

COOPERATIVE BOUNDARY COMMITTEE
VILLAGE OF DRESSER & TOWN OF OSCEOLA
MINUTES – AUGUST 31, 2015

Pursuant to due call and notice thereof, a Cooperative Boundary Committee meeting was held on Monday, August 31, 2015, in the Dresser Municipal Office, 102 W Main Street, Dresser WI. Members of the committee present: Mike Wallis, Neil Gustafson, Wayne Moberg, and Jim Thanig. Also present Jodi A Gilbert, Clerk/Treasurer Village of Dresser. Members of the public present: Glyn & Cindy Thorman and Jim Rochford Sr. No newspapers were present. Meeting was called to order at 6:00 PM by Neil Gustafson. Gustafson called for roll call. All members of the committee were present.

Motion Wallis/Moberg to approve minutes of the Cooperative Boundary Meeting – July 27, 2015. All in Favor. Motion Carried.

Gustafson called for citizen comments. No citizen comments were made. Gustafson moved to next item on agenda.

Discussion was held regarding the development of a Cooperative Boundary Agreement between the Village of Dresser and the Town of Osceola. Gustafson stated at the last meeting Wallis you were going to talk to the DOA about a facilitator. Wallis stated I talked to an individual in Madison and they don't offer on going facilitators. They did offer an option to maybe come to a meeting and talk through the things to consider such as things in past plans that needed work. Stuff that other communities have overlooked initially and they could also go over the concept of all of this. They are the reviewers of the plan so they can't help with drafting. Wallis stated I also talked to West Central Planning Commission and it came with a price tag for them to help – almost \$9,000.00 to walk us through the process. At this time neither of our boards have discussed money. This price is to only help with the meetings not to draft a plan. Wallis continued the bottom line is that it will be hard to find any help for free. This all falls back on us to do it. Gustafson asked how busy was the DOA's schedules. Our next meeting will probably be at the end of September and we could adjust that if needed. Wallis stated we need to get back to them and them actually coming was not a for sure thing they would need approval. Gustafson stated I talked with Doug Rivard the former Town of Star Prairie Chairman. He said that they sat down and took a map and started discussing each boundary and he said the DOA didn't give them a lot of additional support. The DOA felt that they would use their plan for future examples. Thanig asked did they do it all on their own. Gustafson stated it sounds like they did it all by themselves. He went into what their plan entailed and why they needed their plan. They just sat down and got through it. I asked if anybody from DOA came and he said no. I guess I never asked if a private source helped them. Gustafson continued I think it would be beneficial to try to schedule the DOA for the next meeting. Wallis stated I will call them back and see what works. Is there anything we want them to focus on? Gustafson stated if they could point out strong points and weaknesses on other plans. I think the biggest thing is establishing a flow chart – we have no map on what we are trying to do. How do we get through developing a plan and taking it to the hearing? Wallis asked are there any

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thoughts on reviewing the State Statutes on this – are they clear? Thanig stated it couldn't hurt – they could go over that. Wallis stated let me know if you think of anything else.

Gustafson stated Gilbert provided us with previous annexations to Dresser. The boundaries haven't changed much over time. Wallis stated I wasn't sure where the one from 1972 was located. It was pointed out on a map. It was several home owners on East Avenue S and South Street. They probably at the time wanted water and sewer. Trollhaugen annexed in 1990 and Jim Rochford Sr. agreed that it was for the water/sewer connection.

Wallis asked if the Village had anything to add from previous discussions regarding the maps we have looked at. Nothing was stated. Gustafson stated last time everything we talked about was future land use. What direction should we look at tonight - existing land use or future land use. Wallis stated both have some value. Gustafson stated we all should be on the same page. We could each take a map and compare and see what we are in agreement on. Gustafson stated I will take the Osceola Existing Land Use. Wallis took the Future Osceola Land Use. Wallis stated we can look at the unblocked areas around Dresser. Gustafson stated we need to start somewhere. Moberg pulled the Existing Dresser Land Use Map and Thanig pulled the Dresser Future Land Use. Gustafson stated lets start south of 100th and east of 240th and work around the map clock wise. There is a South West planned neighborhood on the Dresser Map. This area is Agriculture on the Osceola map. Any future annexation – Wallis this would be an area to compromise on. My perspective now is that if I was the Village I would be blocking in the boundaries. Gustafson stated in my opinion if you are following 230th on both sides most of that area is residential. It takes in the other half of Silver Ridge. Wallis stated this will come down to give and take in each area. Gustafson stated I would think that would be an area to give. Wallis stated fore going 5 years of taxes could be a game changer. Gustafson proposing an area down both sides down to 90th. That is a logical give and take area. Wallis stated that goes beyond the blocking concept. I don't fore see a plan that doesn't require anyone to annex. Maybe this is one area has a set of conditions and further south is another set of conditions. Wallis continued I can't go back to board members with that and I don't disagree there is more residential – Thanig stated there is a lot of commercial on HWY 35. One of the things to think about in the plan would it allow parcels that aren't contiguous to annex in so over time more parcels could annex. Wallis stated right now without a plan that would be impossible. Gustafson stated Ok if we go clockwise from the bottom corner of the map and continue north. That area is currently agricultural on the Osceola map. Thanig stated we have that area as a mixed use and resource protection. Dresser has that area as agricultural and open space. Everyone agreed to leave that area as agricultural. Gustafson continued OK go north of that area. Osceola has it as forest and right above Dresser has forest and residential. Dresser's one map is rural preservation. This may not necessarily be an area of expansion. Now look at the Peace Lutheran area – undeveloped/residential – Osceola's future is residential with institutional for the church. Dresser's future is commercial and industrial. Industrial for the Village follows the road for future use north

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all the way up to 113th. Wallis stated we have a block of agriculture and residential. Similar to the south west area this creates a question mark. Should we call that block the north west planned neighborhood? Dresser's industrial park can't expand north – it may go west. Wallis asked so does all of the industrial land uses currently in the Village have water/sewer. Yes was stated. The township has commercial businesses south of the village that don't have water/sewer. Thanig stated the future really is going to depend on the industry. Not having utilities may limit some industry in the future. Wallis stated I find it interesting that you have some residential area in the middle of industrial. In the northern section it may come down to whether Dresser Trap Rock already owns the land. They could already own a lot of that area. Wallis stated lets call this area the north west block following 240th. Another question comes up do we at some point have people from public works give some insight on all of this? When looking at these boundaries do we follow the roads or property lines? Wallis stated I would recommend going with the 40 lines for now. Gustafson continued if you now look up the rest of the way up the north west side of the map. This area is agricultural/rural preservation. Wallis stated on his map the current residential area is yellow and the cross hatches are future residential. Dresser has also agricultural or rural preservation. Wallis stated this is the west side of HWY 35. I guess we agree it is not residential or industrial. Thanig stated I agree when looking looking from River Road to 113th. 240th and over it is marked industrial. Wallis stated do we agree that north of 113th is not changing. Leave it on the table for right now. We should stop at 113th and call it the northwest block. Wallis stated one more question – something to think about has the village board had any thoughts on detaching any parcels and giving them back to the township?

The committee agreed that the next meeting would be Monday, September 21, 2015 at 6:00 PM. Wallis stated I will get hold of DOA. Gustafson stated if that does not work for them find out what would. It would be nice to find out if other municipalities have drafted these plans themselves or did they hire someone. Who actually wrote up the plan? Wallis stated unfortunately we have several examples to take points from that we could work into a plan. The Township and Village Attorneys would review any plans for red flags. Thanig stated also ask them if they prefer that we use roads or 40's for lines.

Motion Wallis/Moberg to adjourn the meeting at 7:05 PM. All in Favor. Motion Carried.

Jodi A Gilbert – Dresser Clerk/Treasurer

These minutes have not been approved.