

VILLAGE OF DRESSER
POLK COUNTY
WISCONSIN

COMPREHENSIVE PLAN
2008 - 2030

ADOPTED SEPTEMBER 15, 2009



Prepared by
MSA PROFESSIONAL SERVICES, INC.

THIS PLAN IS
FORMATTED FOR
DOUBLE SIDED
PRINTING

VILLAGE OF DRESSER

Ordinance Number 229-09

An Ordinance to Adopt the Comprehensive Plan of the Village of Dresser, Wisconsin.

The Village Board of the Village of Dresser, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Dresser, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Village Board of the Village of Dresser, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Village of Dresser, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Village Board the adoption of the document entitled "Village of Dresser, Polk County, Wisconsin, Comprehensive Plan 2008-2030," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Village has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Village Board of the Village of Dresser, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled, "Village of Dresser, Polk County, Wisconsin, Comprehensive Plan 2008-2030," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and [publication/posting] as required by law.

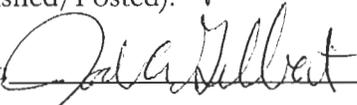
Adopted this 14th day of September, 2009



Rick Flandrena, Village President

(Published/Posted): September 15, 2009

(Approved, Vetoed): Approved

Attest: 

Jodi A. Gilbert, Village Clerk

Roll Call Vote: 6 Yes 0 No 0 Abstain 1 Absent

PLAN AMENDMENTS

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

AMENDMENT DATE

PAGE #

VILLAGE BOARD

Rick Flandrena Village President
Greg Andrie Board Member
James Rochford Jr. Board Member
Kristi Scheet Board Member
Neil Gustafson Board Member
Bryan Beseler Board Member
Bryan Raddatz Board Member

Plan Commission

Rick Flandrena Village President
Greg Andrie Village Board Trustee
Rusty Norlander Commission Member
Ann Mikl Commission Member
Paul Koski Commission Member
Wayne Riba Commission Member
Tony Havranek Commission Member



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EXECUTIVE SUMMARY

In early 2007, the Village of Dresser, along with 24 other communities including the County, received a grant from the Wisconsin Department of Administration to complete Comprehensive Plans that complied with Wisconsin's "Smart Growth" requirements, State Statute 66.1001. The Village requested the assistance of MSA Professional Services, Inc. to facilitate the creation of the plan. The last plan created for the Village was the 1971 Master Plan.

This Plan is a guidebook for future development of the Village of Dresser and surrounding area. Given that the Village has extraterritorial plat approval authority, those lands within 1.5 miles of the corporate limits are included in the Planning Area. (See Map 1: Planning Area). The Plan provides the most recent available statistics and survey data, documents the important issues of concern identified by Village Officials & residents, and sets forth goals, objectives, policies, and recommendations for actions to be pursued by the Village in the coming years. The Plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the Plan reflects local concerns. This Plan looks forward to year 2030, but it will be reviewed annually and fully updated every ten years.

The Plan Commission met nine times over the course of a year to review project material and to make policy recommendations. Over the course of these meetings several themes emerged which are highlighted below and discussed in more detail within this Plan.

- ❖ Grow the economy and job base through the expansion of commercial development along Hwy 35,
- ❖ Provide for more senior housing to accommodate Dresser's aging population,
- ❖ Protect sensitive natural resources within and around the Village, maintaining the existing high water quality and wetlands.

This Plan is organized into five chapters:

- **Chapter 1: Introduction** – describes the Wisconsin's Comprehensive Planning requirements and the planning process used to complete this Plan.
- **Chapter 2: Vision, Goals, Objectives, & Policies** - describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- **Chapter 3: Future Land Use** – a summary of the future land use plan for the Village of Dresser.
- **Chapter 4: Implementation** - a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapter 2.
- **Chapter 5: Existing Conditions** - summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Village of Dresser.

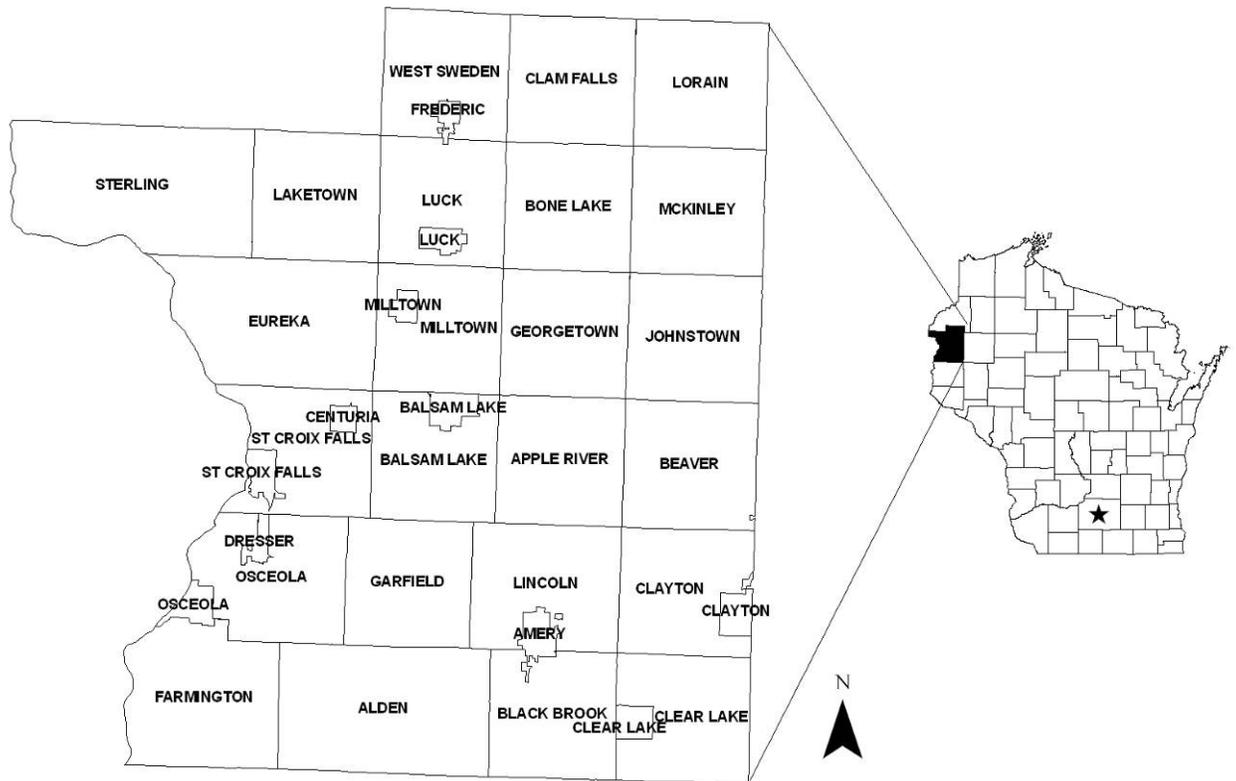
1 INTRODUCTION

1.1 REGIONAL CONTEXT

Officially incorporated in 1891, the Village of Dresser is located in northern Wisconsin (Polk County), 52 miles northeast of Minneapolis MN & 268 miles northwest of Madison WI. The Village borders the Towns of St. Croix Falls and Osceola, and is about 1,216 acres in size (1.9 square miles). The entire Planning Area is approximately 11,294 acres, or 17.6 square miles. The 2007 population estimate for the Village was 791 (416 persons per square mile).

Polk County was established in 1836, and is bordered on the east by Barron County, on the south by St. Croix County, on the east by the St. Croix River and Chisago County (Minnesota), and on the north by Burnett County. The total area is approximately 611,991 acres, or 956.2 square miles. The population in 2005 was 44,613 (46.7 persons per square mile). Twenty-four towns, nine villages, and two cities are included in the County. The Village of Balsam Lake is the county seat.

Figure 1.1: Polk County Communities



1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [s. 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as “Smart Growth,” beginning on January 1, 2010 if the Village of Dresser engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, Village, or City zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The Law Defines a Comprehensive Plan as containing nine required elements:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities & Community Facilities
5. Agricultural, Natural & Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process. “Public participation” is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission & public library serving the area, and all other area jurisdictions located entirely or partially within the boundaries of the community.

Required Comprehensive Planning Goals ~ Planning Grant Recipients

Listed below are the fourteen local comprehensive planning goals as described in s. 16.965(4), Wis.Stats. All communities who receive grant funds from the Wisconsin Department of Administration (WIDOA) to complete a comprehensive plan must address these fourteen goals. The Village of Dresser did receive WIDOA funds and the content of this plan compliments these fourteen goals.

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choice.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.

4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

The Role of a Comprehensive Plan for the Village of Dresser

This planning document intends to be a “living” guide for the future overall development of the Village of Dresser. It serves the following purposes:

- The plan acts as a benchmark to where the community is now in terms of current strengths, weaknesses, opportunities and threats to quality of life.
- It provides a means of measuring progress for existing and future Village leaders.
- It clearly defines areas appropriate for development, redevelopment, and preservation.
- It identifies opportunities to update and strengthen the Village of Dresser’s land use implementation tools.
- It provides supporting documentation for Village policies and regulations as well as grant funding requests for public & private projects.

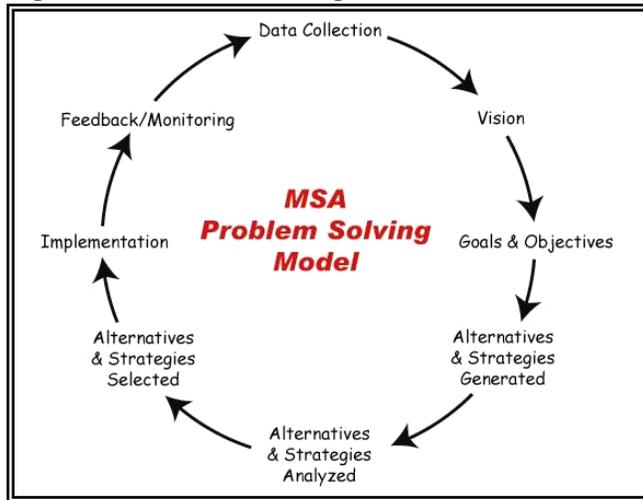
The most important function the plan will serve is as a resource manual assisting in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard for all land use decisions in the Village of Dresser. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 PUBLIC PROCESS

In 2007, the Village of Dresser requested the assistance of MSA Professional Services, Inc. to complete a Comprehensive Plan complying with Wisconsin’s “Smart Growth” requirements, State Statute 66.1001. As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. (See Appendix A for the complete Public Participation Plan.) Some of key components of the public participation plan include:

- Two (2) public meetings to allow the public to voice their ideas, opinions, and concerns in the development of the plan. Notice of public meetings published and posted in accordance with Town procedures and State law.
- Seven (7) Plan Commission working sessions to review project material and to make policy recommendations. Plan Commission meetings are open to the public unless otherwise indicated in the posted meeting notice.

Figure 1.2: MSA Problem Solving Model



1.4 COMMUNITY SURVEY

To gather information from residents and businesses on important issues of concern for the future of the community, the Village of Dresser undertook a community survey. The results of this survey provided additional community input on issues from Village character and quality of life, to housing and transportation, economic growth and bicycle and pedestrian facilities. While the results of this survey are presented in Appendix B, key issues raised by the community are highlighted throughout this Plan.

1.5 SELECTION OF THE PLANNING AREA

The study area for this Plan generally includes all lands in which the Village has both a short and long-term interest in planning and development activity. The Planning Area includes all lands within the current municipal limits and within Dresser’s extraterritorial area. Given the Village has extraterritorial plat approval authority; those lands within 1.5 miles of the corporate limits are included in the Planning Area (see Map 1: Planning Area).

1.6 COMMUNITY ASSETS & LIABILITIES

At the first project meeting the Planning Commission held initial discussions regarding those aspects of the community that were regarded as either assets or liabilities. The purpose of the exercise was to begin thinking about those things that the community wishes to build upon (ASSETS) and those things that the community wishes to minimize or change (LIABILITIES).

Assets: Things you like about the Village of Dresser that you would replicate or do more of.

Liabilities: Things you do not like about the Village of Dresser that should be reduced or changed.

Participants discussed the following **assets** in the Village of Dresser:

- Good Water (10)
- Small Town Atmosphere (9)
- Great Parks, Potential for Improvement (8)
- Walking Trail/Tennis Court (7)
- Good Library (5)
- Close to Twin Cities/River (4)
- Fire Department (4)
- Local Police Force (3)
- Close to Shopping Opportunities not in Dresser (3)
- Winter Snow Plowing Reliability (3)
- Train/Historical Depot (3)
- Village Cleanup/Use of Hall (2)
- Industry (2)
- Accessible to Great Hospitals (2)
- Open Enrollment Opportunities, School (1)
- Customer Service – Staff/Board (1)
- Community Center (1)
- Know all neighbors-friendly (1)
- Elementary School – Kindergarten (1)
- Trollhaugen (1)
- Historical Landmark Depot (1)
- Pedestrian Friendly
- Good Streets/Transportation Network
- No Flood Plain
- Good Weather
- General Well Lit Roads
- Tree City USA
- Snowmobile Trail
- A lot of Single Family Homes

Participants discussed the following **liabilities** in the Village of Dresser:

- Mess in Town – Junk Yards (9)
- Bathrooms – Public (9)
- Trailer Court (8)
- Plan Commission – Stricter Review of Ordinances (6)
- Lack of Finished Streets (6)
- Encourage Housing to Expand Seniors (5)
- Lack of Things for Adults to do (5)
- Safer Crosswalk – Highway (5)
- Property Line Discrepancies (5)
- Lack of Community Celebration (5)
- Ordinances – Double Wide in Residential (4)
- Want Bigger Library (4)
- Lack of True Main Street (3)
- Kids from Other Communities Vandalism (3)
- Lack of Well Paying Jobs (3)
- Bypass – Diversion of Traffic (3)
- Limited Access to Phone/Cable/Garbage (2)
- Age of Municipal Buildings (2)
- More Commercial/Tourist Personality of Dresser (2)
- Unfinished Homes (1)
- Empty Homes (1)
- Park Equipment (1)
- Lack of Sidewalks (1)
- No Parks West Side of Village (1)
- Need more Involvement from Citizens (1)
- Limited Land for Development (1)
- Unmaintained Parks/Open Space (1)
- Lack of Growth
- Lack of Low Income Housing/Affordable
- Police Enforcement – Noise, Speed

2 VISION, GOALS, OBJECTIVES, & POLICIES

In the fall of 2007, MSA held a meeting with the Plan Commission to discuss assets and liabilities and help develop a vision statement for the community. A vision statement identifies where an organization (the Village of Dresser) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The vision statement is written in present tense and describes an ideal future condition.

The Village of Dresser is a...

Vibrant small community with high quality places to live, work, and play. Residents have a variety of housing choices in the Village to meet their changing needs. Dresser's healthy and attractive downtown business district serves the needs of residents and visitors. The Village promotes high quality growth, and new development is designed and sited to reflect the character of the Village and to preserve sensitive environmental areas.

The Village has strong public infrastructure, and the enforcement of local ordinances helps to maximize the quality of the built environment. Public facilities, parks, and natural resources provide a variety of recreational opportunities for all ages, and are linked throughout the community by a system of bicycle and pedestrian facilities.

Local leaders continue to work with adjacent towns and Polk County to manage development and the delivery of services for the betterment of the region.

General Goals

Each chapter of this plan contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statement, will guide actions the Village of Dresser makes in the future. The essence of these recommendations, reflected in the Vision statement and throughout the entire plan, is to create a sustainable future for the Village of Dresser.

A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Village of Dresser, a sustainable future will create conditions that:

- **Maintain the local economic base and community character of the Village of Dresser.**
- **Preserve and enhance the ecological assets of the Village of Dresser.**
- **Preserve and enhance the quality of life for the residents of the Village of Dresser.**

Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, and policies as follows:



Goal: A goal is a long-term target that states what the community wants to accomplish. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a general course of action or rule of conduct used in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers. Policies that direct action using the words “shall” or “will” are mandatory aspects of the implementation of the Village of Dresser Comprehensive Plan. Those policies using the words “should,” “encourage,” “discourage,” or “may” are advisory and intended to serve as a guide.

2.1 HOUSING

2.1.1 Issues Raised During the Planning Process

The Plan Commission noted that a slow housing market has stymied housing development recently. The Silver Ridge development on the south side of the Village has lots available. Several properties, including at least two that would need to be annexed, hold potential for future housing development. Members mentioned a specific need for more senior housing; and also suggested an “upscale” mobile home park. Finally, members mentioned the possibility of relocating older housing and an existing mobile home park along Hwy 35 in order to make room for the expansion of commercial development.

Goal 1: Provide for the residential needs of all Village residents to meet existing and forecasted housing demands, and attract new residents.

Objectives:

1. Plan for a range of housing that meets the needs of area residents of various income levels, age, lifestyle, and health status.

Policies:

1. Include affordable housing in any future discussions with developers regarding new residential growth or redevelopment. Explore opportunities to provide incentives for developers and homebuilders that create high quality housing that are affordable for first-time buyers, low to moderate-income households, and elderly residents on fixed incomes.
2. Encourage development and/or redevelopment of properties for residential uses to meet the needs of area seniors. Include senior housing in any future discussions with developers regarding new residential developments.
3. Encourage the location of multi-family apartment buildings, senior housing, and special needs housing inside of the Village where full urban services necessary to support these types of facilities are available.

Goal 2: Maintain housing properties, types and densities that reinforce the traditional character of the Village and the surrounding rural area.

Objectives:

1. Support traditional neighborhood development in most areas of the Village and conservation subdivision development in areas adjacent to environmentally sensitive areas.
2. Ensure that residential development is built and maintained according to levels deemed safe by industry standards.

Traditional Neighborhood Design (TND) is a planning concept that calls for neighborhoods to be designed in the format of small, early 20th century cities. Those traditional formats were characterized by one-family and two-family homes on small lots, narrow front setbacks with front porches and gardens, detached garages in the backyard, walkable “Main Street” commercial areas with shops lining the sidewalk, and public parks, town greens, or City squares.

TND is intended to provide an alternative to bland subdivisions and suburban sprawl. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. In contrast, TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life.

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or “clustered” on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.

Policies:

1. Require the integration of varied housing types and lot sizes within the Village. This includes a blend of single-family, two-family, multi-family, or senior housing choices within the community.
2. Plan for multi-family developments in parts of the Village where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity. Disperse such developments in smaller projects throughout the Village, rather than larger projects in isolated areas.
3. In appropriate areas, encourage creative mixed-use developments that include residential units above small businesses, providing unique housing options for young professionals, empty nesters, and others.
4. Maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. New buildings should promote a high quality of architectural style that fits within the context of surrounding uses.
5. Support programs that maintain or rehabilitate the Village's existing housing stock. Encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. Discourage the use of residential properties for the accumulation of "junk" materials.
6. Discourage the development of new residential development along the Hwy 35 corridor. Encourage the relocation of the older housing stock along Hwy 35 to residential areas within the Village. Support the relocation/redevelopment of the existing mobile home park from Hwy 35 to an area within the Village that is more suitable for residential uses.

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Builders Association that provides a suite of standards for environmentally sustainable construction.

"Junk" – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

2.2 TRANSPORTATION

2.2.1 Issues Raised During the Planning Process

The rise in gas prices may affect commuting patterns in the future. Plan Commission members noted that the Highway 35 bypass around Dresser might change commercial development patterns, as well as transportation patterns along existing Highway 35. While satisfied with the current level of street maintenance in the Village, members had many ideas for the future.

They suggested that highway access along Hwy 35 would be important to maintain, in addition to multiple safe access points for pedestrians to cross the highway. Plan Commission members showed support for the development of a community-wide pedestrian thoroughfare plan, and specifically mentioned the development of sidewalks along Highway 35. In addition, they saw a need for increasing public transportation options for an aging population, and indicated support for a feasibility study to focus on light rail in northern WI.

Goal 1: Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, businesses, and emergency vehicles.

Objectives:

1. Maintain the Village's transportation network at a level of service desired by Village residents and businesses.
2. Promote sustainable land use planning that reduces reliance on motorized modes of transportation and that encourages healthy modes of transportation, including walking and bicycling.
3. Manage access & design of the transportation network in order to effectively maintain the safe and functional integrity of Village transportation facilities.
4. Coordinate major transportation projects with land development, neighboring communities, and WisDOT.

Policies:

1. Transportation Design – Improve connections between developments by encouraging traditional or modified grid-like street patterns as opposed to multiple cul-de-sacs and dead end roads. Discourage the development of roadways in environmentally sensitive areas. Consider the use of transportation calming devices & alternative designs to provide a safe & fluid street network.
2. Transportation Alternatives for Disabled & Elderly Residents – Collaborate with Polk County to continue to provide transportation services for disabled & elderly residents. Support private transportation providers that serve this sector of the population.
3. Incorporation of Pedestrian & Bicycle Planning – Require that developments address the necessity of adequate walking & bicycling areas and routes in residential and commercial areas. Most local streets may be served without the use of sidewalks; however, development along collector or arterial streets should provide separate off-road facilities. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities, including the Amery to Dresser Trail. Collaborate with Polk County and WIDNR to connect Village parks and trails with regional recreational facilities via separate trails or marked routes on existing roads.
4. Protection of Village Roads – Encourage traffic patterns that keep a majority of traffic on arterial and collector streets. Roads shall be built according to their functional classification & Village standards. Where appropriate, designate weight restrictions and truck routes, to protect local roads.

5. Maintain Condition Standards for Village Roadways – Strive to maintain an average PASER rating of 7 for all Village Roads (considering budgetary constraints), and establish and prioritize future road projects based on the applicable PASER scores, ADT data, and safety concerns.

“PASER” – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.

6. Coordination of Improvements to County and State Highways – Stay apprised of the WisDOT and Polk County’s efforts to maintain and improve State and County roads within and near the Village. Coordinate improvements to local roads whenever feasible.
7. Joint Planning of Roads that Cross Jurisdictions – Work with the Town of Osceola and the Town of St. Croix Falls, the Village of Osceola, and the City of St. Croix Falls to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate. Require intergovernmental agreements that define the responsibilities of the Village, developers and adjacent municipalities regarding any required improvements to shared roads and the funding of such improvements.

Goal 2: Be prepared to address other transportation-related policies required by Wisconsin’s Comprehensive Planning law.

Objectives:

1. Specifically identify any areas required by Wisconsin’s Comprehensive Planning law that do not have direct applicability to the Village at this time.

Policies:

1. Future Cooperation and Planning – The Village will actively participate in any planning for any form of public transit, passenger rail, public air transportation or water transportation should any of these transportation alternatives become feasible in the Village in the future.

2.3 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

2.3.1 Issues Raised During the Planning Process

The Plan Commission felt that the statistics in this report regarding agricultural, natural, and cultural resources are accurate. There was a general concern that mining activity may affect water resources, which is the highest-ranking asset in the Village. Members supported the ongoing maintenance of wetlands, and enhancements to the system of walking trails in and around the Village.

Goal 1: Reinforce the rural character of the Village and surrounding landscape by encouraging the preservation of productive farmland, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.

Objectives:

1. Protect agricultural resource areas in the Village's Extraterritorial Jurisdiction, until such time as annexation occurs.
2. Minimize fragmentation of productive agricultural cropland, forests, and natural areas surrounding developed areas of the Village.
3. Minimize the potential impact on natural resources, environmental corridors, water resources, and wildlife habitat when evaluating potential residential, commercial, industrial, and intensive agricultural uses.
4. Minimize the potential impact on local cultural resources when evaluating new developments.

Policies:

1. Support the preservation of agricultural lands for continued agricultural use. The Village will place a high priority on directing development away from areas that have been historically productive farmland, are in agricultural use, or contain prime soils until annexation occurs.
2. Avoid development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, poor soils, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Village shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.
3. Support programs to prevent the spread of exotic flora and fauna and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.
4. Collaborate with Polk County and the WIDNR to link Dresser's Downtown and park facilities to regional trails and parks, with particular emphasis on connections to the Amery to Dresser Trail.
5. Encourage maintenance and rehabilitation of historic areas and buildings. Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Village of such potential discovery.

Map 3 illustrates the location of prime farmlands in and surrounding the Village of Dresser according to the Polk County Soil Survey. There are three categories of prime farmland that are mapped: 1) soils identified by the NRCS as prime farmland soils; 2) soils identified by the NRCS as prime farmland soils when drained; and 3) soils identified by the NRCS as farmland of statewide importance.

6. Support community events and programs that celebrate the history and culture of the Village.

Goal 2: Reduce the potential for land use conflicts between farm and forestry and non-farm and forestry uses on the periphery of the Village.

Objectives:

1. Encourage existing and expanding farm or forestry operations to follow “Best Management Practices.”

Policies:

1. All existing, expanding, or new farming or forestry operations are encouraged to incorporate the most current “Best Management Practices” (BMPs) or “Generally Accepted Agricultural and Management Practices” (GAAMPS) as identified by but not limited to the following agencies:
 - a. Polk County
 - b. University of Wisconsin Extension
 - c. Wisconsin Department of Agriculture, Trade and Consumer Protection
 - d. Wisconsin Department of Natural Resources
 - e. National Resource Conservation Service

2.4 UTILITIES & COMMUNITY FACILITIES

2.4.1 Issues Raised During the Planning Process

The Plan Commission raised the need to update old existing clay pipelines and commented on the need to protect wells and manage stormwater. They also commented on the aging municipal buildings (office, library and cold storage) and aging park equipment. The question of whether the Village should seek to improve current park facilities or provide additional park space should be looked at more aggressively, particularly park space that provides activities for older children.

Goal 1: Ensure the provision of reliable, efficient, and well-planned utilities & community facilities to adequately serve existing and planned development.

Objectives:

1. Ensure that public and private community facilities and utilities are constructed and maintained according to professional and governmental standards (including handicap accessibility) and do not detract from the character of the Village.
2. Phase new development in a manner consistent with public facility and service capacity and community expectations.
3. Annually evaluate the condition of public facilities and equipment to ensure that they will continue to meet Village needs.
4. Monitor satisfaction with local emergency services, and other utility or community services, and seek adjustments as necessary to maintain adequate service levels.
5. Adopt energy conservation and renewable energy policies and practices as part of a strategy to meet future energy needs.

Policies:

1. Utility Services - Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments. Discourage “leap-frog” development that would require premature extension of services to areas that cannot be efficiently and sequentially served.
2. Sanitary Sewer – The adequacy and capacity of the system should be closely monitored to ensure that it continues to meet the needs of development across the Village. Plan for sanitary sewer facilities on a system basis, rather than as a series of individual projects. Require that developers locate and size utilities with enough capacity to serve future extensions. If utilities must be oversized to serve an area that is not within the current development, development agreements should be used to recapture the additional costs to the initial developer. In areas not served by municipal sewer, the Village of Dresser requires adherence to the Wisconsin Sanitary Code & Polk County Sanitary Code.
3. Water Supply - The quality and quantity of water from the Village wells should be closely monitored to ensure that it continues to meet the needs of users. Encourage programs that support water conservation within the Village & region.
4. Stormwater Management – Support the development of a stormwater management plan to control stormwater quality and quantity impacts from development, and to protect the quality of surface water in the region. Maintain natural drainage patterns, as existing drainage corridors, streams, floodplains, and wetlands can provide for stormwater quality and quantity control benefits to the community. Direct that developers be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities.

5. Solid Waste & Recycling – Annually review levels of service provided by the contracted solid waste disposal services and meet with them to address any concerns raised by residents or local businesses. Encourage participation in Polk County’s Recycling drop-off program, as well as the Clean Sweep program for the disposal of hazardous materials.
6. Parks – Maintain Thye Memorial Park as a focus area for community gatherings and recreation. Require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation, and open space acquisition and development. Maintain an adequate amount of park and open space land, located throughout the community, to ensure all neighborhoods have access to recreational facilities that cater to all age groups.
7. Power Plants, Transmission Lines, and Telecommunication Facilities – Actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and should respect environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.
8. Energy Conservation – Support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. Implement energy conservation measures in all City community facilities as a means to showcase energy conservation and to lead by example for residential, commercial and industrial uses. Encourage energy providers and others to provide financial incentives for businesses and homeowners to conserve energy.
9. Renewable Energy Facilities – Work with energy providers and neighboring jurisdictions to support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste):
 - a. Allow the installation of solar and wind energy systems in line with WI State Statute 66.0401: Regulation relating to solar and wind energy systems.
 - b. Consider the adoption of a Small Wind Energy Ordinance to facilitate the safe and effective permitting of small wind energy systems.
 - c. Encourage the appropriate use of bio-fuels using biomass and other products for power generation.
10. Cemeteries – Ensure that the St. Peter’s Cemetery has adequate capacity to meet future need, and, collaborate with the local churches regarding the need for additional cemeteries.
11. Special Needs Facilities – Work with Polk County and adjacent municipalities to maintain and improve access to special needs facilities (i.e. health care, childcare) for area residents. Actively participate in the planning and siting of any new special needs facility. Encourage all public facilities (including parks) be upgraded for handicap accessibility.

National Recreation and Park Association recommends that most residents should be within a ten minute walk or 1/3 mile from a public park or open space area and communities should maintain an average of 12 acres of park and recreational land per 1,000 residents.

WI State Statute 66.0401: Solar and Wind Systems
No county, city, town or village may place any restriction, either directly or in effect, on the installation or use of a solar energy system (as defined in s.13.48(2)(h)1.g.), or a wind energy system (as defined in s.66.0415 (1)(m)), unless the restriction satisfies one of the following conditions:
(a) Serves to preserve or protect public health or safety.
(b) Does not significantly increase the cost of the system or significantly decrease its efficiency.
(c) Allows for an alternative system of comparable cost and efficiency.

12. Emergency Services - Work with the Dresser Police Department, Dresser Fire District, the Polk County Sheriffs Department, and area EMS providers to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Village residents and businesses. Review service provision levels with the appropriate agencies annually.
13. Schools - Collaborate with the St. Croix Falls School District and the Wisconsin Indianhead Technical College to provide high quality educational facilities and opportunities for Village residents. Actively participate in the planning and siting of any new school facility.
14. Libraries - Work with the Dresser Public Library to maintain and improve access to public library facilities & services for Village residents, as well as residents from area Towns as applicable.
15. Other Government Facilities – Ensure that the Village Hall and Community Center have adequate space and equipment to meet the needs of residents. Explore possibilities to renovate or build a new Village Hall.

2.5 ECONOMIC DEVELOPMENT

2.5.1 Issues Raised During the Planning Process

The Plan Commission commented on several economic issues facing the Village, including the lack of feasible land for development and the possible closing of the local hardware store. Commission members also commented on the need to relocate the existing mobile home park to make room for commercial development along Highway 35.

Goal 1: Attract and retain businesses that strengthen and diversify the local economy.

Objectives:

1. Provide additional lands for industrial park development.
2. Seek local & regional businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, and utilize the resident labor force.
3. Develop a long-term strategy to promote sustainable economic growth.

Policies:

1. Support the expansion of the existing Village industrial park or the development of a second industrial park site.
2. Encourage tourism, light manufacturing, and small-scale neighborhood commerce and office use as the major economic development types in the Village.
3. The Village encourages public-private partnerships as a way to promote investment in the Village and to spur downtown revitalization.
4. Collaborate with neighboring municipalities, Polk County, and local economic development organizations to develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses, vacant land or commercial buildings. Support programs that provide area businesses and entrepreneurs with technical or financial assistance.
5. Support the development of agricultural and forestry related businesses within the Extraterritorial Jurisdiction that provide opportunities for area farmers and entrepreneurs to diversify and add value to local products.

Goal 2: Reduce the potential for land-use conflicts between business & non-business uses.

Objectives:

1. Determine the most appropriate locations for future business development, while preserving sensitive environmental areas.
2. Maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access. (Refer to 2.8 Community Design Principles)

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood.

Home based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, hair styling, or woodworking businesses.

3. Maintain standards and limitations for home occupations and home based businesses in residential areas to minimize noise, traffic, and other disturbances.

Policies:

1. Promote a strong downtown business district while allowing for limited commercial development at the edge of the Village as part of new traditional neighborhood developments or planned commercial nodes. Discourage unplanned, incremental strip commercial development along major community corridors.
2. Encourage brownfield or infill development or expansion of existing business and industry parks in the Village before considering creating new business or industry parks. Work with property owners and agencies to cleanup contaminated areas.
3. Large-scale industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or have a high water demand) shall locate within or adjacent to the Dresser industrial parks, or where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments.
4. New buildings should promote a high quality of architectural style that fits within the context of surrounding uses. The use of energy-efficient materials or designs is highly encouraged, including LEED certification.
5. Encourage the relocation of the existing mobile home park from Hwy 35 to an area suitable for residential land use. Redevelop the existing mobile home park site for commercial or industrial purposes.
6. Prohibit home based businesses in residential subdivisions that would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting.

Brownfield development refers to the redevelopment of blighted or contaminated commercial or industrial parcels.

Infill development refers to developing vacant sites within built up areas or redeveloping existing parcels.

2.6 INTERGOVERNMENTAL COOPERATION

2.6.1 Issues Raised During the Planning Process

The Plan Commission noted the numerous shared services with neighboring communities.

Goal 1: Maintain mutually beneficial relationships with neighboring municipalities, Polk County, State & Federal agencies, and the schools serving Dresser residents.

Objectives:

1. Coordinate with Polk County, the Town of Osceola, the Town of St. Croix Falls, the Village of Osceola, and the City of St. Croix Falls to jointly plan boundary areas and coordinate their long-term growth plans with the Village Comprehensive Plan.
2. Coordinate Village planning efforts with the St. Croix Falls School District as necessary to allow the district to properly plan for facility needs.
3. Identify existing and potential conflicts with Polk County and adjacent municipalities and establish procedures to address them.

Policies:

1. Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the Village's Comprehensive Plan with the City of St. Croix's and any future plans for Polk County, the Town of Osceola, Town of St. Croix Falls, and Village of Osceola.
2. Utilize the Extraterritorial Land Division authority to ensure that development in the Village's Extraterritorial Jurisdiction is coordinated with the Village's Comprehensive Plan.
3. Prior to the adoption of the Village Comprehensive Plan, and for subsequent updates, request comments from St. Croix Falls School District officials, Polk County, the Town of Osceola, the Town of St. Croix Falls, the Village of Osceola, and the City of St. Croix Falls.
4. Request that School District officials keep the Village apprised of any plans for new facilities that could either be located in the Village or near enough to the Village's jurisdiction that Village streets could be affected. Continue to promote shared use of community and recreational facilities.
5. Actively participate, review, monitor, and comment on pending plans from the Polk County, the Town of Osceola, the Town of St. Croix Falls, the Village of Osceola, City of St. Croix Falls, and State or Federal agencies on land use or planning activities that would affect the Village.
6. Continually work with neighboring municipalities to identify opportunities for shared services, equipment, or other cooperative planning efforts where practical and mutually beneficial.

2.7 LAND USE

2.7.1 Issues Raised During the Planning Process

Members of the Plan Commission mentioned an interest in pursuing extraterritorial zoning with the surrounding towns in order to coordinate growth occurring outside of Village limits.

Goal 1: Ensure that a desirable balance and distribution of land uses is achieved which reinforces the Village's unique community character & sense of place.

Objectives:

1. Maintain a comprehensive future land use plan and map that coordinates housing, economic development, recreation, and the preservation of farmland, open space and natural resources within and surrounding the Village.
2. Preserve the Village's ability to continue to grow in an orderly approach.

Policies:

1. Support traditional neighborhood development in most areas of the Village and conservation subdivision development in areas adjacent to environmentally sensitive areas.
2. Require the integration of varied housing types and lot sizes within the Village. This includes a blend of single-family, two-family, multi-family, or senior housing choices within the community.
3. In designated areas, support mixed-use development projects that integrate non-residential and residential uses into high quality, cohesive places.
4. Prohibit incompatible land use (e.g. high traffic generators, noisy or unaesthetic uses) from locating within single-family residential neighborhoods.
5. Encourage rehabilitation, redevelopment, and infill development of older areas in and near the downtown in a manner that reinforces community character.
6. Coordinate development policies for rural areas within the Planning Area with the Polk County 2004 Land and Water Management Plan.
7. Discourage the creation of office, commercial, and industrial developments not served by public water and sanitary sewer within the Planning Area.
8. Reserve the right of ways for future streets, pedestrian and bicycle paths, bridges, utilities, rail lines, transit facilities and other transportation-related features.

Goal 2: Balance land use regulations and individual property rights with community interests.

Objectives:

1. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
2. Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
3. Maintain policies for interpreting future land use boundaries.

Policies:

1. Planned Unit Development: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.
2. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.
3. Amending the Future Land Use Map:¹ A property owner may petition for a change to the Future Land Use Map. The Village will consider petitions based on the following criteria:

A Planned Unit Development (PUD) refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

- a. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.
- b. Compatibility Criteria: The proposed change will not cause any conflicts with neighboring land uses. A petitioner may indicate approaches that will minimize incompatibilities between uses.
- c. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
- d. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
- e. Transportation Criteria: Proposed new roads will enhance connectivity to existing facilities.
- f. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services. Petitioners may demonstrate to the Village that the current level of services in the Village, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.
- g. Public Need Criteria: There is a clear public need for the proposed change or unanticipated circumstances has resulted in a need for the change.

¹ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Planning Area, by Village Officials, or by officials from adjacent municipalities.

4. Interpreting Boundaries²: Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules shall apply:
- a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
 - d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
 - f. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
 - g. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the Future Land Use Map.

² With respect to the accuracy of this and other maps included in this document, a disclaimer is necessary. The Village of Dresser and MSA Professional Services have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. The Village Board will consider such submission and will adjust the boundaries when approving a land use change if appropriate.

2.8 COMMUNITY DESIGN PRINCIPLES

2.8.1 Issues Raised During the Planning Process

Goal: Promote high quality site and building designs within the community to uphold property values and reinforce the character of the Village.

Objective:

Maintain site and building design guidelines for all new development, which reinforces traditional neighborhood design and new urbanism principles.

Policies:

Sites, buildings and facilities shall be designed in accordance with the policies outlined below:

Agricultural Preservation Areas

Lots, buildings, and driveways within the Agricultural Preservation Areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of large parcels (greater than 10 acres), see Figure 2.1.

Environmentally Sensitive Areas

Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. No buildings shall be allowed in areas with slopes greater than 20% and building development shall be severely limited in areas designated as wetlands, floodplains, and areas with slopes between 12-20%. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development.

Conservation Subdivisions: Development proposed in areas containing environmentally sensitive areas is encouraged to use conservation subdivision design principles (see Figure 2.2), such as:

- Hiding development from main roads to the extent possible through natural topography, vegetation (e.g. tree lines, wooded edges), landscaped buffer-yards, and setbacks.
- Provide vegetative buffers between building sites, wetlands, and streams beyond minimum setback standards.
- Preserve mature trees, stone rows, fence lines, and tree lines.
- Arrange lots so that houses are not placed on exposed hilltops or ridgelines.
- Design streets and lot layouts to blend with natural land contours.
- Create pedestrian trails through common open space areas.
- Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands.
- Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs).

Figure 2.1: Building Layout



Discouraged Layout



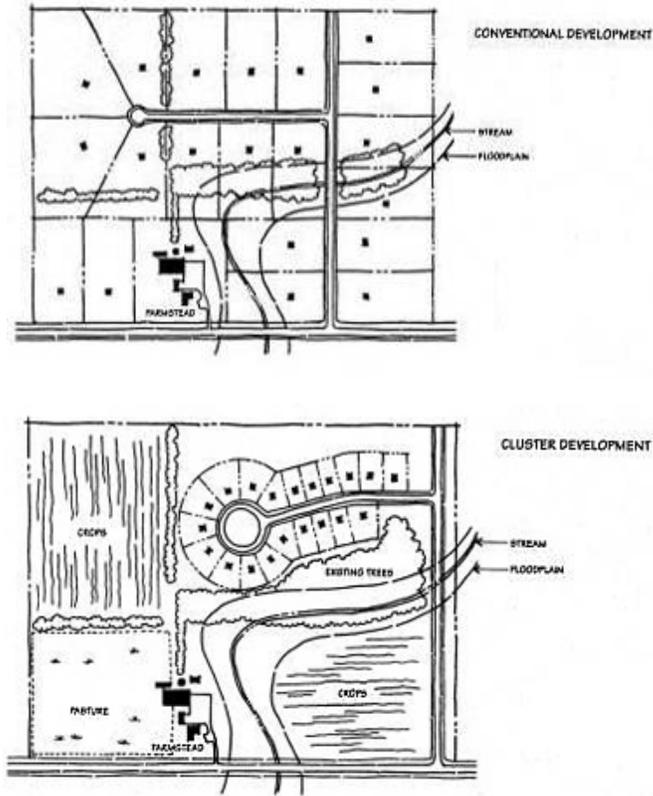
Desirable Layout #1



Desirable Layout #2

Compatibility with Neighboring Uses: Potential for land use conflicts with existing uses (including forestry & agricultural uses and environmentally sensitive areas) shall be mitigated through buffering, landscaping, and lot/building location on the original parcel.

Figure 2.2: Conventional versus Conservation Subdivision Design



Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land in rural areas, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Conservation Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district or comprehensive plan. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is permanently preserved as open space or farmland held in common or private ownership. Sometimes additional dwelling units may be permitted if certain objectives are achieved. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas. A conservation subdivision should identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation.

Figure 2.3: Residential Screening



Transportation Facilities

Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties.

i. Street Design: Streets should be designed to the minimum width that will reasonably satisfy all realistic needs. Local streets should not appear as wide collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.

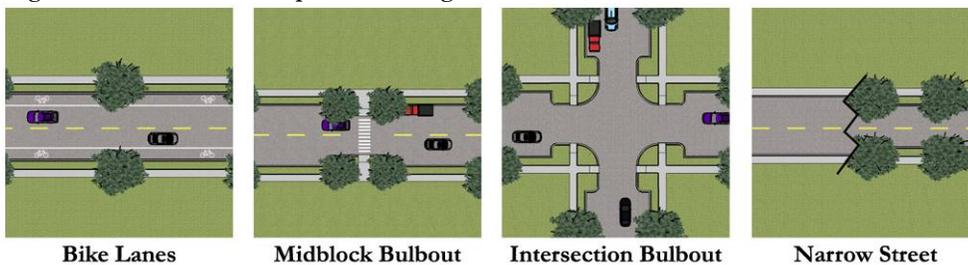
ii. Transportation Calming Devices: The use of transportation calming devices & alternative designs are encouraged. Specific measures may include curb extensions/intersection bump outs, round about, tear drop islands, speed bumps & raised devices, median & refuge islands, or turning circles.

iii. Pedestrian and Bicycle Improvements: are strongly encouraged, especially connections to existing facilities. Specific measures include continuous sidewalks, on street bike lanes, bicycle route markers, off street trails, and tweetens (mid-block footpaths). Intersection design improvements such as signaled or marked cross-walks, bulb-outs, median refuge islands, slip-lane islands and tight curb radii to accommodate safe pedestrian and bicycle crossing at key intersections is also encouraged. All streets shall include the provision of continuous sidewalks on both sides of the street. Bicycle and pedestrian ways shall be designed to provide direct and safe connections to key community destinations, including downtown, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

Figure 2.4: Traditional versus Cul-de-Sac Street Design



Figure 2.5: Alternative Transportation Designs



Single-Family Design Guidelines

Single-family housing is the most significant and prevalent building type found within the municipality; therefore, single-family housing can greatly affect the municipality's overall character. With the intent to plan, design, and develop future growth, the Village encourages new single-family residential developments to employ aspects of traditional neighborhood design, including the elements listed below and illustrated in Figure 2.6.

- i. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street's right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall. Pitched roofs should orientate the gable parallel to the street.
- ii. Architectural Character: Design the building using high-quality architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village's overall character.
- iii. Building Materials: Use high-quality exterior finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- iv. Building Projections: Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
- v. Garages: Place garages at least 20 feet behind the front façade of the home or in the rear yard to avoid a "garage-scape" street appearance. Garages accessed by an alley have a potential for an additional ancillary housing unit above the garage.
- vi. Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
- vii. Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.
- viii. Neighborhood Diversity: Vary the lot sizes, building heights, building exterior colors, and housing floor plans within any given street block.

Figure 2.6: Desired Single-Family Development



Multi-Family Design Guidelines

Multi-family housing is a necessary building type that provides housing options for the elderly, young adults, Village employees, etc. However many developments incorporating multi-family housing receive resistance. In some instances, this can be contributed to poorly and cheaply designed buildings. In order to mitigate this opposition, the Village may enact design guidelines for multi-family housing that is planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). The general guidelines listed below and the diagram on the subsequent page will provide assistance in guiding future multi-family development:

- i. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street's right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall.
- ii. Architectural Character: Design the building using high-quality architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
- iii. Building Materials: Use high-quality exterior finish materials such as kiln-fired brick, stucco, wood, and fiber cement siding. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- iv. Building Projections: Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
- v. Parking and Buffering: Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen out unsightly parking areas from the street and neighboring properties. Insert landscape islands in parking lots with more than eighteen consecutive stalls.
- vi. Service Areas: Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- vii. Common Open Space: Provide gardens, grass areas, and playgrounds to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.
- viii. Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
- ix. Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

Figure 2.7: Multi-Family Design Guidelines

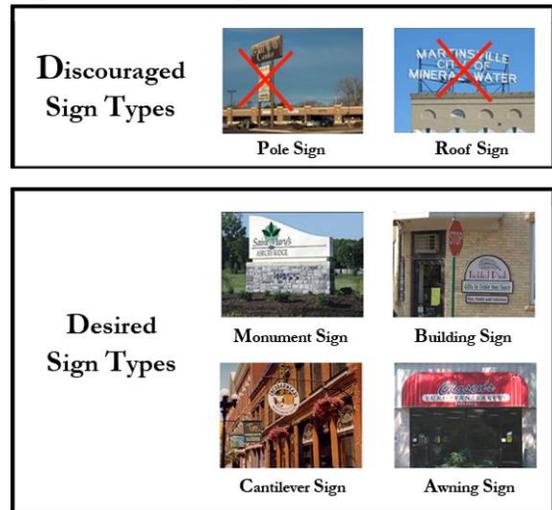


Commercial and Industrial Design Guidelines

Commercial and industrial uses provide the Village with goods, services, and jobs for its residents. However, these uses generally do not construct buildings that are adaptable to other uses and can become an eyesore if they sit vacant. In order to alleviate some of the negative impacts these buildings have on a community, the Village may enact design guidelines for commercial and industrial uses that are planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). To ensure high quality and long-lasting projects the following guidelines and illustrations will provide assistance in guiding future business development:

- i. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction.
- ii. Architectural Character: Design the building using high-quality architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village’s overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
- iii. Building Materials: Use high-quality exterior finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- iv. Building Projections: Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

Figure 2.8: Desired Sign Types



- v. Signage: Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.
- vi. Parking: Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- vii. Landscaping: Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots.
- viii. Stormwater: Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
- ix. Lighting: Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution (see Figure 2.9).
- x. Service Areas: Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not

visible from a public street. Screening should be compatible with building architecture and other site features.

Figure 2.9: Desired Outdoor Lighting

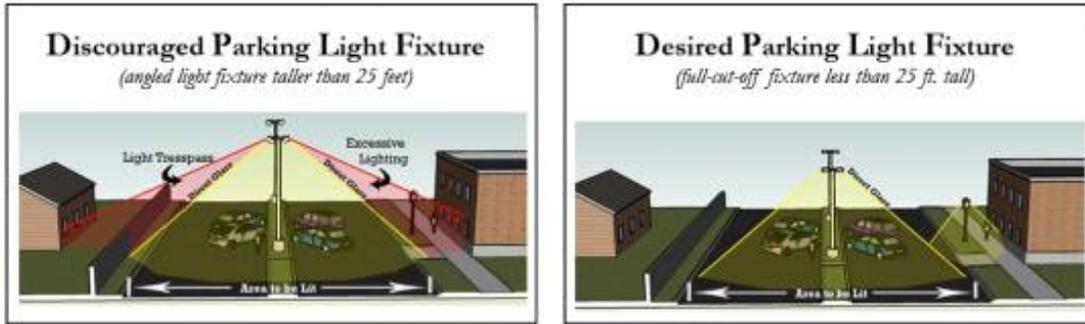
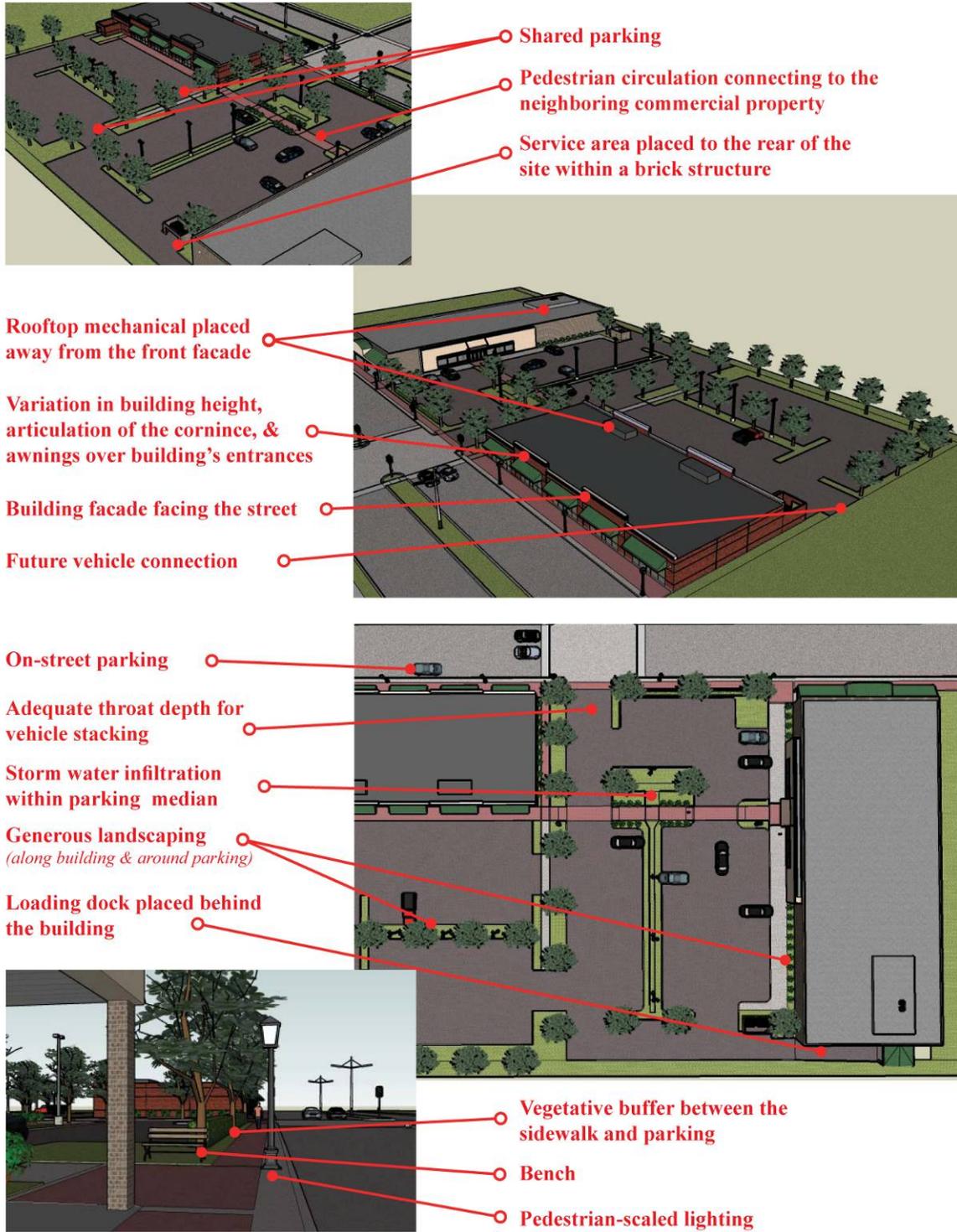


Figure 2.10: Business Design Guidelines



3 FUTURE LAND USE PLAN

3.1 FUTURE LAND USE SUMMARY

The following chapter summarizes the future land use plan for the Village of Dresser and reflects the information required under *SS66.1001*. The information provides a written explanation of the Village of Dresser Future Land Use Map (See Appendix). The map is long range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions.

The Future Land Use Map depicts the Village of Dresser desired pattern of land use and establishes the Village's vision and intent for the future through their descriptions and related objectives and policies (Section 2). The Future Land Use Map identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.). The Village has developed recommendations for development densities, minimum lot sizes, and development review criteria that provide specific guidance for possible development and zoning requests (Section 2.8).

The Future Land Use Map is designed to accommodate a larger population than what is projected by WIDOA forecasts (Refer to Chapter 5, Existing Conditions). The Village does not assume that all growth areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan and anticipated development requests. The Village does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, the ability to provide services to the site, and the phasing of development. The Village of Dresser advocates the development of existing subdivided lands before additional open space is developed.

3.1.1 Description of Future Land Use Areas

3.1.1.1 Priority Development Areas

The Future Land Use Map 6 provides a proposed land use pattern for the Planning Area, while Map 6a provides a proposed land use pattern within the Village of Dresser corporate limits. Before development occurs beyond the Village corporate limits, the Village should seek to develop:

1. Sites within the Village corporate limits;
2. Infill sites;
3. Locations that are closer to the existing Village downtown;
4. Previously developed sites; and
5. Sites adjacent to existing development.

The following section outlines land use recommendations for lands within the existing developed areas and lands within undeveloped and planned neighborhood areas.

3.1.1.2 Land Use Recommendations

This Plan proposes changes to the existing land use pattern within the developed portions of the Village of Dresser, including new neighborhood development to the east and southwest, an expansion of lands dedicated to light industrial development and the redevelopment of Main Street and downtown lands. The following text provides an explanation of each future land use classification as they appear on Map 6 & 6A.

- Low Density Residential. This land use category includes most of the existing residential development within the Village. These areas intend to be primarily single-family residential with the potential for some duplex or small multi-family developments, with a total density not to exceed 5 units per acre. Some redevelopment of old industrial lands for new residential development is highlighted within the Village downtown Redevelopment Area. New single-family residential development will also be met throughout areas of the Planned Neighborhoods.
- Medium to High Density Residential. This includes lands suitable for residential development at a density between 5-10 units per acre. They include areas within the Village that contain either existing duplexes or small multi-family developments (less than 8 units per acre). New multi-family residential development will also be met throughout areas of the Planned Neighborhoods.
- Mixed Use. This classification includes areas southwest of the Village and is intended for medium to large scale commercial and office uses with locational requirements and operational characteristics not suitable within the downtown area of the Village. Businesses may include hotels/motels, high-volume restaurants and drive-thru establishments, gas stations, and other high-traffic uses. This area is intended for manufacturing, research and development, or an industrial/business park.
- Commercial. This classification includes locations where retail goods and/or services are sold or where office activities take place. Much of this area is currently developed. The Future Land Use Map indicates opportunities for commercial infill development in the Village downtown Redevelopment Area. The intensity of commercial development is regulated by the Village's zoning ordinance. The creation of new "strip" retail development, or long linear corridors of purely commercial growth, is strongly discouraged. Industrial developments should be discouraged in planned commercial areas.
- Industrial. This classification includes the existing industrial development within the Village, those lands appropriate for indoor manufacturing, warehousing, distribution, office and outdoor storage use. The intensity of office & industrial development is regulated by the Village's zoning ordinance. Industrial uses are contained within the existing industrial area. The Plan proposes the expansion of light industry within the Light Industrial classification.
- Light Industrial. This classification includes locations suitable for the expansion of light industry within the Village, those lands appropriate for industrial uses that serve a rural purpose or office development. Heavy or intensive uses (those with excess traffic, noise, odors, signage or lighting) shall not be permitted. The intensity of office & industrial development is regulated by the Village's zoning ordinance.
- Redevelopment Areas. This area includes lands suitable for redevelopment. These lands should be considered as the priority area for infill commercial and residential development. Land use classifications for these lands are as per the classifications identified for each lot.
- Quarry. This includes lands currently dedicated to the two existing quarries on State Highway 35 and E Ave N. While the plan does not identify new quarry lands, expansion of existing quarry lands is undetermined.

- Institutional. This classification includes properties owned by the Village, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the central parts of the Village to continue to conveniently serve residents. No new public sites have been identified. The Village does not intend to require an amendment to the Future Land Use Map if and when a proposed institutional use is approved.
- Parks & Recreation. This classification includes property where recreation is the primary activity and where there is typically no commercial or residential use. The Village, County, or State usually owns these properties. Some stormwater management or other utility/institutional uses (e.g., water towers) maybe located within these areas. No new parks have been cited, however, there is a need for a neighborhood park to serve residents west of State Highway 35.
- Private Recreation. This includes lands currently dedicated to the Trollhaugen Ski Area. The Plan does not provide for the expansion of these private recreation lands.
- Planned Neighborhoods. This Plan recommends that new areas of residential development be designed as neighborhoods, rather than a series of uncoordinated “cookie cutter” subdivisions. Potential areas for Planned Neighborhoods were chosen based on the ability to provide urban services and the compatibility with adjacent uses. Planned Neighborhoods should feature:
 1. A variety of lot sizes and housing styles and types. Planned Neighborhoods should include a carefully planned mixture of predominately single-family residential development combined with two-family and multi-family developments. This allows higher density development to be dispersed throughout the community instead of being concentrated in any one area.
 2. A small amount of neighborhood business uses or mixed uses may be appropriate; however, incremental commercial strip development is discouraged, as the downtown should remain the focal point of retail services in the community.
 3. Opportunities for residents to gather through the development of public open spaces or parks.
 4. Grid street design rather than cul-de-sac design to improve connectivity within the neighborhood and to and from surrounding neighborhoods via car, walking and cycling.
 5. Direct and safe connections, for pedestrians and bicyclists as well as drivers, to local destinations (including the Amery to Dresser Trail and the Gandy Dancer Trail) and Village centers.
 6. Continuous sidewalks or equivalent provisions for walking along both sides of streets.

Southwest Neighborhood

This neighborhood includes the far southwest portion of the Village. Approximately 75% of the developed portion of the neighborhood should be low density single-family residential (<5 units/ac). A mix of medium density two-family or small multifamily developments (5-10 units/ac) should be concentrated in the northeast corner of the neighborhood at the intersection of 100th Ave and 240th Street. A limited amount of mixed use or neighborhood business development may be appropriate; however, the downtown should remain the focal point of retail services in the community.

Pedestrian and bicycle facilities are highly encouraged to provide direct and safe connections to destinations within the neighborhood and to and from existing neighborhoods to the east. This neighborhood is currently in agricultural use and significant landscaping improvements should accompany development proposals.

Southeast Neighborhood

This neighborhood extends residential development to the east, south of E State Street and 100th Ave to the Trollhaugen Ski Area. Approximately 80% of the developed portion of the neighborhood should be low density single-family residential (<5 units/ac). The remaining

portion should include a mix of medium density two-family or small multifamily developments (5-10 units/ac) and should be concentrated in the northern area of the neighborhood along 100th Ave. Appropriate developments would include a mix of condominiums specifically for seniors. A limited amount of mixed use or neighborhood business development may be appropriate; however, the downtown should remain the focal point of retail services in the community.

This neighborhood is within close proximity to the Trollhaugen Ski Area. Pedestrian and bicycle facilities are highly encouraged to provide direct and safe connections to destinations within the neighborhood and to and from existing neighborhoods to the east and the Trollhaugen Ski Area to the west. This neighborhood is currently in agricultural use and significant landscaping improvements should accompany development proposals.

East Neighborhood

This neighborhood extends residential development east of E Ave N to the Village corporate limits. Approximately 75% of the developed portion of the neighborhood should be low density single-family residential (<5 units/ac). The remaining portion should include a mix of medium density two-family or small multifamily developments (5-10 units/ac). A limited amount of mixed use or neighborhood business development maybe appropriate. Commercial development in this neighborhood should compliment recreational uses associated with the Ski Area to the south of the neighborhood.

This neighborhood is within close proximity to Trollhaugen Ski Area. As such, pedestrian and bicycle facilities are highly encouraged to provide direct and safe connections to destinations within the neighborhood and to and from the Trollhaugen Ski Area.

- Rural Preservation: The majority of the Village’s Planning Area is classified as Rural Preservation. The primary intent of this classification is to identify certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development may be appropriate. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development. The Rural Preservation represents areas that are vital to the regions agricultural economy and are key ingredients of the rural character and image of the greater Dresser area.

The following policies are recommended for the areas designated as Rural Preservation:

1. Land within the Rural Preservation classification may represent long-term areas for Village expansion, and therefore, this Plan strongly recommends against scattered rural development patterns that would prevent the Village from providing orderly, cost-effective growth in the long-term. Development requiring public utility extensions should not be allowed until such a time that a petition for annexation of the property occurs.
2. Some limited low-density development is anticipated in the Rural Preservation areas in accordance with adopted Town & County comprehensive plans and zoning ordinances.
3. Non-farm development shall be located on the least productive portion of the original parcel. Cluster development and conservation subdivisions are highly encouraged for all non-farm residential development. Where appropriate, developments should be arranged for potential re-subdivision into Village-sized lots with Village sewer.
4. Except for agriculturally-related business, Rural Preservation lands are not intended for commercial or industrial development.
5. Reclassification of land within this area may occur only after seventy-five (75) percent of the existing lots within Residential, Commercial, Industrial, or Planned Neighborhood classifications

have been developed. If and when development is warranted, areas within this classification shall require an amendment to the Future Land Use Map to one or more of the development classifications listed herein.

- Resource Protection Area³. The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the Resource Protection Area is undeveloped, although some scattered development occurs within the boundaries of the identified areas. The classification represents areas that are vital to the region's ecosystem and are key ingredients of the image of the Village of Dresser, and thus development in these areas shall be severely limited. Mapped Resource Protection Areas include all land that meets one or more of the following conditions:

1. Wetlands mapped as part of the WIDNR Wetland Inventory, or
2. 100-Year Floodplains based on FEMA maps, or
3. Areas with steep slopes greater than 20%

The following policies shall apply to areas designated as Resource Protection:

1. This classification is intended to function as an overlay district. The underlying future land use classification (Rural Preservation, Residential, etc.) remains in place, but the overlay classification adds an additional set of standards that also must be complied with.
2. Building, road construction, or land disturbance associated with nonagricultural development should be prohibited on slopes in excess of 20 percent.
3. All structures, except for boardwalks, viewing platforms, decks, and similar structures, shall be prohibited within seventy-five (75) feet of WDNR-designated wetlands or navigable bodies of water.
4. Recreational development or stormwater management activities that are compatible with natural resource protection may be permitted.
5. New building development may be permitted provided the area no longer falls within WDNR designated wetland boundaries or FEMA designated floodplain boundaries and does not contain slopes greater than 20% (verified by the Village of Dresser).

3.1.2 Amending the Future Land Use Map

The Village of Dresser recognizes that from time to time changes to the future land use map may be necessary to account for changes in the current planning environment that were not anticipated when the map was originally created. *See section 2.7 for future land use map amendment policies.*

3.1.3 Interpreting Boundaries

It may be necessary to interpret land use boundaries as depicted in the Future Land Use Map when evaluating potential land use changes. *See section 2.7 for policies guiding the interpretation of map boundaries.*

³ It should be noted that Resource Protection delineations are shown only for local land use planning purposes and do not indicate any additional County, State or Federal regulations that would affect a landowner's ability to utilize the property for agricultural or development purposes.

4 IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

The implementation element is defined as a compilation of programs and specific actions to be completed in stated sequence to implement the goals, objectives, policies, plans and programs contained within this plan, including proposed changes to any applicable zoning ordinances, official maps, sign regulations erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances. The element describes how each of the elements of the compressive plan will be integrated and made consistent with the other elements of the comprehensive plan, and includes a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element also includes a process for updating the comprehensive plan.

Each **Action** to be completed as part of the implementation of the Comprehensive Plan is highlighted under each section of this Chapter. A summary of all implementation actions is also provided in a table as an appendix to this plan. Some of the actions require considerable cooperation with others, including the citizens of Dresser, neighboring municipalities, Polk County and State officials.

4.2 PROGRAMS AND STUDIES

The following lists actions that respond to issues that were raised during the planning process and include programs the Village should support and additional studies that should be undertaken by the Village as part of the implementation of the Comprehensive Plan.

➤ **Housing Actions:**

- Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households.

➤ **Transportation Actions:**

- Conduct a community wide pedestrian and bicycle study to identify pedestrian and bicycle improvements throughout the Village, including the provision of sidewalks along Hwy 35 and additional safe pedestrian access across Hwy 35.
- Conduct a feasibility study looking at the possibility of a light rail service, serving commuters to and from the Village.

➤ **Utility and Community Facility Actions:**

- In response to the need for protecting and preserving groundwater, conduct a stormwater study looking at the possibility of the Village establishing their own stormwater utility to manage stormwater runoff.
- Conduct a needs assessment that reviews space needs for Village municipal services, including administrative, library and senior facilities.

➤ **Economic Development Actions:**

- Conduct a needs assessment that reviews the demand for additional Industrial Park space, including a feasibility study for the development of a second industrial park site.
- Support local government and agency efforts to obtain grant program funds to assist in the revitalization of Main Street through façade improvements.

4.3 REGULATORY MEASURES

Regulatory measures used to guide development are an important means of implementing the recommendations of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Village Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances).

4.3.1 Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

Zoning is controlled through the Village of Dresser Zoning Code. The Village intends to use this plan along with the Zoning Code to guide future development. Beginning January 1, 2010, zoning changes must be consistent with the Village Comprehensive Plan. Any changes to the Village Zoning Code should be reviewed for consistency with the Village of Dresser Comprehensive Plan.

- **This plan recommends maintaining the existing zoning administrative procedures and authorities.**
- **This plan does not require the rezoning of any parcels within the Village prior to its adoptions.**
- **Action: Review Zoning Code to ensure consistency with the Village Comprehensive Plan.**
- **Action: Contribute input into any proposed changes to the Polk County Zoning Ordinance.**

4.3.2 Official Maps

The Village does not currently utilize an official map as authorized to do so by state statute (65 ILCS 5 / Art. 11 Div. 12). An official map shows the location of areas within 1.5 miles of the existing municipal boundary that the municipality has identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future taking for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

4.3.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Village residents to a safe, healthful and attractive environment.

- **Sign design is regulated through the Village Zoning Code. This Plan includes several policies relating to sign design and development (as established in Section 2.8) and the Village of Dresser should work to make sure they are addressed during development review.**

- **Action:** Review Zoning Code to ensure consistency with the Village Comprehensive Plan.

4.3.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Adoption of local ordinances for stormwater do not pre-empt more stringent stormwater management requirements that may be imposed by WPDES Stormwater Permits issued by the Department of Natural Resources under Section 147.021 Wis, Stats.

- **The Village does not have an erosion or stormwater control ordinance, but will investigate the possibility of developing one.**

4.3.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (city, City, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- **The Village does not have an historic preservation ordinance.**

4.3.6 Renewable Energy Ordinances

Renewable energy ordinances can be established to oversee the permitting of renewable energy systems (wind, solar, bio-fuels) to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system.

- **The Village does not have a renewable energy ordinance, but includes policies that seek to encourage renewable energy sources throughout the community.**
- **Action:** Consider adopting the Wisconsin Model Small Wind Energy System Ordinance for the permitting and siting of small wind energy systems.

4.3.7 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping & Lighting, and Building Elevations.

- **This Plan includes several policies relating to site development. Design standards for streets, block design and lots are regulated through the Village Subdivision Regulations.**

- **Action: Review Subdivision Regulations to ensure consistency with the Village Comprehensive Plan.**

4.3.8 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- **The Village does not have a design review ordinance, but intends to create one. The Village has established specific site and design principals as established in Section 2.8 of this plan.**

4.3.9 Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- **The Village requires adherence to the Uniform Dwelling Code, including building permit & inspection requirements.**

4.3.10 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- **The Village requires adherence to all state mechanical codes.**

4.3.11 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- **The Village requires adherence to the Wisconsin Sanitary Code & Polk County Sanitary Code.**

4.3.12 Land Division & Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, and other improvements necessary to ensure that new development will be an asset to the Village. The Village Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

- **The division of land in the Village of Dresser is governed by the Wisconsin Statutes, the Village’s Subdivision Regulations, and, within 1.5 miles of the Village of Dresser, by the Village’s extraterritorial plat review authority. This Plan includes recommendations to create subdivisions in the future using conservation subdivision design principles.**
- **Action: Create a conservation subdivision ordinance to specifically regulate such developments.**

4.3.13 Neighborhood Planning

The Future Land Use Chapter recommends the development of planned neighborhoods. This concept encourages the creation of a mix of residential, institutional, recreational, and neighborhood business developments in the spirit of Traditional Neighborhood Design.

Neighborhood Plans are prepared with the purpose of guiding the growth and development for either largely undeveloped lands at a community's edge, or for existing built up areas that are in need of revitalization. A neighborhood plan is developed for a clearly delineated area and gives more detailed recommendations than would be provided in the comprehensive plan. A neighborhood plan does not function to replace the comprehensive plan but rather serves to augment it. It builds on the goals, policies and implementation steps in the comprehensive plan to provide a finer level of detail. Such plans should specify the location of proposed streets, sewer & water utilities, land uses, densities, open space, stormwater management facilities, recreational areas, and institutional uses.

By preparing a neighborhood plan, a clear signal is sent to the development community, landowners, and existing/future policy makers regarding expectations and desires of the community. The result is a “win-win” situation where the community gains the benefits of new tax base and a quality built environment that lends a sense of vibrancy to the community, while the development community gains project efficiency by avoiding protracted community debates or the possible denial of proposed projects. In addition, property within well-planned neighborhoods is typically more marketable and attractive to future buyers.

- **Action: In order to foster a cohesive development pattern the Village should prepare detailed neighborhood plans and adopt them as a component to this Comprehensive Plan.**

4.4 PLAN ADOPTION

In order to implement this Plan it must be recommend for approval by the Village Plan Commission. One copy of the Plan adopted by the Plan Commission for recommendation to the Village Board is required to be sent to: (a) Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, public inland lake protection and rehabilitation district, or other special district, (b) the clerk of every city, village, town, and county that is adjacent to the Village, (c) the Department of Administration, (3) the regional planning commission in which the Village is located, (f) the public library that serves the area in which the Village is located. The Village will also send one copy of the plan, per written request, to any operator who has applied for or obtained a nonmetallic reclamation permit; a person who has registered a marketable nonmetallic mineral deposit; and any other property owner or leaseholder who has an interest in property allowing the extraction of nonmetallic mineral resources. (Refer to Section 66.1001(4)(b), Stats.)

After the Commission recommends the Plan by resolution, the Village Board must adopt the Plan by ordinance. Prior to adopting the Plan, the Village Board will hold at least one public hearing to discuss the recommended plan (§§ 66.1001 (4)(d)). At least 30 days prior to the hearing a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposal before the hearing.

Prior to adopting the Plan, the Village Board will provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Village Board meeting.

The Village Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Village Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation revisions that constitute a substantial change to the recommended plan may be sent to the distribution list.

4.5 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Village of Dresser engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, City, or Village zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the Village of Dresser reviewed, updated, and completed all elements of this plan together, and the following inconsistencies exist.

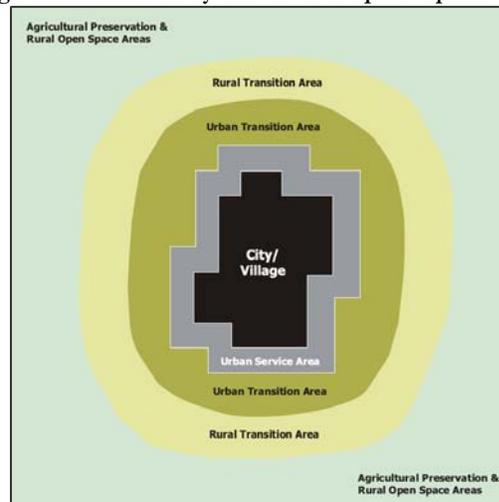
Inconsistencies with the 2003 Polk County Land Use Plan

In developing this Plan, the Village of Dresser strived to maintain consistency among development policies for areas in which planning authority overlaps with Polk County.

The Village of Dresser Future Land Use map is consistent with the Polk County desired development patterns (see Figure 4.1) which seeks to promote higher densities of residential development and urban land uses within and adjacent to incorporated areas, moving to lower residential development, open space and agricultural preservation further away from incorporated areas. The Village of Dresser Comprehensive Plan includes policies consistent with policies for Incorporated Community Areas as contained with the Polk County Land Use Plan.

- **Action:** Circulate the Village of Dresser Comprehensive Plan to Polk County for review and comment.

Figure 4.1: Polk County desired development pattern



- **Action:** Review and provide comments on future Polk County planning projects that affect the Village.

Inconsistencies with adjacent Town Comprehensive Plans

At the time of plan adoption, the Towns of St. Croix Falls and Osceola had not prepared their own Comprehensive Plans. The policies of this Plan encourage continued cooperation with the Town of St. Croix Falls and the Town of Osceola.

- **Action:** Circulate the Village of Dresser Comprehensive Plan to the Town of St. Croix Falls and the Town of Osceola.
- **Action:** Review and provide comments on neighboring township planning projects that affect the Village.

Inconsistencies with adjacent Municipal Comprehensive Plans

Extraterritorial boundaries of both the City of St. Croix Falls and the Village of Osceola overlap with the Planning Area of the Village. At the time of plan adoption, the Village of Osceola had not prepared a Comprehensive Plan. The City of St. Croix Falls prepared and adopted a Comprehensive Plan consistent with the Wisconsin Comprehensive Planning Law in March 2003. The Village's Comprehensive Plan sets forth Future Land Uses for areas within the Village of Dresser's extraterritorial approval jurisdiction. Land uses within this area are designated for predominantly agricultural use with some commercial uses along State Highway 35. While this plan does not specifically designate land uses for parcels within this area, coordination between the Village of Dresser and the City of St. Croix Falls will be helpful in reducing costly scattered development. The policies of this Plan encourage continued cooperation with the City of St. Croix Falls and the Village of Osceola.

- **Action:** Circulate the Village of Dresser Comprehensive Plan to the City of St. Croix Falls and the Village of Osceola.
- **Action:** Review and provide comments on neighboring municipality planning projects that affect the Village.

4.6 PLAN MONITORING, AMENDING & UPDATING

To monitor consistency with the Comprehensive Plan the Village shall regularly revisit this plan to review its content prior to any important decisions, especially those that will affect land use. Members of the Village Board, Plan Commission and any other decision-making body should periodically review the plan and identify areas that might need to be amended. Special attention should be paid to the actions identified in this plan, and to the timetable for their completion. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines and assigned to specific individuals, boards or committees for completion per the new schedule.

Although this Plan has described policies and actions for future implementation, it is impossible to predict the exact future conditions in the City. Amendments may be appropriate in years following the adoption of the plan, particularly when the plan becomes contradictory toward emerging issues or trends. An amendment may also be needed due to accommodate a unique proposal not previously considered; however, amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals should be avoided or the plan loses integrity and becomes meaningless.

Amendments are any changes to plan text or maps and are defined as either being minor or major. Minor amendments are defined as changes to plan text or maps that are not associated with a development proposal. Major amendments are defined as changes to plan text or maps that are associated with a development proposal. In order to provide economies of scale, minor amendment

requests should be collected throughout the year and addressed at a specified annual joint meeting of the Plan Commission & Village Board (recommended for January to review requests of the previous year). Major amendments requests (i.e. future land use map amendment) can be aligned with the development review process (i.e. zoning or subdivision meetings). The processes are essentially the same (plan commission recommendation, public hearing, governing body takes final action) except for some differences in notice requirements. Using the more stringent notice requirements of the State comprehensive law can satisfy both processes.

Whether reviewing the request for a minor or major amendment, it is important to ensure that the change does not trigger the need to alter something else in the comprehensive plan. The proposed amendment should be evaluated based on its merits and whether it is consistent, or would cause inconsistencies, with the other elements of the plan.

- **Action:** Hold one annual joint meeting between the Village Board and Plan Commission to:
 - Review the Village’s progress in implementing the recommendations of the plan,
 - Establish new deadlines and responsibilities for new or unfinished recommendations,
 - Identify proposals or decisions that were consistent (or inconsistent) with the plan,
 - Identify any minor or major plan amendments that are needed or have been requested for review.

Frequent requests for minor or major amendments to the comprehensive plan should signal the need for a plan update. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. Per the requirements of State comprehensive planning law, this Plan needs to be updated at least once every ten years. Updates could be coordinated with the release of new demographic and economic data (as with new census), or the release of updated mapping layers (such as FEMA Flood Maps), as the assumptions of the previous plan might be reconsidered in light of the new information.

- **Action:** Update this Comprehensive Plan at least once every ten years per the requirements of the State comprehensive planning law.

To follow State comprehensive planning law, the Village shall use the same process to amend or update the plan as it originally followed when it was initially adopted (regardless of how minor the amendment or change is). Proposed amendments will be channeled through the local Plan Commission for recommendation, with final action occurring at the Village Board, including proper public notices and hearings. For most amendments, the Village does not need to circulate the entire plan to the aforementioned parties in Section 66.1001(4)(b), only the portion that is being amended. All the governmental entities to whom this amendment is submitted will have already received the full version of the plan when it was originally adopted. For the purpose of record keeping, Page ii of this Plan contains an area to list any amendments made to this Plan after its original adoption.

4.7 SEVERABILITY

If any provision of this Comprehensive Plan shall be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

5 EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and non-sampling errors (human and processing errors).

5.1 ISSUES & OPPORTUNITIES

This element provides a baseline assessment of the Village of Dresser past, current, and projected population statistics and reflects the information required under *SS*66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Village of Dresser.

According to the Village of Dresser Community Survey, 82% of people rated the quality of life in the Village roads as “Good” or “Excellent”.

5.1.1 Population Statistics & Projections

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

Table 5.1: Population & Age Distribution

| Population | Village of Dresser | Village of Dresser | Polk County | Polk County | Wisconsin | Wisconsin |
|---------------------------|--------------------|--------------------|-------------|-------------|-------------|-----------|
| Total Population (1970) | 533 | 100.0% | 26,666 | 100.0% | 4,417,821 | 100.0% |
| Total Population (1980) | 670 | 100.0% | 32,351 | 100.0% | 4,705,642 | 100.0% |
| Total Population (1990) | 614 | 100.0% | 34,773 | 100.0% | 4,891,769 | 100.0% |
| Total Population (2000) | 732 | 100.0% | 41,319 | 100.0% | 5,363,675 | 100.0% |
| Total Population (2005)* | 829 | 100.0% | 44,613 | 100.0% | 5,580,757 | 100.0% |
| SEX AND AGE (2000) | | | | | | |
| Male | 360 | 49.2% | 20,650 | 50.0% | 2,649,041 | 49.4% |
| Female | 372 | 50.8% | 20,669 | 50.0% | 2,714,634 | 50.6% |
| Under 5 years | 51 | 7.0% | 2,427 | 5.9% | 342,340 | 6.4% |
| 5 to 9 years | 64 | 8.7% | 2,962 | 7.2% | 379,484 | 7.1% |
| 10 to 14 years | 53 | 7.2% | 3,293 | 8.0% | 403,074 | 7.5% |
| 15 to 19 years | 34 | 4.6% | 3,145 | 7.6% | 407,195 | 7.6% |
| 20 to 24 years | 45 | 6.1% | 1,788 | 4.3% | 357,292 | 6.7% |
| 25 to 34 years | 118 | 16.1% | 4,633 | 11.2% | 706,168 | 13.2% |
| 35 to 44 years | 117 | 16.0% | 6,794 | 16.4% | 875,522 | 16.3% |
| 45 to 54 years | 87 | 11.9% | 5,947 | 14.4% | 732,306 | 13.7% |
| 55 to 59 years | 38 | 5.2% | 2,156 | 5.2% | 252,742 | 4.7% |
| 60 to 64 years | 37 | 5.1% | 1,927 | 4.7% | 204,999 | 3.8% |
| 65 to 74 years | 44 | 6.0% | 3,111 | 7.5% | 355,307 | 6.6% |
| 75 to 84 years | 26 | 3.6% | 2,223 | 5.4% | 251,621 | 4.7% |
| 85 years and over | 18 | 2.5% | 913 | 2.2% | 95,625 | 1.8% |
| Median Age (2000) | 35.1 | | 38.7 | | 36.0 | |

Source: US Census, *WIDOA Estimate

From year 1970 to 2000, the population for the Village of Dresser increased by 37.4%, while the growth in Polk County increased by 55% and 21.4% for the State. The Department of Administration estimated that the population in the Village increased to 829 by the year 2005. By comparison, the median population for Wisconsin villages in year 2005 was 785. The average Wisconsin village grew in population by 47.3% from year 1970 to 2000. Based on 2005 estimates, the Village of Dresser ranked 191 out of 402 Wisconsin villages in total population.

The age group (cohort) with the highest population in the Village is those 25 to 34 years old (16.1%). The median age is 35.1, which is lower than the County and State median age. Approximately 17.2% of the population is at or near retirement age (60+), which is lower than the County (19.8%) and similar to the State (16.9%) average.

Population projections allow a community to anticipate and plan for future growth needs. In year 2004, the Wisconsin Department of Administration released population projections to year 2025 for every municipality in Wisconsin, and projections to year 2030 for counties. The WIDOA projected the Village of Dresser population will rise to 780 by year 2025, about 1.52% of the Polk County total for that year. The WIDOA projects the population in Polk County will increase to 52,257 by year 2030. In order to derive municipal population projections for 2030, MSA held constant the WIDOA county total and the 2025 proportion of countywide population. This resulted in a 2030 low population projection of 797, an increase of 8.9% since year 2000. However, it should be noted that the WIDOA projection methodology tends to rely too heavily on past population trends. The WIDOA states that...

“Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections.”

One factor influencing the future population projections for the Village is its location to the greater Twin Cities region. In year 2005, the WIDOA estimated that the population in the Village had already reached 829. This represents a growth of 13% since year 2000 and already eclipses the population projected by the agency in year 2004 for year 2025. On average, Wisconsin villages grew in population by 3.8% from year 2000 to 2005. The higher rate of recent growth in Dresser is thought to be due to the Village’s location to the greater Twin Cities area. Many new residents have chosen to move into the Village and commute to their jobs, due to more affordable housing opportunities.

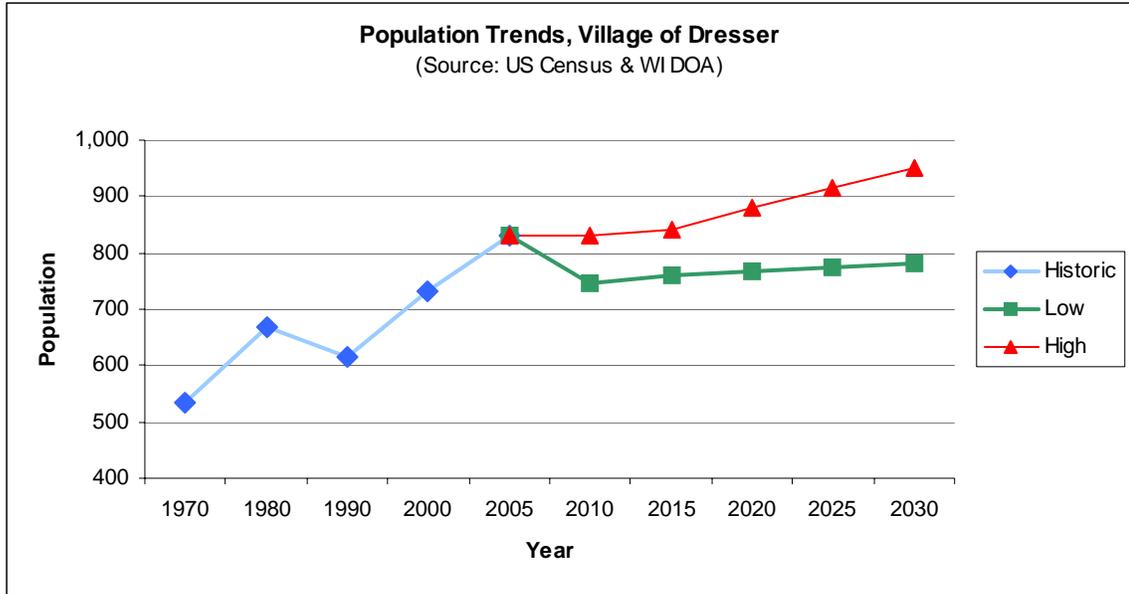
Table 5.2: Population Projections

| Population | Village of Dresser | Village of Dresser | Town of Osceola | Polk County | Wisconsin |
|-----------------------------------|--------------------|--------------------|-----------------|-------------|-----------|
| Total Population (1970) | 533 | 533 | 769 | 26,666 | 4,417,821 |
| Total Population (1980) | 670 | 670 | 1,066 | 32,351 | 4,705,642 |
| Total Population (1990) | 614 | 614 | 1,139 | 34,773 | 4,891,769 |
| Total Population (2000) | 732 | 732 | 2,085 | 41,319 | 5,363,675 |
| Total Population (2005)* | 829 | 829 | 2,672 | 44,613 | 5,580,757 |
| WIDOA Projection | Low* | High | | | |
| Total Population (2005) | 746 | 829 | 2,672 | 44,613 | 5,563,896 |
| Total Population (2010) | 759 | 843 | 2,764 | 45,901 | 5,751,470 |
| Total Population (2015) | 768 | 879 | 3,072 | 47,842 | 5,931,386 |
| Total Population (2020) | 775 | 914 | 3,362 | 49,592 | 6,110,878 |
| Total Population (2025) | 780 | 950 | 3,631 | 51,152 | 6,274,867 |
| Total Population (2030)** | 797 | 986 | 3,709 | 52,257 | 6,415,923 |
| Percent Growth (2000-2030) | 8.9% | 34.7% | 77.9% | 26.5% | 19.6% |

Source: US Census, Projection WIDOA, *2005 WIDOA Estimate, **2030 MSA Projection for municipalities

Since the WIDOA projections are thought to be low, MSA has based a “high” population projection on the trend in growth from 1970 to 2005. If this historic trend were to continue, the population of the Village could reach 986 by year 2030, an increase of 34.7% from the year 2000. However, other economic factors such as increased fuel costs may diminish this projected growth.

Figure 5.1: Population Trends



5.2 HOUSING

This element provides a baseline assessment of the Village of Dresser current housing stock and reflects the information required under SS66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Village of Dresser.

5.2.1 Households & Housing Units: Past, Present, and Future

In year 2000, there were 302 households in the Village of Dresser, an increase of 83% since 1970. During the same period, total households increased by 95% and 57%, respectively, for all of Polk County and the State as a whole. The larger increase in households (83%) vs. population (37.3%), from year 1970 to 2000, can be attributed to the *decrease* in the average household size. Since 1970, the number of persons per household has been decreasing in Wisconsin. In Dresser, the number of persons per household has decreased from 3.2 to 2.3, a trend that can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

| Housing | Village of Dresser | Town of Osceola | Polk County | Wisconsin |
|-----------------------------|--------------------|-----------------|-------------|-----------|
| Total Households (1970) | 165 | 226 | 8,337 | 1,328,804 |
| Total Households (1980) | 245 | 345 | 11,394 | 1,652,261 |
| Total Households (1990) | 246 | 472 | 13,056 | 1,822,118 |
| Total Households (2000) | 302 | 744 | 16,254 | 2,084,544 |
| | | | | |
| People per Household (1970) | 3.2 | 3.4 | 3.2 | 3.3 |
| People per Household (1980) | 2.7 | 3.1 | 2.8 | 2.8 |
| People per Household (1990) | 2.5 | 2.4 | 2.7 | 2.7 |
| People per Household (2000) | 2.3 | 2.6 | 2.5 | 2.6 |
| | | | | |
| Housing Units (1970) | Not Available | Not Available | 9,801 | 1,482,322 |
| Housing Units (1980) | 257 | 371 | 12,980 | 1,863,857 |
| Housing Units (1990) | 259 | 582 | 18,562 | 2,055,774 |
| Housing Units (2000) | 312 | 829 | 21,129 | 2,321,144 |

Source: US Census, *WIDOA Estimate

*Total Households include any unit that is **occupied**.

Housing units are all those available, including occupied **and vacant units or seasonal units.

Household projections allow a community to begin to anticipate future land use needs. WIDOA and MSA household figures are derived from their population projections; therefore, they have the same limitations. As with population projections, MSA has prepared both low and high household projections as follows:

“Low” household projections were derived using a report from the Wisconsin Department of Administration (2004). The WIDOA projected the Village of Dresser total households will increase to 357 by year 2025, comprising 1.62% of the Polk County total. The WIDOA projected that there will be 22,803 households in Polk County by year 2030, but has not yet published population and household projections at the municipal level. MSA utilized WIDOA projections to derive 2030 household projections for Dresser in three steps. Since household size is projected to continue to decline in the future, the first step was to project the 2030 household size based on WIDOA trends. For the Village of Dresser, there are expected to be 2.16 people per household in year 2030. Next, the projected municipal population was divided by the 2030 household size. Finally, an adjustment factor was used to ensure that the total number of households for all Polk County municipalities added up to the WIDOA county total

Chapter 5 Existing Conditions

of 22,803. The number of households in the Village in 2030 as projected by WIDOA (the “low” projection) is 369, an increase of 22.2% between 2000 and 2030.

“High” household projections were derived by dividing the high population projection by the expected household size for each year. The high household projection for the Village in 2030 is 456, representing a 51.1% growth between 2000 and 2030.

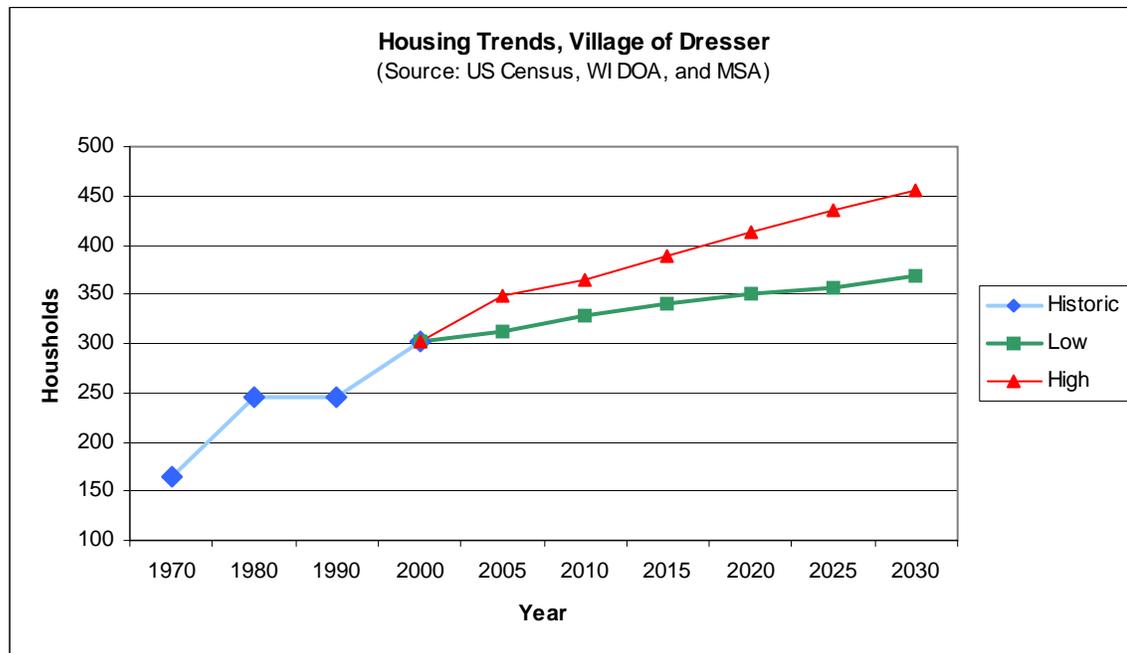
Data in Table 5.4 indicates that assuming the “low” projections, housing growth between 2000 and 2030 in the Village of Dresser will be slower than Polk County and the State overall. If “high” projections are met, growth in Dresser will be faster than both Polk County and the State. In the same timeframe, the number of households in the Town of Osceola is expected to double.

Table 5.4: Projected Households

| Household Projections | Village of Dresser (Low) | Village of Dresser (High) | Town of Osceola | Polk County | Wisconsin |
|-----------------------------------|--------------------------|---------------------------|-----------------|-------------|-----------|
| Total Households (2000) | 302 | 302 | 744 | 16,254 | 2,084,544 |
| Total Households (2005) | 313 | 348 | 881 | 17,401 | 2,190,210 |
| Total Households (2010) | 328 | 364 | 1034 | 18,842 | 2,303,238 |
| Total Households (2015) | 340 | 389 | 1177 | 20,083 | 2,406,798 |
| Total Households (2020) | 350 | 413 | 1313 | 21,179 | 2,506,932 |
| Total Households (2025) | 357 | 435 | 1439 | 22,091 | 2,592,462 |
| Total Households (2030)* | 369 | 456 | 1491 | 22,803 | 2,667,688 |
| Percent Growth (2000-2030) | 22.2% | 51.1% | 100.4% | 40.3% | 28.0% |

Source: US Census, Projection WIDOA, *MSA projection for municipalities

Figure 5.2: Housing Trends



5.2.2 Age & Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Village of Dresser’s 309 housing units, 61.2% were built before 1970 and 24.3% were built before 1940. The percentage of older homes (60+ years) is slightly higher than the County’s average of 20.6%.

Table 5.5: Housing Age Characteristics

| Year Structure Built | Number | Percent |
|----------------------|------------|---------------|
| 1939 or Earlier | 75 | 24.3% |
| 1940 to 1959 | 75 | 24.3% |
| 1960 to 1969 | 39 | 12.6% |
| 1970 to 1979 | 56 | 18.1% |
| 1980 to 1989 | 28 | 9.1% |
| 1990 to 1994 | 10 | 3.2% |
| 1995 to 1998 | 21 | 6.8% |
| 1999 to March 2000 | 5 | 1.6% |
| Total | 309 | 100.0% |

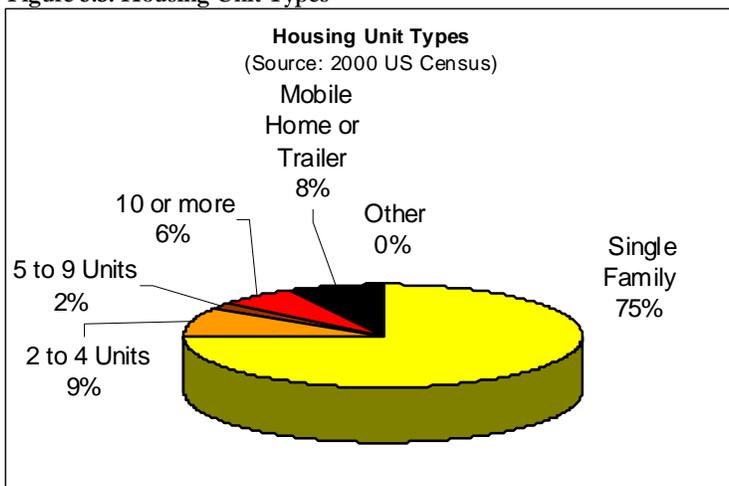
Source: US Census, Village of Dresser

2-4 units, and 8% of the units were in multifamily residential buildings with at least five units. Another 8% were mobile homes.

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of the 2000 US Census, 75% of the Village of Dresser’s housing units were single-family homes, 9% of the housing units were within buildings with

Figure 5.3: Housing Unit Types



5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the Village of Dresser had 302 occupied housing units. Of these, 77.2% were owner occupied at the time of the Census. This represents an increase of about 8% since 1990, meaning that the vast majority of newer units in the Village are owner-occupied, or that rental housing is being converted to owner occupied housing. In 2000, there were 10 vacant housing units (3.2%). Of these, 4 were for seasonal,

recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Table 5.6: Housing Occupancy Characteristics

| Occupancy | 1990 Number | 1990 Percent | 2000 Number | 2000 Percent |
|-------------------------------|-------------|--------------|-------------|--------------|
| Owner Occupied Housing Units | 170 | 65.6% | 233 | 74.7% |
| Renter Occupied Housing Units | 76 | 29.3% | 69 | 22.1% |
| Vacant Housing Units | 13 | 5.0% | 10 | 3.2% |
| Homeowner Vacancy Rate | - | 0.0% | - | 1.3% |
| Rental Vacancy Rate | - | 5.0% | - | 1.4% |

Source: US Census, Village of Dresser

Of the owner-occupied housing units in year 2000, 50.7% had been lived in by the same householder for five or fewer years (1995-2000) and 64.6% for 10 or fewer years (1990-2000). Of the population five years and older, 48.5% lived in a different house in 1995; 23.3% were living outside of Polk County. This shows that households moving to the Village from 1995 to 2000 arrived in roughly equal proportions from inside and outside of the County. This trend may change as more baby boomers from the Twin Cities retire to the Dresser area.

Table 5.7: Housing Tenure & Residency

| Year Head of Household Moved into Unit | Percent of Housing Units | Residence in 1995 | Percent of Population 5 years an older |
|--|--------------------------|-------------------------------|--|
| 1969 or earlier | 7.8% | Same House in 1995 | 51.1% |
| 1970 to 1979 | 14.2% | Different House in US in 1995 | 48.5% |
| 1980 to 1989 | 13.5% | Same County | 25.2% |
| 1990 to 1994 | 13.9% | Different County | 23.3% |
| 1995 to 2000 | 50.7% | Same State | 11.7% |
| | | Different State | 11.6% |

Source: US Census, Village of Dresser

5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the Village of Dresser was \$89,400, compared to \$100,200 for Polk County and \$112,200 for Wisconsin. The median value increased 80.6% from 1990, the County and State increased 87% and 81% respectively. Median household income increased 67% for Village households from year 1990 to 2000 (see Economic Development), not quite keeping up with the rise in median home values. Most homes in the Village, 70%, are valued under \$100,000. The median monthly rent in the Village was \$448, compared to \$440 for Polk County and \$540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

| Value of Owner-Occupied Units | 1990 Percent | 2000 Percent | Gross Rent for Occupied Units | 1990 Percent | 2000 Percent |
|-------------------------------|-----------------|-----------------|-------------------------------|--------------|--------------|
| Less than \$50,000 | 51.0% | 11.4% | Less than \$200 | 5.1% | 4.5% |
| \$50,000 to \$99,999 | 49.0% | 58.9% | \$200 to \$299 | 13.9% | 3.0% |
| \$100,000 to \$149,999 | 0.0% | 26.5% | \$300 to \$499 | 69.6% | 55.2% |
| \$150,000 to \$199,999 | 0.0% | 3.2% | \$500 to \$749 | 10.1% | 26.9% |
| \$200,000 to \$299,999 | 0.0% | 0.0% | \$750 to \$999 | 0.0% | 3.0% |
| \$300,000 to \$499,999 | 0.0% | 0.0% | \$1,000 to \$1,499 | 0.0% | 0.0% |
| \$500,000 to \$999,999 | 0.0% | 0.0% | \$1,500 or more | 0.0% | 0.0% |
| \$1,000,000 or more | 0.0% | 0.0% | No cash rent | 1.3% | 7.5% |
| Median Value | \$49,500 | \$89,400 | Median Rent | \$353 | \$448 |

Source: US Census, Village of Dresser

According to the Village of Dresser Community Survey, 71% of respondents agreed or strongly agreed with providing more senior housing, and 65.1% agreed or strongly agreed with providing additional assisted living facilities.

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Polk County from year 2000 to 2006. From year 2000 to 2006, the median sale price for homes has grown rather steadily from \$109,300 to \$154,500.

Table 5.9: Recent Home Sales, Polk County

| Year | Number of Home Sales | Median Sale Price YTD |
|----------------|----------------------|-----------------------|
| 2000 | 345 | \$109,300 |
| 2001 | 441 | \$128,100 |
| 2002 | 464 | \$137,500 |
| 2003 | 619 | \$145,000 |
| 2004 | 616 | \$152,900 |
| 2005 | 624 | \$158,700 |
| 2006 | 530 | \$154,500 |
| Average | 520 | \$140,857 |

Source: WI Realtors Association, Polk County

In the Village of Dresser, affordable housing opportunities are often provided through the sale of older housing units located throughout the Village. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter’s monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, 20% exceeded the “affordable” threshold in year 2000. In year 2000, the median percentage of household income spent on owner occupied units with a mortgage was 21.1%, and 26.7% for renter occupied units. These figures are below the 30% threshold established by HUD, indicating that housing is affordable for the majority of Village residents, regardless of whether they own or rent their homes.

Table 5.10: Home Costs Compared to Income

| Selected Monthly Owner Costs as a Percentage of Household Income | Percent | Gross Rent as a Percentage of Household Income | Percent |
|--|---------|--|---------|
| Less than 15% | 42.7% | Less than 15% | 9.0% |
| 15% to 19.9% | 14.1% | 15% to 19.9% | 16.4% |
| 20% to 24.9% | 13.5% | 20% to 24.9% | 11.9% |
| 25% to 29.9% | 9.7% | 25% to 29.9% | 26.9% |
| 30% to 34.9% | 4.9% | 30% to 34.9% | 9.0% |
| 35% or more | 15.1% | 35% or more | 19.4% |
| Not computed | 0.0% | Not computed | 7.5% |
| Median (1990) with mortgage | 17.6% | Median (1990) | 27.9% |
| Median (2000) with mortgage | 21.1% | Median (2000) | 26.7% |

Source: US Census, Village of Dresser

5.3 TRANSPORTATION

This element provides a baseline assessment of the Village of Dresser transportation facilities and reflects the information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, railroad service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Village of Dresser.

5.3.1 Existing Transportation Facilities

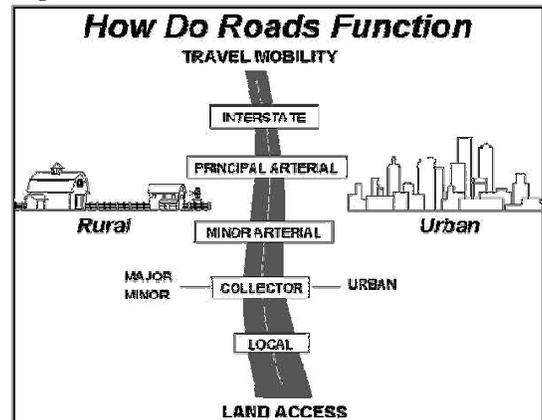
5.3.1.1 Highways & the Local Street Network

There are approximately 76 miles of roadway within the Planning Area (15 miles within municipal boundaries). All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System.” Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is “channelized” within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. (Refer to the Village of Dresser Transportation Facilities Map)

According to the Village of Dresser Community Survey, 67% of people rated the Village roads as “Good”.

- **Arterials** –accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic.
- **Collectors** – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.
- **Local Roads** – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

Figure 5.4: Functional Classifications



5.3.1.2 Commuting Patterns

Table 5.11: Commuting Methods

| Commuting Methods, Residents 16 Years or Older | Number | Percent |
|--|------------|---------------|
| Car, Truck, Van (alone) | 315 | 82.9% |
| Car, Truck, Van (carpooled) | 41 | 10.8% |
| Public Transportation (including taxi) | 0 | 0.0% |
| Walked | 15 | 3.9% |
| Other Means | 3 | 0.8% |
| Worked at Home | 6 | 1.6% |
| Mean Travel Time to Work (minutes) | 23.1 | X |
| Total (Workers 16 Years or Over) | 380 | 100.0% |

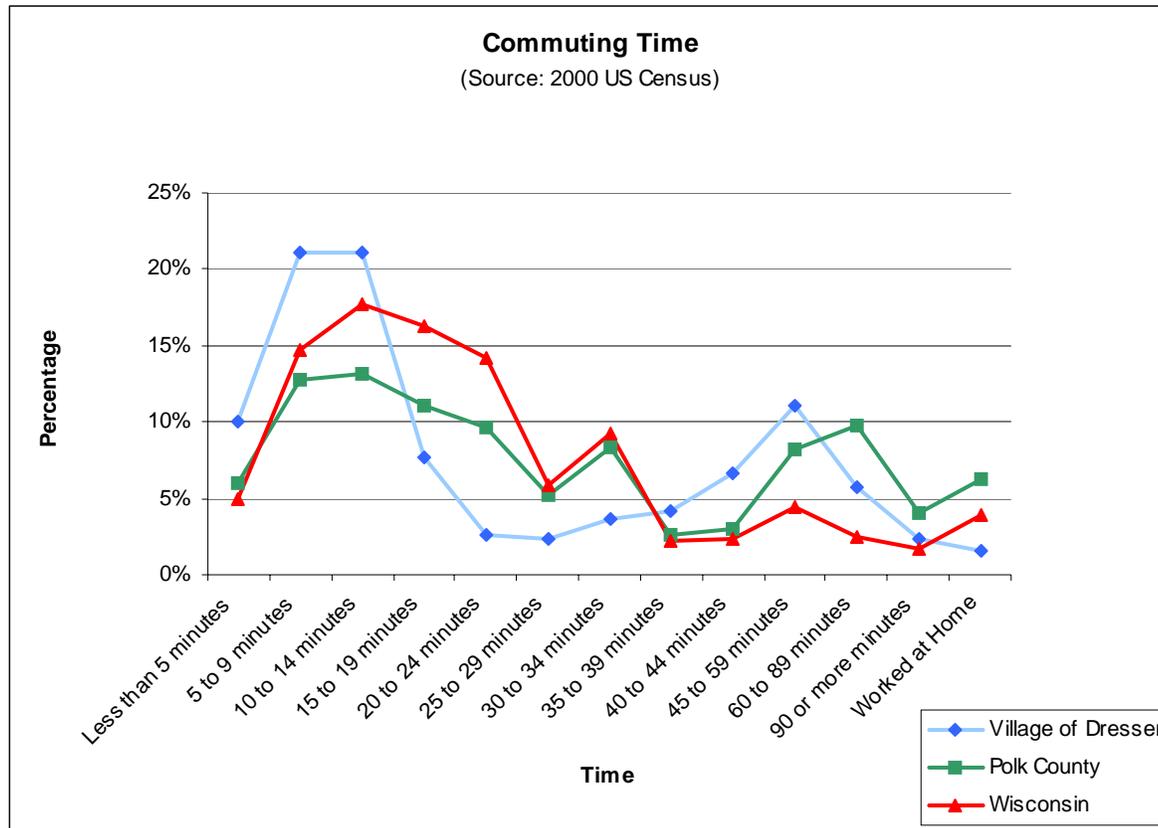
Source: US Census, Village of Dresser

Table 5.11 shows commuting choices for resident workers over age 16. Nearly 94% of local workers use automobiles to commute to work, and about 11% percent report carpooling. 1.5% of residents worked at home and did not commute to work (County average is 6.3%). The average commute time for Village residents is 23.1 minutes, which is slightly higher than the overall average for the State of Wisconsin, 21 min. Commuting times on the high end of the spectrum may reflect residents working in the Twin Cities Metro Area (see Table 5.12 and figure 5.5).

Table 5.12: Residents Place of Work

| Place of Work, Residents 16 Years or Older | Village of Dresser | Polk County |
|--|--------------------|---------------|
| In County (within Village of Dresser) | 16.1% | 61.7% |
| In County (outside Village of Dresser) | 44.5% | |
| Outside of County, but in WI | 7.1% | 15.0% |
| Outside of State | 32.4% | 23.3% |
| Total | 100.0% | 100.0% |

Figure 5.5: Commuting Time



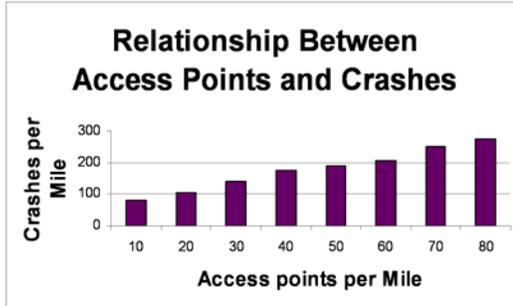
5.3.2.3 Traffic Counts

Annual Average Daily Traffic (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. The AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The Transportation Facilities Map displays AADT along STH 35 & CTH F in the Village of Dresser for 1998 and 2005. All of these primary village streets are operating well below design capacity, which according to the Highway Capacity Manual (Second Edition), is 13,000 AADT for a two lane urban street. (Refer to the Village of Dresser Transportation Facilities Map)

5.3.1.4 Access Management & Safety

Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.6: Relationship Between Access Points And Crashes



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials should have the fewest

access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a road can have quite an impact on safety and mobility.

Table 5.13: Trip Generation Estimates

| Land Use | Base Unit | Rates | | |
|-------------------------------|--------------------|---------|--------|----------------|
| | | AM Peak | ADT | ADT Range |
| Residential | | | | |
| Single Family Home | per dwelling unit | .75 | 9.55 | 4.31-21.85 |
| Apartment Building | per dwelling unit | .41 | 6.63 | 2.00-11.81 |
| Condo/Town Home | per dwelling unit | .44 | 10.71 | 1.83-11.79 |
| Retirement Community | per dwelling unit | .29 | 5.86 | |
| Mobile Home Park | per dwelling unit | .43 | 4.81 | 2.29-10.42 |
| Recreational Home | per dwelling unit | .30 | 3.16 | 3.00-3.24 |
| Retail | | | | |
| Shopping Center | per 1,000 GLA | 1.03 | 42.92 | 12.5-270.8 |
| Discount Club | per 1,000 GFA | 65 | 41.8 | 25.4-78.02 |
| Restaurant | | | | |
| (High-turnover) | per 1,000 GFA | 9.27 | 130.34 | 73.5-246.0 |
| Convenience Mart w/ Gas Pumps | per 1,000 GFA | | 845.60 | 578.52-1084.72 |
| Convenience Market (24-hour) | per 1,000 GFA | 65.3 | 737.99 | 330.0-1438.0 |
| Specialty Retail | per 1,000 GFA | 6.41 | 40.67 | 21.3-50.9 |
| Office | | | | |
| Business Park | per employee | .45 | 4.04 | 3.25-8.19 |
| General Office Bldg | per employee | .48 | 3.32 | 1.59-7.28 |
| R & D Center | per employee | .43 | 2.77 | .96-10.63 |
| Medical-Dental | per 1,000 GFA | 3.6 | 36.13 | 23.16-50.51 |
| Industrial | | | | |
| Industrial Park | per employee | .43 | 3.34 | 1.24-8.8 |
| Manufacturing | per employee | .39 | 2.10 | .60-6.66 |
| Warehousing | 1,000 GFA | .55 | 3.89 | 1.47-15.71 |
| Other | | | | |
| Service Station | per pump | 12.8 | 168.56 | 73.0-306.0 |
| Village Park | per acre | 1.59 | NA | NA |
| County Park | per acre | .52 | 2.28 | 17-53.4 |
| State Park | per acre | .02 | .61 | .10-2.94 |
| Movie Theatre w/Matinee | per movie screen | 89.48 | 529.47 | 143.5-171.5 |
| | Saturday (PM Peak) | | | |
| Day Care Center | per 1,000 GFA | 13.5 | 79.26 | 57.17-126.07 |

Source: Institute of Transportation Engineers (ITE). Trip Generation.

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

Currently no bus service exists within the Village of Dresser. Greyhound Lines makes stops in St. Paul (approximately 50 miles from Dresser) and Eau Claire (approximately 90 miles from Dresser), should residents wish to make a long haul trip by bus.

5.3.2.2 Transportation Facilities for the Elderly or Disabled

Polk County Aging Department provides transportation for elderly and disabled citizens of Polk County, including Dresser residents. Transportation services are available which allow County residents who either are over 54 years old or disabled to get to medical appointments and adult daycare facilities. The service uses voluntary drivers (reimbursed for mileage) and has an approximate monthly ridership of 500 people across Polk County (Source: Polk County Aging Department).

According to the Village of Dresser Community Survey, 43% of people supported improvements to publicly subsidized transportation for the elderly, poor and disabled, for medical appointments, work, job training, and shopping.

Through a separate non-profit entity, residents who use wheelchairs can access rides to and from the Adult Development Center in Balsam Lake. Rides with this service are either paid for out of pocket by the resident, or reimbursed by their medical assistance when possible. For all other personal errands such as grocery trips, etc., Polk County residents are referred to Interfaith Caregivers in St. Croix Falls.

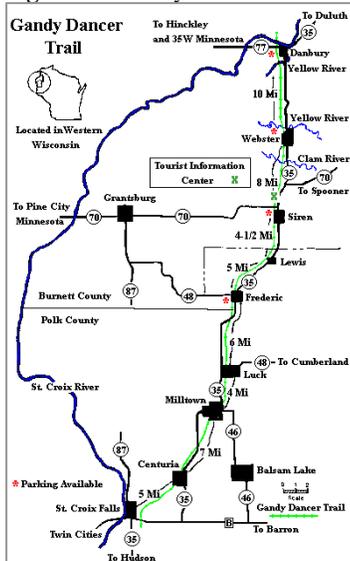
5.3.2.3 Pedestrian & Bicycle Transportation

Walkers and bikers currently use the Village’s existing trails, roadways, and sidewalks, although sidewalks are not available in some portions of the Village. The WisDOT maintains a map of bicycling conditions for Polk County. These maps have been recently updated using 2004 traffic and roadway data. Figure 5.7 displays the portion of the map for the Planning Area. Green routes indicate roadways considered to be in the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions.

Figure 5.7: Bicycling Conditions



Figure 5.8: Gandy Dancer Trail



In addition, the 98-mile Gandy Dancer State Trail runs along an old railroad grade through Polk County, connecting St. Croix Falls with Superior. The southern half of the trail, which is appropriate for bicycling, is surfaced with crushed limestone, and although it does not currently connect with the Village of Dresser, it provides an important recreational cycling opportunity for area residents.

Still under construction, the Amery to Dresser State Trail will be a county-operated 14-mile trail connecting the communities of Amery and Dresser. This trail will provide for non-motorized activities and, when, completed, will connect to the 18-mile Cattail State Trail in Amery.

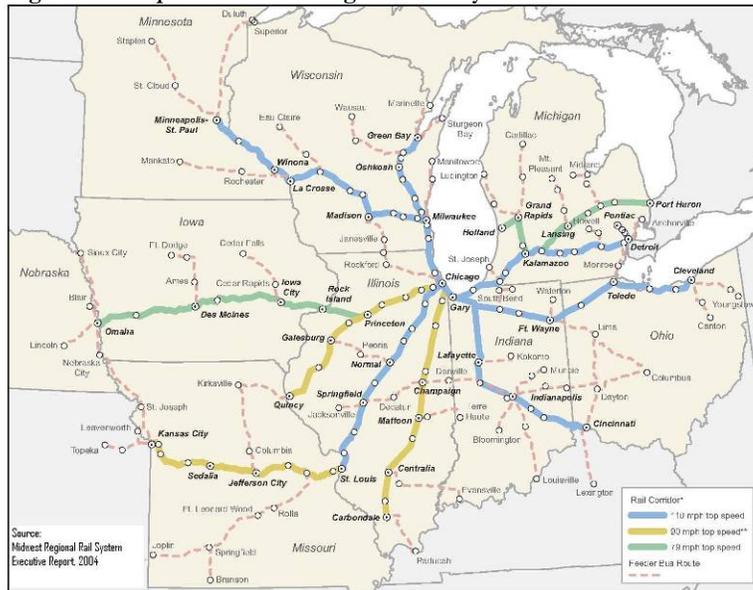
The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the *Bicycle Transportation Plan 2020* and the *Pedestrian Plan 2020*. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

5.3.2.4 Rail Road Service

Wisconsin’s rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes. A recent commodity forecast predicts growth in state freight rail tonnage of 51% by the year 2020. Freight rail enters Polk County at Osceola on the Canadian National Railway and continues to Dresser.

According to the Village of Dresser Community Survey, 36.4% of people rated the Village sidewalks as “Fair”, 33% rated them as “Good”, while only 5% rated them as “Excellent. 47.4% supported improving pedestrian opportunities.

Figure 5.9: Proposed Midwest Regional Rail System



*Indiana DOT is evaluating additional passenger rail service to South Bend and to Louisville.
 **In Missouri, current restrictions limit train speeds to 79 mph.

Chicago based passenger rail network. The MWRRS would provide frequent train trips between Chicago, Milwaukee, Madison, La Crosse, Eau Claire, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying (Source: WisDOT Rail Issues and Opportunities Report, 2004).

5.3.2.5 Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. The Federal Aviation Administration (FAA) classifies airports into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

The Federal Aviation Administration (FAA) lists Amery Municipal Airport and LO Simenstad Municipal airport (Osceola) among Polk County airports included in the National Plan of Integrated Airport Systems (NPIAS). To be eligible for federal funds, an airport must be included in the NPIAS, which is

published by the FAA every two years. Both airports are general aviation airports with no passenger service. The NPIAS *Five Year Plan (2007-2011)* anticipates that Amery Municipal Airport will have approximately 48 locally owned aircraft hangered or based at the airport by 2011, and that LO Simenstad will have 50.

5.3.2.6 Trucking

The trend toward less freight movement by rail and air has led to an increase in the trucking industry. According to a 2006 publication “Freight Facts and Figures,” trucking accounted for 82% of the total domestic U.S. freight moved in year 2002 and 95% of the total value. Projections for the freight shipping industry for the year 2035 predict a 98% increase in the volume of freight moved by truck and a 168% increase in the value of truck freight shipments. Freight is trucked through the Village of Dresser using STH 35, and CTH F.

5.3.2.7 Water Transportation

The Village of Dresser does not have its own access to water transportation but is approximately 90 miles from port access to Lake Superior at the Port of Duluth-Superior, and 50 miles from port access to the Mississippi River at either Minneapolis or St. Paul, MN.

5.3.3 Maintenance & Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system’s current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin’s preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin. The WisDOT *Six Year Improvement Plan (2006-2011)* for Polk County lists no project located in the Planning Area, but nine relatively minor resurfacing projects within Polk County.

5.3.3.1 Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Village in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Village are evaluated and rated in terms of their surface condition, drainage, and road crown. Paved roads are rated from 1 to 10 (10 being the best), and gravel roads are rated from 1 to 5 (5 being the best).

5.3.4 State & Regional Transportation Plans

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin’s multi-modal plan for the 21st Century. Currently the WisDOT is in the process of replacing Translink 21 with a new plan called Connections 2030. Similar to Translink 21, Connections 2030 will address all forms of transportation. However, unlike Translink 21, Connections 2030 will be a policy-based plan instead of a needs based plan. The policies will be tied to “tiers” of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase or decrease.

Figure 5.10: Transportation Plans & Resources

- WisDOT Rail Issues and Opportunities Report, 2004
- WisDOT 5-Year Airport Improvement Program, 2007-2011
- WisDOT Translink 21
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020
- WisDOT State Airport System Plan 2020
- WisDOT State Rail Plan 2020

5.4 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Village of Dresser agricultural, natural, & cultural resources and reflects the information required under §566.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Village of Dresser.

5.4.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Planning Area and Polk County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Polk County Land & Water Conservation Department. Several other relevant plans exist and should be consulted for additional information:

- Polk County Land and Water Resource Management Plan, 2004
- Soil Survey of Polk County, 1979

5.4.1.1 Geology and Topography

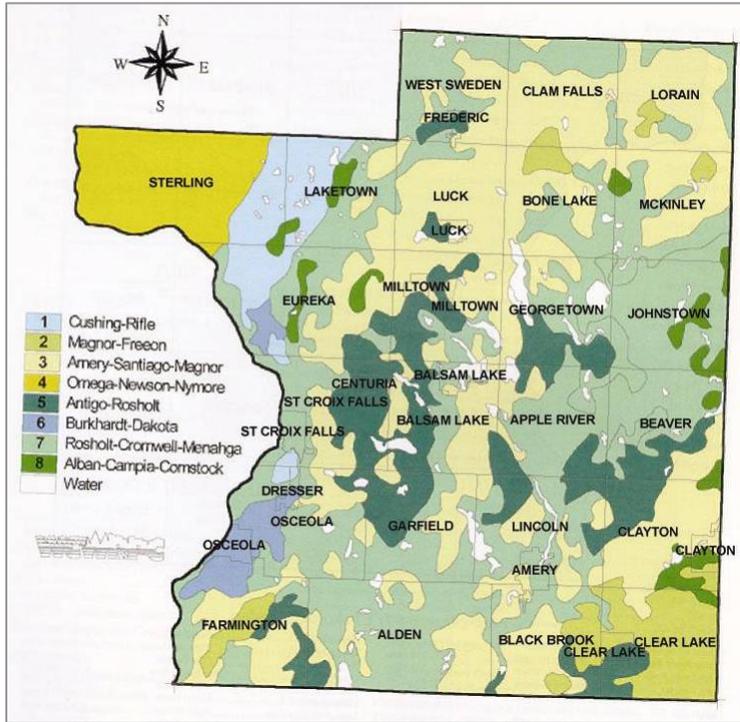
Polk County has rolling topography with glaciated surface features. Much of the County is covered by glacial outwash, resulting in lakes, wetlands, and uneven topography. Glacial end moraines run southwest to northeast across the county, and the best agricultural land is found on level ground between the moraines. The average elevation of the County is between 800 and 900 feet. Elevations range from about 680 feet above sea level to over 1,400 feet in the north central and eastern portions of Polk County (Source: Polk County Land and Water Resource Management Plan).

5.4.1.2 Soils

Polk County Soils were formed from glacial and alluvial deposits under northern hardwood and conifer forest cover. Irregular topography and many depressions account for much of the local variability in soils. Figure 5.11 provides a general soils map of Polk County (Source: *Polk County Land & Water Resources Management Plan*). Although each soil type contains variations, soils in the Village and Planning Area are generally three types: Cushing-Rifle, Amery-Santiago-Magnor, and Antigo-Rosholt. County Soils are described in detail in the *Soil Survey of Polk County*. The general soil map is not intended to provide information for site-specific applications.

1. Cushing Rifle Association: Undulating to very hilly, well and moderately well drained, loamy and nearly level very poorly drained organic soils on till plains
2. Magnor-Freeon Association: Nearly level and gently sloping, somewhat poorly and moderately well drained silty soils on till plains
3. Amery-Santiago-Magnor: Nearly level to very hilly, well and somewhat poorly drained loamy and silty soils on till plains.
4. Omega-Newson-Nymore Association: Nearly level to hilly, somewhat excessively and poorly to very poorly drained sandy soils on outwash plains
5. Antigo Rosholt: Nearly level to sloping well-drained silty and loamy soils on outwash plains.
6. Burkhardt-Dakota Association: Nearly level to sloping, well and somewhat excessively drained loamy and sandy soils on pitted outwash plains.
7. Rosholt-Cromwell-Menhaga Association: Nearly level to very hilly, well and somewhat excessively drained loamy and sandy soils on pitted outwash plains.
8. Alban-Campia-Comstock Association: Nearly level to moderately steep, well to somewhat poorly drained loamy and silty soils on glacial lake plains.

Figure 5.11: General Soils of Polk County



The Village of Dresser Productive Agricultural Soils Map depicts the location of prime farmland in the Planning Area as well as those farmers that have land enrolled in the Polk County Farmland Preservation Program. The “prime farmland” designation indicates Class I or II soils, and some Class III soils. These class designations refer to the quality of soils for growing crops and are based on Natural Resource Conservation Service (NRCS) classifications. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses, it is also possible to have a productive farm on soils that are not designated as “prime.” The “prime farmland” designation simply indicates that these soils are generally good for productive farming.

5.4.1.3 Farming Trends

Most farming data is not collected at the township or municipal level. However, assumptions can be made based on data collected at the County level. Table 5.14 and Figure 5.12 provide information on the number and size of farms in Polk County from 1987 to 2002. While the acreage of farmland decreased slightly, the total number of farms in Polk County actually increased by 13% from 1987 to 2002. The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many “farms” or “farmettes” qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue. Figure 5.12 illustrates how the number of smaller farms - especially those with 10-49 acres - has risen since 1987. As of 2002, over one fourth of Polk County farms were between 10 and 49 acres in size.

Table 5.14: Farms and Land in Farms 1987-2002

| Farms and Land in Farms | Polk County 1987 | Polk County 1992 | Polk County 1997 | Polk County 2002 | Percent Change 1987-2002 |
|---|------------------|------------------|------------------|------------------|--------------------------|
| Number of Farms | 1,467 | 1,324 | 1,301 | 1,659 | 13.1% |
| Land in Farms (acres) | 315,416 | 282,405 | 267,639 | 292,860 | -7.2% |
| Average Size of Farms (acres) | 215 | 213 | 206 | 177 | -17.7% |
| Market Value of Land and Buildings | | | | | |
| Average per Farm | \$142,756 | \$164,402 | \$215,868 | \$381,997 | 167.6% |
| Average per Acre | \$687 | \$811 | \$969 | \$2,150 | 213.0% |

Source: US Census of Agriculture, Polk County

The number of farms with 100-1000 acres has decreased, while the number of very large farms has risen slightly. This is likely due to farm consolidation, which occurs when older traditional farms continually expand in order to stay afloat in the agricultural economy. Regardless of size, all farms are important to the local agricultural economy.

Figure 5.12: Farm Size 1987-2002, Polk County

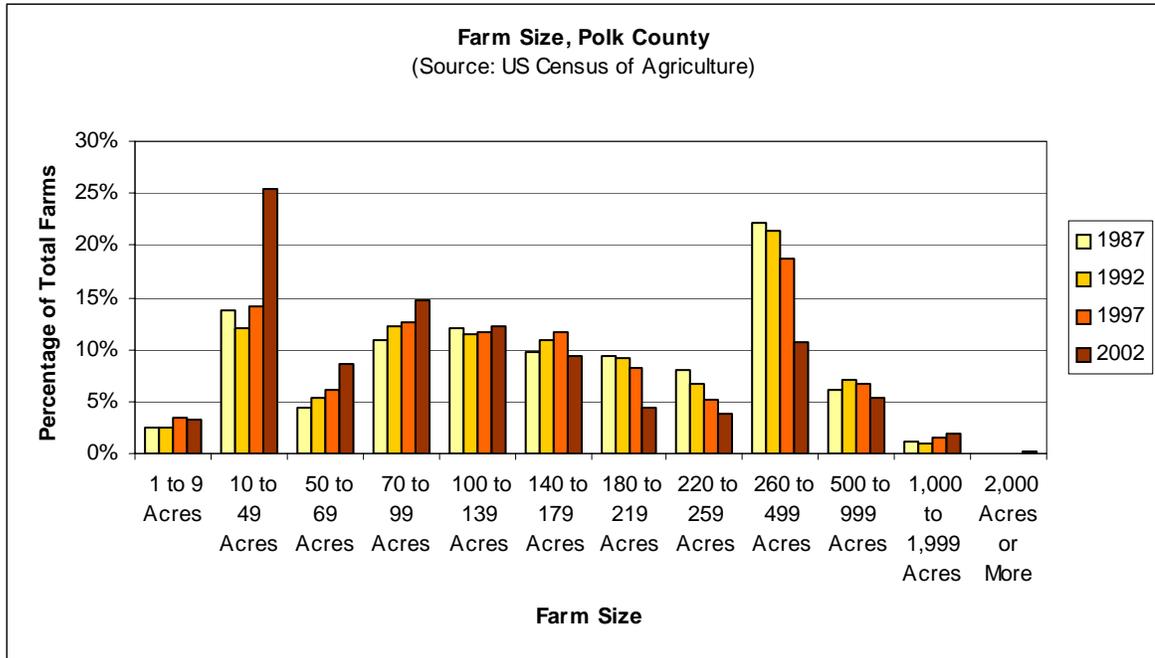


Table 5.15 displays the number of farms by NAICS (North American Industrial Classification System) for Polk County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Polk County is in the “Sugarcane, hay, and all other” category. The percentage of farms by category is fairly consistent with the percentages for the State, with the exception of the “Sugarcane, hay, and all other” and “Dairy Cattle” categories.

Table 5.15: Number of Farms by NAICS

| Types of Farms by NAICS | Polk County | | Wisconsin | |
|---|----------------------|--------------------------|----------------------|--------------------------|
| | Number of Farms 2002 | Percentage of Farms 2002 | Number of Farms 2002 | Percentage of Farms 2002 |
| Oilseed and grain (1111) | 236 | 14.2% | 12,542 | 16.3% |
| Vegetable and melon (1112) | 13 | 0.8% | 1,317 | 1.7% |
| Fruit and tree nut (1113) | 17 | 1.0% | 1,027 | 1.3% |
| Greenhouse, nursery, and floriculture (1114) | 53 | 3.2% | 2,284 | 3.0% |
| Tobacco (11191) | 0 | 0.0% | 188 | 0.2% |
| Cotton (11192) | 0 | 0.0% | 0 | 0.0% |
| Sugarcane, hay, and all other (11193, 11194, 11199) | 568 | 34.2% | 20,943 | 27.2% |
| Beef cattle ranching (112111) | 231 | 13.9% | 9,852 | 12.8% |
| Cattle feedlots (112112) | 95 | 5.7% | 3,749 | 4.9% |
| Dairy cattle and milk production (11212) | 228 | 13.7% | 16,096 | 20.9% |
| Hog and pig (1122) | 4 | 0.2% | 759 | 1.0% |
| Poultry and egg production (1123) | 14 | 0.8% | 910 | 1.2% |
| Sheep and goat (1124) | 41 | 2.5% | 1,117 | 1.4% |
| Animal aquaculture and other animal (1125, 1129) | 159 | 9.6% | 6,347 | 8.2% |
| Total | 1,659 | 100.0% | 77,131 | 100.0% |

Source: US Census of Agriculture

5.4.2 Natural Resource Inventory

The following section details some of the important natural resources in the Planning Area and Polk County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Polk County Land & Water Conservation Department. Information on local and regional parks is explored in the Utilities and Community Facilities Element. Several other relevant plans exist and should be consulted for additional information:

- Polk County Land and Water Resource Management Plan, 2004
- St. Croix River Basin Report, 2002
- Wisconsin DNR Legacy Report, 2002

The *Polk County Land and Water Resource Management Plan* identifies goals, objectives and actions developed by their Plan Commission, whose guiding mission was to “protect the intrinsic beauty, rural atmosphere, and quality of life in Polk County and minimize threats thereto”. Four goals were identified and are listed below:

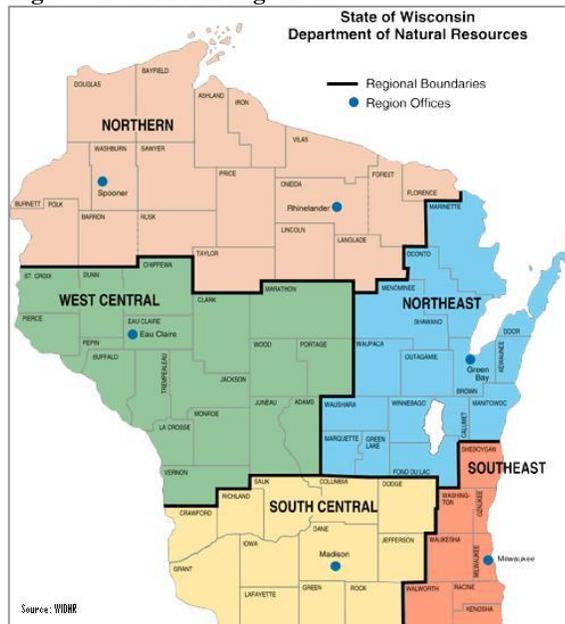
- 1) Protect and enhance the quality of our surface water, groundwater, and soils
- 2) Prioritize contiguous agriculture, woodland, trail, and greenways to provide for a broad range of wildlife/ Work to protect those areas.
- 3) Preserve, protect, and enhance riparian areas, wetlands, and aquatic and upland plant communities. Prioritize these sites to preserve the most pristine sites.
- 4) Improve recreation opportunities for all county citizens and visitors

Polk County is located within the Northern Region of the WIDNR. The Regional Offices are located in Spooner and Rhinelander, with the nearest Service Centers in Barron and Cumberland and the nearest Field Stations in Osceola and St. Croix Falls.

In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The nine criteria were:

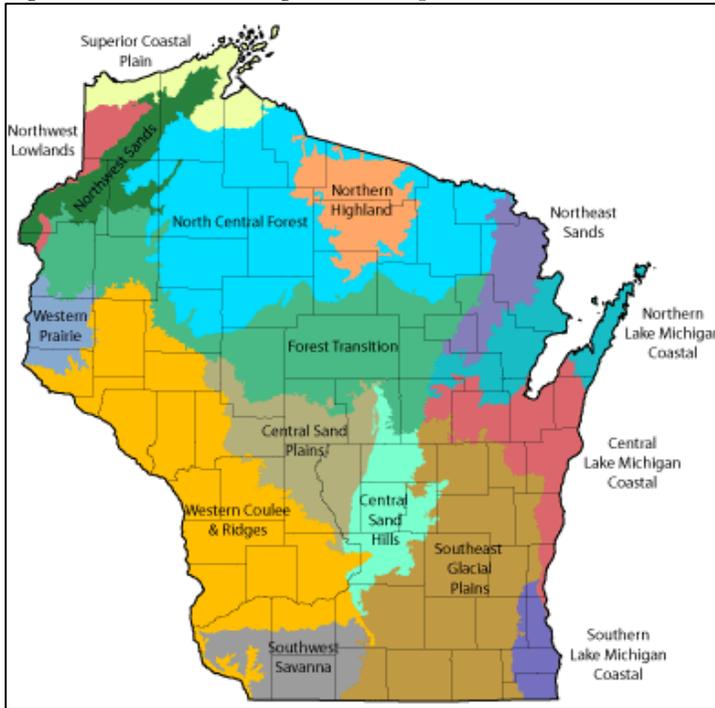
1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).

Figure 5.13: WIDNR Regions



7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).
9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

Figure 5.14: WIDNR Ecological Landscapes



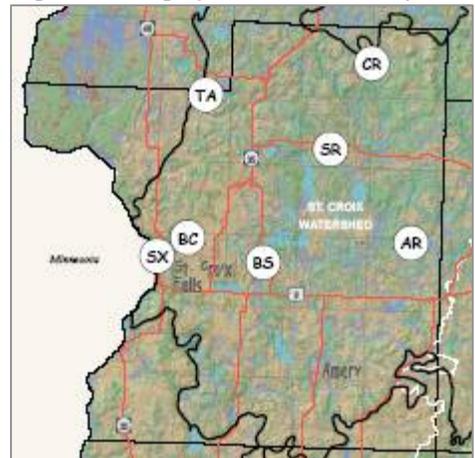
The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.14 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The majority of Polk County (and the Village of Dresser) is located within the Forest Transition landscape. Small southeastern and southwestern portions lie in the Western Prairie landscape, and small northwestern portions in both the Northwest Lowlands landscape and the Northwest Sands landscape.

The seven Legacy Places identified in (or partly within) Polk County are:

- Apple River (AR)
- Balsam Branch Creek & Woodlands (BS)
- Big Rock Creek (BC)
- Clam River (CR)
- Trade River Wetlands (TA)
- Straight River Channel (SR)
- St. Croix River (SX)

The St. Croix River is closest to the Village of Dresser. Refer to the report for specific information. (Source: WIDNR Legacy Report)

Figure 5.15: Legacy Places, Polk County



5.4.2.1 Groundwater

Groundwater is the only source of drinking water in the Planning Area. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (not pictured), the Planning Area generally ranks high to high-medium for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, and Water Table Depth.

Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

According to the Village of Dresser Community Survey, 78.4% of respondents said that groundwater was “Very important” to preserve.

“Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water.” And point source pollution as: “Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe.”

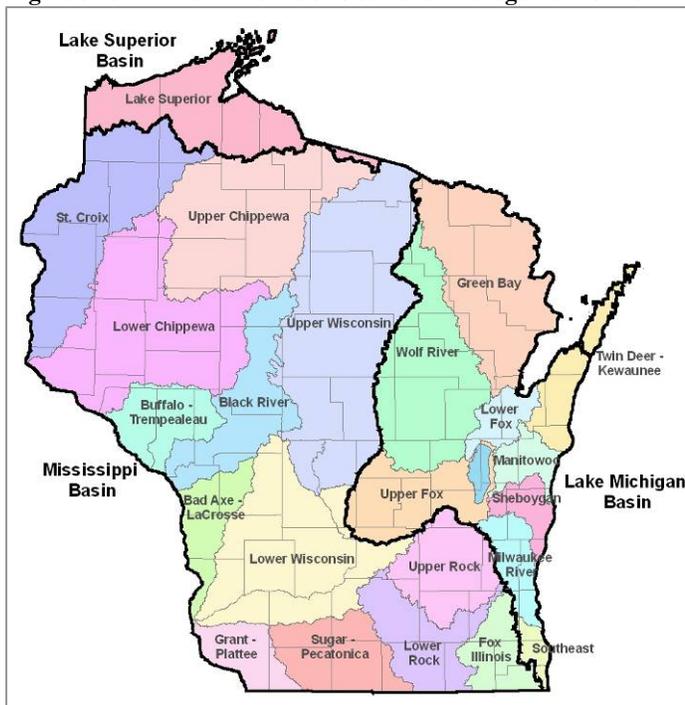
According to the EPA, NPS pollution remains the Nation’s largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250ft of a private well or 1000ft of a municipal well
- An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet

The Village has developed and approved a Wellhead Protection Plan to protect groundwater resources.

5.4.2.2 Stream Corridors

Figure 5.16: WIDNR River Basins & Water Management Units



Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.16). The entire western portion of the State is located within the Mississippi Basin. The three basins are further subdivided into 24 Water Management Units (Figure 5.16). The entire Planning Area, and the vast majority of Polk County is located within the St. Croix WMU, with a very small southeastern portion of the County in the Lower Chippewa WMU.

In 2002, the WIDNR released the first State of the St. Croix River Basin Report. The goal of the report is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the St. Croix Basin.

The report indicates that the top four priority issues for the Basin are:

- Shoreland (lakes and rivers) habitat protection and restoration
- Non-point source run-off contamination of surface water
- Cooperation with grassland/prairie and wetland restoration initiatives to protect water quality and enhance wildlife habitat

➤ Northwest Sands Integrated Ecosystem Plan

Each WMU is further subdivided into one or more of Wisconsin’s 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

The St. Croix WMU consists of 22 watersheds. Most of the Planning Area is within the Trout Brook Watershed, with the southeastern portion in the Lower Apple River Watersheds.

Figure 5.17: Polk County Watersheds



5.4.2.3 Surface Water

Surface water resources, consisting of lakes, rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Planning Area. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes, rivers and streams constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Rivers

and streams are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, which result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The perennial streams in and around the Village of Dresser are shown on the Environmental Corridor Map. There are no named streams or rivers within the Planning Area, although the St. Croix River is very close to the western edge, and is certainly affected by activities within the Planning Area.

Although there are no lakes within village limits, there are four lakes within the Planning Area. Poplar Lake (125 acres) lies east of the Village; Lotus Lake (246 acres) lies to the southeast; Lake O’ The Dalles (23 acres) and Folsom Lake (18 acres) lie to the northwest, adjacent to the St. Croix River.

Outstanding & Exceptional Waters

Wisconsin has classified many of the State’s highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). Waters designated as ORW or ERW are surface waters that provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by

human activities. The primary difference between the two is that ORW's typically do not have any direct point sources (e.g., industrial or municipal sewage treatment plant, etc.) discharging pollutants directly to the water. An ORW or ERW designation does not include water quality criteria like a use designation. Instead, it is a label that identifies waters the State has identified that warrant additional protection from the effects of pollution. These designations are intended to meet federal Clean Water Act obligations requiring Wisconsin to adopt an "antidegradation" policy that is designed to prevent any lowering of water quality.

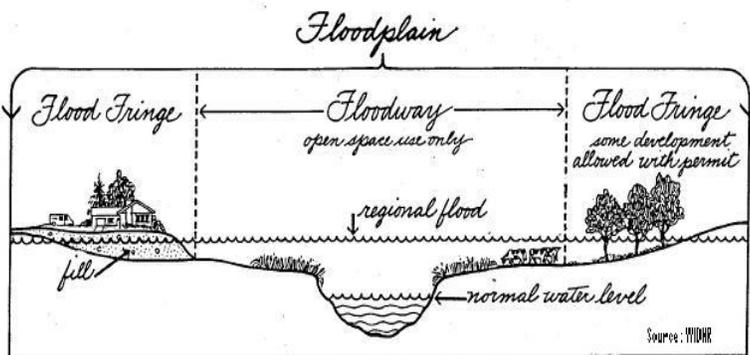
Polk County has no ERW's, but five ORW's: the St. Croix River on the county's western border, the Clam River, McKenzie Creek, Sand Creek and tributaries, and Pipe Lake. There are no ORW's or ERW's within the Village of Dresser Planning Area. (Source: WIDNR, Polk County Land & Water Management Plan)

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs). States are required to submit a list of impaired waters to EPA for approval every two years. These waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WIDNR's Bureau of Watershed Management. There are three bodies of water within Polk County on the 303(d) list: Cedar Lake (because of impacts from nutrients, turbidity, and sediment), Ward Lake, and Deer Lake (both for atmospheric deposition of mercury from regional sources). There are no impaired waters in the Planning Area. (Source: WIDNR)

5.4.2.4 Floodplains

Figure 5.18: Diagram of a Floodplain



Floods are the nation's and Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Direct Costs:

- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities & Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims
- Business Interruptions (lost wages, sales, production)

Indirect Costs:

- Construction & Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood
- Insurance

The Development Limitations Map displays the floodplain areas in the Planning Area. The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, city and village shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Village of Dresser Floodplain Ordinance. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

5.4.2.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions, wetlands may also occur in upland areas. Wetlands accomplish important natural functions, including:

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in stormwater runoff (by providing areas for floodwater impoundment and storage),
- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

According to the Village of Dresser Community Survey, 58.1% of respondents said that wetlands were “Very important” to preserve.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

The latest Polk County data within the Wisconsin DNR wetlands inventory lists 60,921 acres of wetlands (10.4% of the land area) in the County. The Existing Land Use Map displays the wetland areas in the Planning Area. These wetlands encompass an area of 367 acres (2.97% of the 12,351 acre Planning Area as a whole).

Wetlands are not conducive to residential, commercial, or industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, in both monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

5.4.2.6 Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:

1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

Table 5.16 list those elements contained in the NHI inventory for the Planning Area. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Polk County & Wisconsin visit the WIDNR's Endangered Resources Bureau.

- Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Table 5.16: Natural Heritage Inventory Data on Rare and Endangered Species

| Group | Scientific Name | Common Name | State Status | Date Listed |
|-------|-------------------------------|-------------|--------------|-------------|
| | None within the Planning Area | | | |

Source: WIDNR NHI, Village of Dresser

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA* = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

5.4.2.7 Forests & Woodlands

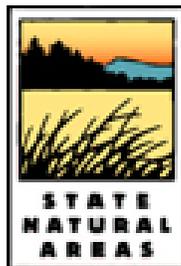
Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

According to the Village of Dresser Community Survey, 70.6% of respondents said that forest and woodlands were “Very important” to preserve.

The Existing Land Use Map displays those lands that are wooded in the Planning Area. According to 2004 data from the WI DNR, approximately 245,740 acres (41%) of Polk County is forested, and includes mixed hardwood, aspen, oak, jack pine, and red pine.

5.4.2.8 Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or “rooms,” of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's 558 State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The

SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There are four SNAs within or near the Planning Area and seven total within Polk County. Dalles of the St. Croix River, Interstate Lowland Forest, Centennial Bedrock Glade, and Osceola Bedrock Glades lie along the St. Croix River on the western border of the County. Most SNAs are open to the public; however, these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

5.4.2.9 Metallic & Non-Metallic Mineral Resources

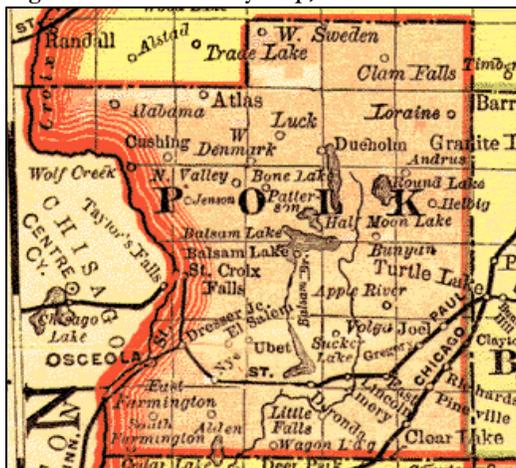
Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. (Refer to Polk County Department of Zoning) The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation, many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking.

There is one non-metallic mining operation in the Planning Area. Located partly with the Village limits, Dresser Trap Rock, Inc. has been mining its Dresser quarry since 1914. The rock it mines is unique due to its unconfined compression test result of 80,000 psi, which makes it the hardest known rock in North America. The name comes from the kind of rock being crushed here - Trap Rock - meaning dark, fine-grained igneous rock. Dresser Trap Rock is used extensively in bituminous and concrete applications, erosion and ice control, road construction, landscaping and as ballast for many rail lines throughout the Midwest.

5.4.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Village of Dresser and Polk County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Figure 5.19: Polk County Map, 1901



The Village of Dresser was incorporated in 1919 as “Dresser Junction”, and at the time of the first US Census in 1930, there were 285 residents.

5.4.3.1 Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state’s heritage. The WI Historical Society’s Division of Historic Preservation administers the Historical Markers program. There are five registered historical markers in Polk County, two of which are located in Interstate Park, near the Planning Area:

- State Park Movement in Wisconsin, Interstate Park,

Chapter 5 Existing Conditions

- Hwy 8, St. Croix Falls
- Gaylord Nelson, Interstate Park, St. Croix Falls

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated; as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. There are two AHI records listed for the Village of Dresser (contact the State Historical Society for more information on each record):

- St. Peter’s Lutheran Church, CTH F
- Dresser Trap Rock Co, Off STH 35 at northern village limits

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the State Historical Society for information on ASI records in the Planning Area.

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin’s official listing of state properties determined to be significant to Wisconsin’s heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history.

Table 5.17: State Register of Historic Places, Village of Dresser

| Reference # | Historic Name | Municipality | Location |
|--|---------------|--------------|----------|
| None registered in the Village of Dresser or the Town of Dresser | | | |

Source: WI Historical Society

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

There are currently 50 CLGs in the State of Wisconsin, but none in Polk County.

5.5 UTILITY & COMMUNITY FACILITIES

This element provides a baseline assessment of the Village of Dresser utility & community facilities and reflects the information required under JS66.1001. Information includes: forecasted utility & community facilities needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility & community facilities in the Village of Dresser.

5.5.1 Existing Utility & Community Facilities Conditions

5.5.1.1 Sanitary Sewer System

By contract, all wastewater generated in the Village of Dresser is pumped to and treated at the Village of Osceola wastewater treatment plant, and eventually discharged into the St. Croix River. Within the Village of Dresser, there are approximately 9 miles of collection pipes, 3.5 miles of forced sewer main, and one lift station. Currently, homes and businesses in the Village generate 60,000-80,000 gallons of wastewater per day. In addition, beginning in 2005, the Village system began to collect approximately 20,000 gallons of wastewater per day from F & A Dairy.

There are no planned improvements or changes for the sanitary sewer at this time. However, the City of St. Croix Falls will likely need to send a portion of its wastewater to Osceola in the coming years, and may utilize the Village of Dresser system as a conduit to the Village of Osceola.

5.5.1.2 Storm Water Management

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities, as well as measures to minimize stormwater pollutants entering area surface water features. A stormwater management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution.

Currently, the Village has little infrastructure for stormwater management, and all stormwater infrastructure and activities are supported by the general property tax. There are no detention ponds or infiltration facilities. Typically, stormwater collection pipes are added during the reconstruction of wastewater facilities.

The Village has a contractual arrangement to use a sweeper from the Village of Osceola for “spring cleanup” of salt and sand. In addition, leaves bagged by residents and businesses are picked up at the curb twice per year, and composted at a nearby facility. There are no major plans to enhance or add to the stormwater management system at this time.

5.5.1.3 Water Supply

The Dresser Municipal Water Utility operates a public potable water supply system with an equivalent of 1.4 full time employees. The system relies entirely on groundwater, and consists of two operating wells, an elevated storage tower, approximately 9.6 miles of water main, and 80 fire hydrants. Water mains range in size from 1.5 inches to 10 inches. In 2006, the system served 311 residences, 37 commercial customers, and 14 industrial customers, as well as public entities. The Village has developed and approved a Wellhead Protection Plan to protect groundwater resources.

Approximately 32.7 million gallons of water was used in year 2006, and 47% of this was for residential use. The average water usage was nearly 90,000 gallons per day, with a one day high of 357,000 gallons in late July. The total capacity for the two pumps serving the City water system is 756,000 gallons (actual) per day. The water tower has a capacity of 200,000 gallons (plenty for two days of average water use). Assuming no future water intensive industrial development, the water system capacity appears more than satisfactory to accommodate the existing and future development needs of the community.

Table 5.18: Water Well Statistics

| Well | Location | Depth (ft) | Well Diameter (in) | Yield Per Day (g) | Currently in Service | Year Installed |
|------|-----------------------|------------|--------------------|-------------------|----------------------|----------------|
| 2 | Soo Ave. (Creamery) | 251 | 10 | 360,000 | Yes | 1948 |
| 3 | East Ave. Water Tower | 259 | 12 | 396,000 | Yes | 1976 |

Source: WI Public Service Commission, 2006 Annual Report

There are no planned expansions to the water supply system at this time. However, the City of St. Croix Falls is studying the feasibility of obtaining additional water from the Village of Dresser system via pipeline and pump. As the study progresses, the potential energy requirements, hydrological, and fiscal affects on the Village of Dresser system should be closely monitored.

Homes outside of the Village limits rely on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin’s Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR, or the Polk County Zoning Department for more information on water quality and well regulations.

5.5.1.4 Solid Waste Disposal & Recycling Facilities

Solid waste and recycling services are currently contracted to Waste Management, a private vendor. Residents and businesses currently have curbside trash and recycling pick-up once per week.

5.5.1.5 Parks, Open Spaces & Recreational Resources

Parks and recreational resources are important components of a community’s public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community’s local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

The following public parks are owned and maintained by the Village of Dresser:

- Sooline Park is a small triangular park, approximately 1¼ acre, with picnic tables, a barbeque, and simple swing.
- Thye Memorial Park is a one-acre park just west of the Community Hall, and includes playground equipment, a shelter with electricity, and a volleyball court.
- A Basketball Court lies just to the east of the community hall on approximately ¼ acre.
- A small unnamed park adjacent to the basketball court has a gazebo and small waterfall, and just north of this, a private lot recently purchased by the Village will be the newest extension of the park system. These two lots combined are approximately ¼ acre.
- The Village also maintains “Wilderness Walkway”, a 0.4 mile walking trail leading from the elementary school grounds to and around Veteran’s Pond, which sits on approximately 12 acres and has a shelter and picnic tables available for use.
- In addition to parklands owned by the Village, the Village leases and maintains approximately ½ acre with tennis courts and a skating rink from the School District on the elementary school grounds.

According to the Village of Dresser Community Survey, 57.3% of respondents said that parks and open space were “Very important” to preserve.

No new parks or park improvements are anticipated or planned at this time. Historically, the Village has benefited from donations of property or facilities to enhance the parks system.

The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Including the area around Veteran’s Pond and the school facilities leased by the Village, Dresser has approximately 15.25 acres of parkland. Based on the year 2005 population estimate, the City’s level of service was 18.4 acres of parkland per 1000 residents. Based on a need of 12 acres of parkland per 1,000 people, the existing parks system (including school facilities) should adequately meet the needs of Village residents for the foreseeable future. As the age composition in the Village changes, specific recreational needs may change, and should be monitored over time.

Table 5.19 Park Acreage Compared to Population Forecasts

| | 2005 | 2020 | 2030 |
|--|-------|-------|-------|
| Population (High Projection) | 829 | 914 | 986 |
| Demand (Acres) | 9.9 | 11.0 | 11.8 |
| Total Supply (acreage of municipal parks & leased school facilities) | 15.25 | 15.25 | 15.25 |
| Surplus/Deficit | 5.3 | 4.3 | 3.4 |

In addition to public parks within the Village, Dresser residents have access to an impressive array of private, state and county recreational facilities nearby. Trollhaugen Ski Area, a privately owned and operated facility, offers downhill skiing, snowboarding, and cross-country skiing, and is located on the east side of the Village. The 2004-2009 Polk County Outdoor Recreation Plan (PCORP) includes an inventory of recreational facilities outside of incorporated areas, as well as goals, objectives, and planned future improvements. Most notable, Interstate Park, a State Park located just north of the Village, has a public campground, cross country ski trails, three acres of public beach, and over 300 acres of open space for hunting. Lotus Lake County Park lies in the southeast corner of the Planning Area, and includes multiuse trails. Dresser residents can also access the St. Croix River for canoeing and other water-based activities, and a snowmobile trail leading out of the Village to the northeast. Finally, St. Croix Falls Golf Course is located just east of the Planning Area.

The PCORP lists the possible future purchase by Polk County of 38 acres adjacent to Lotus County Park. In addition, continuing efforts by Polk County to acquire land for a multipurpose trail connecting Dresser to Amery should be closely followed by the Village.

The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Polk County is a part of the *Great Northwest* (Ashland, Barron, Bayfield, Burnett, Douglas, Polk, Rusk, Sawyer, and Washburn Counties). The most common issues and needs for the region identified by the plan include:

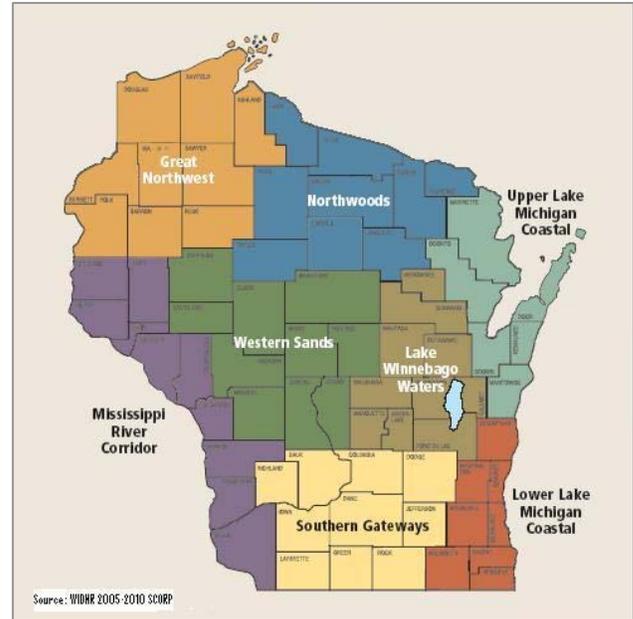
Issues:

- Lack of funding for park and recreation maintenance
- Increasing ATV usage and associated impacts
- Increasing noise pollution from motorized activities
- Lack of educational programs/naturalists/interpreters
- Overcrowding
- Pressure from the logging industry to harvest on public lands

Needs:

- More bird watching opportunities
- More hiking trails
- More kayaking opportunities
- More silent sport opportunities

Figure 5.20: WIDNR SCORP Regions



5.5.1.6 Telecommunication Facilities

CenturyTel provides telephone service for the Village, and Cable TV and Internet services are provided by Charter Communications. There are no known plans for changes to service at this time.

5.5.1.7 Power Plants & Transmission Lines

XCEL Energy provides electric power for the Village, and has a substation in Osceola linked to the St Croix power plant. The main transmission station for the Village of Dresser lies just west of Village limits. WE Energy provides Gas Heat to residents in the Village. A Viking and Northern Natural Gas pipeline lies just west of the Village.

5.5.1.8 Cemeteries

There is one cemetery in the Village located on County Rd. F behind St. Peter's Community Church. The Village of Dresser does not initiate the development or expansion of cemeteries; however, they are regulated through the Village Zoning Code.

5.5.1.9 Health Care Facilities

There are no hospitals, clinics, or nursing homes located in the Village of Dresser. Nearby facilities include Osceola Medical Center in Osceola, with 23 beds, and St. Croix Regional Hospital, with 25 beds. The Village of Dresser does not initiate the development or expansion of health care facilities; however, they are regulated through the Village Zoning Code.

5.5.1.10 Child Care Facilities

Under Wisconsin law, no person may be compensated for providing care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a childcare center from the Department of Health and Family Services. There are two different categories of state licensed childcare; they depend upon the number of children in care. Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children.

There are two licensed childcare facilities in the Village of Dresser with a total capacity of 50 children. Country Care (1087 210th St.) is a family childcare center with a capacity of eight children. Qualle Bear Daycare (510 US Hwy 35) is a group childcare center with a capacity of 42 children. The Village of Dresser does not initiate the development or expansion of childcare facilities, nor are they explicitly regulated through the Village Zoning Code.

5.5.1.11 Police & Emergency Services

Law enforcement in the Village is provided by the Dresser Police Department, which is located at 115 E. Main St. and employs one full time and one part time employee. The remainder of the Planning Area is served by the Polk County Sheriff. For emergency medical service, the majority of Dresser residents are served by Lifelink, a provider in St. Croix Falls, while residents in the southern and southwestern portions of the Village are served by Osceola Ambulance. Dresser First Responders and the Dresser Fire Department provide services for the entire Planning Area and most of the Town of Osceola. The Dresser-Osceola-Garfield Fire Association is located along State St. on the east side of the Village.

5.5.1.12 Libraries

The Dresser Village Library, located at 117 S. Central, provides educational and informational materials, computer/internet access, and special programs for children. The Polk County Library Federation provides a broader array of books through their books-by-mail service, which Dresser Library employees can assist with. For more information, contact the library at (715) 755-2944 or dresserpl@ifls.lib.wi.us.

In addition, residents can access item from over 30 area libraries through the Indianhead Federated Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The Indianhead Library System is headquartered in Eau Claire and serves libraries in Eau Claire, Chippewa, Pepin, Dunn, Pierce, St. Croix, Polk, Barron, Rusk, and Price counties. For more information, visit the Indianhead website <http://www.ifls.lib.wi.us/index.asp>.

5.5.1.13 Schools

The Village of Dresser is served by the St. Croix Falls School District. The District operates two elementary schools, a middle school, and a high school, serving a total of 1,084 students as of fall 2007, exactly the same as the number of students in 2001 (Wisconsin Dept. of Public Instruction). Dresser Elementary School, located at 131 2nd Ave. in the Village serves approximately 75 students in Kindergarten and Pre-K. Personnel employed by the district number approximately 140, including administrative, faculty, special, and support staff.

Polk County is served by the Wisconsin Indianhead Technical College (WITC), which has campuses in Ashland, New Richmond, Rice Lake, and Superior, and branches in Hayward and Ladysmith. WITC as a system offers 101 programs of study leading to various degrees and certificates. 60 programs are offered at the New Richmond location (24 miles from Dresser), and 62 at the Rice Lake location (55 miles from Dresser). The nearest four-year universities in the University of Wisconsin system are UW-River Falls

(45 miles) and UW-Stout (70 miles from Dresser). UW-Barron County offers 2-year programs in Rice Lake.

5.5.1.14 Other Government Facilities

The Village Hall is located 102 W. Main Street, and is used for Village administration and for official Village meetings. The Dresser Community Hall is a unique public facility frequently used by Boy & Girl Scouts, the Lion's Club, and other groups for regular meetings, and also rented out for celebrations and community benefits. The handicapped-accessible facility has restrooms, a kitchen and a stage, and was recently outfitted with a new heating and air conditioning system.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Village of Dresser economic development and reflects the information required under SS66.1001. Information includes: labor market statistics, economic base statistics, new businesses desired, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Village of Dresser.

According to the Village of Dresser Community Survey, 55.3% of respondents said that Dresser's economy was "Stable".

5.6.1 Economic Development Existing Conditions

5.6.1.1 Labor Market

Table 5.20 details the employment status of workers in the Village of Dresser as compared to Polk County and the State. At the time of the 1990 U.S. Decennial Census unemployment for the Village was lower than that for Polk County and about the same as the State as a whole. By year 2000, the village unemployment rate decreased to 2.1%, below both County and State rates. Unemployment rates for villages are only collected during the U.S. Decennial Census; therefore, 2006 data was not available.

Table 5.20: Employment Status of Civilians 16 Years or Older

| Employment Status, Civilians 16 Years or Older | Village of Dresser | Polk County | Wisconsin |
|--|--------------------|-------------|-----------|
| In Labor Force (1990) | 337 | 16,574 | 2,598,898 |
| Unemployment Rate | 4.5% | 6.7% | 4.3% |
| In Labor Force (2000) | 398 | 21,400 | 2,996,091 |
| Unemployment Rate | 2.1% | 2.6% | 3.4% |
| In Labor Force (2006) | Not Available | 24,178 | 3,062,932 |
| Unemployment Rate | Not Available | 5.8% | 4.7% |

Source: US Census and WI Department of Workforce Development

Table 5.21 indicates the percentage of workers by class for the Village of Dresser, Polk County and the State, in year 2000. The Village of Dresser has a lower percentage of both self-employed residents and residents employed in government jobs than Polk County and the State.

Table 5.21: Class of Worker

| Class of Worker | Village of Dresser | Polk County | Wisconsin |
|-----------------------|--------------------|---------------|---------------|
| Private Wage & Salary | 89.1% | 77.5% | 81.1% |
| Government Worker | 6.5% | 11.4% | 12.5% |
| Self-Employed | 4.4% | 10.4% | 6.1% |
| Unpaid Family Worker | 0.0% | 0.6% | 0.3% |
| Total | 100.0% | 100.0% | 100.0% |

Source: US Census

Table 5.22 and Figure 5.21 describe the workforce by occupation within the Village, County and State in year 2000. Occupation refers to the type of job a person holds, regardless of the industry type. The highest percentage of occupations of employed Dresser residents is in the Production, Transportation, & Material Moving category. This category also ranks high for Polk County, although Management, Professional, and Related jobs rank slightly higher.

Table 5.22: Employment by Occupation

| Employment by Occupation, Civilians 16 Years & Older | Village of Dresser Number | Village of Dresser Percent | Polk County Number | Polk County Percent | Wisconsin Number | Wisconsin Percent |
|--|---------------------------|----------------------------|--------------------|---------------------|------------------|-------------------|
| Prod, Trans & Mat. Moving | 126 | 32.7% | 5,368 | 26.1% | 540,930 | 19.8% |
| Const, Extraction & Maint. | 47 | 12.2% | 2,135 | 10.4% | 237,086 | 8.7% |
| Farm, Fishing & Forestry | 0 | 0.0% | 335 | 1.6% | 25,725 | 0.9% |
| Sales & Office | 89 | 23.1% | 4,458 | 21.7% | 690,360 | 25.2% |
| Services | 52 | 13.5% | 2,839 | 13.8% | 383,619 | 14.0% |
| Mgmt, Prof & Related | 71 | 18.4% | 5,418 | 26.4% | 857,205 | 31.3% |
| Total | 385 | 100% | 20,553 | 100% | 2,734,925 | 100% |

Source: US Census

Figure 5.21: Employment by Occupation

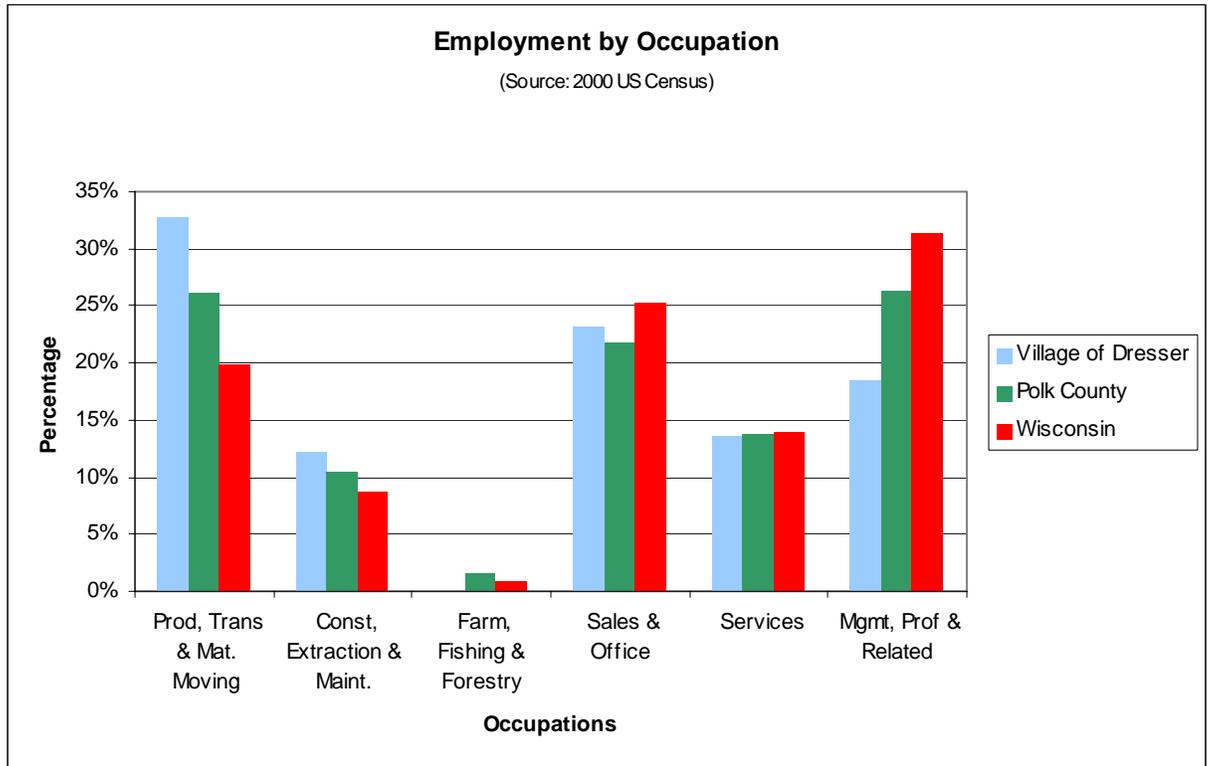


Table 5.23 and Figure 5.22 show the earnings for workers within the Village, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (total income divided by total population), median family income (based on units of occupancy with at least two related individuals), and median household income (based on every unit of occupancy with one or more individuals). For all three-income indicators, the Village of Dresser ranks lower than the average for both Polk County and the State. Percent growth of household and family income between 1989 and 1999 was in line with Polk County, and greater than that of the State.

The percentage of individuals living below poverty status in the Village of Dresser is slightly lower than that of Polk County and the State, and decreased by 2.4 % between 1989 and 1999.

Table 5.23: Income

| Income | Village of Dresser 1989 | Village of Dresser 1999 | Percent Change 89-99 | Polk County 1989 | Polk County 1999 | Percent Change 89-99 | Wisconsin 1989 | Wisconsin 1999 | Percent Change 89-99 |
|--|-------------------------|-------------------------|----------------------|------------------|------------------|----------------------|----------------|----------------|----------------------|
| Per Capita Income | \$12,295 | \$17,926 | 45.8% | \$11,291 | \$19,129 | 69.4% | \$13,276 | \$21,271 | 60.2% |
| Median Family Income | \$26,429 | \$44,028 | 66.6% | \$29,125 | \$48,538 | 66.7% | \$35,082 | \$52,911 | 50.8% |
| Median Household Income | \$22,446 | \$37,500 | 67.1% | \$24,267 | \$41,183 | 69.7% | \$29,442 | \$43,791 | 48.7% |
| Individuals Below Poverty ¹ | 8.0% | 5.6% | -2.4% | 11.8% | 7.1% | -4.7% | 10.4% | 8.7% | -1.7% |

Source: US Census

1. The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Figure 5.22: Income, Year 1999

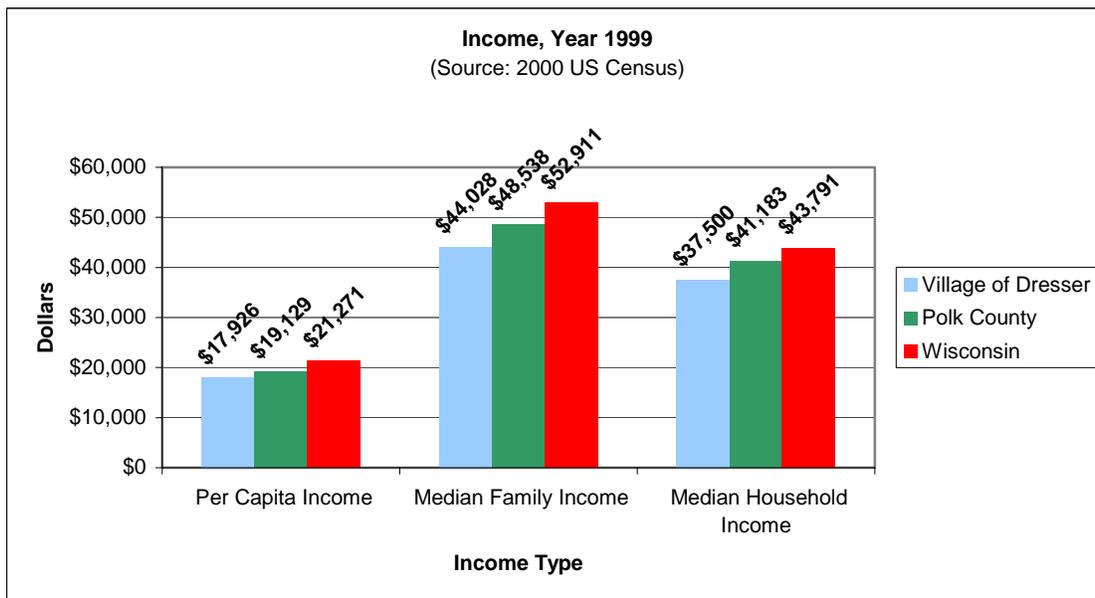


Table 5.24 details the educational attainment of Village of Dresser, Polk County, and State residents 25 years and older according to the 1990 & 2000 U.S. Census. In year 2000, 87% of Village of Dresser residents 25 years or older had at least a high school diploma. This figure is slightly higher than that for Polk County (86%) and the State (85%). However, with regard to residents with bachelors and graduate/professional degrees, the Village (10.1%) lags behind both the County (15.6%) and the State (22.5%). Presumably, this accounts for the lower income of Village residents.

Table 5.24: Educational Attainment Person 25 Years & Over

| Educational Attainment Person 25 Years and Over | Village of Dresser 1990 | Village of Dresser 2000 | Polk County 1990 | Polk County 2000 | Wisconsin 1990 | Wisconsin 2000 |
|---|-------------------------|-------------------------|------------------|------------------|----------------|----------------|
| Less than 9th Grade | 9.9% | 3.0% | 11.2% | 4.8% | 9.5% | 5.4% |
| 9th to 12th No Diploma | 14.3% | 9.8% | 10.8% | 9.3% | 11.9% | 9.6% |
| HS Grad | 49.3% | 38.2% | 43.2% | 41.1% | 37.1% | 34.6% |
| Some College | 11.6% | 31.4% | 16.2% | 21.9% | 16.7% | 20.6% |
| Associate Degree | 8.0% | 7.5% | 7.2% | 7.3% | 7.1% | 7.5% |
| Bachelor's Degree | 6.3% | 9.2% | 8.0% | 10.7% | 12.1% | 15.3% |
| Graduate/Prof. Degree | 0.6% | 0.9% | 3.4% | 4.9% | 5.6% | 7.2% |
| Percent High School Grad or Higher | 75.8% | 87.2% | 78.0% | 85.9% | 78.6% | 85.2% |

Source: US Census

5.6.1.2 Economic Base

Table 5.25 lists the top 25 employers in Polk County as reported by the Wisconsin Department of Workforce Development, in year 2005. Polaris Industries, Inc. is the largest employer for Polk County. Of the top 25 employers, two are in Dresser:

- Trollhaugen, Inc.
- Tenere, Inc.

Table 5.25: Top 25 Employers in Polk County

| Rank | Employer | Industry Type | Number of Employees |
|------|------------------------------------|---|---------------------|
| 1 | Polaris Industries Inc. | All Other Transportation Equipment Mfg | 500-999 |
| 2 | County of Polk | Executive & Legislative Offices, Combined | 250-499 |
| 3 | St. Croix Regional Medical Center | General Medical and Surgical Hospitals | 250-499 |
| 4 | Wal-mart | Discount Department Stores | 250-499 |
| 5 | Osceola Public School | Elementary and Secondary Schools | 250-499 |
| 6 | Amery Regional Medical Center Inc. | General Medical and Surgical Hospitals | 250-499 |
| 7 | School District of Amery | Elementary and Secondary Schools | 250-499 |
| 8 | Trollhaugen Inc. | Skiing Facilities | 100-249 |
| 9 | Bishop Fixture & Millwork Inc. | Showcase, Partition, Shelving, and Locker Manufacturing | 100-249 |
| 10 | Osceola Medical Center | General Medical and Surgical Hospitals | 100-249 |
| 11 | Balsam Lake-Unity-Milltown Public | Elementary and Secondary Schools | 100-249 |
| 12 | School District of St. Croix Falls | Elementary and Secondary Schools | 100-249 |
| 13 | Tenere Inc. | Special Die and Tool, Die Set, Jig, and Fixture Manufacturing | 100-249 |
| 14 | Firstsite Staffing Inc. | Temporary Help Services | 100-249 |
| 15 | Cardinal Glass Industries | Glass Product Mfg Made of Purchased Glass | 100-249 |
| 16 | Durex Products Inc. | All Other Plastics Product Mfg; Other Fabricated Wire Product Mfg | 100-249 |
| 17 | Good Samaritan Center | Nursing Care Facilities | 100-249 |
| 18 | Northwire Inc. | Other Communication and Energy Wire Mfg | 100-249 |
| 19 | School District of Clear Lake | Elementary and Secondary Schools | 100-249 |
| 20 | Mathy Construction Co. | Highway, Street, and Bridge Construction | 100-249 |
| 21 | Advanced Food Products LLC. | Cheese Manufacturing | 100-249 |
| 22 | School District of Dresser | Elementary and Secondary Schools | 100-249 |
| 23 | St. Croix Valley Hardwoods | Cut Stock, Resawing Lumber, and Planing | 100-249 |
| 24 | Marketplace Foods | Supermarkets and Other Grocery (except Convenience) Stores | 100-249 |
| 25 | Masterson Personnel Inc. | Temporary Help Services | 100-249 |

Source: WI Department of Workforce Development, Polk County

Table 5.26 and Figure 5.23 describe the workforce by industry within the Village, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations. (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”)

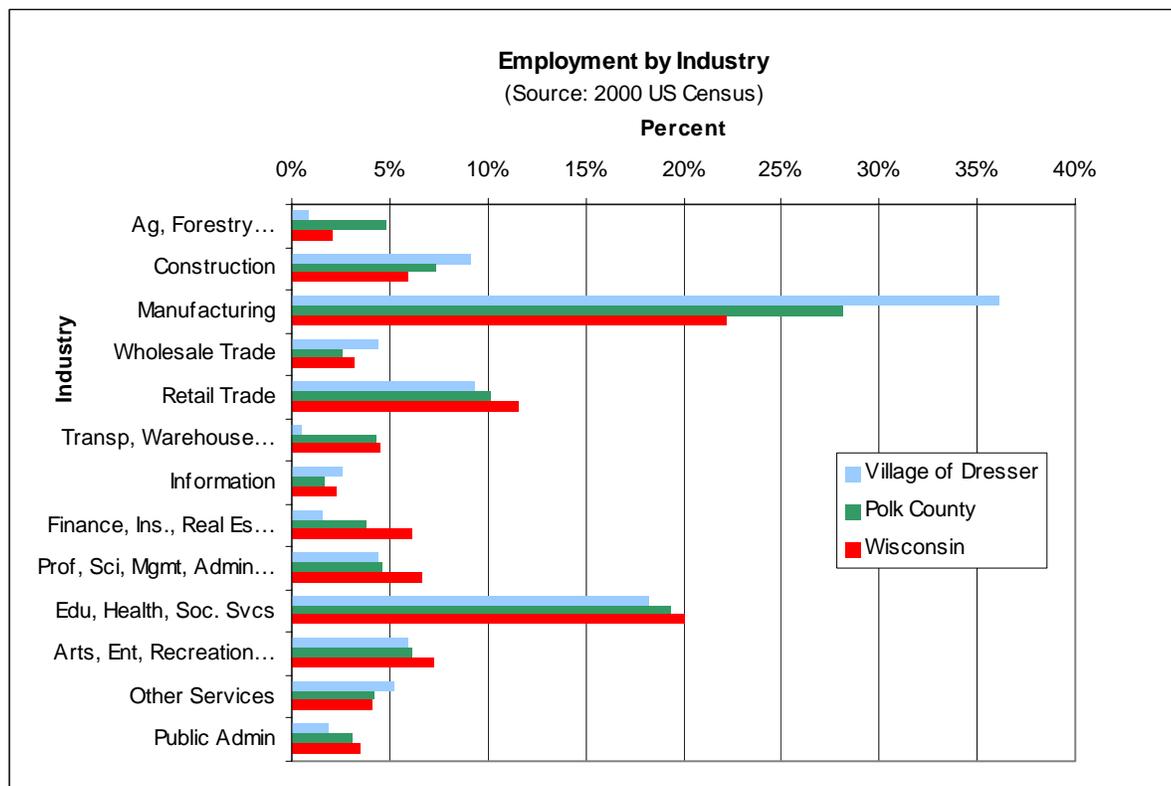
Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

The highest percentage of employment by industry for Dresser residents is in the Manufacturing category. This corresponds with one of the largest employers, Tenere Inc. This category is also the highest industry of employment for Polk County and the State.

Table 5.26: Employment by Industry

| Employment by Industry, Civilians 16 Years & Older | Village of Dresser Number | Village of Dresser Percent | Polk County Number | Polk County Percent | Wisconsin Number | Wisconsin Percent |
|--|---------------------------|----------------------------|--------------------|---------------------|------------------|-------------------|
| Ag, Forest, Fish, Hunt & Mining | 3 | 0.8% | 991 | 4.8% | 75,418 | 2.0% |
| Construction | 35 | 9.1% | 1,520 | 7.4% | 161,625 | 5.9% |
| Manufacturing | 139 | 36.1% | 5,780 | 28.1% | 606,845 | 22.2% |
| Wholesale Trade | 17 | 4.4% | 530 | 2.6% | 87,979 | 3.2% |
| Retail Trade | 36 | 9.4% | 2,074 | 10.1% | 317,881 | 11.6% |
| Transp, Warehousing & Utilities | 2 | 0.5% | 885 | 4.3% | 123,657 | 4.5% |
| Information | 10 | 2.6% | 330 | 1.6% | 60,142 | 2.2% |
| Finance, Insurance, Real Estate | 6 | 1.6% | 780 | 3.8% | 168,060 | 6.1% |
| Prof, Sci, Mgmt, Admin. & Waste | 17 | 4.4% | 948 | 4.6% | 179,503 | 6.6% |
| Edu, Health & Social Services | 70 | 18.2% | 3,968 | 19.3% | 548,111 | 20.0% |
| Arts, Ent, Rec, Accommod & Food | 23 | 6.0% | 1,262 | 6.1% | 198,528 | 7.3% |
| Other Services | 20 | 5.2% | 853 | 4.2% | 111,028 | 4.1% |
| Public Administration | 7 | 1.8% | 632 | 3.1% | 96,148 | 3.5% |
| Total | 385 | 100% | 20,553 | 100% | 2,734,925 | 100% |

Figure 5.23: Employment by Industry



Within each industry, the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County and State levels. Table 5.27 details average employee wages for industries. In Polk County, employees working in the Manufacturing industry earn the highest average annual wage, although it is still nearly \$10,000 lower than that for the State. As expected, employees working in Leisure & Hospitality earn the lowest average wage, partly because many of these are part-time employees, and many receive tips, which are unaccounted for. The average wage per industry in all categories is lower for Polk County workers compared to State averages for the same industries. Statistics on wages by industry are not available for the Village of Dresser.

Table 5.27: Wage by Industry

| NAICS Code | Industries | Polk County Average Annual Wage 2006 | Wisconsin Average Annual Wage 2006 | Polk County as a Percentage of Wisconsin |
|----------------|----------------------------------|--------------------------------------|------------------------------------|--|
| 21, 1133 | Natural Resources & Mining | \$26,210 | \$28,301 | 92.6% |
| 23 | Construction | \$33,314 | \$44,682 | 74.6% |
| 31-33 | Manufacturing | \$36,272 | \$45,952 | 78.9% |
| 42, 44, 48, 22 | Trade, Transportation, Utilities | \$23,843 | \$31,935 | 74.7% |
| 51 | Information | \$23,825 | \$45,704 | 52.1% |
| 52-53 | Financial Activities | \$32,552 | \$48,859 | 66.6% |
| 54-56 | Professional & Business Services | \$23,056 | \$42,612 | 54.1% |
| 61-62 | Educational & Health Services | \$29,471 | \$38,492 | 76.6% |
| 71-72 | Leisure & Hospitality | \$9,419 | \$13,058 | 72.1% |
| 81 | Other Services | \$18,797 | \$21,228 | 88.5% |
| 92 | Public Administration | \$25,336 | \$38,294 | 66.2% |
| 99 | Unclassified | \$0 | \$31,518 | 0.0% |
| | All Industries | \$27,691 | \$36,830 | 75.2% |

Source: WI Department of Workforce Development

5.6.2 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.28 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.28: Fastest Growing Occupations 2004-2014

| SOC Code | Occupational Title | WI Employment 2004 | WI Employment 2014 | Percent Change 2004-2014 | 2005 Average Annual Salary |
|----------|---|--------------------|--------------------|--------------------------|----------------------------|
| 29-1071 | Physician Assistants | 1,310 | 1,990 | 51.9% | NA |
| 31-1011 | Home Health Aides | 13,730 | 20,790 | 51.4% | \$20,162 |
| 15-1081 | Network Systems and Data Communication Analysts | 4,220 | 6,240 | 47.9% | \$56,789 |
| 31-9092 | Medical Assistants | 5,890 | 8,640 | 46.7% | \$27,441 |
| 15-1031 | Computer Software Engineers, Applications | 7,960 | 11,610 | 45.9% | \$70,386 |
| 15-1032 | Computer Software Engineers, Systems Software | 2,740 | 3,890 | 42.0% | \$76,324 |
| 39-9021 | Personal and Home Care Aides | 21,260 | 29,460 | 38.6% | \$19,200 |
| 29-2021 | Dental Hygienists | 4,390 | 6,050 | 37.8% | \$54,203 |
| 31-9091 | Dental Assistants | 5,050 | 6,950 | 37.6% | \$28,602 |
| 29-2032 | Diagnostic Medical Sonographers | 840 | 1,140 | 35.7% | \$66,410 |
| 15-1072 | Network and Computer systems Administrators | 5,300 | 7,190 | 35.7% | \$56,246 |
| 29-2055 | Surgical Technologists | 2,120 | 2,860 | 34.9% | \$40,055 |
| 15-1061 | Database Administrators | 1,550 | 2,090 | 34.8% | \$61,299 |

| SOC Code | Occupational Title | WI Employment 2004 | WI Employment 2014 | Percent Change 2004-2014 | 2005 Average Annual Salary |
|----------|--|--------------------|--------------------|--------------------------|----------------------------|
| 29-2071 | Medical Records and Health Information Technicians | 3,540 | 4,770 | 34.7% | \$28,976 |
| 29-1126 | Respiratory Therapists | 1,460 | 1,960 | 34.2% | \$47,309 |
| 29-1111 | Registered Nurses | 48,410 | 64,420 | 33.1% | \$55,060 |
| 31-2021 | Physical Therapist Assistants | 1,220 | 1,620 | 32.8% | \$38,342 |
| 29-2034 | Radiologic Technologists and Technicians | 4,130 | 5,440 | 31.7% | \$46,916 |
| 29-1124 | Radiation Therapists | 390 | 510 | 30.8% | \$65,931 |
| 45-2021 | Animal Breeders | 490 | 640 | 30.6% | \$37,339 |
| 29-9091 | Athletic Trainers | 460 | 600 | 30.4% | \$40,162 |
| 31-2022 | Physical Therapists Aids | 690 | 900 | 30.4% | \$23,632 |
| 13-1071 | Employment, Recruitment, and Placement Specialists | 3,520 | 4,590 | 30.4% | \$46,133 |
| 29-2031 | Cardiovascular Technologists and Technicians | 660 | 860 | 30.3% | \$42,569 |
| 19-1042 | Medical Scientists, Except Epidemiologists | 1700 | 2210 | 30.0% | \$51,920 |
| 29-1123 | Physical Therapists Aids | 3550 | 4610 | 29.9% | \$62,582 |
| 29-1122 | Occupational Therapists | 3,040 | 3,940 | 29.6% | \$52,248 |
| 13-2052 | Personal Financial Advisors | 3,350 | 4,340 | 29.6% | \$77,792 |
| 25-2011 | Preschool Teachers, Except Special Education | 8,540 | 11,060 | 29.5% | \$24,027 |
| 29-2056 | Veterinary Technologists and Technicians | 1,280 | 1,650 | 28.9% | \$27,233 |

Source: WI Department of Workforce Development

Table 5.29 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the Village of Dresser or Polk County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

Table 5.29: Fastest Growing Industries 2004-2014

| NAICS Code | Industries | WI Employment 2004 | WI Employment 2014 | Percent Change 2004-2014 |
|------------|--|--------------------|--------------------|--------------------------|
| 487 | Scenic and Sightseeing Transportation | 370 | 510 | 37.8% |
| 621 | Ambulatory Health Care Services | 99,480 | 135,700 | 36.4% |
| 624 | Social Assistance | 60,400 | 79,300 | 31.3% |
| 518 | Internet Service Providers | 8,480 | 10,760 | 26.9% |
| 493 | Warehousing and Storage | 11,060 | 14,030 | 26.9% |
| 561 | Administrative and Support Services | 118,130 | 149,690 | 26.7% |
| 562 | Waste Management and Remediation Services | 5,070 | 6,310 | 24.5% |
| 485 | Transit and Ground Passenger Transport | 13,740 | 16,960 | 23.4% |
| 623 | Nursing and Residential Care Facilities | 68,870 | 84,800 | 23.1% |
| 622 | Hospitals | 108,570 | 133,200 | 22.7% |
| 523 | Securities, Commodity Contracts | 9,210 | 11,210 | 21.7% |
| 541 | Professional, Scientific, and Technical Services | 89,500 | 108,000 | 20.7% |
| 454 | Nonstore Retailers | 22,950 | 27,630 | 20.4% |
| 238 | Specialty Trade Contractors | 81,660 | 98,000 | 20.0% |
| 531 | Real Estate | 18,360 | 21,420 | 16.7% |
| 721 | Accommodation | 30,720 | 35,800 | 16.5% |
| 236 | Construction of Buildings | 31,520 | 36,700 | 16.4% |

| NAICS Code | Industries | WI Employment 2004 | WI Employment 2014 | Percent Change 2004-2014 |
|------------|---|--------------------|--------------------|--------------------------|
| 722 | Food Services and Drinking Places | 185,410 | 215,000 | 16.0% |
| 443 | Electronics and Appliance Stores | 8,580 | 9,890 | 15.3% |
| 511 | Publishing Industries | 19,120 | 22,020 | 15.2% |
| 237 | Heavy and Civil Engineering Construction | 13,560 | 15,600 | 15.0% |
| 425 | Wholesale Electronic Markets | 5,520 | 6,350 | 15.0% |
| 551 | Management of Companies | 39,830 | 45,800 | 15.0% |
| 525 | Funds, Trusts, & Other Financial Vehicles | 1,170 | 1,340 | 14.5% |
| 611 | Educational Services | 260,670 | 297,700 | 14.2% |
| 453 | Miscellaneous Store Retailers | 17,330 | 19,790 | 14.2% |
| 488 | Support Activities for Transportation | 4,540 | 5,170 | 13.9% |
| 446 | Health and Personal Care Stores | 16,430 | 18,620 | 13.3% |
| 423 | Merchant Wholesalers, Durable Goods | 64,210 | 72,490 | 12.9% |
| 451 | Sporting Goods, Hobby, Book, and Music Stores | 12,960 | 14,610 | 12.7% |

Source: WI Department of Workforce Development

5.6.3 Analysis of Business & Industry Parks

The Village of Dresser has a 30-acre industrial park that is currently full. However, nearly one-third of the acreage of industrial parks across the County is vacant.

Table 5.30: Polk County Business & Industry Parks

| Community | Name of Site | Owner | Total Acres | Acres Sold | Acres for Sale |
|-----------------|----------------------------------|----------------------|-------------|------------|----------------|
| Amery | Amery Industrial Park | C of Amery | 30 | 14 | 16 |
| Amery | Stower Community Industrial Park | C of Amery | 35 | 20 | 15 |
| Balsam Lake | Balsam Lake Industrial Park | V of Balsam Lake | 40 | 20 | 20 |
| Centuria | Centuria Industrial Park | V of Centuria | 64 | 14 | 50 |
| Clayton | Clayton Industrial Park | V of Clayton | 30 | 23 | 7 |
| Clear Lake | Clear Lake Industrial Park | V of Clear Lake | 37 | 20 | 17 |
| Dresser | Dresser Industrial Park | V of Dresser | 30 | 30 | 0 |
| Frederic | Frederic Industrial Park | V of Frederic | 60 | 50 | 10 |
| Luck | Luck Industrial Park | V of Luck | 55 | 50 | 5 |
| Milltown | Milltown Industrial Park | V of Milltown | 27 | 19 | 8 |
| Osceola | Osceola Industrial Park | V of Osceola | 110 | 59 | 51 |
| St. Croix Falls | St. Croix Falls Industrial Park | C of St. Croix Falls | 142 | 127 | 15 |
| | | Total | 660 | 446 | 214 |

Source: West Central WI RPC, Polk County Industrial Parks

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.31 provides BRRTS data for sites that are still “Open” within the Planning Area. Open sites are those in need of clean up or where clean up is underway. The BRRTS also maintains a list of sites which were contaminated at one point but have since been cleaned up. Contact the Bureau for more information on these sites.

Table 5.31: BRRTS Sites

| DNR Activity Number | Activity Type | Site Name | Address | Status |
|---------------------|---------------|-----------------------|------------------|--------|
| 02-49-544910 | ERP | Dresser Trap Rock Inc | 1000 East Ave N | Open |
| 03-49-000174 | LUST | Little Store | 115 St Croix Ave | Open |
| 03-49-546800 | LUST | Little Store | 115 St Croix Ave | Open |

Source: WIDNR, BRRTS, Village of Dresser

Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. Leaking Underground Storage Tank (LUST), a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. Environmental Repair (ERP), ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Spills, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. General Property Information (GP), this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. Liability Exemption (VPLE), VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. No Action Required by RR Program (NAR), There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.5 New Businesses Desired

The Plan Commission highlighted a desire to attract and expand businesses along Main Street and Highway 35 as well as expanding the current Industrial Park.

5.6.6 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development within the Village of Dresser.

Strengths:

- A strong Main Street and commercial core.
- The existing Industrial Park.

Weaknesses:

- The recent loss of manufacturing to companies overseas.
- Limited land for development.

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation, it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Village of Dresser intergovernmental relationships and reflects the information required under SS66.1001. Information includes: existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Village of Dresser.

5.7.1 Existing and Potential Areas of Cooperation

Table 5.32 lists the Village of Dresser existing and potential areas of cooperation as identified by the Plan Commission.

Table 5.32: Existing & Potential Areas of Cooperation

| Existing areas of cooperation with other local units of government. | |
|--|---|
| Local Unit of Government | Existing Cooperation Efforts |
| Polk County | Police Protection shared |
| Town of Osceola | Municipal mowing services shared, snow plowing, fire district and municipal court |
| Village of Osceola | Sewer Treatment Plant |
| Potential areas of cooperation with other local units of government. | |
| Local Unit of Government | Potential Cooperation Efforts |
| Town of Osceola and St Croix Falls | Comprehensive Planning |
| Neighboring Communities | Opportunities for shared library services |

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or Village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together. Consolidation could also include the process of joining the Town and Village to form one jurisdiction.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

Consolidation

Consolidation is the process by which a town, City, or Village joins together with another town, City, or Village to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Planning

Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

Extraterritorial Zoning

Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority, a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning, existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the village or city. A majority of the committee must approve zoning requests within the area. Information that is more detailed can be obtained from Wisconsin State Statute 66.23.

Extraterritorial Subdivision "Plat" Review

Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the village or city. The city or village may waive its

extraterritorial plat approval authority if it does not wish to use it. Information that is more detailed can be obtained from Wisconsin State Statute 236.10.

Intergovernmental Agreements

Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

1. General Agreements – This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.
2. Cooperative Boundary Agreements – This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. Information that is more detailed can be obtained from Wisconsin State Statute 66.0307.
3. Stipulation and Orders – This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. Information that is more detailed can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.3 Analysis of Intergovernmental Relationships

Table 5.33 provides a brief description of the quality of the Village of Dresser relationship to other units of government according to the Plan Commission.

Table 5.33: Analysis of Intergovernmental Relationships

| Adjacent Units of Governments | Satisfactory (5), Neutral (3), or Unsatisfactory (1) | Comments |
|-------------------------------|--|----------|
| Polk County | 5 | |
| Town of Osceola | 5 | |
| Town of St. Croix Falls | 5 | |
| Village of Osceola | 5 | |
| City of St. Croix Falls | 5 | |
| School Districts | | |
| St. Croix School District | 5 | |
| Other | | |
| West Central Wisconsin RPC | 5 | |
| State | 5 | |

5.7.4 Existing & Potential Conflicts & Potential Solutions

Table 5.34 provides a brief description of the existing and potential conflicts facing the Village of Dresser according to the Plan Commission.

Table 5.34: Existing & Potential Conflicts & Potential Solutions

| Existing & potential conflicts with other local units of government. | |
|--|---|
| Local Unit of Government | Existing & Potential Conflicts |
| Surrounding townships and municipalities | Scattered rural development patterns that would prevent the Village from providing orderly, cost-effective growth in the long-term. |
| Solutions appropriate to resolve these conflicts. | |
| Continued cooperation with surrounding units of government to ensure orderly development within the Planning Area. | |

5.8 LAND USE

This element provides a baseline assessment of the Village of Dresser land use and reflects the information required under SS66.1001. Information includes: existing land uses, existing & potential land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Village of Dresser.

According to the Village of Dresser Community Survey, "Small Village Atmosphere" was the most important reason why respondents chose to live in Dresser.

5.8.1 Existing Land Use

All the land in the Village of Dresser is categorized according to its primary use. Those categories are described in the following list and illustrated on Map 5 & 5a, Existing Land Use.

Dwelling Unit: A building or a portion thereof designed exclusively for residential occupancy and containing provisions for living, sleeping, eating, cooking and sanitation for not more than one family.

- Agricultural – land used for the production of food or fiber
- Farmstead – a residential structure associated with agricultural land and typically without urban services (public water or sewer)
- Single Family Residential – a structure that only contains one dwelling unit (as defined above).
- Duplex Residential – a structure that contains two dwelling units.
- Multi-Family Residential – a structure that contains more than two dwelling units.
- Mobile Home Park – a contiguous parcel developed for the placement of manufactured homes.
- Commercial/Office – a location where retail goods and/or services are sold or where office activities take place.
- Industrial – a property where goods and products are manufactured, produced, or stored.
- Quarry – a property where the extraction of metallic or nonmetallic minerals or materials takes place.
- Public/Institutional – properties owned and/or used by governmental bodies, non-governmental organizations, and community organizations. These can include the Village Hall, public works buildings, County, State, and Federal structures, schools, churches, and others.
- Park & Recreation – a property where recreation is the primary activity and where there is typically no commercial or residential use. The City, County, or State usually owns these properties.
- Woodland – land which is primarily forested and without structures.
- Wetlands - areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.
- Pasture/Open Space – land that is without structures and is neither forested nor used for agricultural purposes.
- Vacant – land that has be platted for development but remains unused.

Table 5.35 approximates the existing land uses in the Planning Area and Village as of year 2006. The Village of Dresser’s existing land use pattern is indicative of a generally small northern Wisconsin village. The dominant land uses within Village limits are woodland (24%), agricultural (22%), quarry (13%), and residential (11%). Within the entire Planning Area, dominant land uses are woodland (36%) and agricultural (26%). Refer to Map 5 & 5a, Existing Land Use.

Table 5.35: Existing Land Use

| Existing Land Use Planning Area | Acres | Percentage | Existing Land Use Village Inset | Acres | Percentage |
|---------------------------------|---------------|---------------|---------------------------------|--------------|---------------|
| Agricultural | 2,965.4 | 26.26% | Agricultural | 265.4 | 21.83% |
| Farmstead | 108.1 | 0.96% | Farmstead | 6.4 | 0.53% |
| Residential-SF | 826.6 | 7.32% | Residential-SF | 132.7 | 10.91% |
| Residential-Duplex | 0.0 | 0.00% | Residential-Duplex | 0.0 | 0.00% |
| Residential-MF | 19.9 | 0.18% | Residential-MF | 2.5 | 0.21% |
| Mobile Home Park | 0.0 | 0.00% | Mobile Home Park | 0.0 | 0.00% |
| Commercial/Office | 98.4 | 0.87% | Commercial/Office | 42.0 | 3.45% |
| Industrial | 62.6 | 0.55% | Industrial | 48.6 | 4.00% |
| Quarry | 277.3 | 2.46% | Quarry | 162.9 | 13.40% |
| Public/Institutional | 54.7 | 0.48% | Public/Institutional | 54.7 | 4.50% |
| Parks & Recreational | 810.1 | 7.17% | Parks & Recreational | 18.1 | 1.49% |
| Woodland | 4,062.1 | 35.97% | Woodland | 288.1 | 23.70% |
| Water | 176.8 | 1.57% | Water | 0.0 | 0.00% |
| Open Space | 1,068.3 | 9.46% | Open Space | 62.3 | 5.12% |
| Vacant | 243.7 | 2.16% | Vacant | 12.2 | 1.00% |
| Airport | 0.0 | 0.00% | Airport | 0.0 | 0.00% |
| Road ROW | 520.0 | 4.60% | Road ROW | 119.9 | 9.86% |
| Total | 11,294 | 100.0% | Total | 1,216 | 100.0% |

Source: MSA GIS, Village of Dresser * Wetlands are included within open space for the purposes of this table

5.8.1.1 Existing & Potential Conflicts

The most notable potential land use conflict in the Planning Area is between the quarry in the northern portion of the Village and any future surrounding urban land uses. In addition, mining has been noted as a particular concern for the Village’s water quality. Other existing or potential land use conflicts may stem from natural limitations to development (wetlands, floodplains, and steep slopes).

5.8.1.2 Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- A community’s comprehensive plan
- Compatibility with surrounding uses
- Special requirements of a proposed development
- Ability to provide utility and community services to the area
- Cultural resource constraints
- Ability to safely access the area
- Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Polk County. The findings of this survey are documented in the report entitled "Soil Survey of Polk County, Wisconsin", published in 1979 by the United States Department of Agriculture, Soil Conservation

Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations.

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development.

The Development Limitations Map in the Appendix indicates those areas within the Village of Dresser that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.2 Land Use Trends

5.8.2.1 Land Supply

In year 2006, there were 11,294 acres of land within the Planning Area, including 1,216 acres within the Village of Dresser. The land supply in the Village may expand in the future, as the Village has the ability to continue to annex land within the Town into the Village if petitioned by landowners and approved by the Village Board. Table 5.36 indicates that over 9% of the land within the Planning Area has some sort of development limitation due to either water, wetlands, floodplains, or steep slopes. There are approximately 7,478 acres of developable land within the Planning Area, including over 300 acres of vacant, open space, or agricultural land within the current Village limits. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access.

Table 5.36: Land Supply, Planning Area

| Land Use Categories | Acres | Percentage |
|-------------------------|--------|------------|
| Developed | 2,778 | 24.6% |
| Development Limitations | 1,038 | 9.2% |
| Developable | 7,478 | 66.2% |
| Total | 11,294 | 100.0% |

Source: MSA GIS, Village of Dresser

1. Developed lands include all intensive land uses (residential, commercial, industrial, public, recreation)
2. Development Limitation land includes water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

5.8.2.2 Land Demand

According to the U.S. Census, the Village of Dresser gained 56 households between years 1990 to 2000. This represents an increase of 22.8%, which was less aggressive than the housing growth of the Town of Osceola (57.6%) and Polk County (24.5%). The WIDOA projects that the Village will add an additional 67 homes between years 2000 and 2030, representing a growth of 22.2%, compared to 100% growth for the Town of Osceola and 40.3% for Polk County. Table 5.37 indicates that the Village of Dresser has issued 60 residential building permits for a total of 71 units from year 2001 to 2006. This recent growth is much faster than what was anticipated by the WIDOA to occur between years 2000 and 2005.

Table 5.37: Building Permits 2001-2006

| Year | Single-Family Home | Duplex | 4-Plex | Total Units |
|--------------|--------------------|----------|----------|-------------|
| 2001 | 0 | | | 0 |
| 2002 | 13 | | | 13 |
| 2003 | 10 | 1 | 2 | 20 |
| 2004 | 11 | 1 | | 13 |
| 2005 | 13 | | | 13 |
| 2006 | 8 | | 1 | 12 |
| Total | 55 | 2 | 3 | 71 |

Source: Brian Wert, Building Inspector

residential acreage as in year 2005 (1 acre commercial per 3.4 acres of residential and 1 acre industrial per 2.9 acres of residential).

Table 5.38 projects the estimated total acreage that will be utilized by agricultural, residential, commercial, and industrial land uses for five-year increments throughout the planning period. Projected residential acreage is calculated by using the “high” household projections (see Table 5.4) and a lot size of 13,330 sq. ft. (median size of a residential lot in the Village). It is estimated that an additional 26.6 acres will be needed for new homes by year 2030. Caution should be given, as this number assumes that new lot sizes will reflect the current average lot size in the Village. It is assumed that commercial and industrial acreage will maintain the same proportion to

Table 5.38: Projected Land Use Needs

| Projected Land Use | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | Change, 2005-2030 |
|----------------------|-------|-------|-------|-------|-------|-------|-------------------|
| Agricultural (acres) | 4,034 | 4,025 | 4,013 | 4,001 | 3,990 | 3,981 | -43.6 |
| Residential* (acres) | 142 | 147 | 154 | 162 | 168 | 175 | 26.6 |
| Commercial (acres) | 42 | 43 | 46 | 48 | 50 | 52 | 7.9 |
| Industrial** (acres) | 49 | 50 | 53 | 55 | 58 | 58 | 9.1 |

*This figure includes acreage on farmsteads (agricultural parcels with a residence)

**This figure does not include the quarry

5.8.2.3 Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forestry land at the county level. From year 1998 to 2006, Polk County has averaged a total of 69 transactions per year involving agricultural land. In all years except 2004, the number of transactions involving land to continue to agricultural use outnumbered those involving land diverted to other uses.

An average of 20 transactions per year occurred where agricultural land was diverted to other uses. Between 1998 and 2006, the average price per acre for those transactions grew by over 300%, from \$995 to \$4,270.

During that same period, Polk County averaged 49 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 207%, from \$1,085 to \$3,327. Similar trends in land prices can be expected for undeveloped land within the Planning Area.

Information regarding the number of forestland sale transactions is not as well known and what data is available appears in Table 5.40. From year 1998 to 2006, Polk County has averaged 64 annual transactions where forestland continued in forest use. The average price per acre for those transactions was \$1,812. During the same period, the county had 19 transactions per year where forestland was diverted to other uses. The average price per acre for those transactions was \$2,351 (30% higher than the others). Similar trends in land prices can be expected for undeveloped land within the Planning Area.

Table 5.39: Agricultural Land Sale Transactions

| Year | Ag Land Continuing in Ag Use | | | Ag Land Diverted to Other Uses | | |
|--------------|------------------------------|------------|------------------|--------------------------------|------------|------------------|
| | Number of Transactions | Acres Sold | Dollars per Acre | Number of Transactions | Acres Sold | Dollars per Acre |
| 1998 | 86 | 5,272 | \$1,085 | 20 | 936 | \$995 |
| 1999 | 42 | 2,844 | \$1,120 | 19 | 683 | \$1,999 |
| 2000 | 65 | 2,877 | \$1,403 | 28 | 1,104 | \$1,980 |
| 2001 | 57 | 2,593 | \$1,790 | 18 | 647 | \$2,313 |
| 2002 | 62 | 2,413 | \$2,120 | 17 | 885 | \$2,700 |
| 2003 | 54 | 2,341 | \$3,092 | 30 | 852 | \$2,954 |
| 2004 | 29 | 1,590 | \$3,161 | 43 | 1,310 | \$3,463 |
| 2005 | 24 | 1,363 | \$3,234 | 4 | 218 | \$4,270* |
| 2006 | 24 | 1,412 | \$3,327 | 2 | 125 | |
| Total | 443 | 22,705 | x | 181 | 6,760 | x |

Source: US Census of Agriculture, Polk County

*The actual annual values per acre were \$5,296 for 2005 and \$2,481 for 2006. Since these varied significantly and were based on so few transactions, the transactions were averaged to determine the recent average value of \$4,270 per acre.

Table 5.40: Forest Land Sale Transactions

| Year | Forest Land Continuing in Forest Use | | | Forest Land Diverted to Other Uses | | |
|--------------|--------------------------------------|------------|------------------|------------------------------------|------------|------------------|
| | Number of Transactions | Acres Sold | Dollars per Acre | Number of Transactions | Acres Sold | Dollars per Acre |
| 1998 | 84 | 2,547 | \$972 | 20 | 669 | \$1,010 |
| 1999 | 81 | 2,827 | \$1,143 | 40 | 1,570 | \$1,119 |
| 2000 | 67 | 1,984 | \$1,634 | 25 | 608 | \$2,312 |
| 2001 | 63 | 2,102 | \$1,953 | 20 | 766 | \$2,202 |
| 2002 | NA | NA | NA | NA | NA | NA |
| 2003 | NA | NA | NA | NA | NA | NA |
| 2004 | NA | NA | NA | NA | NA | NA |
| 2005 | 46 | 1,657 | \$2,492 | 3 | 40 | \$3,511 |
| 2006 | 45 | 1,468 | \$2,676 | 4 | 344 | \$3,954 |
| Total | 386 | 12,585 | x | 112 | 3,997 | x |

Source: US Census of Agriculture, Polk County

Trends in land prices can also be derived using the tax assessment data. Table 5.41 displays the aggregate assessed value for various land use categories for year 2002 and 2007. In year 2007, the average equalized asset value (land and improvements) for residential parcels in the Village of Dresser was \$104,957; \$201,148 for commercial parcels, and \$453,488 for manufacturing (industrial) parcels. The information is from the WI Department of Revenue, and caution should be given as the WIDOR has periodically switched the way that they have reported or assessed certain land classifications over the years (i.e. use value assessment of agricultural land).

Table 5.41: Village of Dresser Land Use Assessment Statistics

| Land Use | 2002 | | | | 2007 | | | | |
|-------------------|------------|------------|--------------------------|---------------------|------------|------------|--------------------------|---------------------|----------------------------|
| | Parcels | Acres | Aggregate Assessed Value | Equalized Value | Parcels | Acres | Aggregate Assessed Value | Equalized Value | Equalized Value per Parcel |
| Residential | 325 | 23 | \$20,373,200 | \$24,597,200 | 410 | 43 | \$39,322,400 | \$43,032,300 | \$104,957 |
| Commercial | 47 | 157 | \$7,321,300 | \$8,012,300 | 50 | 157 | \$9,806,700 | \$10,057,400 | \$201,148 |
| Manufacturing | 17 | 561 | \$6,039,000 | \$7,056,200 | 17 | 561 | \$7,132,100 | \$7,709,300 | \$453,488 |
| Agricultural | 4 | 95 | \$22,000 | \$18,100 | 4 | 95 | \$18,700 | \$15,900 | \$3,975 |
| Undeveloped | 3 | 46 | \$49,000 | \$86,400 | 1 | 24 | \$21,600 | \$43,200 | \$43,200 |
| AG Forest | 0 | 0 | \$95,500 | \$0 | 1 | 8 | \$11,700 | \$16,000 | \$16,000 |
| Forest | 4 | 66 | \$318,500 | \$145,200 | 3 | 42 | \$123,100 | \$168,000 | \$56,000 |
| Other | 2 | 5 | \$0 | \$287,500 | 2 | 5 | \$374,100 | \$360,000 | \$180,000 |
| Personal Property | x | x | \$1,771,000 | \$1,848,800 | x | x | \$1,940,000 | \$2,104,200 | NA |
| Total | 402 | 953 | \$35,989,500 | \$42,051,700 | 488 | 935 | \$58,750,400 | \$63,506,300 | \$130,136 |

Source: WI Dept Revenue, Village of Dresser

1. Aggregate Assessed Value – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county’s levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

5.8.3 Redevelopment Opportunities

The Plan Commission highlighted the opportunity to relocate the existing mobile home park off Highway 35 to make room for commercial expansion and to create an “upscale” mobile home park as found in Balsam Lake.

Village of Dresser Comprehensive Plan Public Participation Plan

The Village of Dresser has developed guidelines for involving the public as part of the requirements of the Comprehensive Planning Process (Section 66.1001(4)(a), Stats.). The goal of a public participation plan is to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.

The Village of Dresser elects to use the Plan Commission to work with MSA Professional Services, Inc. to develop the Comprehensive Plan. The Plan Commission will have the responsibility for developing the Comprehensive Plan. The Village Board shall have the authority to adopt the Comprehensive Plan

The following details the public participation plan the Village of Dresser will use for developing its Comprehensive Plan.

- **Project Meetings:** It is anticipated the project will take nine meetings to complete. Seven of the nine meetings will be working sessions with the Plan Commission. The purpose of the working sessions is to review, discuss, and create project material related to the creation of the Draft Comprehensive Plan.
- **Public Notice:** Meeting times will be posted in accordance with Village procedures and State law. All Plan Commission meetings are open to the public unless otherwise indicated in the posted meeting notice. Public attendees are encouraged to voice their ideas, opinions, and concerns at each meeting.

Adoption Procedures:

- The Plan Commission shall, by majority vote, adopt a resolution recommending that the Village Board pass an ordinance to adopt the Draft Comprehensive Plan. (Statute 66.1001(4)(b))
 - A Public Informational Meeting (PIM) will be held upon completion of the Draft Plan. Residents will be encouraged to provide comments before the Plan Commission recommends a resolution to the Village Board for the approval of the Draft Plan. All written comments, which should be forwarded to Village Clerk, will be consolidated and presented at the Plan Commission meeting.
- An electronic (cd) copy of the Draft Plan will be disseminated to neighboring jurisdictions and appropriate governments, as stated in Statutes 66.1001 (4)(b)(e)(f), providing 30 days for written comments. In addition, a copy of the Draft Plan will be accessible at the local public library.
 - The Clerk for the following local governmental units shall receive a copy of the plan:
 - Polk County
 - Town of Osceola
 - The West Central Wisconsin Regional Plan Commission
 - The Wisconsin Department of Administration
 - Administrator for the St. Croix Falls Public School District

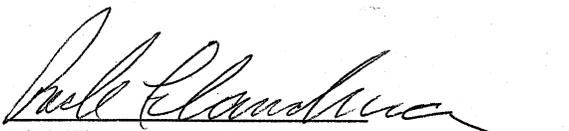
- The Village Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The Adopted Plan and adopting ordinance will be disseminated to the same neighboring jurisdictions, County, and State governments as stated in Wisconsin Statute 66.1001(4)(b), and listed above.
 - Before Village Board adoption, a Public Hearing will be held for presentation of the Recommended Draft Comprehensive Plan as stated in Stat. 66.1001(4)(d). The hearing must be preceded by a class 1 notice under ch.985.
 - At least 30 days before the hearing is held the Village of Dresser shall provide written notice to all of the following:
 - An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)(d).
 - A person who has registered a marketable nonmetallic mineral deposit under s. 295.20
 - Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the Village of Dresser provide the property owner or leaseholder notice of the hearing.
 - Any person who has submitted a request to receive notice of any proposed ordinance that affects the allowable use of property owned by the person.
- Any comments by the above-mentioned governing bodies, or public, will be read into the minutes during the Public Hearing, evaluated, and incorporated as necessary by the Village Board into the Adopted Comprehensive Plan. A summary of comments and subsequent action will be provided upon request.

Other public participation activities may be added as deemed necessary by the Plan Commission with approval of the Village Board.

Vote: Yes 7 No 0 Abstain 0 Absent 0

Adopted this 4th day of September, 2007.

Attest:


Rick Flandrena, Village President


Jodi Gilbert, Village Clerk

COMMUNITY SURVEY - VILLAGE OF DRESSER - 2008

1. How Long have you lived in Dresser?

| | | |
|------------------------|-----------|-------|
| Less that 2 years | 5 | 5.9% |
| 2-10 Years | 26 | 30.6% |
| More Than 10 Years | <u>54</u> | 63.5% |
| TOTAL RESPONSES | 85 | |

2. Your age?

| | | |
|------------------------|-----------|-------|
| 18-34 | 13 | 16.0% |
| 35-64 | 42 | 51.9% |
| 65 & Older | <u>26</u> | 32.1% |
| TOTAL RESPONSES | 81 | |

3. Where is your place of employment

| | | |
|--------------------------|-----------|-----|
| Village of Dresser | 9 | 11% |
| Elsewhere in Polk County | 21 | 25% |
| Retired | 23 | 28% |
| Outside Polk County | 6 | 7% |
| Minnesota | 21 | 25% |
| Unemployment | <u>3</u> | 4% |
| TOTAL RESPONSES | 83 | |

4. Do you own your dwelling

| | | |
|-------------------------|-----------|-------|
| I own my home | 76 | 92.7% |
| I rent or lease my home | <u>6</u> | 7.3% |
| TOTAL RESPONSES | 82 | |

5. What are the Three most important reasons you and your family choose to live in the Village of Dresser?

| | | |
|----------------------------|------------|-------|
| Agriculture | 0 | 0.0% |
| Near Job | 31 | 12.3% |
| Appearance of Homes | 3 | 1.2% |
| Property Tax | 7 | 2.8% |
| Community Services | 4 | 1.6% |
| Quality Neighborhood | 23 | 9.1% |
| Cost of Housing, Rent | 28 | 11.1% |
| Quality Schools | 10 | 4.0% |
| Historical Significance | 1 | 0.4% |
| Recreational Opportunities | 8 | 3.2% |
| Low Crime Rate | 33 | 13.1% |
| Small Village Atmosphere | 55 | 21.8% |
| Natural Beauty | 11 | 4.4% |
| Near Family and Friends | <u>38</u> | 15.1% |
| TOTAL RESPONSES | 252 | |

6. Overall, how would you rate the quality of life here in Dresser?

| | | |
|------------------------|-----------|-----|
| Excellent | 10 | 11% |
| Good | 63 | 71% |
| Fair | 13 | 15% |
| Poor | 2 | 2% |
| Not Sure | 1 | 1% |
| TOTAL RESPONSES | 89 | |

7. In the last 5 years, the quality of life in Dresser has:

| | | |
|------------------------|-----------|-------|
| Improved | 15 | 17.9% |
| Stayed the same | 55 | 65.5% |
| Worsened | 14 | 17% |
| TOTAL RESPONSES | 84 | |

8. Rate the following in the Village of Dresser:

| | | |
|------------------------|-----------|-------|
| Roads | | |
| Excellent | 7 | 7.6% |
| Good | 62 | 67% |
| Fair | 21 | 22.8% |
| Poor | 1 | 1.1% |
| Not Sure | 1 | 1.1% |
| TOTAL RESPONSES | 92 | |

8b Sidewalks

| | | |
|------------------------|-----------|-------|
| Excellent | 4 | 5% |
| Good | 29 | 33.0% |
| Fair | 32 | 36.4% |
| Poor | 11 | 12.5% |
| Not Sure | 12 | 13.6% |
| TOTAL RESPONSES | 88 | |

8c Recreational Trails

| | | |
|------------------------|-----------|-------|
| Excellent | 7 | 8% |
| Good | 39 | 43.8% |
| Fair | 22 | 24.7% |
| Poor | 3 | 3.4% |
| Not Sure | 18 | 20.2% |
| TOTAL RESPONSES | 89 | |

8d Railroad

| | | |
|------------------------|-----------|-------|
| Excellent | 3 | 3.4% |
| Good | 32 | 36.4% |
| Fair | 19 | 21.6% |
| Poor | 6 | 6.8% |
| Not Sure | 28 | 31.8% |
| TOTAL RESPONSES | 88 | |

9. If steps to improve transportation services required increase in your taxes or fees would you support or oppose increases for the following?

9a Improve bicycling opportunities:

| | | |
|------------------------|-----------|-------|
| Support | 30 | 36.6% |
| Oppose | 36 | 43.9% |
| Not Sure | 16 | 19.5% |
| TOTAL RESPONSES | 82 | |

By Widening shoulders on existing roads

| | | |
|------------------------|-----------|-------|
| Support | 28 | 34.1% |
| Oppose | 39 | 47.6% |
| Not Sure | 15 | 18.3% |
| TOTAL RESPONSES | 82 | |

By developing separate trails

| | | |
|------------------------|-----------|-------|
| Support | 31 | 38.3% |
| Oppose | 31 | 38.3% |
| Not sure | 19 | 23.5% |
| TOTAL RESPONSES | 81 | |

9b Maintenance to existing roadways

| | | |
|------------------------|-----------|-------|
| Support | 51 | 60.0% |
| Oppose | 20 | 24% |
| Not Sure | 14 | 16.5% |
| TOTAL RESPONSES | 85 | |

9c Improve pedestrian opportunities:

| | | |
|------------------------|-----------|-------|
| Support | 36 | 47.4% |
| Oppose | 24 | 31.6% |
| Not Sure | 16 | 21.1% |
| TOTAL RESPONSES | 76 | |

By improving existing sidewalks

| | | |
|------------------------|-----------|-------|
| Support | 38 | 46% |
| Oppose | 26 | 31.7% |
| Not Sure | 18 | 22.0% |
| TOTAL RESPONSES | 82 | |

By developing additional sidewalks

| | | |
|------------------------|-----------|-------|
| Support | 40 | 48.8% |
| Oppose | 32 | 39.0% |
| Not sure | 10 | 12.2% |
| TOTAL RESPONSES | 82 | |

9d Support investments to publicly subsidized transportation for the elderly, poor and disabled for medical appointments, work, job training, and shopping.

| | | |
|------------------------|-----------|-------|
| Support | 37 | 43.0% |
| Oppose | 28 | 32.6% |
| Not sure | 21 | 24.4% |
| TOTAL RESPONSES | 86 | |

10 From your experience, please rate the following services

10a Ambulance Service

| | | |
|------------------------|-----------|-------|
| Excellent | 21 | 24.1% |
| Good | 36 | 41.4% |
| Fair | 6 | 6.9% |
| Poor | 1 | 1.1% |
| Not Sure | 23 | 26.4% |
| TOTAL RESPONSES | 87 | |

10b Fire Protection

| | | |
|------------------------|-----------|-------|
| Excellent | 30 | 35.3% |
| Good | 40 | 47.1% |
| Fair | 2 | 2.4% |
| Poor | 0 | 0.0% |
| Not Sure | 13 | 15.3% |
| TOTAL RESPONSES | 85 | |

10c Garbage/Recycling Collection

| | | |
|------------------------|-----------|-------|
| Excellent | 29 | 32.6% |
| Good | 45 | 50.6% |
| Fair | 8 | 9.0% |
| Poor | 2 | 2.2% |
| Not Sure | 5 | 5.6% |
| TOTAL RESPONSES | 89 | |

10d Municipal Water System

| | | |
|------------------------|-----------|-------|
| Excellent | 24 | 27.9% |
| Good | 45 | 52.3% |
| Fair | 13 | 15.1% |
| Poor | 3 | 3.5% |
| Not Sure | 1 | 1.2% |
| TOTAL RESPONSES | 86 | |

10e Park & Recreation Facilities

| | | |
|------------------------|-----------|-------|
| Excellent | 17 | 19.5% |
| Good | 47 | 54.0% |
| Fair | 19 | 21.8% |
| Poor | 1 | 1.1% |
| Not Sure | 3 | 3.4% |
| TOTAL RESPONSES | 87 | |

10f Police Protection

| | | |
|------------------------|-----------|-------|
| Excellent | 20 | 22.7% |
| Good | 48 | 54.5% |
| Fair | 12 | 13.6% |
| Poor | 4 | 4.5% |
| Not Sure | 4 | 4.5% |
| TOTAL RESPONSES | 88 | |

| | | | |
|------------------------|------------------------|-----------|-------|
| 10g | Public Library | | |
| | Excellent | 15 | 17.9% |
| | Good | 27 | 32.1% |
| | Fair | 20 | 23.8% |
| | Poor | 4 | 4.8% |
| | Not Sure | 18 | 21.4% |
| TOTAL RESPONSES | | 84 | |
| 10h | Public School System | | |
| | Excellent | 12 | 13.8% |
| | Good | 47 | 54.0% |
| | Fair | 11 | 12.6% |
| | Poor | 0 | 0.0% |
| | Not Sure | 17 | 19.5% |
| TOTAL RESPONSES | | 87 | |
| 10i | Sanitary Sewer Service | | |
| | Excellent | 14 | 16.9% |
| | Good | 42 | 50.6% |
| | Fair | 11 | 13.3% |
| | Poor | 7 | 8.4% |
| | Not Sure | 9 | 10.8% |
| TOTAL RESPONSES | | 83 | |
| 10j | Snow Removal | | |
| | Excellent | 18 | 20.2% |
| | Good | 42 | 47.2% |
| | Fair | 19 | 21.3% |
| | Poor | 10 | 11.2% |
| | Not Sure | 0 | 0.0% |
| TOTAL RESPONSES | | 89 | |
| 10k | Storm Water Management | | |
| | Excellent | 14 | 16.1% |
| | Good | 37 | 42.5% |
| | Fair | 17 | 19.5% |
| | Poor | 10 | 11.5% |
| | Not Sure | 9 | 10.3% |
| TOTAL RESPONSES | | 87 | |

| | | | |
|-----|---------------------------|-----------|-------|
| 10l | Street & Road Maintenance | | |
| | Excellent | 15 | 16.9% |
| | Good | 39 | 43.8% |
| | Fair | 29 | 32.6% |
| | Poor | 4 | 4.5% |
| | Not Sure | 2 | 2.2% |
| | TOTAL RESPONSES | 89 | |

11 IF Steps to improve any of the following services required increase in taxes or fees, would you support or oppose the following

| | | | |
|-----|------------------------|-----------|-------|
| 11a | Ambulance Service | | |
| | Support | 32 | 38.6% |
| | Oppose | 27 | 32.5% |
| | Not Sure | 24 | 28.9% |
| | TOTAL RESPONSES | 83 | |

| | | | |
|-----|------------------------|-----------|-------|
| 11b | Fire Protection | | |
| | Support | 43 | 51.2% |
| | Oppose | 22 | 26.2% |
| | Not Sure | 19 | 22.6% |
| | TOTAL RESPONSES | 84 | |

| | | | |
|-----|------------------------------|-----------|-------|
| 11c | Garbage/Recycling Collection | | |
| | Support | 17 | 21.0% |
| | Oppose | 44 | 54.3% |
| | Not Sure | 20 | 24.7% |
| | TOTAL RESPONSES | 81 | |

| | | | |
|-----|------------------------|-----------|-------|
| 11d | Municipal Water system | | |
| | Support | 30 | 37.0% |
| | Oppose | 33 | 40.7% |
| | Not Sure | 18 | 22.2% |
| | TOTAL RESPONSES | 81 | |

| | | | |
|-----|------------------------------|-----------|-------|
| 11e | Park & Recreation Facilities | | |
| | Support | 29 | 35.4% |
| | Oppose | 33 | 40.2% |
| | Not Sure | 20 | 24.4% |
| | TOTAL RESPONSES | 82 | |

| | | | |
|-----|------------------------|-----------|-------|
| 11f | Police Protection | | |
| | Support | 46 | 54.1% |
| | Oppose | 19 | 22.4% |
| | Not Sure | 20 | 23.5% |
| | TOTAL RESPONSES | 85 | |

| | | | |
|-----|------------------------|-----------|-------|
| 11g | Public Library | | |
| | Support | 30 | 36.1% |
| | Oppose | 27 | 32.5% |
| | Not Sure | 26 | 31.3% |
| | TOTAL RESPONSES | 83 | |

| | | | |
|--|--------------------------------------|-----------|-------|
| 11h | Public School System Support | 28 | 33.3% |
| | Oppose | 30 | 35.7% |
| | Not Sure | 26 | 31.0% |
| | TOTAL RESPONSES | 84 | |
| 11i | Sanitary Sewer Service Support | 25 | 29.8% |
| | Oppose | 34 | 40.5% |
| | Not Sure | 25 | 29.8% |
| | TOTAL RESPONSES | 84 | |
| 11j | Snow Removal Support | 32 | 38.1% |
| | Oppose | 35 | 41.7% |
| | Not Sure | 17 | 20.2% |
| | TOTAL RESPONSES | 84 | |
| 11k | Storm Water Management Support | 26 | 31.3% |
| | Oppose | 31 | 37.3% |
| | Not Sure | 26 | 31.3% |
| | TOTAL RESPONSES | 83 | |
| 11l | Street & Road Maintenance Support | 36 | 42.9% |
| | Oppose | 25 | 29.8% |
| | Not Sure | 23 | 27.4% |
| | TOTAL RESPONSES | 84 | |
| 12 Please Share your opinions about the types of new housing and housing improvements needed | | | |
| 12a | Single Family Housing Strongly Agree | 21 | 24.7% |
| | Agree | 25 | 29.4% |
| | Strongly Disagree | 7 | 8.2% |
| | Disagree | 13 | 15.3% |
| | Not Sure | 19 | 22.4% |
| | TOTAL RESPONSES | 85 | |
| 12b | Mobile home parks Strongly Agree | 5 | 5.9% |
| | Agree | 8 | 9.4% |
| | Strongly Disagree | 39 | 45.9% |
| | Disagree | 23 | 27.1% |
| | Not Sure | 10 | 11.8% |
| | TOTAL RESPONSES | 85 | |

| | | |
|------------------------|--|-----------|
| 12c | Duplexes (2 Units) | |
| | Strongly Agree | 7 8.4% |
| | Agree | 17 20.5% |
| | Strongly Disagree | 11 13.3% |
| | Disagree | 28 33.7% |
| | Not Sure | 20 24.1% |
| TOTAL RESPONSES | | 83 |
| 12d | Apartments (3 or more units) | |
| | Strongly Agree | 5 6.0% |
| | Agree | 15 17.9% |
| | Strongly Disagree | 16 19.0% |
| | Disagree | 28 33.3% |
| | Not Sure | 20 23.8% |
| TOTAL RESPONSES | | 84 |
| 12e | Townhomes and Condominiums | |
| | Strongly Agree | 5 5.8% |
| | Agree | 26 30.2% |
| | Strongly Disagree | 17 19.8% |
| | Disagree | 25 29.1% |
| | Not Sure | 13 15.1% |
| TOTAL RESPONSES | | 86 |
| 12f | Affordable housing | |
| | Strongly Agree | 28 33.7% |
| | Agree | 26 31.3% |
| | Strongly Disagree | 7 8.4% |
| | Disagree | 13 15.7% |
| | Not Sure | 9 10.8% |
| TOTAL RESPONSES | | 83 |
| 12g | Senior condos and apartments | |
| | Strongly Agree | 20 23.3% |
| | Agree | 41 47.7% |
| | Strongly Disagree | 4 4.7% |
| | Disagree | 6 7.0% |
| | Not Sure | 15 17.4% |
| TOTAL RESPONSES | | 86 |
| 12h | Assisted Living facilities for seniors | |
| | Strongly Agree | 18 21.7% |
| | Agree | 36 43.4% |
| | Strongly Disagree | 5 6.0% |
| | Disagree | 6 7.2% |
| | Not Sure | 18 21.7% |
| TOTAL RESPONSES | | 83 |

| | | | |
|-----|----------------------------|-----------|-------|
| 12i | Executive (high-end) homes | | |
| | Strongly Agree | 3 | 3.5% |
| | Agree | 12 | 14.1% |
| | Strongly Disagree | 20 | 23.5% |
| | Disagree | 38 | 44.7% |
| | Not Sure | 12 | 14.1% |
| | TOTAL RESPONSES | 85 | |

| | | | |
|-----|---|-----------|-------|
| 12j | Focus on improving existing housing quality | | |
| | Strongly Agree | 23 | 26.4% |
| | Agree | 46 | 52.9% |
| | Strongly Disagree | 2 | 2.3% |
| | Disagree | 6 | 6.9% |
| | Not Sure | 10 | 11.5% |
| | TOTAL RESPONSES | 87 | |

13 Please indicate how important the preservation of the following features is for the Village of Dresser area

| | | | |
|-----|------------------------|-----------|-------|
| 13a | Wetlands | | |
| | Very Important | 54 | 58.1% |
| | Somewhat Important | 29 | 31.2% |
| | Not Important | 5 | 5.4% |
| | Not Sure | 5 | 5.4% |
| | TOTAL RESPONSES | 93 | |

| | | | |
|-----|------------------------|-----------|-------|
| 13b | Forests/Woodlands | | |
| | Very Important | 60 | 70.6% |
| | Somewhat Important | 15 | 17.6% |
| | Not Important | 5 | 5.9% |
| | Not Sure | 5 | 5.9% |
| | TOTAL RESPONSES | 85 | |

| | | | |
|-----|------------------------|-----------|-------|
| 13c | Parks & Open Space | | |
| | Very Important | 51 | 57.3% |
| | Somewhat Important | 32 | 36.0% |
| | Not Important | 4 | 4.5% |
| | Not Sure | 2 | 2.2% |
| | TOTAL RESPONSES | 89 | |

| | | | |
|-----|------------------------|-----------|-------|
| 13d | Scenic views | | |
| | Very Important | 42 | 47.7% |
| | Somewhat Important | 28 | 31.8% |
| | Not Important | 14 | 15.9% |
| | Not Sure | 4 | 4.5% |
| | TOTAL RESPONSES | 88 | |

| | | | |
|-----|--|-----------|-------|
| 13e | Undeveloped hilltops and hillsides | | |
| | Very Important | 40 | 47.6% |
| | Somewhat Important | 29 | 34.5% |
| | Not Important | 11 | 13.1% |
| | Not Sure | 4 | 4.8% |
| | TOTAL RESPONSES | 84 | |
| 13f | Surface water | | |
| | Very Important | 57 | 64.8% |
| | Somewhat Important | 16 | 18.2% |
| | Not Important | 8 | 9.1% |
| | Not Sure | 7 | 8.0% |
| | TOTAL RESPONSES | 88 | |
| 13i | Groundwater | | |
| | Very Important | 69 | 78.4% |
| | Somewhat Important | 12 | 13.6% |
| | Not Important | 2 | 2.3% |
| | Not Sure | 5 | 5.7% |
| | TOTAL RESPONSES | 88 | |
| 13j | Cultural/historic sites & buildings | | |
| | Very Important | 32 | 36.4% |
| | Somewhat Important | 34 | 38.6% |
| | Not Important | 16 | 18.2% |
| | Not Sure | 6 | 6.8% |
| | TOTAL RESPONSES | 88 | |
| 14 | During the next to years, which of the following do you think the Village of Dresser should invest in? | | |
| 14a | Campgrounds | | |
| | Low | 29 | 34.9% |
| | Medium | 14 | 16.9% |
| | High | 7 | 8.4% |
| | Not a Priority | 33 | 39.8% |
| | TOTAL RESPONSES | 83 | |
| 14b | Cross-country ski trails | | |
| | Low | 33 | 38.8% |
| | Medium | 25 | 29.4% |
| | High | 6 | 7.1% |
| | Not a Priority | 21 | 24.7% |
| | TOTAL RESPONSES | 85 | |
| 14c | Picnic areas | | |
| | Low | 24 | 28.6% |
| | Medium | 34 | 40.5% |
| | High | 15 | 17.9% |
| | Not a Priority | 11 | 13.1% |
| | TOTAL RESPONSES | 84 | |

| | | | |
|------------------------|--------------------------|-----------|-------|
| 14d | Volleyball courts | | |
| | Low | 29 | 34.9% |
| | Medium | 30 | 36.1% |
| | High | 6 | 7.2% |
| | Not a Priority | 18 | 21.7% |
| TOTAL RESPONSES | | 83 | |
| 14e | Bike & pedestrian trails | | |
| | Low | 15 | 15.5% |
| | Medium | 31 | 32.0% |
| | High | 41 | 42.3% |
| | Not a Priority | 10 | 10.3% |
| TOTAL RESPONSES | | 97 | |
| 14f | ATV trails | | |
| | Low | 24 | 27.9% |
| | Medium | 17 | 19.8% |
| | High | 16 | 18.6% |
| | Not a Priority | 29 | 33.7% |
| TOTAL RESPONSES | | 86 | |
| 14g | Snowmobile trails | | |
| | Low | 21 | 24.7% |
| | Medium | 20 | 23.5% |
| | High | 19 | 22.4% |
| | Not a Priority | 25 | 29.4% |
| TOTAL RESPONSES | | 85 | |
| 14h | Frisbee golf course | | |
| | Low | 26 | 31.3% |
| | Medium | 14 | 16.9% |
| | High | 4 | 4.8% |
| | Not a Priority | 39 | 47.0% |
| TOTAL RESPONSES | | 83 | |
| 14i | Playground equipment | | |
| | Low | 13 | 15.1% |
| | Medium | 34 | 39.5% |
| | High | 27 | 31.4% |
| | Not a Priority | 12 | 14.0% |
| TOTAL RESPONSES | | 86 | |
| 14j | Tennis courts | | |
| | Low | 23 | 26.7% |
| | Medium | 35 | 40.7% |
| | High | 8 | 9.3% |
| | Not a Priority | 20 | 23.3% |
| TOTAL RESPONSES | | 86 | |

| | | | |
|-----|------------------------|-----------|-------|
| 14k | Basketball courts | | |
| | Low | 21 | 24.7% |
| | Medium | 41 | 48.2% |
| | High | 10 | 11.8% |
| | Not a Priority | 13 | 15.3% |
| | TOTAL RESPONSES | 85 | |

| | | | |
|-----|------------------------|-----------|-------|
| 14l | Sports Fields | | |
| | Low | 20 | 23.3% |
| | Medium | 37 | 43.0% |
| | High | 10 | 11.6% |
| | Not a Priority | 19 | 22.1% |
| | TOTAL RESPONSES | 86 | |

| | | | |
|-----|------------------------|----------|-------|
| 14m | Other | | |
| | Low | 0 | 0.0% |
| | Medium | 1 | 25.0% |
| | High | 0 | 0.0% |
| | Not a Priority | 3 | 75.0% |
| | TOTAL RESPONSES | 4 | |

15 If you believe that any of the recreational facilities from the previous question should be created or expanded, how should the improvements be paid for?

| | | |
|-----------------------------|-----------|-------|
| Property Taxes | 4 | 4.8% |
| Fees for specific uses | 30 | 36.1% |
| General Park User Fees | 22 | 26.5% |
| Combination of Fees & Taxes | 27 | 32.5% |
| TOTAL RESPONSES | 83 | |

16 Which of the following descriptions best reflects your opinion on Dresser's economy?

| | | |
|------------------------|-----------|-------|
| Stable | 47 | 55.3% |
| Declining | 32 | 37.6% |
| Growing | 6 | 7.1% |
| TOTAL RESPONSES | 85 | |

17 Currently, the Dresser Industrial Park is at or near capacity and cannot support adding additional lots for new businesses.

| | | |
|--|-----------|-----|
| Expand the existing park or create a second industrial park | 48 | ### |
| Do not expand the existing park or create a second industrial park | 18 | ### |
| Not Sure | 20 | ### |
| TOTAL RESPONSES | 86 | |

18 Please rate the current amount of light industrial, retail, and office development in Dresser

| | | |
|------------------------|-----------|-------|
| Light Industrial | | |
| Too Much | 1 | 1.1% |
| About Right | 56 | 64.4% |
| Too Little | 30 | 34.5% |
| TOTAL RESPONSES | 87 | |

| | | |
|------------------------|-----------|-------|
| Retail Shops | | |
| Too Much | 1 | 1.2% |
| About Right | 17 | 19.8% |
| Too Little | 68 | 79.1% |
| TOTAL RESPONSES | 86 | |

| | | |
|------------------------|-----------|-------|
| Office Development | | |
| Too Much | 2 | 2.3% |
| About Right | 39 | 44.8% |
| Too Little | 46 | 52.9% |
| TOTAL RESPONSES | 87 | |

| | | |
|------------------------|-----------|-------|
| Restaurants | | |
| Too Much | 0 | 0.0% |
| About Right | 39 | 62.9% |
| Too Little | 23 | 37.1% |
| TOTAL RESPONSES | 62 | |

19 For each of the services listed below, tell us whether you think Dresser is strong in that area...

| | | | |
|-----|---|-----------|-------|
| 19a | Having workers with the skills to fill jobs | | |
| | Strength | 23 | 27.1% |
| | Weakness | 20 | 23.5% |
| | Not Sure | 42 | 49.4% |
| | TOTAL RESPONSES | 85 | |

| | | | |
|-----|------------------------------------|-----------|-------|
| 19b | Having enough workers to fill jobs | | |
| | Strength | 29 | 34.5% |
| | Weakness | 14 | 16.7% |
| | Not Sure | 41 | 48.8% |
| | TOTAL RESPONSES | 84 | |

| | | | |
|-----|----------------------------------|-----------|-------|
| 19c | Support for business development | | |
| | Strength | 10 | 11.9% |
| | Weakness | 28 | 33.3% |
| | Not Sure | 46 | 54.8% |
| | TOTAL RESPONSES | 84 | |

| | | | |
|-----|----------------------------------|-----------|-------|
| 19d | Retention of existing businesses | | |
| | Strength | 18 | 21.4% |
| | Weakness | 24 | 28.6% |
| | Not Sure | 42 | 50.0% |
| | TOTAL RESPONSES | 84 | |

| | | | |
|-----|--|-----------|-------|
| 19e | Having enough family supporting jobs for workers | | |
| | Strength | 12 | 16.2% |
| | Weakness | 31 | 41.9% |
| | Not Sure | 31 | 41.9% |
| | TOTAL RESPONSES | 74 | |

20 Which types of non residential development would you like to see in the Village of Dresser in the future? Please rank your top three choices by placing numbers to the left. Write 1 next to the most important type, 2 next to the second most important type, and 3 next to the third most important type.

- | | | | | |
|----|--|--------|--------|--------|
| a. | Neighborhood commercial and office use (e.g. convenience stores, bakery, hardware store, branch banks, day care center, doctor's office) | 33 (1) | 15 (2) | 11 (3) |
| b. | Community commercial uses (e.g. supermarkets, auto dealers) | 7 (1) | 10 (2) | 8 (3) |
| c. | Regional commercial uses (e.g. discount super stores) | 2 (1) | 9 (2) | 4 (3) |
| d. | Industrial/manufacturing uses | 12 (1) | 13 (2) | 14 (3) |
| e. | Office Park | 1 (1) | 7 (2) | 11 (3) |
| f. | Tourism related businesses (e.g. bed n breakfasts, craft shops, outdoor adventure) | 16 (1) | 17 (2) | 11 (3) |
| g. | None | 7 (1) | 0 (2) | 3 (3) |

21 Is there a particular type of business you wish were located in the Village of Dresser?

SEE ATTACHED SHEET

22 From year 1970 to 2000, Dressers population grew 37.4%. At what rate would you like to see growth?

| | | |
|----------------------------------|-----------|-------|
| Faster than projected | 10 | 11.8% |
| Slower than projected | 16 | 18.8% |
| Present projected rate of growth | 43 | 50.6% |
| Not sure | 16 | 18.8% |
| TOTAL RESPONSES | 85 | |

23 Which of the following statements best reflects your future vision for the Village of Dresser?

Please rank your top THREE choices by placing numbers to the left. Write 1 next to the most important statement, 2 next to the second most important statement, and 3 next to the third most important statement.

- | | | | | |
|----|--|--------|--------|--------|
| a. | Be a full service community where all work, shopping, service, housing, and healthcare needs can be met. | 21 (1) | 11 (2) | 11 (3) |
| b. | Focus on becoming a manufacturing or business based community. | 12 (1) | 12 (2) | 15 (3) |
| c. | Focus on becoming a nature-based tourism community. | 10 (1) | 18 (2) | 12 (3) |
| d. | Be a suburban "bedroom" community that is a primarily residential community with few industries and limited commercial services. | 23 (1) | 14 (2) | 8 (3) |
| e. | Promote development or redevelopment in the core of the community instead of annexing additional property. | 15 (1) | 23 (2) | 16 (3) |
| f. | Other | 1 (1) | 0 (2) | 6 (3) |

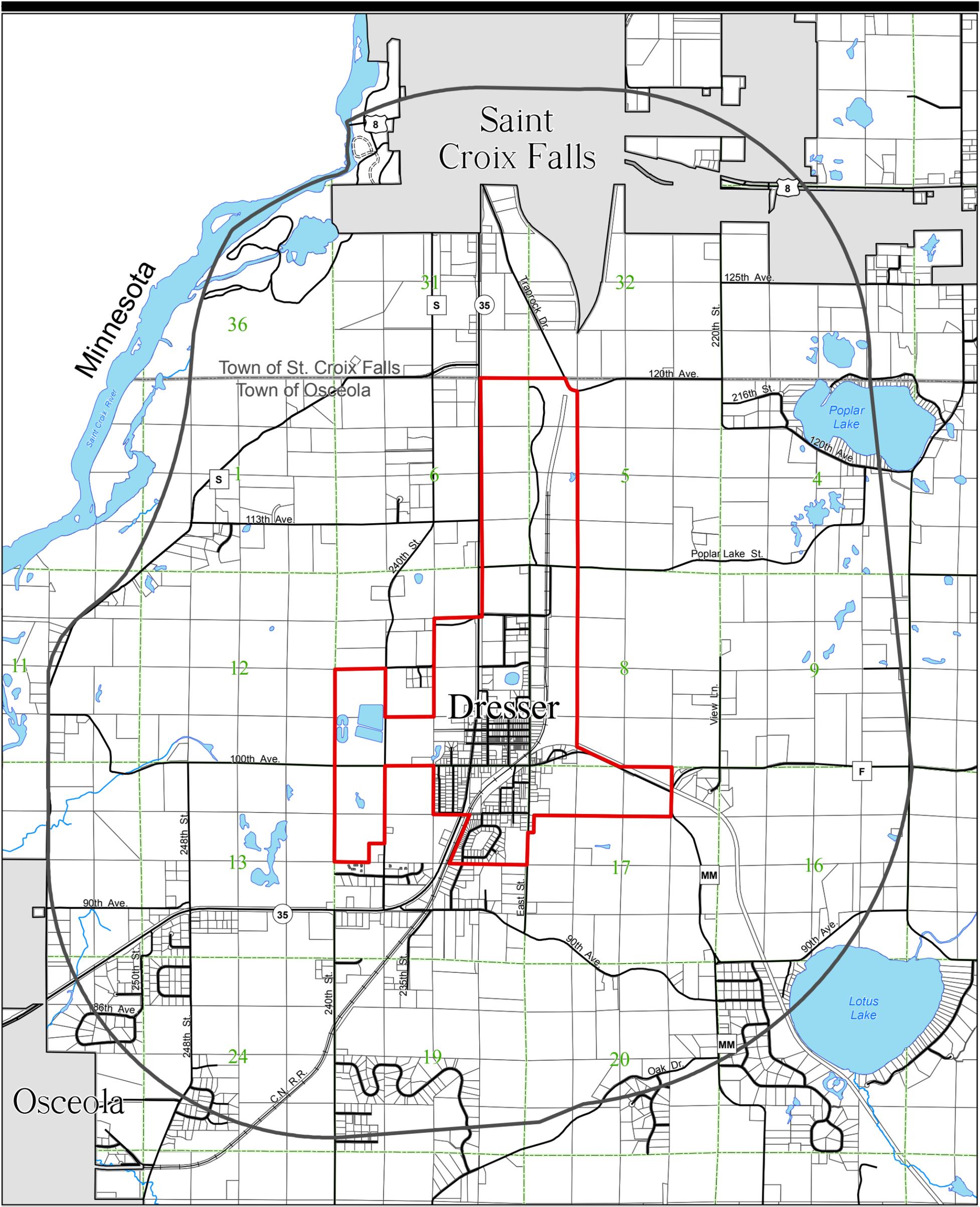
24 ADDITIONAL COMMENTS

REFER TO INDIVIDUAL SURVEYS

IMPLEMENTATION ACTIONS

The table below provides a summary list and work schedule of major actions to be completed as part of the implementation of the Comprehensive Plan. Details of these actions are provided in Chapter 4 of this Plan.

| Action | Timeframe | Responsible Party |
|---|-----------------------------|----------------------------------|
| 1) Review the Village Zoning Ordinance for consistency with this plan. | Short-term (before 2010) | Village Board Plan Commission |
| 2) Investigate the possibility of developing an erosion and stormwater control ordinance | Short-term 5-years | Village Board Plan Commission |
| 3) Consider adopting the Model Small Wind Energy System ordinance for permitting and siting small wind energy systems. | Short-term 5-years | Village Board Plan Commission |
| 4) Create a design review ordinance regulating aesthetic design to protect the character of the community | Short-term 5-years | Village Board Plan Commission |
| 5) Review Subdivision Regulations to ensure consistency with the Village Comprehensive Plan. | Short-term 5-years | Village Board Plan Commission |
| 6) Create a conservation subdivision ordinance to specifically regulate future subdivisions. | Short-term 5-years | Village Board Plan Commission |
| 7) Prepare detailed neighborhood plans and adopt them as a component to this Comprehensive Plan. | Mid-long term | Village Board Plan Commission |
| 8) Maintain criteria for residential subdivision plat approval. | Continual | Village Board Plan Commission |
| 9) Maintain criteria for rezoning. | Continual | Village Board Plan Commission |
| 10) Maintain a Future Land Use Map to guide development to planned growth areas in the Village. | Continual | Village Board Plan Commission |
| 11) Maintain criteria for changing the future land use designation of parcels. | Continual | Village Board Plan Commission |
| 12) Review & provide comments on neighboring township & municipality planning projects that affect the Village. | Continual | Village Board Plan Commission |
| 13) Contribute input into any proposed changes to the Polk County Zoning Ordinance. | Continual | Village Board Plan Commission |
| 14) Prior to the adoption of the Village Comprehensive Plan, and for subsequent updates, circulate the Village plan and request comments from School District Officials, neighboring municipalities, and Polk County. | Continual | Village Board Plan Commission |
| 15) Hold one annual joint meeting between the Village Board and Plan Committee to: <ul style="list-style-type: none"> - Review progress in implementing the recommendations of the plan, - Establish new deadlines and responsibilities for new or unfinished recommendations, - To identify proposals or decisions that were consistent (or inconsistent) with the plan, - To identify any minor or major plan amendments that are needed or have been requested for review. | Continual | Village Board Plan Commission |
| 16) Update this Comprehensive Plan at least once every ten years per the requirements of the State comprehensive planning law. | Mid Term 10 Years | Village Board Plan Commission |

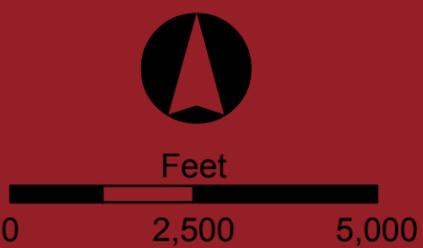
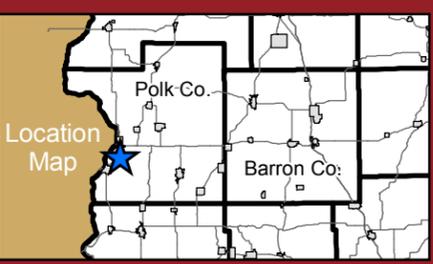


PLANNING AREA

MAP-1

Village of Dresser

Polk County, Wisconsin

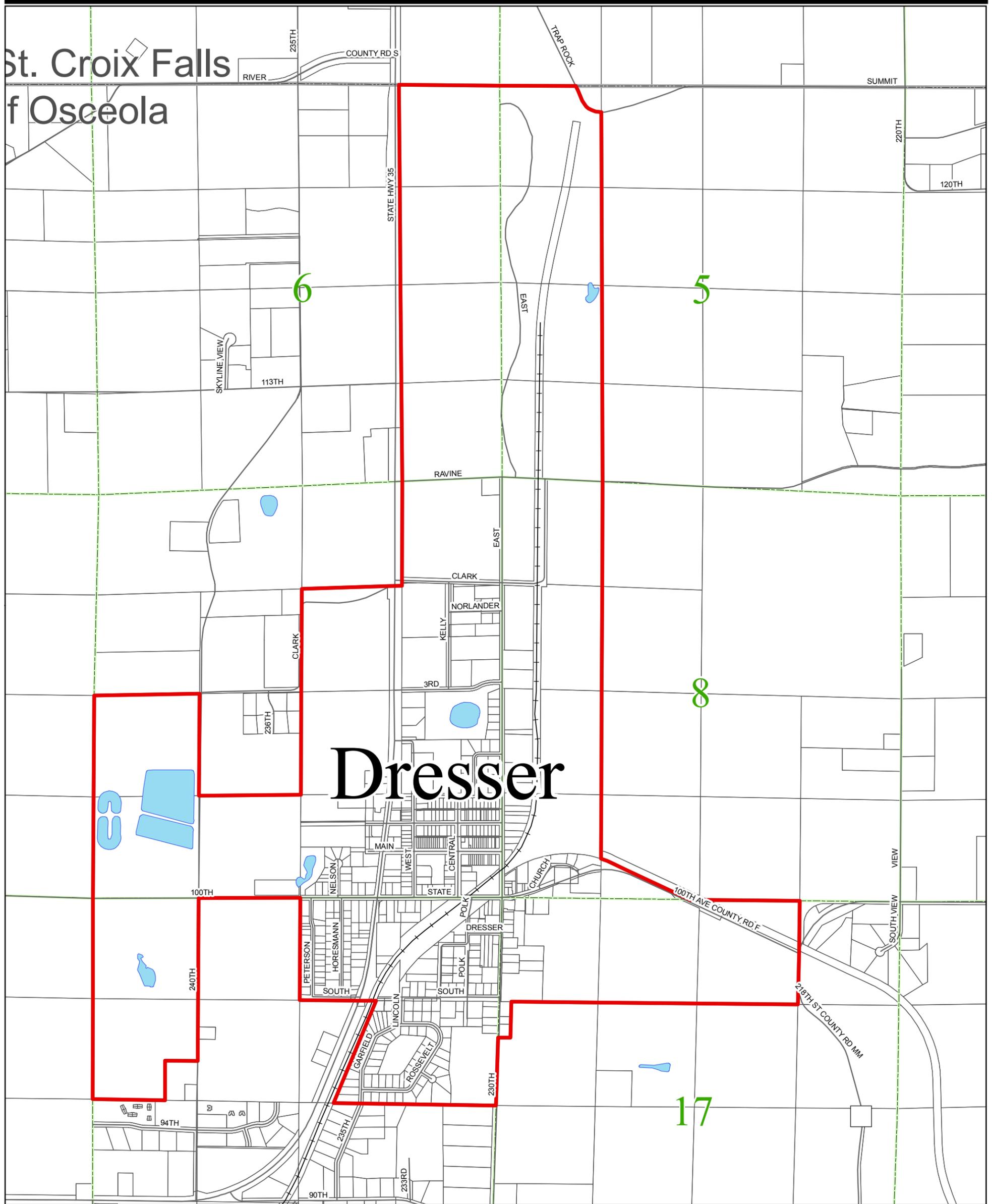


| Legend | |
|--------|--------------------|
| | Plan Area Boundary |
| | Dresser |
| | Osceola |
| | St. Croix Falls |
| | Parcels |
| | Sections |
| | Roads |
| | RailRoad |
| | Trails |
| | Lakes |
| | Rivers |

- Sources:
- County Base Data
 - NRCS Soils
 - FEMA Floodplain
 - WIDNR Wetlands
 - 2005 NAIP Ortho



St. Croix Falls
of Osceola

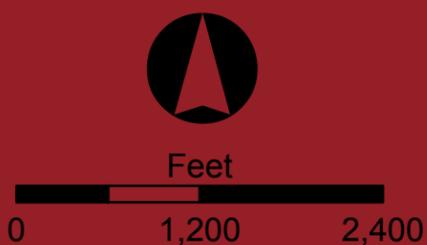


PLANNING AREA - INSET

MAP-1A

Village of Dresser

Polk County, Wisconsin



| Legend | | | |
|--------|----------|--|----------|
| | Dresser | | Roads |
| | Parcels | | RailRoad |
| | Sections | | Trails |
| | Lakes | | Rivers |

- Sources:
- County Base Data
 - NRCS Soils
 - FEMA Floodplain
 - WIDNR Wetlands
 - 2005 NAIP Ortho





TRANSPORTATION FACILITIES

MAP-2

Village of Dresser

Polk County, Wisconsin

Legend

| | | | | |
|--|--------------------|--|----------|----------------------------------|
| | Plan Area Boundary | | Sections | Functional Classification |
| | Dresser | | RailRoad | Class |
| | Osceola | | Trails | |
| | St. Croix Falls | | Lakes | |
| | Parcels | | Rivers | |
| | | | | |

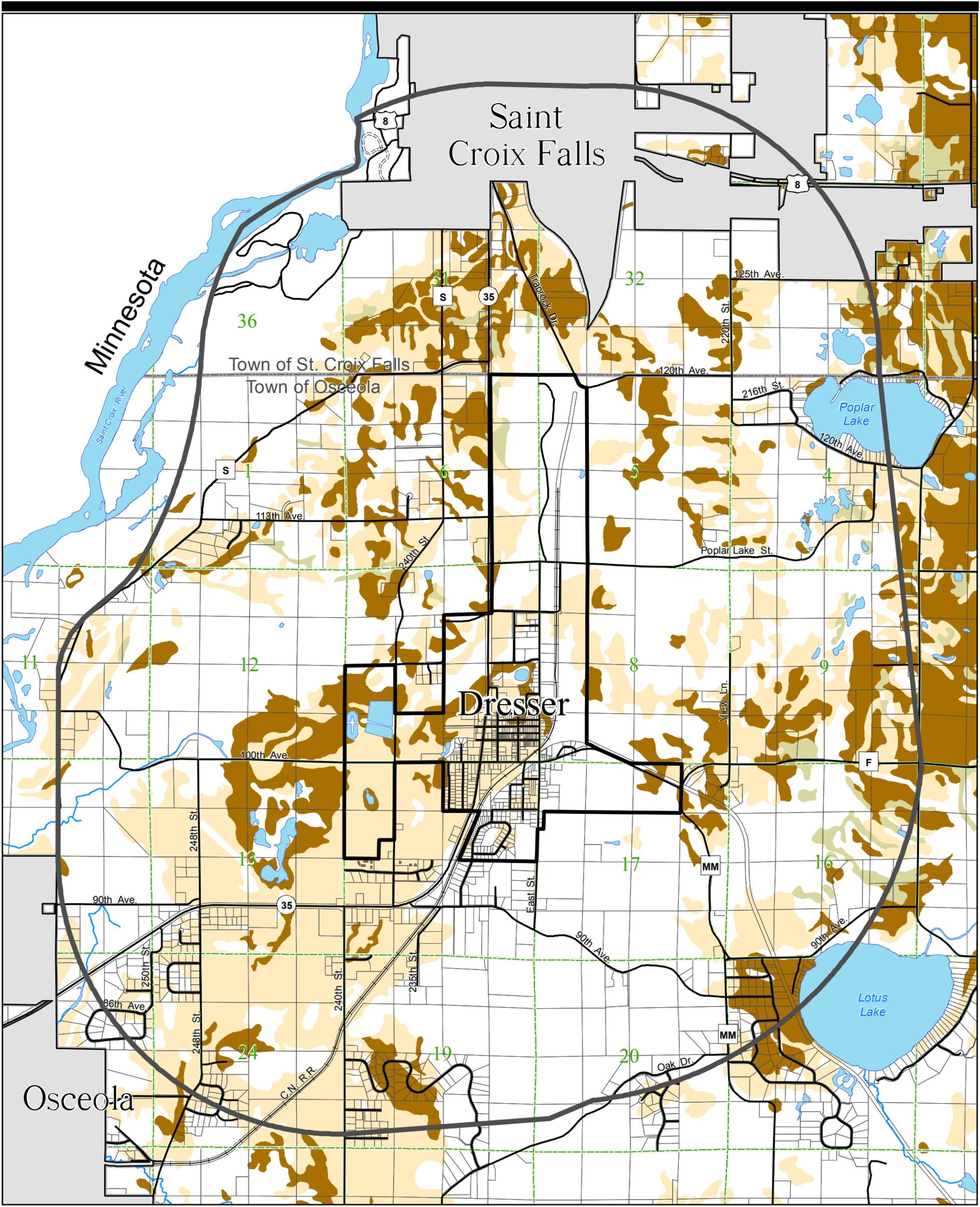


Feet



Sources:
- County Base Data
- NFC and ADT from WiDOT





PRODUCTIVE AGRICULTURAL AREAS

MAP-3

Village of Dresser

Polk County, Wisconsin

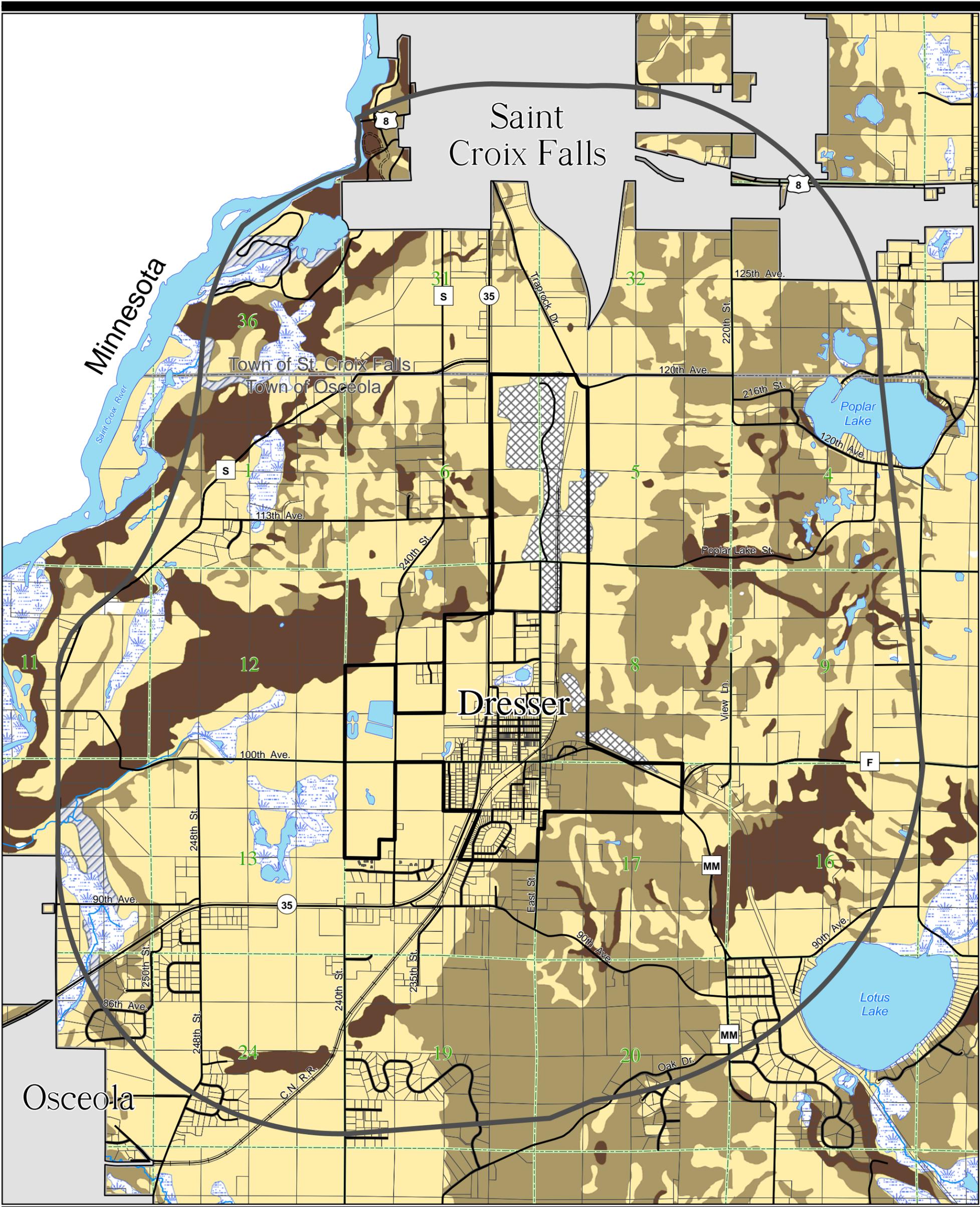
| Legend | |
|--------|----------------------------------|
| | Plan Area Boundary |
| | Dresser |
| | Osceola |
| | St. Croix Falls |
| | Parcels |
| | Sections |
| | Roads |
| | RailRoad |
| | Trails |
| | Lakes |
| | Rivers |
| | Soils |
| | NRCS - Soils |
| | Not prime farmland |
| | All areas are prime farmland |
| | Prime farmland if drained |
| | Farmland of statewide importance |

Feet

 0 2,500 5,000

Sources:
 - County Base Data
 - NRCS Soils Data





DEVELOPMENT LIMITATIONS

MAP-4

Village of Dresser

Polk County, Wisconsin

Legend

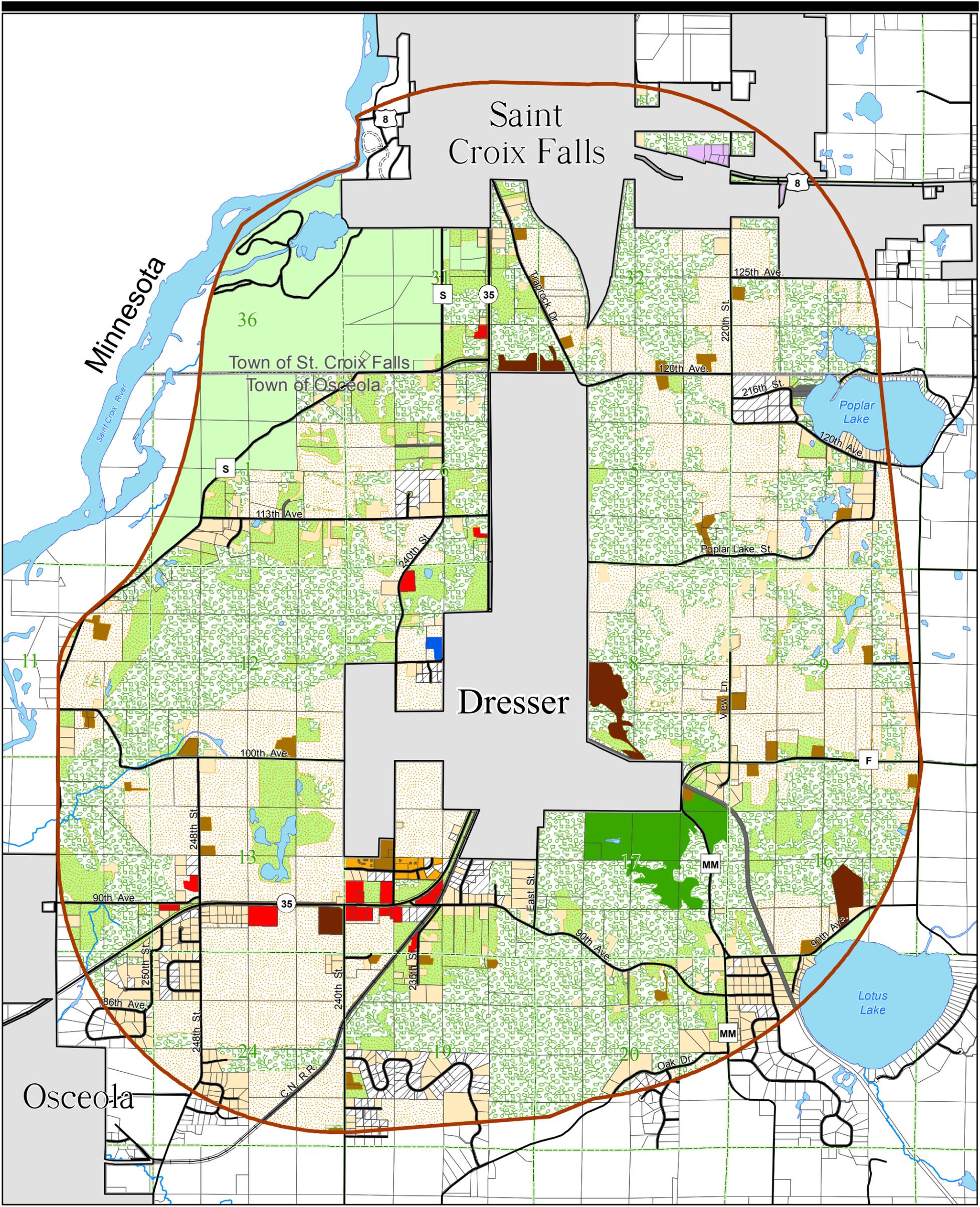
| | | |
|--------------------|----------|----------------------|
| Plan Area Boundary | Roads | Floodplain |
| Dresser | Trails | 0 to 12% |
| Osceola | Lakes | 12 to 20% |
| St. Croix Falls | Rivers | 20 to 60% |
| RailRoad | Sections | Quarry or Gravel Pit |
| | Parcels | |
| | Wetlands | |

Feet

 0 2,400 4,800

Sources:
 - County Base Data
 - NRCS Soils Data
 - WiDNR Wetlands
 - FEMA Floodplains





EXISTING LAND USE

MAP-5

Village of Dresser

Polk County, Wisconsin

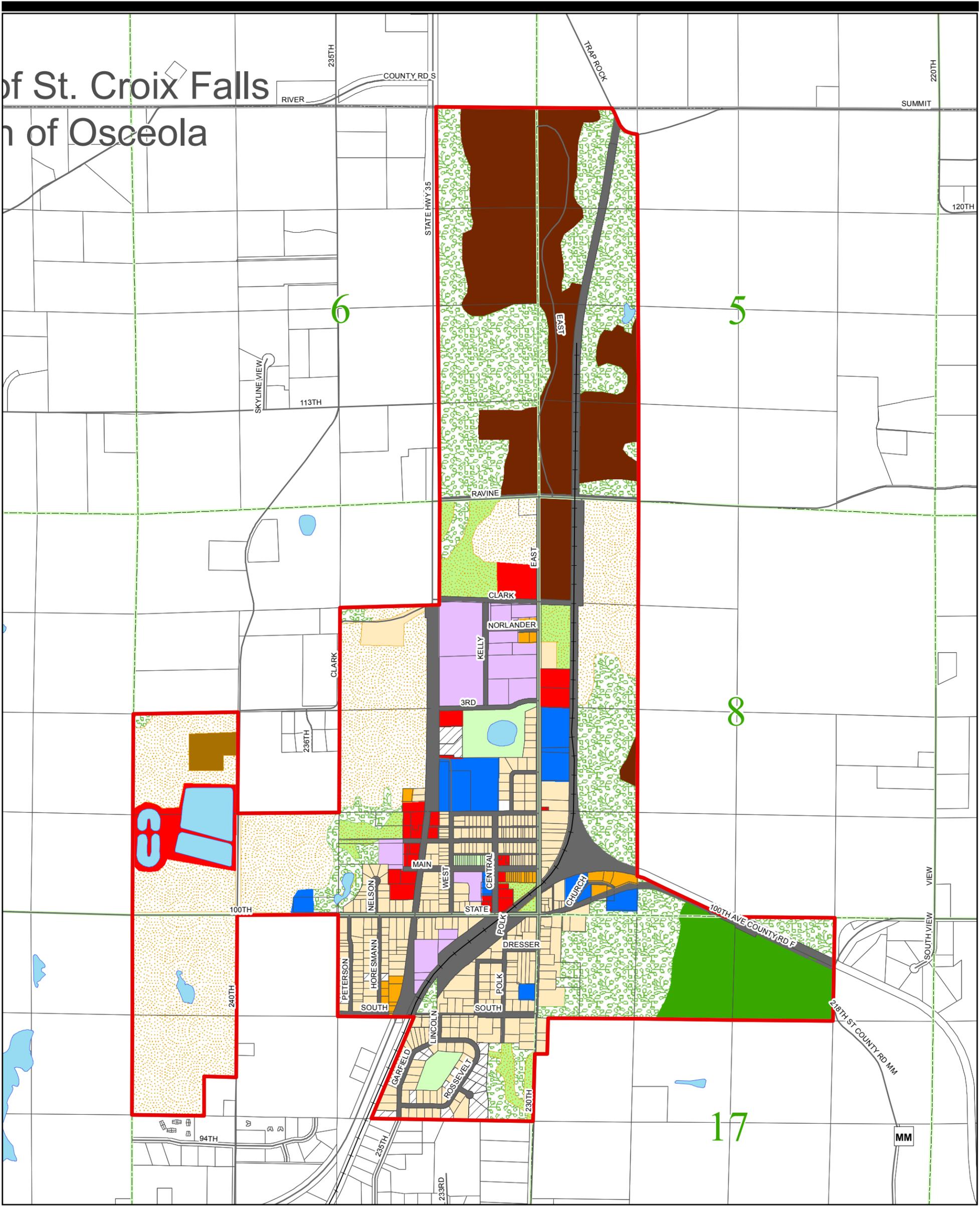
| Legend | | | |
|--------------------|--------------------------|--------------------------|---------------------------|
| Plan Area Boundary | Trails | Industrial | Quarry |
| DRESSER | Lakes | Institutional | Single Family Residential |
| OSCEOLA | Rivers | Open Water | Transportation |
| ST CROIX FALLS | Existing Land Use | Multi-Family Residential | Vacant |
| Parcels | Agriculture | Pasture/Open Space | Wooded Lands |
| Sections | Commercial | Park and Recreation | |
| Roads | Farmstead | Private Recreation | |
| Rail/Road | | | |

Feet

 0 2,500 5,000

Sources:
 - County Base Data
 - NAIP Observed Land Use





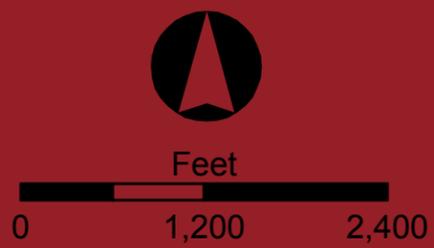
EXISTING LAND USE - INSET

MAP-5A

Village of Dresser

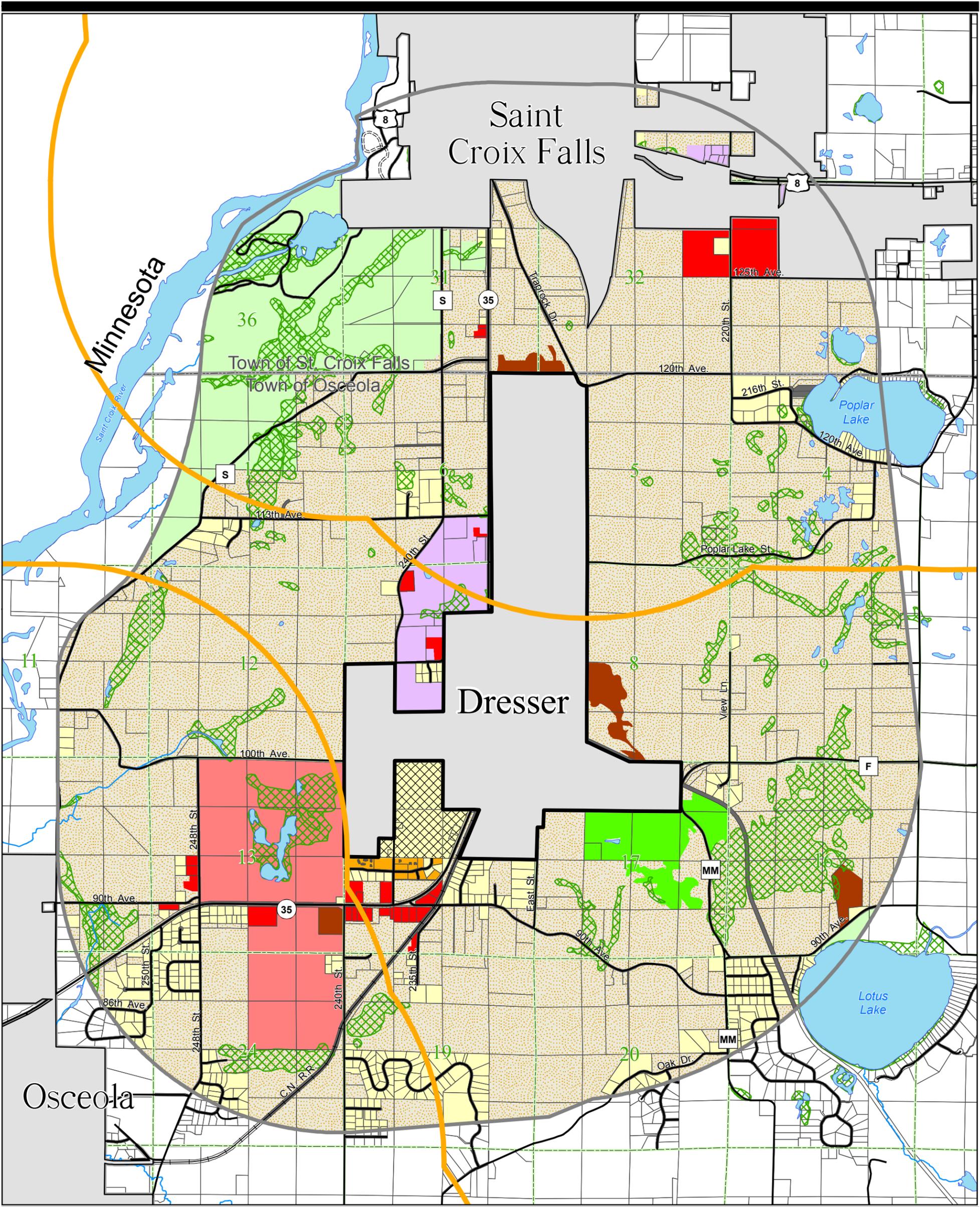
Polk County, Wisconsin

| Legend | | | |
|--------|---------------------------|--|----------------------|
| | DRESSER | | Lakes |
| | Parcels | | Rivers |
| | Sections | | Parks and Recreation |
| | Roads | | Pasture/Open Space |
| | RailRoad | | Farmstead |
| | Trails | | Private Recreation |
| | Commercial | | Agriculture |
| | Industrial | | Public/Institutional |
| | Multi-Family Residential | | Quarry |
| | Single Family Residential | | Transportation |
| | Vacant | | |



Sources:
 - County Base Data
 - NAIP Observed Land Use





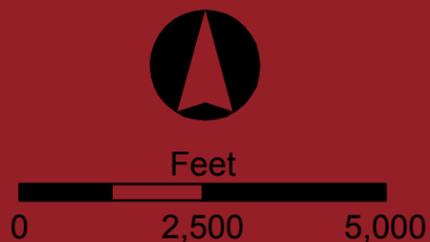
FUTURE LAND USE

MAP-6

Village of Dresser

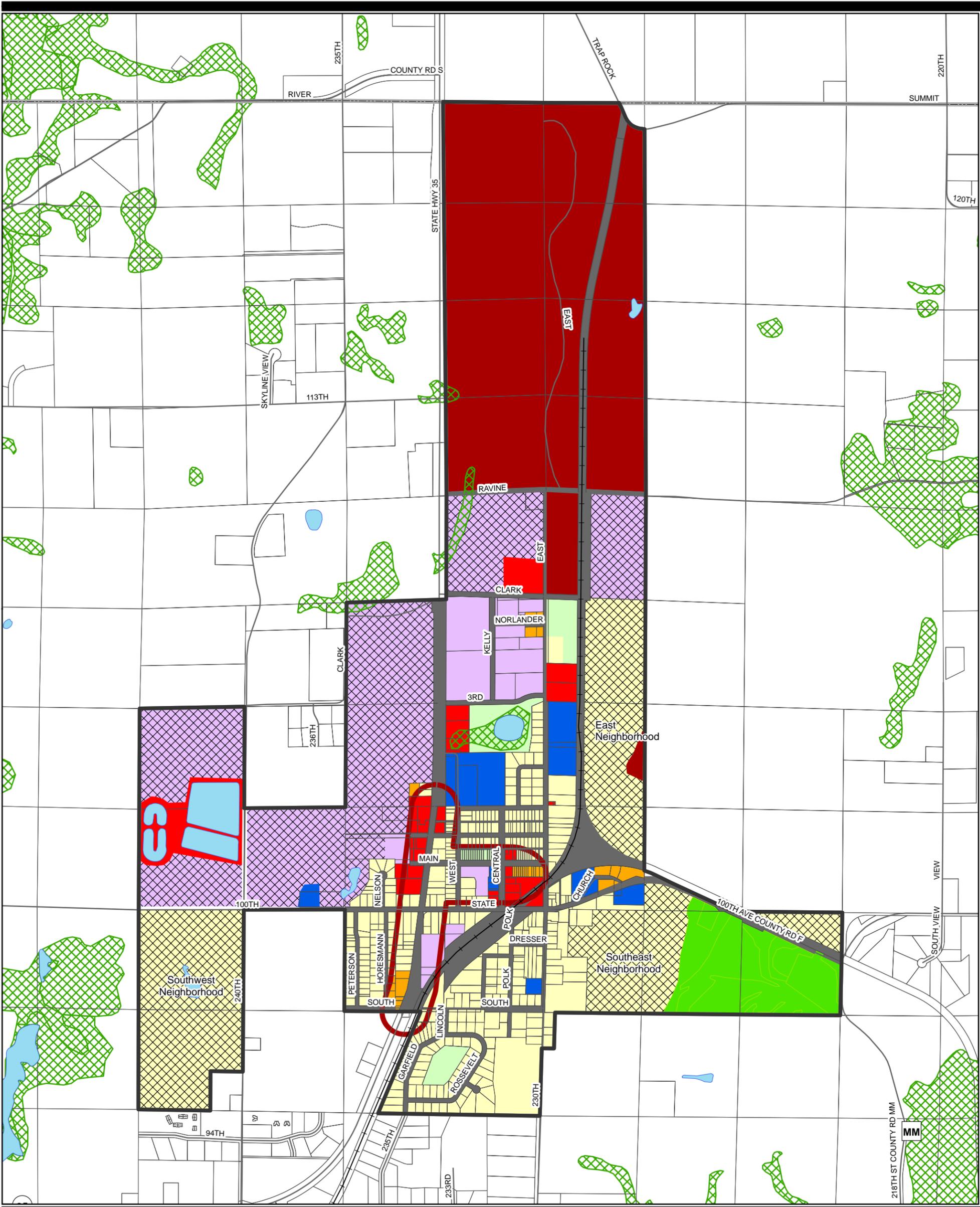
Polk County, Wisconsin

| Legend | |
|--------|------------------------------------|
| | Plan Area Boundary |
| | Adjacent Plan Areas |
| | DRESSER |
| | OSCEOLA |
| | ST CROIX FALLS |
| | Parcels |
| | Sections |
| | Roads |
| | RailRoad |
| | Trails |
| | Lakes |
| | Rivers |
| | Rural Preservation |
| | Low Density Residential |
| | Southwest Planned Neighborhood |
| | Medium to High Density Residential |
| | Commercial |
| | Mixed Use |
| | Quarry |
| | Industrial |
| | Parks and Recreation |
| | Private Recreation |
| | Transportation |
| | Resource Protection Area |



Sources:
 - County Base Data
 - NAIP Observed Land Use
 - MSA Future Land Use





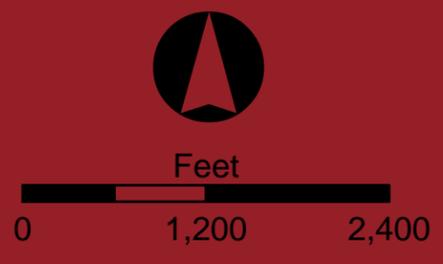
FUTURE LAND USE - INSET

MAP-6A

Village of Dresser

Polk County, Wisconsin

| Legend | |
|--------|------------------------------------|
| | Dresser |
| | Parcels |
| | Roads |
| | Railroad |
| | Trails |
| | Lakes |
| | Rivers |
| | Redevelop Areas |
| | Resource Protection Area |
| | Planned Neighborhood |
| | Commercial |
| | Industrial |
| | Light Industrial |
| | Institutional |
| | Quarry |
| | Parks and Recreation |
| | Private Recreation |
| | Transportation |
| | Low Density Residential |
| | Medium to High Density Residential |



Sources:
 - County Base Data
 - NAIP Observed Land Use
 - MSA Future Land Use

