

COOPERATIVE BOUNDARY COMMITTEE
VILLAGE OF DRESSER & TOWN OF OSCEOLA
MINUTES – APRIL 18, 2016

Pursuant to due call and notice thereof, a Cooperative Boundary Committee meeting was held on Monday, April 18, 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: Richard Vollmer, Jeanne & Jim Rochford, Glyn & Cindy Thorman, Betty Miller, Mike Loescher, Nancy & Don Knutson, Doug Schmidt, Trisha Carlson, Dan Burch, 1- 7 additional people from the Township. The Standard Press/Ledger Newspaper, the Osceola Sun, and Greg Marsten with the Inter-County Leader were also present.

Motion Wallis/Thanig to approve the minutes of the Cooperative Boundary Committee Meeting – March 21, 2016. All in Favor. Motion Carried.

Presentation by Blue Rock Quarry – Mike & Laura Loescher, Glyn & Cindy Thorman, and Jim & Jeanne Rochford. Loescher read a two page document called “Boundary Agreement Concerns.” Copies of the document are available for the public. Gustafson stated we can discuss this if we want to. Gustafson stated clearly the design is from the towns stand point. They would loose control over annexation. If the Village wants to annex it is fair game. The point of this is to meet with the Village and come up cooperatively with points that may affect annexation and still give some control to the Township. Is that a fair description? Wallis stated Section 4 of our draft discusses this need. In summary Wallis read a part of Section 4. Gustafson stated as far as what’s in it for the Village of Dresser this is the time for them to negotiate in regards to the proposed growth areas and taxes – possibility of waiving 5 years of taxes – there are pieces for them also. Gustafson stated that is the general purpose. Loescher asked when do the landowners come in. Gustafson stated after it goes to the Boards then it goes to a public hearing – that is the time land owners come in according to the DOA time line. Wallis stated there are always public comments at this meeting and at the Village/Town meetings. Loescher asked where do the rights of the landowners come in. Some of this was initiated by the landowners. Are we taking choices away from the landowners? Gustafson stated it would fall into joint approval or Wallis jumped in the landowner has the right to petition for annexation. That has not gone away. The Village has the right to deny annexation. Loescher stated the township could say no to both landowner and the Village. Wallis stated this does not lock up the whole boarder. There are still the growth areas which are still landowner driven. We are not forcing anyone to annex in. In those areas the Village doesn’t need joint approval. Loescher asked how big an area is this in acres. Wallis stated we have not calculated that. Loescher stated so parts of the border area will still have the right to petition and the Village can accept. How much land has freedom and how much looses. Gustafson stated we don’t have that. This is all proposed and not a final draft. On the south end of the Village there are the housing developments Silver Ridge and Timber Ridge. If the Village would grow in housing that would be the

Page 2 of 6 – Cooperative Boundary Meeting April 18, 2016

area they would expand. Wallis stated that speaks to the components regarding compactness. Thanig stated this is the only area in the Dresser Comp Plan for future growth. Gustafson stated the 2nd area is on the west/north side – this is an industrial area that is also in the growth areas. The two proposed growth areas are where annexation would be available without joint approval. All other areas are joint approval based on what we have so far. Wallis stated any parcel has to be contiguous. Gustafson stated you can't annex this block – Loescher asked how far out are you going – Gustafson stated we are still discussing this. You have the blocks along the border for sure. Gustafson stated you may not go out much further than that. Loescher stated all other areas would be joint approval. What happens if both growth areas are annexed? Then the other areas would still need joint approval. This agreement would be good for 14 years. Loescher stated the area that Dresser has annexation rights is very small compared to the area that has joint approval. Gustafson stated we are not professionals we may need to secure a professional planner and we don't have the authority to do that at this level. That idea would have to go back to the boards to find out if they wanted to spend that type of money. Gustafson stated we are pretty on track with the current comprehensive plans. That is where we started with the maps. Listening to citizen comments and eventually a public hearing is where we are being proactive. We will enlist in some knowledgeable people before the final draft. It will also go to legal council after the boards have reviewed. Wallis stated the Boards have the resources to do that – we don't know exactly how that is going to play out. Loescher asked if legal council reviews then does it go back to the boards. It may even go back to the committee. There may be another joint meeting. Loescher asked does the Town of Osceola have Comprehensive Plan. Gustafson stated yes they do. Wallis stated both of our plans were drafted with professional planners. Loescher asked has there been any talk about involving St Croix Falls in this. Gustafson stated that has not been discussed in this committee. It may be presented to another community if it works out. Loescher thanked the committee.

Citizen Comments – Gustafson stated for the record please state your name and address. Are you a resident and what proximity are you to the boundary. Gilbert asked are you setting a time limit. Gustafson stated 3 minutes.

Dan Burch and I am a resident of the Town of Osceola. Have the meetings so far been open to the public and posted. Gustafson stated yes. Has the committee looked at Comp Plans for both communities? Gustafson stated yes. Have you been in touch with the WI DOA? Gustafson stated yes we have spoke with them.

Jim Rochford Sr. I live at 2232 100th Ave and I am a resident of the Village of Dresser. In 1989 when we were planning the expansion of the ski area to the convention center we went to the Town of Osceola to see what they could do and were told we have nothing. They figured I would annex to Dresser. It was going to be \$150,000 with the township for water/sewer. With Dresser it only cost \$200,000 and they charged you interest and you pay over so much time. It was a give and take. Osceola couldn't do it and Dresser wanted the tax base. I have 350 acres on the boundary line. That is a lot of property to be held up for this agreement. If I want to annex to Dresser I would have to get both

Page 3 of 6 – Cooperative Boundary Meeting April 18, 2016

communities to approve? 160 acres are within a ¼ mile. I have so much in Dresser. I am concerned that in 14 years I will be 80 and it may no longer affect me but my son will care.

Jeanne Rochford at 2232 100th Ave. I also was a Town of Osceola resident and we annexed the convention center into Dresser for water and sewer. 14 years is a long time. We pay \$75,000 to the Town of Osceola for vacant land. The camp ground area could get developed. Water and sewer could be taken across the street. The township may say you build houses – who pays attorney fees when the Town and Dresser can't agree. I am against this – we have a lot of property – Dresser is limiting residential areas for the Village. You have limited this very small area. We will have to jump thru hoops for non quarry property that could potentially be developed in the years to come. I don't think it is fair. Gustafson stated I will respond – we can't stop this process. We are given the task to develop this agreement. They commissioned us to do this. This needs to be stopped at the board level. I appreciate the input.

Trisha Carlson from the Town of Osceola. The DOA from the State of WI has information on their web page - tools to avoid annexation problems. The two communities should not be dueling against each other. Solutions should be discussed now to avoid future problems.

Don Knutson stated I applaud you going forward with this. There is a lot of uncertainty going forward. A stable agreement will bring people to this area.

Betty Miller 145 Nelson Ave - Village of Dresser – I am hearing 2 different things. The mine and now I am hearing about housing development. Gustafson stated nothing has been discussed pertaining to a mine – they wanted to speak tonight and they brought up concerns on the agreement.

Comment was made by a Greg – When you look at the area on the border between the Town and Village that yellow area beyond that circle is that Silver Ridge. Timber Ridge is just south of it. Is that not just one undeveloped parcel. Those areas would be space for developments and existing homes. In the growth area would things still need to be contiguous? Yes. In order to get water and sewer what would that have to happen? There would have to be a consensus on when things would be available. Gustafson stated that would be a debate at that time regarding water and sewer. The discussion came up what happens when the guy across the street wants to annex – Wallis stated the Village has the authority to not approve an annexation. Wallis stated if there were a handful of residents whose wells/septics were failing the residents could come together and request annexation together. Greg asked so has that been addressed. Who would do the engineering? Does the Village have the capacity? The sewer part was not very clear. The water side they have a huge capacity. The sewer is regulated by Osceola. Greg asked so do you need to consult with them. Wallis stated I note this in the draft. Rochford stated when we ran water and sewer out to Trollhaugen there were 2 houses that were not happy when it happened originally.

Page 4 of 6 – Cooperative Boundary Meeting April 18, 2016

Loescher – 2760 266th Avenue – What if a developer wants to come in. Gustafson stated if it is within the growth area the Village could proceed. There is some area that is developed and quite a bit is not. Is that area considered residential? Did the committee make a circle around Dresser? The whole boundary is open for so far out. We haven't discussed that. Wallis how would that be consistent with the Comprehensive Plans.

Citizen Comments were closed at 6:50 PM.

Discussion was held regarding the Comprehensive Plan. Gustafson stated I talked with Bryan Beseler and he agreed when we were ready for input he would be in favor of a joint meeting. Wallis stated I am not sure if we are at that stage – presenting what? Moberg stated it needs some more work. Wallis stated do we look thru this and see what items are committee discussions and what other items are municipality discussions. Did he indicate a need for it? I said I would bring it up. We don't have a draft ready. Maybe we should show them where we are at. I think we need to go a little further in the process. One more meeting. Wallis asked does this require another meeting – Gustafson stated do you want to run a little over tonight. You have a copy of the edited draft. Wallis stated the highlighted areas are to be talked about. You also have areas that have been striked out. Gustafson stated we need to discuss the highlighted or grey areas. If we all agree it should be taken out. On the 2nd page “Condominium Platting” can be taken out. Under the next whereas – strike out Polk County and I kept it general with the Town. Section 3.01 the plan covers everything in the Town. It covers two growth areas and the rest of the township. 4.02 – the Town growth area we don't have so that can be taken out. The highlighted area is an addition I made and it may need to be discussed. Wallis stated I added 4.03 – Industrial park area for the Village. 4.04 is similar to that and it talks about the Village growth area to the south. It is pretty generic. We would be encouraging certain land uses along HWY 35. Section 5.01 the remaining territory requires Town approval prior to attachment to the Village. Once attachment occurs the boundary changes. In our plan defining the boundary changes over time as annexation occurs. Section 8 made more sense to just say Boundary. You can see the deleted areas. Section 8 with the underlined text – the last two sentences need to be fixed for Dresser per Gilbert – I don't believe what is written is the intention of this plan. It was agreed. Section 9 this ties things to the Comp Plans. Territory in the growth areas – the Village will give the Town notice and who will be notified when and where. 30 days – does that match up with current notification? What are the current annexation time frames? Section 9.02 is outside the growth area – I simplified that – methods of annexation are defined in State Statues. 9.02.1 Town approval would be needed outside of the growth area. Possible reasons why someone may deny annexation. Gustafson stated I am not sure about them. Some things seem so obvious – why do we need them in there. Gustafson stated I would delete them. Section 10 this section addresses Ordinances/Zoning/who is in charge. In the Village growth area the Town still has authority in land not attached to the Village however the Village should have some decision making authority on some of those things. Somebody needs approval from the Town for land development. The Village should be involved in that since it could be annexed in the future. Section 10.02 Zoning for Attached Territory. Once a piece of

Page 5 of 6 – Cooperative Boundary Meeting April 18, 2016

property is annexed it falls under Village – Municipal Code of Ordinances. Section 10.03 – if the property is not attached to the Village it is still Town zoning. Section 11.01 - Town authority to make changes etc... Section 12 – Storm Water - do we have local concerns. Does Well Head Protection fall under this concern? Gustafson stated there is nothing in here referring to lakes – building site run off. General section addressing public welfare. Wallis stated each municipality has adopted erosion control and storm water run off. Wallis continued is that something we need to do? Thanig stated what do we currently have? Numbering in this area should all be 12. Thanig stated all NR Codes are general. Section 13 – Wallis this discusses placement of public utilities. I am not sure how that would work. Section 16.01 – Gustafson stated are we back to the original on 15.6 – we must have decided not applicable to 15.5. 15.06 and 15.05 are a scratch. Wallis stated I am concerned about 16.01. This discusses adding improvements – usually this is done thru a developer’s agreement. The Village may want to keep it in. Should the Town adopt – look at the Village’s subdivision Ordinances and adopt that for specific areas. Moberg asked is there anything in the Comp Plan. Wallis stated does the Village need a storm water facility? How does this play into these areas. Thanig stated Storm Water facilities fall under Section 12. Wallis stated it is not clear to me. Thanig stated you have collection systems to ponds even though in Dresser I am not sure where all of the pipes run. We don’t have a lake/river. Wallis asked if properties attach how would the Village handle storm water. What about where you have residents that already exist and no storm water is installed how would that work? Thanig stated that is not a problem unless you get rid of the ditches. Wallis states the Dresser’s Comp Plan talks about another water tower for growth in the City of St Croix Falls. Gilbert stated there are no plans to expand to the City of St Croix Falls. It had been brought up about Dresser selling water to St Croix Falls. Wallis stated I propose making some changes. Section 16.01 can stay if the Village wants to stick to that. You would require that it be installed but it may be decades before it is hooked up. Thanig stated this should be brought to the Village Board for consideration. Wallis stated I bring it up because it makes sense for landowners in the growth area prior to attachment to be aware. Thanig stated the Township could start its own water utility, but it is just easier to annex. The PSC says who we can extend water to. 16.01 became a highlighted area. It should be 13.01. What about intensive manufacturing? Can we say there will or will not be? Wallis stated we could state that it will be a purpose of the growth area that it is intended for. Follow all DNR regulations per Thanig. Wallis stated there is regulation on Manufacturing/Industrial facilities. There could be environmental consequences. I can generalize that or I can delete that. Wallis continued you have a Zoning District for Industrial – does that specify what kind of land uses can occur. Thanig stated I can’t find the general statement. Wallis we should look at the Zoning Ordinance for the Village under the Industrial District. Describe the uses better. Can the wastewater plant accommodate the growth areas? How much more capacity is there. Who needs to answer that question for us? Either Dresser Public Works or Osceola. At the joint meeting the public works departments for both municipalities should be present to discuss. There can be implications of roads and utilities discussions. Wallis asked what about federal or state air pollution control permits or waivers. Code of Ordinances states how you would abandon a private well. The Village Code of Ordinances specifies upon

Page 6 of 6 – Cooperative Boundary Meeting April 18, 2016

attachments how this happens. It can be permitted. We should reference the Code of Ordinances Section of Dresser. Specifically Chapter 17. You also have extraterritorial plat review versus zoning – look into this more per Wallis. Section 20.01 – the Village doesn't have that – do they want to do that. Growth areas have not been brought to the boards – you have the Village comp plan – General statement – just throwing it out as an option for the Village. The Village would have to adopt a plan for the town and village to follow or keep it general. Could keep both wording in there for the boards to look at. Section 20.03 – Need to look at the plans. Thanig I don't know if it is necessary. They use master plan. You could tie it into 20.01. The Village may adopt a master plan in the growth area. The next several pages are straight forward. Gustafson stated I am confident on several sections on what we are going to do. We could now get rid of the changes. We are another step closer to a document – those areas we need to talk to the boards – Section 13, Wastewater capacity, 20.01 & 20.03 not an issue if reworded. Any other highlights. Gustafson stated it is good to get it cleaned up.

The next meeting we can focus on the map to make sure what we want to show the boards. Discuss when to have a joint meeting. Wallis stated at a joint meeting we could ask them what their thoughts are on the map attachments. They will need to be done by planners – or the county could do it for us. It will cost some money. The next meeting is set for May 16th @ 6PM. If anybody would like to be on the agenda in needs to be in writing by May 9th. By the next meeting we may have a finish document stated Wallis.

Motion Thanig/Wallis to adjourn the meeting at 7:55 PM.

Jodi A Gilbert, Clerk Village of Dresser These minutes have not been approved.