

TOWN OF OSCEOLA

PUBLIC HEARING

**Regarding the Proposed New
Town of Osceola Zoning Map**

Monday, July 25, 2016

MINUTES

The Board of Supervisors of the Town of Osceola met for a Public Hearing Monday, July 25, 2016 at 6:30 p.m. at the Osceola Town Hall, Dresser, Wisconsin.

THE PURPOSE OF THE PUBLIC HEARING WAS TO LISTEN TO PUBLIC COMMENTS REGARDING THE PROPOSED NEW TOWN OF OSCEOLA ZONING MAP.

CHAIRMAN DOUG SCHMIDT CALLED THE PUBLIC HEARING TO ORDER AT 6:30 P.M.

Chairman Schmidt verified that the Public Hearing notice had been published in the Wednesday, July 6, 2016 and July 13, 2016 publication of the SUN newspaper and posted at the Town Hall, Dresser Post Office, First National Community Bank and the website.

ROLL CALL:

PRESENT: Doug Schmidt, Mike Wallis and Dan Burch

ABSENT:

ALSO PRESENT: Lorraine Rugroden – Clerk/Treasurer, Jason, Kjeseth, Neil Gustafson, Dodd & Nancy Knutsen, James Rochford, Tim & Kris Braml, Al Bader, Suzanne Lindgren, Bob Wright, Catrin Thorman and Amy Middleton

A Public hearing has been called to hear public comment regarding the proposed new zoning map. This map was created to adjust zoning districts in accordance with the new Polk County Comprehensive zoning Ordinance.

The Town is currently under county zoning. For several years the county has worked to revise its comprehensive zoning ordinance. On September 15, 2015, the Polk County Board of Supervisors adopted the text of the revised comprehensive zoning ordinance that will be in effect September 15, 2016 for those towns that choose to go with county zoning.

The Town Plan Commission has spent many months analyzing both the new county zoning ordinance and the town zoning ordinance before recommending to the Town Board to adopt county zoning. Recently they have been preparing a new town zoning map and recommended approval of the map to the Town Board at their July 12th meeting. Because of the

changes in the new county zoning ordinance, some properties will change and some districts will change due to new zoning classifications created in the new county ordinance. Jason Kjeseth, Polk County Zoning Administrator, explained a little about each new zoning district that towns may chose as their zoning districts for those that opt for county zoning.

They are:

Residential (R-1)	Natural Resources (N-1)
Hamlet (H-1)	General Business & Commercial (B-1)
Residential-Agricultural 5 (RA-5)	Recreational Business & Commercial (B-2)
Agriculture 10 (A-1)	Small Business & Commercial (B-3)
Agriculture 20 (A-2)	Industrial (I-1)
Farmland Preservation (A-3)	Mining (M-1)

Public comment included the following:

Catrin Thorman – Blue Rock Quarry Presentation (Condensed)

Catrin Thorman stated that her family has been involved in a 10 year plus project that will create over 100 jobs and significantly add to our areas economy. Unfortunately members of this board and others have turned a blind eye to pursuing these positive contributions. Many of these members have been selected and approved by a small group of individuals who feel it is their duty to dictate how families, including my own and other property owners should use their lands. Instead of seeking out the truth and remaining unbiased, many of these public officials have taken orders from behind their shoulders. My parents invested in this land many years ago. The land was their retirement fund. Now, retirement is currently not an option for either of them. I will also address concerns proponents of this project continually rant about. Noise, traffic, well contamination, decrease in house value, my parents have lived in this area for over 25 years on their century year old farm. They have purchased and renovated buildings in Osceola to allow more businesses to open up downtown. They have been members of many different boards including the Polk County Board of Supervisors and founding members of the Osceola Historical Society. Every contribution they have made has promoted growth and community success. Why would they be promoting something that would be a detriment to our area? The answer is they wouldn't. A lot of research has gone into answering your concerns. Tonight you are seeing a map created by your planning commission that was designed to exclude our mining property. The commission ignored our request and said all property zoned mining must have an active mine on the site. This exclusion was not required of any other zoning distinctions. And no Mr. Wright, contrary to your misstatement at the last meeting I attended, the Wisconsin courts never heard any petition on this project regarding zoning. That was for a different request for a permit. The families I represent have lived honorably and created progress in a variety of ways including Jim and Jeannie Rochford. They have and will continue to offer a better vision for all in our town. Many in our community including myself believe these families deserve better than this board's treatment has given them. I am Catrin Thorman, proud member of a Blue Rock Quarry Family.

Bob Wright – Plan Commission Member

I am a member of Plan Commission and was a member of the Town Board when this came before us initially. I recognize this meeting is specifically about the zoning map. I was not at the June 21st meeting when the first recommendation went to the town board. The fact that the request was not granted was because the request was inconsistent with the Town's Comprehensive Plans back to 1998. The comprehensive plans from 1998 and 2009 did not show that the area as compatible with the land use. Those who voted on this, voted in the

way they felt was best for the community. The map was put together by seven individuals that are residents of this town who did what they thought was best for the community.

Amy Middleton – Plan Commission Member

Amy said the Plan Commission had a consulting firm that provided them with growth data for this region and took into consideration the Stillwater bridge and additional housing that the bridge would bring to our community. “I urge you to support the map.” We did a lot of work putting it together. We worked with the county and the consultants. It really does represent what we need in our community. It has compatibility issues addressed. It has been a very thoughtful, long process to get to that map.

Chairman Schmidt asked Jim Rochford when it was that Kraemer came before the Town. He said it was 5 or 6 years ago.

Nancy Knutson

I’ve lived in this community for 14 years. I urge you to pass this zoning map. We’ve been dealing with this for many years. I was certainly here when the consultant was here. Many of us spent hours in this room working on the comprehensive plan. On what was good for this community. We first did a survey and then we came to these meetings many times providing our input. This is not something that was done brashly but with a great deal of thought. I urge you to accept it.

Al Bader

The young lady said that the people voted to give this board a hand. The last I checked the constitution, this is still a democracy and people can vote for who they want to get on the board. As far as that statement, I think that was out of line. Al said hasn’t attended a lot of meetings about the mine but thinks as far as for the people in this area, he doesn’t think the mine is a good idea.

Jason Kjeseth, Polk County Zoning Administrator, confirmed that if the Blue Rock Quarry wishes to come back and petition to be rezoned after September 15, 2016, the County would forward them back to the town board for approval before it would go to the County. It’s not a dead issue. There is an opportunity for all the properties within the town to go back through the rezone process and would come to the town first before going to the county.

Dan Burch – Town Board Supervisor

Just for clarification the existing Land Use Map was done after Kraemer’s petition. There was an excessive amount put into planning the map due to density population, existing land use and our existing comprehensive plan. Consideration was done by the Plan Commission in order for it to be fluid and work well together. The Plan Commission even looked at having our own zoning. It was taken under very careful eyes. The board put a lot of effort into this map. I’m very comfortable with the effort and the work that was put in by the board.

Mike Wallis – Town Board Supervisor

I was on the Plan Commission for quite some time through the zoning analysis and my term ran out just as the map making process was starting. I too would like to commend the Plan Commission for all the work that they have done. Taking it all the way to the end. I appreciate that. I’m going to take the testimony given tonight, give it a lot of thought and apply it to my decision.

Zoning map approval will be on the agenda at the August 2nd Town Board meeting where the Town Board will vote on whether to request Polk County Zoning to approve the map that was recommended by the Plan Commission.

Chairman Schmidt expressed deep appreciation to the Plan Commission for all the time and effort that they put in.

After all Comments were heard, The Public Hearing was adjourned.

**ADJOURNMENT:
MOVED, SECONDED BY BURCH/WALLIS TO ADJOURN THE PUBLIC HEARING. MOTION CARRIED UNANIMOUSLY.**

The Public Hearing was adjourned at 6:57 PM.

APPROVED: 08/2/2016

Lorraine Rugroden, Clerk/Treasurer