

# Town of Osceola

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Chairman – Steve Stroshane

# Town of Osceola Presenters

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<b>Presenter</b>	<b>Firm</b>
Bob Wright	Supervisor, Town of Osceola
Gene Lindholm	Supervisor, Town of Osceola
Cathy Munkittrick	Municipal Attorney
Scott McCurdy P.E.	Cedar Corporation
Daryoush Allaei, Ph.D., P.E.	QRDC, Inc.

# Presentation will include:

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- Conflict of Interest
- Process used to gather information
- Kraemer SEP "Summary of Information"
- Why hire an expert?
- Review of Information
- Plan Commission and Town Board Votes
- Issues for LIC to Consider
- Outstanding questions

# Conflict of Interest

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- Town area is only 36.7 square miles
- 3 member Town Board
- Chairman – Steve Stroshane
- Supervisors – Bob Wright, Mike Wallis
- Landowners: Thorman, Johnson, Rochford

# Conflict of Interest (cont.)

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## Conflict #1: Land Ownership

- Supervisor Wallis is one of the closest landowners to the proposed quarry site

## Conflict #2: Occupational

- Cindy Thorman is on the Board at Polk-Burnett Electric Cooperative
- Chairman Stroshane works for Polk-Burnett
- Supervisor Wallis's spouse works for Polk-Burnett

# Conflict of Interest (cont.)

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- Legal advice obtained from Town of Osceola attorney and Polk-Burnett corporate counsel
- No conflict through Polk-Burnett
- Possible conflict for Supervisor Wallis if discussions concerning property value arise
- Supervisor Wallis recused himself in all discussions specifically regarding Kraemer

# Information Gathering

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- Identified the major issues
- Which issues could the Town review
- Where was outside expertise required
- Hydrology/Geologic
- Blasting/Noise/Ground Vibration
- Who decided...Town or Citizens group?

# Kraemer SEP

## “Summary of Information”

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### Hydrology

Claim: Cedar Corporation was hired at request of Citizens group.

False... Cedar Corporation hired based on recommendation of work completed for Village of Dresser with regard to quarry.



# Kraemer SEP

## “Summary of Information”

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Noise

Claim: Kamperman and Associates was hired at request of Citizens group.

False... A RFI was sent to two consultants:

Kamperman and Associates

QRDC Inc.

Kamperman responded first and was able to complete the work on the Town's time schedule.

# Kraemer SEP (Cont.)

## “Summary of Information”

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### Taxes/Traffic Contradiction

Significant economic benefits quoted assume quarry is operating at peak conditions yet traffic section says “level of traffic is not anticipated at any time in the reasonably near future”

# Why Hire an Expert?

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The Town of Osceola's expert found:

- Non-compliance with wells within 1200' of a quarry
- Local variables not included in air particulate calculations
- Noise concerns not mentioned
- When in doubt, obtain outside expertise.

# Review of Information

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- Chairman's point of view
- Solicited input from public, land owners
- Presented information to Town Plan Commission and Town Board

# Kraemer SEP Issues

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- Economic Benefits
- Storm Water Discharge/Water Discharge
- Environmental/Cultural
- Traffic/Access
- Ground Water
- Blasting/Noise/Ground Vibration
- Compatible Land Use

# Economics

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- Property Taxes (land and buildings)
- Personal Property Taxes (equipment)
  - Not all equipment is taxable
- Sales Taxes
  - Unknown impact.
- Direct/Indirect Employment
- Competition results in lower prices

# Storm Water Discharge

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- No significant concerns as discharge would be regulated by WI DNR.

# Environmental/Cultural

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- Primary concern was that surveys were completed in April and that not all endangered species could have been readily observed.



# Traffic/Access

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- A peak operation, 200 trucks/day (400 trips)
- Most likely route County Road F into Dresser
  - Increase in overall traffic of 6.5%
  - Increase in truck traffic of 571%
- Alternate route County MM to County M
  - Increase in overall traffic of 17%
  - Increase in truck traffic of 909%
- Village of Dresser – Residential area on County F

# Ground Water

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- Unknown effect of whether or not existing fractures within the basalt would create a path for groundwater from the aquifer into the quarry area.
- The extent of the fractures is unknown and arguable, Cedar Corporation has stated that most of the areas potable water is present in surface areas with the implication that there may be some leakage from the aquifer into the basalt.

# Ground Water

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- The leakage from fractures is experienced at Dresser Trap Rock and the water is used for washing operations
- The need for private wells within 1200 feet of the quarry to have special requirements. The requirements are ensure the integrity of the water supply for the adjacent property owners.

# Noise/Blasting/Ground Vibration

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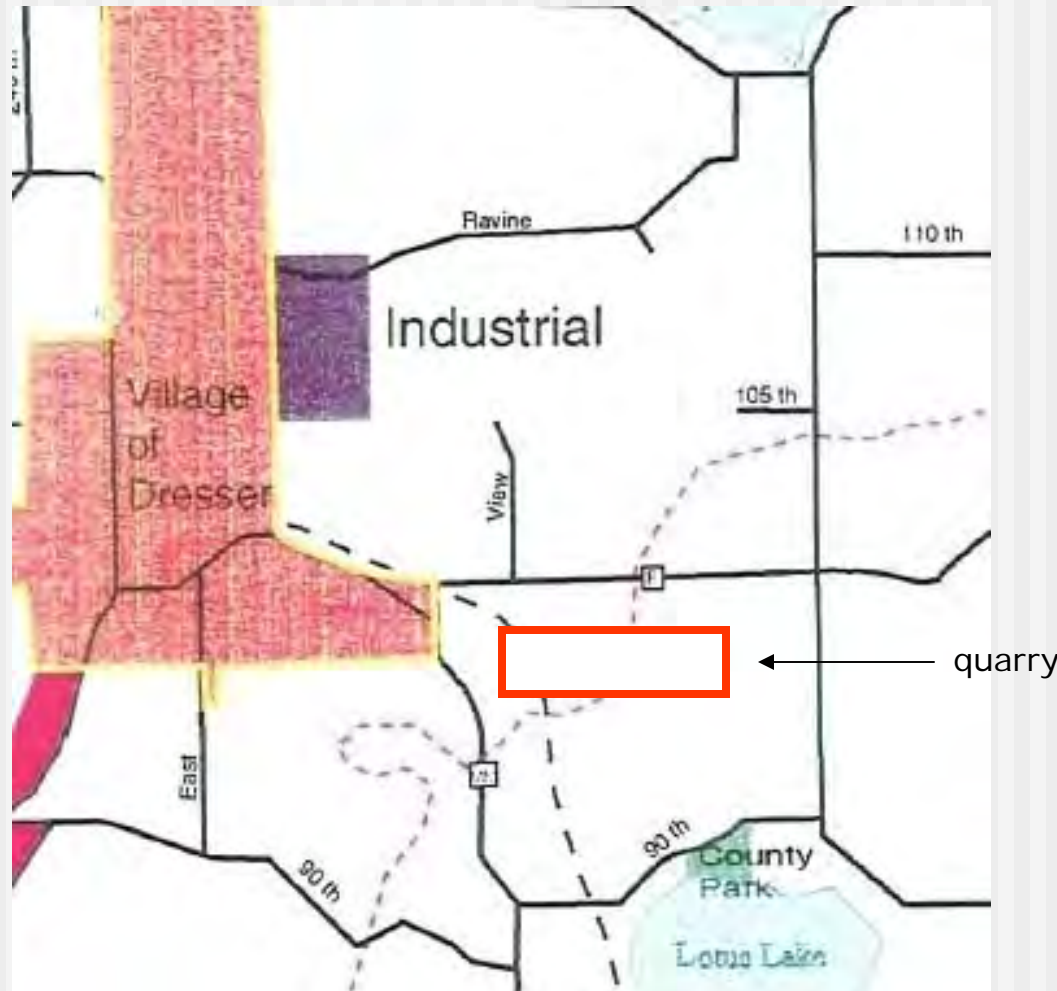
- While it is stated that the Minnesota standard can be met, it does not address the impact on the area residences
- Can sufficient sound mitigation be achieved from berms and landscape work? Kamperman says it cannot be done.
- IL Standard is 43 dBA for urban/suburban area and between 30 dBA –35 dBA for rural

# Land Use

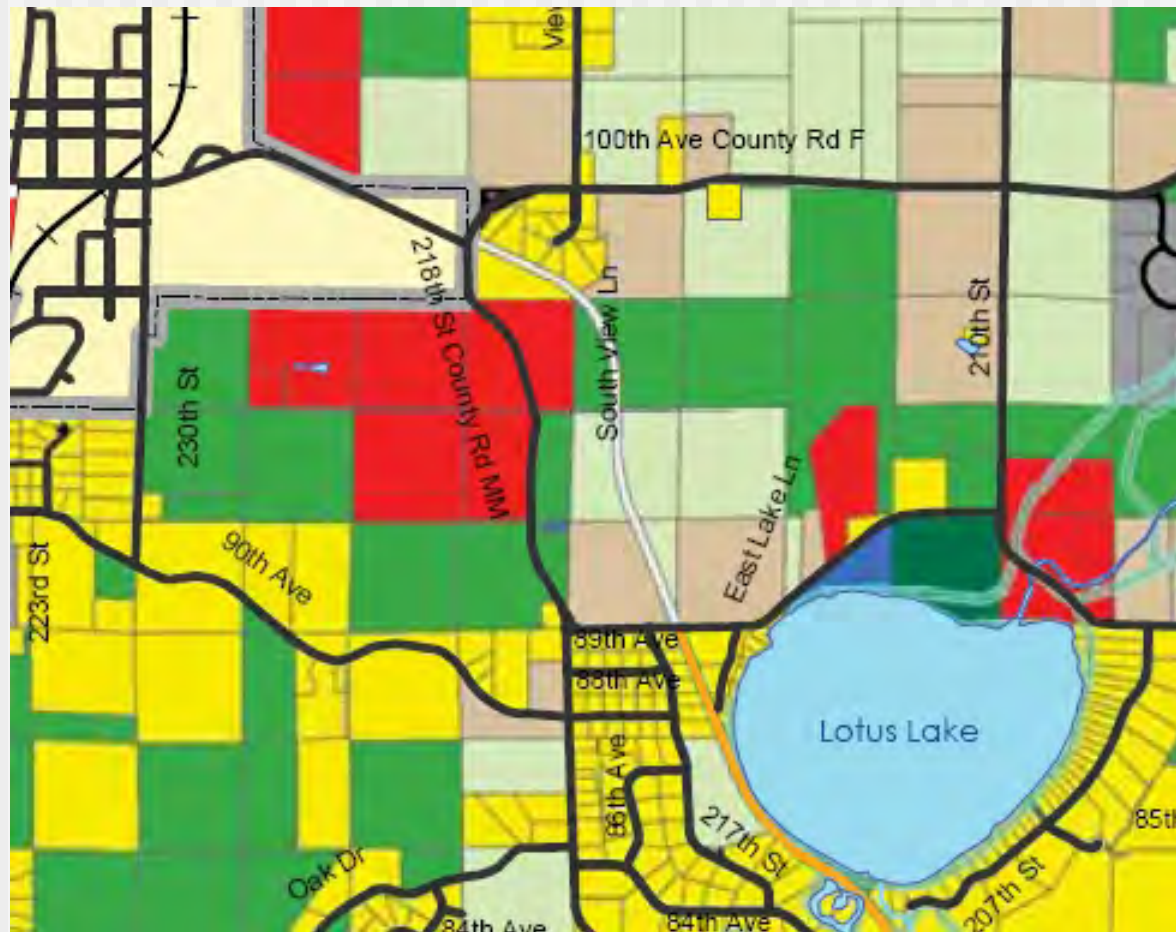
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- 1998 Land Use Plan
- 2030 Comprehensive Plan
- Existing Zoning
- Quarry Footprints
- Agricultural vs. Industrial
- Zoning vs. Land Use

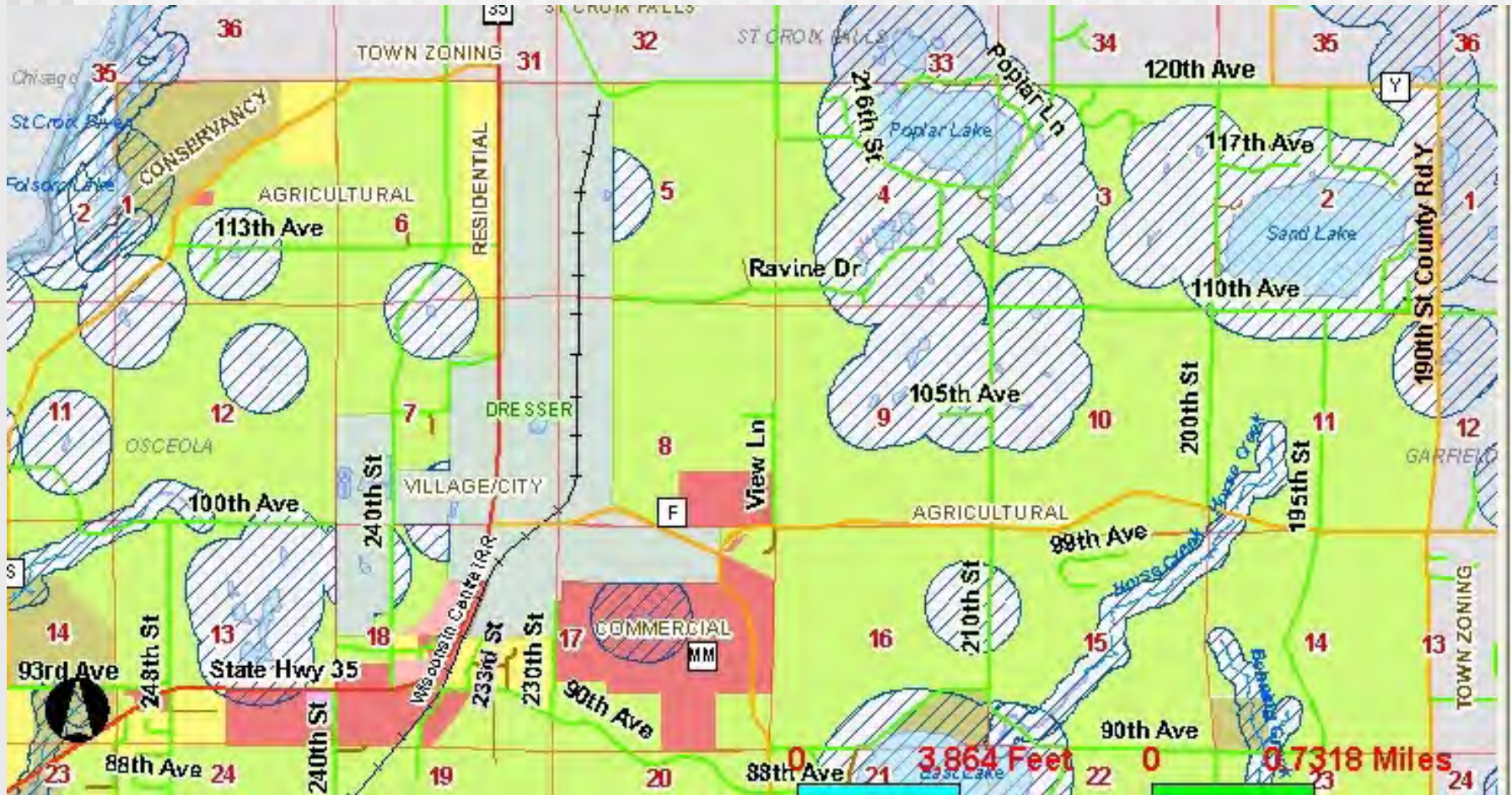
# 1998 Land Use Map



# Existing Land Use

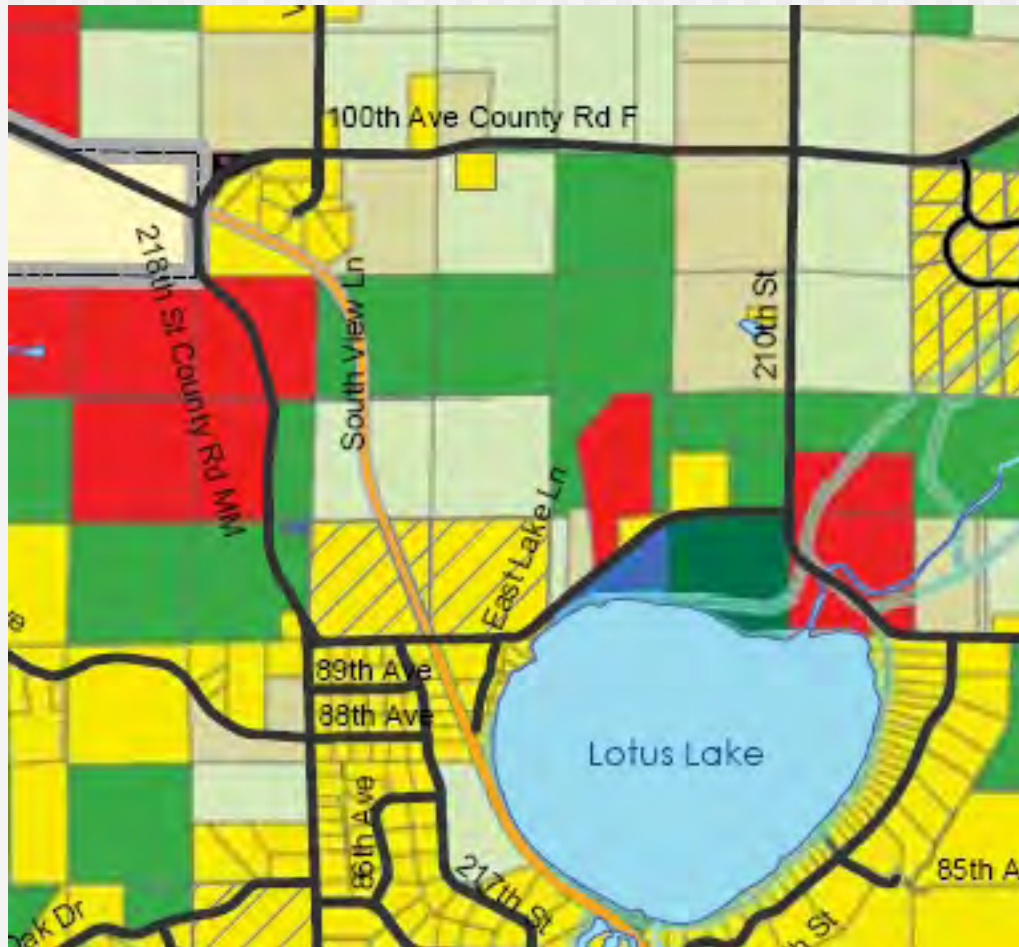


# Existing Zoning Map



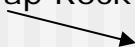


# Future Land Use Map





Dresser Trap Rock



Riteway Inc.



Kraemer



← Haas & Sons

# Industrial vs. Agricultural

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# Industrial vs. Agricultural

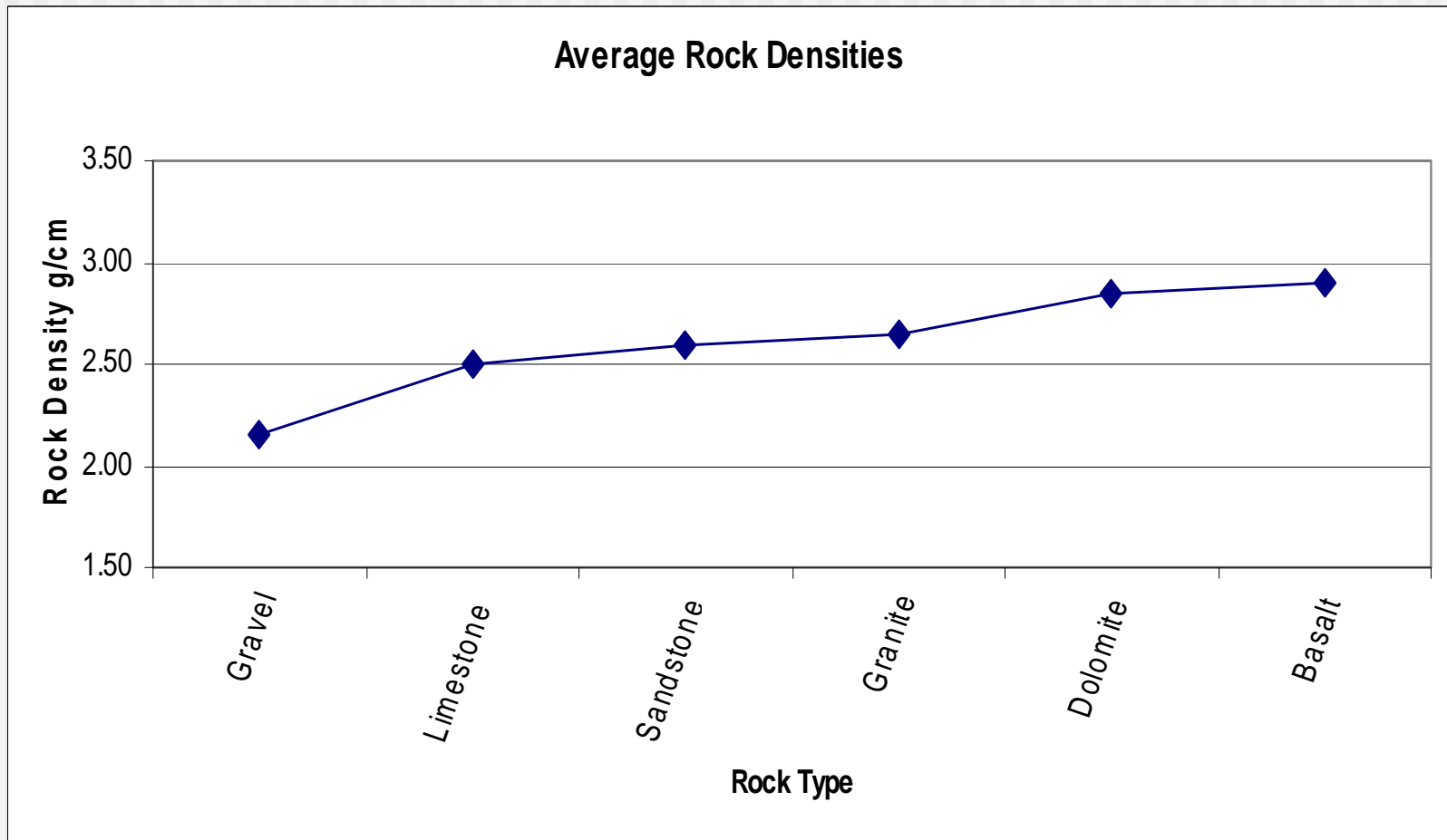
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- Zoned Agricultural
- Is there a difference between quarrying gravel and a hard rock?
- Will this be an agricultural use?

# Industrial vs. Agricultural



# All Rock is Not Created Equal..



# Land Use At Other Quarries

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- Stevens Engineering Study
- Burnsville Quarry
  - Residential buffer by industrial/commercial
- Mille Lacs Quarry (Bradbury Township)
  - Sparsely populated

# Compatible Land Use

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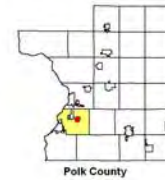
- Is the land use compatible with what is existing?
- If not compatible, can something be done to make it compatible?



# KRAEMER MINING AND MATERIALS INC.

Town of Osceola

Polk County  
Wisconsin



## 2008 AERIAL PHOTO

-  COUNTY ROAD SHIELD
-  QUARRY FOOTPRINT
-  PROPERTY BOUNDARY
-  COUNTY ROAD
-  TOWN ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  PARCELS
-  VILLAGE OF DRESSER

0 250 500 1,000  
Feet

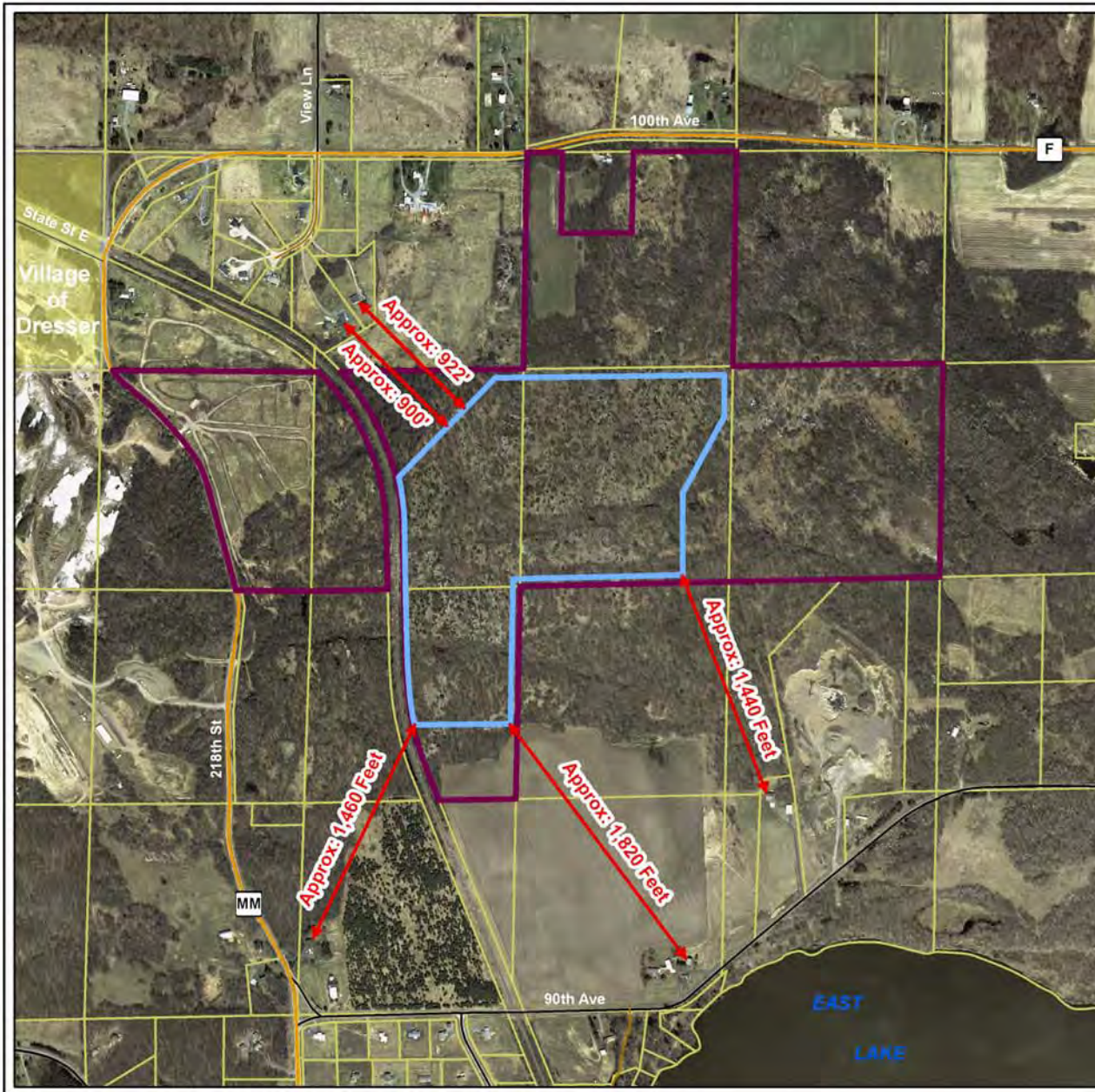


Created by:  
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10/19/09

This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.



# Plan Commission and Town Board Votes

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# Plan Commission Vote #1

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- Voted 6-1 to recommend denial of zoning change
- Studied application 4 months (before vote)
- Consistent Issues
  - Not enough buffer
  - Noise concerns
  - Did not conform to 1998 Land Use Plan

# Plan Commission Vote #2

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- Voted 5-1 to recommend denial of SEP for similar reasons in the first vote.
- Not much had changed

# Town Board Vote

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- Voted 2-0 to recommend denial of zoning change
- Voted 3-0 to recommend denial of SEP
- Provided County LIC with Resolution 09-09 as justification for vote
- Resolution and Supporting Studies based on concerns of
  - Public safety, health, and welfare
  - Incompatible land use

# Issues for LIC to Consider

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- Local municipality (Town of Osceola) has studied the issues thoroughly and recommended denial
- Incompatible with Town of Osceola 1998 Land Use Plan
- Incompatible with Town of Osceola 2030 Comprehensive Plan
- Incompatible with Village of Dresser Comprehensive Plan
- Incompatible with proposed Polk County Comprehensive Plan

# Issues for LIC to Consider

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Does not meet Special Exception Permit Requirements:

- Public safety, health, and welfare
  - Noise
  - Truck traffic through residential areas
- Incompatible Land Use
  - Industrial land use adjacent to residential areas
  - Inadequate buffer

# Issues for LIC to Consider

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If approved,

- Make SEP contingent upon complying with all Town of Osceola ordinances
- Increase well inspections and guarantee to ½ mile from quarry boundary
- Kraemer has already added 8 conditions not present in the original SEP submission
- Include monitoring agency and penalties for exceeding noise standards



# Outstanding Questions

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- Is the proposed traffic plan a good one?
- What are the noise levels at each of the receptors?
- What are the existing background noise levels in the summer?
- Who monitors compliance with noise if WI has no standards?
- How will the private wells within 1200' be handled?

# Questions from the LIC?

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# Final Thoughts

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# Final Thoughts

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- Obtain the expert knowledge on behalf of the county
- Get all the questions answered
- Vote on the facts
- Give significant consideration to the local municipalities comprehensive plans and their research