

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

Pursuant to due call and notice thereof, a Cooperative Boundary Committee meeting was held on Monday, January 18, 2016, in the Dresser Municipal Office, 102 W Main Street, Dresser WI. Gustafson called to order the meeting at 6:07 PM. Roll Call was taken. Members of the committee present: Mike Wallis, Jim Thanig and Neil Gustafson. Wayne Moberg Absent. Also present Jodi A Gilbert, Clerk/Treasurer Village of Dresser. Members of the public present: Jim & Jeanne Rochford, Jeff Anderson, Greg Marsten – Leader and The Osceola Sun.

Motion Wallis/Thanig to approve the minutes of the Cooperative Boundary Committee Meeting – December 21, 2015. All in Favor. Motion Carried.

Discussion was held regarding the development of a Cooperative Boundary Agreement between the Village of Dresser and the Town of Osceola. Gustafson asked Wallis if he was able to put anything together with the voice software. Wallis stated I just emailed it to Jodi. Gilbert pulled off email a page Wallis asked that the committee review. Gustafson stated I tried to mess with it and didn't have much luck with that. Gustafson asked so how far did you go. Wallis stated on some sections whether they applied to our plan or not I may have skipped over them for now. I actually got to Section 27 in the sample plan and then stopped. The sections after that got into formalities and we can add at a later date. Gustafson stated so you got most of the document to a point it can be edited. Wallis stated when I came to Section 4 actually 4.01 – I wanted your opinion on this section. Wallis handed out a printed copy of this section. As the original was written I didn't think it matched up with what we were doing, so I rewrote that section. This is the purpose of what we are trying to do and I wanted you to read the section. The committee read the paragraph that was written. Gustafson stated it sums it up pretty good. Wallis stated this will drive what we are doing. If anything is missing from the Village's or Town's perspective let me know. Gustafson then read the paragraph again but this time out loud so the public could hear. When you look at page 4 of the sample plan this just doesn't fit. We are back to writing this from scratch. We are proactively looking at our borders. Especially the growth areas. In their instances they talk about phases where they annex parts based on a time line. None of that applies to us as we are not setting any time frames. Wallis stated we need to address the map area again at some point. Section 4.2 was read. Section 4.03 – This talks about Sanitary Sewer which is on hold for the time being – Wallis stated in some plans the land owner has the option to hook up or not – I guess this depends on Village policy regarding water/sewer hook ups. This would need to be a Village Board agenda item for discussion. What is the Village's policy on water/sewer hook ups with annexation? Section 4.04 Wallis stated I don't connect with this one. Development in a town is different than in a Village. Thanig stated that can be updated in the future. Gustafson stated in those growth areas the town gives up authority. Wallis stated another topic is extraterritorial zoning which I believe is 1 ½ miles around the Village. If an extraterritorial plat comes to the Village how is it handled? Does the Village fall back on their Comprehensive Plan for review. Section

4.05 was read by Gustafson. Wallis stated a town services a town. A Village services a Village. Would it be a benefit to have the Village of Dresser do the policing in the expansion areas – there is a joint municipal court. Gustafson read Section 5.01 – this refers to a map, which we don't have yet. Section 6 is another attachment. Section 7.01 – in the past we had decided to keep this in line with our Comp Plans which have an expiration of 2030. When this is almost complete we could change the number of years. We thought it would be good to have the two plans work together. Section 8.01 – Wallis stated this section talks about the perimeter of the boundary. The previous consensus was to leave everything as is. Gustafson stated I was gone when you finished the loop. We may have to revisit this paragraph. There are right now two areas of growth and then you have everything else. Wallis stated on the southern line that squared the Village of Dresser off and there was another area along the industrial park. In those two areas if annexation was allowed then the rest of the boundary there is a good chance that the boards would want the plan to say that those areas needed town approval. Gustafson stated this paragraph would be on hold until a map was finished. Section 8.01 the basics make sense. Section 9 addresses Sanitary Sewer. Does each municipality provide for its' own? Section 10 gets into are you either going to annex or not. Wallis stated I am still exploring whether we still need to do extraterritorial plat review outside of the growth area. The Village has interest in two areas. Does plat review occur in those areas? If annexation only occurs in those two areas does it occur with town approval or not. Would it be valid to remove the extraterritorial zoning? Section 10.02 where is the town's authority? Wallis stated it clearly says what authorities – if it is annexed then Village zoning applies otherwise Town zoning applies. Jumping forward Section 10.05 talks about nonconforming uses. The question I have is the Village Ok with that language – if it is a nonconforming use in the town and if it annexed into the Village does it stay a nonconforming use. Wallis stated I don't know but all of Section 10 could possibly be eliminated. Section 11 – Gustafson stated this section doesn't match our purpose on what we are going for. Wallis stated I am leaning towards voluntary annexation – the question arises can it be non-contiguous? That gets messy. We would probably want to stick with contiguous. Gustafson read Section 11.01. You have attachment versus annexation. What are we planning? We are looking at annexation I think. Gustafson read Section 12.01. When property is annexed into the Village what happens to those boundary roads and how is that going to be divided. Do we have maintenance agreements to maintain the roads? Wallis stated I guess in those growth areas Paul from the township and Steve from the Village would know more than I know. What about police services – how are tickets written if only part of road is in the Village versus the Township. I think the Village determines zoning at the time of annexation/attachment to the Village.

Gustafson switched topics and stated I wanted to ask you both about this – do we need help with this process? I think the committee is a little over our heads. Thanig stated I think we are OK yet. Once we get a little further we are going to need people to review. Gustafson clarified OK I just wanted to find out if we are capable of doing this – if not I think we seriously need to bring this back to both municipalities and let them know this is

going to cost them some money. Wallis stated we are making more progress at each meeting. At some point the attorneys will need to review it and clear things up. Mapping and stuff I don't know what that will look like in the end. Wallis continued we are OK at this point. It takes a lot of time to put this together and it is very technical. We are also not getting paid and it takes time to keep this moving forward. Gustafson stated OK I just wanted to make sure we were on the same page.

Gustafson stated OK due to the time I call for any Citizen Comments at this point. Jeanne Rochford stated back in Section 8.01 that you discussed tonight. If all of this comes about are you saying that if anyone in the Village wants to change zoning the town and the village have to agree? If the area is not in the two growth areas it would have to be changed by both communities. Jeanne clarified I would have to get the OK from 2 different entities. This doesn't necessarily pertain to zoning. If it is not in the growth areas it would be joint approval. Jim Rochford Sr. asked what is the growth area around the Village again. Gustafson stated what we had been proposing was the red and yellow areas. 90th is the border so far that we have talked about. The rest remains joint approval for any annexation. Marsten asked have any of the plans that you have reviewed talk about a process for deannexing? If there is a transfer could property be deannexed? Wallis stated the idea was to have regular boundaries. We could have detached regular blocks and I believe there have been individuals in the State of WI that have done so. Marsten continued this has come up in Luck. They were not getting any services so they wanted to. I am confused about zoning – it was suggested if the property was Ag in the Town wouldn't it be allowed in Village zoning. What is legal in the Village would trump the Town. We haven't discussed this completely yet. Wallis stated from the Town's perspective if land use has conditions already on it and it was annexed into the Village we would assume that those conditions would continue. Wallis stated I believe somewhere I read that an individual can't avoid regulation by annexing.

The committee agreed that the next meeting would be Monday, February 22, 2016 at 6:00 PM.

Motion Wallis/Thanig to adjourn the meeting at 7:25 PM. All in Favor. Motion Carried.

Jodi A Gilbert – Dresser Clerk/Treasurer

These minutes have not been approved.