

JOINT VILLAGE BOARD/TOWN BOARD MEETING  
AND PUBLIC HEARING  
8/16/12

Village President Jim Salter called meeting to order at 7:00 p.m. Town members present: Keith Seward, Bob Elkins, Chris Narveson and Dean Streiff. Absent: Jim Hoesly. Village members Present – Jim Salter, Kevin Budsberg, Peg Kruse, Greg Thoemke, Joan Betz and Mark Janowiak. Absent: Roger Truttmann. Others – Town Attorney Dale Hustad, Ben Kahl, Gof Thomson, Jane Martinson, Erwin Zweifel, Pete Shaffer, George Albright, Karen Nodorft, Roger Nodorft, Jeff Babler, Jon Ziltner, Susie Weiss, Linda Hiland, Dan Gartzke, Ben Schwoerer, Terry and Judy Babler, Suzi Janowiak, Mark Roffers (MDRoffers) and Village Administrator Nicholas Owen.

ANNOUNCEMENT: Chairman Salter announced that all cell phones shall remain silent for the duration of the meeting.

APPROVAL OF AGENDA: -Motion by Kevin Budsberg, second by Keith Seward to approve the agenda as presented. Motion carried.

INITIAL PRESENTATION ON COOPERATIVE PLAN PUBLIC HEARING DRAFT:

Planning consultant Mark Roffers presented a summary of the draft cooperative plan between the Village and Town of New Glarus. Roffers stated that the Village and Town both adopted Comprehensive Plans in 2005, the Village further adopted a Peripheral and Extraterritorial Plan to further manage the growth around its borders in 2005 and in 2006 the Village and Town jointly prepared and adopted an Extraterritorial Zoning Ordinance for the area around the Village. The main concept of the proposed cooperative plan is there is one greater New Glarus Community and it is in the Village's and Town's interests to establish agreement in areas of mutual concern including land use, shared funding, annexation and sharing expenses. To achieve this the cooperative plan provides for joint planning regarding the boundary between the Village and Town of New Glarus by setting standards for development, regulations regarding annexations, providing for joint planning on infrastructure, providing revenue sharing between the Village and Town and an ongoing commitment to management and monitoring of the plan.

The next steps in the plan process include consideration of the public comments, ensuring consistency between the comprehensive plans and the cooperative plan, approval by the Village and Town Boards and formal approval by the Department of Administration.

PUBLIC HEARING ON PENDING COOPERATIVE PLAN BETWEEN THE VILLAGE OF NEW GLARUS AND THE TOWN OF NEW GLARUS, WISCONSIN, UNDER SECTION 66.0307 WISCONSIN STATUTES:

- Gof Thomson, W6024 Meadow Valley Road: Expressed his concern that no commitment from the Village for increased funding for operations or increased staffing of a new library would cause it to fail. He further questioned the need for 17,000 square feet for a new facility and the ability to properly fund and staff this large of a facility. Without a commitment to funding the new facility he feels this agreement does not make sense.

- Judy Babler, W5889 Durst Rd: Questioned if just the Town of New Glarus or all surrounding Towns were being asked to contribute to the new library.
- Jeff Babler, 813 2<sup>nd</sup> Street: Would like to see broader revenue sharing from the town and questioned if there was state funding for the library.
- Ben Kahl, 930 10<sup>th</sup> Ave: Asked what the payment requirement is currently if the Village annexes from the Town. Does not see a benefit to the Village of delaying annexation for 20 years and then making a payment to the town for an additional 10 years. Asked if there was a cost benefit analysis done by the negotiation committee. Asked if the appointment of a town board member would mean a 3<sup>rd</sup> town member of the library board. Noted that on page 36 the plan references HWY 19 that should probably be HWY 69. Asked for verification that the cost of utility extensions would still be the developers and that the plan included a provision for maintenance of roads to be annexed. Asked if in section 24 language could be added to read that the Village will maintain the current level of funding for the library as long as the Village is exempt from the County library tax.
- Suzi Janowiak, 207 2<sup>nd</sup> Street: Commented that the library board has consulted with the South Central Library System and the provision for the Town to nominate a library board member should be revised to say “recommend” or “suggest”.
- Ben Schwoerer, 220 Durst Rd: Questioned who would pay if utilities were extended past his property but he did not connect.

Jim Salter closed the public hearing at 8:07 p.m.

DISCUSSION BETWEEN BOARDS ON PUBLIC HEARING COMMENTS, SUBSTANCE OF DRAFT COOPERATIVE PLAN, RELATED COMPREHENSIVE PLAN AMENDMENTS AND NEXT STEPS: Mark Roffers, with assistance from others, addressed the questions from the public hearing as follows:

- This plan and the revenue sharing agreement are just between the Village and Town of New Glarus.
- The main Town contribution for the library is for operating costs, not capital costs. If operating costs go up the Towns contribution would increase. The question on state funding opportunities for the library would be better addressed by the Library Board.
- If water and sewer utilities are extended into the planning area that would be the developer’s cost. There is a provision in state law for developers to reclaim a portion of that cost if someone along the extension would later connect.
- The draft cooperative plan states that the payment from the Village to the Town at the end of the agreement would be an average of town taxes paid over the final 5 years of the cooperative plan term for properties to be annexed, paid out over a term of 10 years.
- Jim Salter estimates the range of the library payments from the Town based on library circulation would range from a total of \$400,000 to \$600,000 over the 20 years of the agreement.
- Keith Seward estimated that the effect of the additional contribution to the Village on a home assessed at \$244,000 would be approximately \$35 a year.
- Roffers added that this estimate assumes a static situation and there is the potential for growth in the planning area that could increase Town tax base.
- Dan Gartzke, member of the Joint Village Town negotiation committee, responded to the question on the cost benefit analysis. Gartzke stated that the Village members reviewed the options and felt that the immediate payments from the town were more beneficial than the potential loss of annexation since it is not a given that properties will develop in this area.

- Roffers added that new developments in the plan area are not automatically approved and could be rejected by either side based on inconsistency with comprehensive plans, properties not contiguous with the Village, if utility extensions were not cost effective or if there is insufficient utility capacity.
- Keith Seward added that the cooperative plan includes cooperation on adding industrial and commercial properties that are beneficial to both parties.
- In response to a question about stormwater management in the Durst Road area, Salter responded that under the plan a stormwater management study will be conducted by 2016.
- State statutes are clear on the make-up and appointment of members to the library board, the committee can discuss amendments to the existing language to assure consistency with state statutes
- The boards discussed the operational funding contribution and ability to operate a new facility with the same operating budget as the current library.
- The cooperative plan requires streets be maintained to a certain standard or a contribution be made to fund the improvements at the time of annexation
- Gene Weber asked if the library approached the School about a joint library. Library board members presented and indicated they have and were turned down.
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No further comments were presented by the Boards or audience.

ADJOURNMENT: Motion by Kevin Budsberg, 2<sup>nd</sup> by Greg Thoemke to adjourn. Motion carried at 8:55 p.m.

Nicholas Owen, Administrator