



**VILLAGE OF WEBSTER**

# DEVELOPMENT & ANNEXATION MEETING MINUTES

Thursday, January 3, 2019 @ 6:00 p.m.  
7505 Main Street West, Webster, WI

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- I. **CALL TO ORDER** – Village President, Roberts called the meeting to order at 6:00 p.m.
- II. **PRESENT** – Village President, Jeff Roberts; Village Trustees: Tim Maloney; Darrell Sears; and Charlie Weis. Others Present: Ed and Ann Dedman, Scott Swendiman and Public Works Director, Jay Heyer.
- III. **DEVELOPMENT OF WEST END MAIN STREET** – President, Roberts gave the floor to Ed and Ann Dedman and Scott Swendiman; owners of the property at the West End of Main Street. Ed presented copies of a map and an outline of their potential plans for developing their property. These plans include building two houses, a campground and the remainder of the property for family recreational use. Their main questions are options for affordable water and sewer service to the two houses and can they development a licensed campground. Also, if they can develop a campground, what are the options for water and sewer to the campground.

Public Works Director, Heyer stated by building the houses on the South end of the property, there is availability to the sewer main from the West. There is also one on the Southeast of the property but Mr. Dedman would need his own pump. The nearest water main is the last house on North side on Main Street West. The water main would need to be extended or run one big service and split it at the two houses. Heyer feels he would need to subdivide the property. Mr. Dedman said they would have two lots for the two houses and then the campground or remaining property.

Mr. Dedman said he talked to both the Village Building Inspector, Dennis Quinn and a State Inspector about the campground. Mr Dedman also provided the Board with the State Code SPS 327: Camping Units. Trustee, Weis asked Heyer how far the Sewer Main is from the West. Heyer thought 200-300 feet from Bushey's property. Trustee, Sears asked location in regards to the ditch. The State Inspector told Mr. Dedman that the individual cabins or campers don't have to have individual sewer/septic; they could have central bath house. This would avoid hook up to water/sewer to each cabin/camper and could also use solar power or generators. Or, each unit have composting toilet and the Dedman's could manually supply water to each unit. Mr Dedman asked about having a hydrant by their houses. Heyer said he would have to research that. Mr Dedman said he has not spoken to The State about potable water. Heyer stated that if Village water was hooked-up; the Dedman's would not have to worry about public safety. Mr. Dedman asked the Board if they were ok with them having rental cabins/campers on their property. Village President, Roberts feels that first; water and sewer needs to go back to their property for the houses. This could be done with an assessment, on their taxes, where the Dedman's would have ten years to pay for it. The Village Board is willing to work with them; the Dedman's said that was good to hear. Trustee, Maloney said the Village has adopted language stating new construction within the Village needs to hook up to Village sewer and water. Heyer said water is vague. Trustee, Weis clarified why it's important to hook up to Village water vs. their own well in respect to cross connection and the DNR. Trustee, Maloney expounded on this citing prior issues. Mr. Dedman said they plan on hooking up to water and sewer for their houses. In regards to the campground, Trustee, Maloney said there is more

information he needs. Trustee, Weis agreed. The zoning will probably need to either be rezoned or a zoning variance; and adjoining neighbors would have their say. President, Roberts said he can see benefits and users of the campground. Discussion ensued on SPS 327: Camping Units. Trustee, Maloney said there are three other board members that will need to be informed and their thoughts taken into consideration. President, Roberts said he doesn't feel there is any issue with building the houses and the board will work with them on getting water and sewer. Mr Dedman said they are looking at a few years from now but needs to know what to plan for. Roberts suggested installing water to the campground area and use composting toilets. Trustee, Maloney said it would be advantageous to do this at the same time as installing to their houses. Mr Dedman asked Heyer about the alternative method of underground (directional boring.) Heyer said he has not received estimates yet but will follow up. President, Roberts said they are intrigued with their ideas. Mr. Dedman recapped that they are good to go with houses but the campground needs more information and a more comprehensive plan. Ms. Dedman asked what specific additional information is needed. Trustee, Weis said the square feet of each and how far apart will they be. Trustee, Maloney read from the outline provided of three groups of three units. Mr. Dedman said for the next meeting he will bring photos and measurements. Roberts said that is what he would like to see; how they are set up, will they be coming off from Fir Street or Main Street. Trustee, Maloney asked for a footprint plan. Trustee, Weis also stated the need to see how the traffic pattern would look like; remembering access for fire equipment and ambulance. Trustee, Maloney said to include water, waste and lights. Trustee, Weis said to include a proposal for the decomposing toilets and or holding tank. Public Works Director, Heyer said that holding tanks are not allowed within the Village. Trustees, Maloney and Weis questioned if our code has anything about composting toilets and would like more information on this as well. Mr. Dedman said he will first check with The State to see what all he needs to be approved by The State and will use that information as a guide. Trustee, Maloney asked Mr. Dedman to check with The State if any other Municipalities have this sort of campground; this model could then be used. Trustee, Weis feels that if a central bathhouse is planned; then they would need to be hooked up to Village water and sewer. Mr. Dedman said his preference is to not have a central bathhouse. Trustee, Sears brought up the new campground on Highway 70 as a resource for the Dedman's. Village President, Roberts cautioned to keep in mind that that is not within a Village. Ms. Dedman asked the Board their thoughts on camper trailers vs cabins. Mr. Dedman said if they started with a few campers to generate revenue to build the cabins; and then replace the campers with cabins. Trustee, Maloney questioned if this would need to be viewed, from the Village Ordinance standpoint, similarity as mobile home park. President, Roberts thought The Board would be more comfortable with cabins as he believes the ordinance states that mobile homes can only be in the mobile home park. Trustee, Maloney agrees. Mr. Dedman said long term they are more comfortable with cabins. President, Roberts wanted them to be aware that due to Elections, in the future there may be different Board Members and President that may feel differently. Discussion ensued on the Gandy Dancer Trail, the benefits of having rental cabins/campgrounds close to the trail and the need for rental facilities in this area. Mr. Dedman said their potential campgrounds could also be used as a retreat center for organizations. They will come back, at a later date, with more information.

**IV. ADJOURNMENT.** Motion was made by Trustee, Weis to adjourn the Development and Annexation Meeting at 6:45 p.m., seconded by Trustee, Maloney. **Motion carried 4-0.**

Respectfully submitted,

*Jeff Roberts*

Jeff Roberts, Village President

January 3, 2019

\*\*\*These minutes are subject to approval at next month's Regular Meeting.