

**COOPERATIVE BOUNDARY COMMITTEE**  
**VILLAGE OF DRESSER & TOWN OF OSCEOLA**  
**MINUTES – MARCH 21, 2016**

Pursuant to due call and notice thereof, a Cooperative Boundary Committee meeting was held on Monday, March 21, 2016, in the Dresser Municipal Office, 102 W Main Street, Dresser WI. Gustafson called to order the meeting at 6:00 PM. Roll Call was taken. Members of the committee present: Mike Wallis, Jim Thanig, Neil Gustafson, and Wayne Moberg. Also present Jodi A Gilbert, Clerk/Treasurer Village of Dresser. Members of the public present: Glyn & Cindy Thorman, Greg Marsten - Leader Newspaper and the Standard Press/Ledger Newspaper. No other public or press were present.

Motion Thanig/Moberg to approve the minutes of the Cooperative Boundary Committee Meeting – February 22, 2016. All in Favor. Motion Carried.

Glyn Thorman asked to make a comment at the beginning of the meeting instead of the end of the meeting. Gustafson stated that would be OK. Thorman read the following letter: March 21, 2016. Village of Dresser & Town of Osceola Boundary Committee Meeting. Gentlemen: In lieu of the clear and biased intent regarding the purpose of this committee to prohibit any annexation attempt regarding the Blue Rock Quarry family land, we the project owners of the affected land formally object to this agreement intent. Other property owners may well have equal concern over their rights being taken away. It should be well understood that the Village of Dresser is giving up all individual rights to accept annexation requests for the vast majority of property surrounding the village. Any future annexation requests will be subjected to the whims of Osceola Township and be in place for 20+ years. As a result of this one-sided agreement, over a thousand acres of land (owned by many landowners) may remain locked into Osceola Township. Dresser will lose all opportunities for any growth and revenue from subsequent future property taxes – save for the token parcels to the northwest. Furthermore since this committee is one of fact-finding, the local families of Blue Rock Quarry hereby request the opportunity to be placed on the agenda and to present information that is key for consideration prior to any recommendation going forth to the municipal boards for further action. Respectfully submitted. Mike & Laura Loescher, Glyn & Cindy Thorman, and Jim & Jeanne Rochford.

Discussion was held regarding the development of a Cooperative Boundary Agreement between the Village of Dresser and the Town of Osceola. Gustafson stated I printed off a copy of what we did last time with the proposed revisions. I thought we could touch base on what we did last time. There are highlighted areas - things we had questions on. Some sections we didn't change a whole lot. Section 13.02.1 refers to a bunch of State Statue Numbers. Section 15 – at first we were not sure if we needed but after more review we felt that it would be needed so I typed it into the document. We need to verify the Chapter NR Code Numbers. Section 15.05 is not applicable from the draft document. Wallis stated that both municipalities have subdivision Ordinances, which may cover Section 15 so we don't need it. Section 16 was OK. Section 17 was pretty straight

## **Page 2 of 4 – Cooperative Boundary Meeting April 13, 2016**

forward. Section 18 – we needed to refer to the map – one of the proposed areas could be industrial and I am not sure if we could make that statement. Wallis stated I am not sure if that is a requirement of the boundary agreement so we may take it out. Gustafson stated there is a question of wastewater capacity – whether the Village of Dresser has the capacity to take on future development. Any properties served by Utilities needs to meet Village Ordinance requirements. Section 20 talks about joint sewer. The wordage on borrowing power was crossed out. This brought us to Section 23. I was questioning the relevance of this section. Wallis stated it seems pretty generic. Are Master Plans the same as a Comprehensive Plan? If so I would just change that to Comprehensive Plan. Can we amend the Comprehensive Plan within that area at any time through Extraterritorial Zoning? Wallis stated I am trying to verify whether the process was followed. Section 24 was pretty candid. Section 25 was also pretty straight forward. Section 26 – Wallis stated I am up to Section 29 which could be amended with a joint agreement. The draft has other Sections 27.01-27.03 which discusses civil actions. General language. Section 28 talks about both Municipalities unable to challenge this plan. Section 29 this plan can be amended by writing if both municipalities agree. It is interesting that it can be amended but not challenged. Wallis stated Section 31 states if any part of this is found to be invalid by the courts that section is thrown out. It goes on to say that both municipalities tend to cooperate and negotiate. Section 32 describes that both parties can come together and work on a part if it is not valid. Section 33 – Gustafson stated this seems repetitive. Wallis if I remember this section states that the town may incorporate and the village won't object to it. Section 34 states we need to follow the plan. Section 35 discusses references. Section 36 etc... are just approvals and administrative stuff. Gustafson stated with that – that is a good majority of the document. Now for fine tuning. Wallis stated I can take and modify the rest of the document and send it out.

Gustafson stated what is the next step? We need to refine the maps. Wallis asked are we ready? Do we have a purpose statement? Wallis continued this is a good chance to go over revisions on this. Section 4.01 was read by Wallis – this is what we have for a purpose statement. Are there any changes to that anybody can think of? Nothing was stated. Gustafson stated it seems pretty straight forward. How do you want to start? Gustafson continued what is our intention? We have our proposed areas. What is our intention for the rest of the perimeter? Wallis stated from the town's perspective the rest is maintained as is. Thanig stated at what point do we take this back to the Village Board or Plan Commission? Gustafson stated I think we should start with the Plan Commission. Wallis agreed this needs to back to the Plan Commission. The boards will ultimately decide. The Plan Commission stage is a feed back thing. Gustafson stated you have the boundaries that have no annexation and the rest of the area is joint approval? We are four individuals and we can lock someone out for the next 14+ years. I don't think we should limit the citizens. Wallis stated both communities have to agree on it. It gives the Town the comfort that the Village just can't do it and at the same time it doesn't limit our own citizens. Wallis continued if we don't go that route the Town shouldn't be there. I would like to propose a change to the Southern Line. Thanig stated that is prime real estate. This whole yellow area is that sufficient to take to Plan

### **Page 3 of 4 – Cooperative Boundary Meeting April 13, 2016**

Commission or the Boards. Thanig stated without it I think it would be hard to convince the Village and that area is so close to existing infrastructure already. Gustafson stated that proposed area makes the most sense. That area goes out to 90<sup>th</sup>. It includes Silver Ridge and Timber Ridge. Gustafson stated I like it the way it originally sits myself. Wallis asked do you know if utilities were roughed in outside of the Dresser limits. Wallis continued if you consider adding in a property that is going to be annexed it may be beneficial for a municipality to put utilities on a whole road knowing in the future they may connect. If one property wants to annex in maybe it would make sense to the Village to run it all the way down that road. Thanig stated I thought for them to come in the property was going to be contiguous. Gustafson stated how far south it goes - I think to 90<sup>th</sup>. For how far it goes over it makes sense to box it in. The south section – the proposed growth area is fine in my opinion Gustafson clarified. Wallis stated from the town's perspective the 5 year tax payments should continue after annexation. Is the Village willing to do that? Gustafson stated we are not stopping any other border. Thanig stated if we stick with what we follow general annexation guidelines would be followed. Wallis stated this is going to have to be revisited at each level. This is the first step. Gustafson stated how in depth do we go before talking to Plan Commissions or the Village Board. Thanig stated this has not been to the Dresser Plan Commission yet. Moberg stated the Village Board has seen the minutes. It has not been an agenda item. Gustafson stated at the town level they have been given updates. Wallis stated on the Plan Commission there has been questions asking for clarification. Gustafson stated in the second growth area are we following the road there. I am trying to remember why we did what we did. Thanig stated I believe there is something in the Dresser Comprehensive Plan. That area is proposed as industrial in the Comprehensive Plan. Gustafson stated the only recommendation I would have is to keep that 40 all in the growth area. Keep the whole parcel in the growth area.

Wallis asked what are the next steps. Moberg stated do we have areas that need to be reviewed in the document. Wallis asked are there any areas we haven't covered. Gustafson stated we are here for every citizen – I would like to hear what every citizen says before we finalize this. Wallis stated there is a group that wants to be on the agenda before we give it to the boards. Gustafson stated we are not here to represent just one group. The Village needs to have a final document in order to bring it back to the Plan Commission or Board. Gustafson stated lets go back to the emailed document. Wallis stated lets look at Section 8.01 – Gustafson stated lets go back to Section 4.04. Was that pulled out of the Comprehensive Plans? Wallis stated there are several areas – Thanig stated I didn't bring my book. Chapter 3 talks about future land use areas. There are several areas where we can pull some language. Gustafson Section 3.3 is talking about planned neighborhoods in the Dresser's Comprehensive Plan. Gustafson read the draft of Section 4.04. We are just defining. Wallis stated that would be good. Marsten from the Leader asked the committee what document they were referring to. Gustafson stated this is our first draft of the Cooperative Plan. Needed to make wording similar to the Comprehensive Plans and draft a Cooperative Boundary Plan. Section 8.01 there are typos that need to be fixed, but if we are not attaching an area outside the growth area that would have to be changed if we are going to have joint approval. One part makes

**Page 4 of 4 – Cooperative Boundary Meeting April 13, 2016**

sense and one part does not. Wallis stated those last two sentences need to be combined and cleaned up. I don't know why the town board would petition for attachment. It needs to be cleaned up. Section 10 becomes Section 9. Gustafson stated I am OK with removing the lines on things that need to come out. We need to get the numbers straightened out. The new Section 10 – check annexation procedure – Wallis stated I have not done that yet. Thanig stated it has to be contiguous was the big thing. The press all left the meeting. Gustafson continued we need to get the numbering all updated. We are pretty close to a first draft and we are approaching 7PM. Do you feel comfortable to edit. We need to get attachments completed. I will get hold of attachments from the draft document Gustafson stated. Wallis stated the requirements for the plan might spell some of that out. The DOA checklist needs to be reviewed. We want to make sure we are adding in the required information. Wallis stated we have the approved checklist. We need to make sure we have addressed all of the areas that they require. Section 13 to the end needs to just be cleaned up. Section 18 – the north growth area is zoned industrial in the Village Comprehensive Plan. Wallis there are no potential environmental consequences expected. Thanig stated we need to have definitions – Wallis why not just take that section out.

Gustafson stated OK due to the time I will call for any citizen comments. Nothing was stated.

The next meeting is scheduled for Monday, April 18<sup>th</sup> 2016 at 6:00 PM. Gustafson continued on the agenda Blue Rock Quarry will be on the agenda prior to our discussion. Gustafson and Thorman agreed to a 30 minute presentation with questions.

Motion Wallis/Moberg to adjourn the meeting at 7:10 PM. All in Favor. Motion Carried.

Gilbert mentioned to Wallis if he wanted a document for the packets he needed to have it completed by April 13<sup>th</sup>.

Jodi A Gilbert – Dresser Clerk/Treasurer

These minutes have not been approved.