

**VILLAGE OF DRESSER
PLAN COMMISSION MEETING
THURSDAY, OCTOBER 5, 2023**

The meeting was called to order by Bryan “Fatboy” Raddatz at 5:30 PM. Roll Call was taken: Bryan “Fatboy” Raddatz, Greg Andrie, Karl Beaupre, Kate Erickson and Sandy Bassett were present. Patty Burandt recused herself from the meeting due to possible conflict of interest. Joe Peterson was absent. Also, present Jodi A. Gilbert -Clerk, Attorney Paul Mahler, and Mark Burandt – St Croix Falls School Superintendent, and Grace Bjorklund. No press or other public were in attendance.

Public Hearing on Conditional Use Permit for St Croix Falls School District

- a. Raddatz called to order the Public Hearing and informed the Public and Plan Commission that the Public Hearing will be tape recorded.
- b. Public Notice: Notice was published September 13th and 20th in the Osceola Sun, mailed to residents as required, and posted at the Village Office, US Post Office, First National Community Bank, and Dresser Food & Liquor.
- c. Raddatz called for Roll Call. Bryan “Fatboy” Raddatz, Greg Andrie, Karl Beaupre, Kate Erickson and Sandy Bassett. Joe Peterson and Patty Burandt Absent. Announcement that a quorum is present.
- d. Review Conditional Use Permit Application from the St Croix Falls School District – PID#116-00276-0000 PT OUTLOT 19 363’ X 528’ EXC 384/446 ASSESSOR’S PLAT. Burandt stated I believe you received paperwork that we are requesting that the land north of the elementary school be allowed to have a child care building on it. We own the child care center that is currently built north of the school and we rent from Peace Lutheran Church. It would be much easier to be all in one neighborhood. We are looking to put up one facility that would not be connected to the other building, but much easier on staff. We plan to operate two centers. 75-80 kids. We have over 100 kids on a waiting list. We really need workers to expand. We could have room for 150 kids. Two buildings close to each other would allow us to move staff easier. That is what we are requesting. Estimated 5,000 square foot building. We have not engaged an architect yet. Thinking the entrance would be off of West Avenue. They are aware of setbacks and utilities. We own a good piece of land to the east. We could expand to the east if ever needed. Andrie clarified that the school district owns all of the property. A new lot does not need to be created. Mahler stated that the Ordinance doesn’t say daycares, but it does say school. This proposed building would be owned and operated by the school. If it was private then we would have to look at the Ordinance. Andrie stated if the school moved – the conditional use would go away. If it changed it may get rezoned. The current daycare is zoned highway commercial and we are going to fix that. The goal is to have it all zoned the same. The school is planning to keep both properties. We can’t add onto the existing building because we can’t build over the water/sewer main. This is going to allow us to get out of renting. Mahler stated a conditional use permit is appropriate for that spot looking at the surrounding neighborhood – you will want to look at traffic, noise, hours of operation, lights etc. There are considerations that the group should look at.
- e. Raddatz called for any Public Comments. Bjorklund stated she is in favor of this. No other comments were made.
- f. Discussion was held by the Plan Commission. Municipal Code 17.24 #3 Standards were reviewed. Raddatz read each standard. (3)(a). Does it comply? The commission stated yes.

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(3)(b). Does it comply? The commission stated yes. (3)(c). Commission agreed this was OK. (3)(d) Commission agreed with was OK and at this point we don't know it all until we see the Site Plan. (3)(e) Placement of driveway should help a lot instead of being close to other driveways. Beaupre asked how far is this from the front door of the elementary. Pretty Far. (3)(f) Commission agreed with the statement. (3)(g) This whole paragraph will be dealt with at the site plan review. Beaupre we could change things with site plan review.

Decision by Plan Commission - Motion Beaupre/Bassett to approve a Conditional Use Permit for the St Croix Falls School District to build a daycare center on PID#116-00276-0000 PT OUTLOT 19 363' X 528' EXC 384/446 ASSESSOR'S PLAT. No other discussion took place. Raddatz called for a Roll Call Vote. Raddatz-yes, Andrie-yes, Beaupre-yes, Erickson-yes and Bassett-yes. Two members absent. Motion Carried.

g. Public Hearing was adjourned at 5:46 PM.

Update was given on the next step for St Croix Falls School District New Daycare Building. Burandt stated now that we have the Conditional Use Permit, we can engage the architects. Site plan review will be a couple of months down the road. We need to get State Approved Plans. December or January that is the goal. If the plans all meet with your approval, then we would go out for bids. Hope to move dirt in April. 120 – 160 days to finish. Mahler asked do you have enough parking? Burandt stated at the existing daycare they are open 6am to 6pm. Between 6 am to 8:30 am is when it is busy. Mahler stated I did park out there and there didn't seem to be no traffic from other daycare. Bassett stated I usually notice 2-3 cars at the same time. The Bus parks on the west side of the school. Erickson asked will the ball field be gone? Burandt stated yes, but we hope to fix up the one by the tennis courts. The ball field to the east right now will be gone. Our intent is to redo the entire playground with new fencing. Reroofing of the existing building will take place. Erickson asked this won't go to referendum? Burandt stated no – this is levy thru fund 80 and levy thru the next years budget. We plan to do that and the mill rate will decrease.

Update was given on the next step for the Existing Daycare – St Croix Falls School District Building. Raddatz stated we had a strip of land that nobody knew whose it was. Research was done on the strip of land. A line was drawn in – Yunker is working on it. The school is discussing whether we want it to be one lot or do we want to keep it as two. Raddatz stated I would keep them separate. Mahler stated right now the existing daycare is not zoned properly. Some how it happened to be a daycare. This lot needs to be rezoned the same as the school land and get a conditional use on the existing daycare. Burandt asked is it possible to request rezoning. This would be heard at Plan Commission, Public Hearing, and Village Board would need to approve it. We could do the conditional use at the same meeting in this situation Mahler stated. Get the rezoning started and then bring back at another meeting for a conditional use permit. Still a straight forward meeting. Maybe at the same meeting do the conditional use as well as the site plan. Get Josh Yunker to finish getting the lines drawn – bring plan and request rezoning. This is already a CSM – Yunker – so you don't have to combine. Define the easement for the water/sewer line for the existing daycare. Talk to Josh – Lot 3 of CSM – that other line doesn't exist. Easement – legal description where those lines are. Josh Yunker needs to do legal description with 15 feet on each side. Should be documented. I don't think there is a recorded easement for water and

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sewer mains. Raddatz it is a 50/50 thing that should be in there. Mark the water and sewer and how deep. Raddatz need to talk to Yunker to get that all cleaned up. Start the rezoning paperwork – do site plan/conditional use done at the same time.

No other Public Comments were made.

No other Plan Commission business was conducted.

Motion Raddatz/Beaupre to adjourn the meeting at 6:05 PM. All in Favor. Motion Carried.

Jodi A. Gilbert, Clerk/Treasurer

These minutes have not been approved.