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VILLAGE OF WEBSTER

DEVELOPMENT & ANNEXATION MEETING MINUTES

Wednesday, May 15, 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: Sarah Casady, Kelsey Gustafson, Tim Maloney, Darrell Sears, Charlie Weis and Greg Widiker. Others Present: Daniel Chelmo, Norm Bickford, Ona Thompson, Doug Thompson, Rose Catapano, Sue Hamilton, Don Hamilton, Tom Oswald, Dorothy Wallace, Tom Wallace, Brian Frey, Angie Johnson, Scott Rykal, Judy Dull, Gene Close, Darlene Close and Becky Strabel – Inter County Leader Newspaper.
- III. POTENTIAL CAMPGROUND** – President, Roberts gave the floor to Daniel Chelmo. Daniel owns 100 acres South of County Road A; of which 10.8 acres is in the Village, North of the Yellow River. A hand out was provided of his proposal to potentially build a campground. He is in the initial phase; trying to find out what he can and cannot do. Nothing has been filed with the County yet. Because there is no hunting in the Village, his Realtor advised him to not try to sell the property. The other issue is the zoning. President, Roberts interjected that when he and Daniel previously spoke, he was looking at an old zoning map and that showed the property zoned as Conservancy. After further research, it appears that other property in that area had been rezoned as R1- Residential. Daniel asked when that happened. Roberts explained in 1995. Roberts asked Daniel if the property was always his/his families or was it purchased. Daniel explained his mother bought from Fred Sipf's family around 1994. Trustee, Maloney stated that the Village is working with Mark Krause, Wagner Surveying, on locating Certified Survey Maps and dated ownership paperwork to determine when the zoning was changed and or if Daniel's property was part of the rezoning. Once the dates are determined, the Village Clerk can go back to the meeting minutes to conclude when or if the rezoning was approved by the Village Board for Daniel's property. All the maps, in the Village office, show it now zoned at R1. Roberts explained the process, if Daniel wants to proceed and if it is still zoned Conservancy; he would need to go in front of the Planning Commission, file necessary paperwork with the County and Village; including applying for Conditional Use Permit (good for one year.) Daniel asked if it would be beneficial to apply for it to be rezoned; if it is still Conservancy. Roberts said that in the Village Ordinances, the only mention of campgrounds, is in Conservancy Zoning. Daniel then said he was not sure if a campground is the direction he wants to take. Roberts said not only does this involve the Village's ordinances, but also for Meenon Township and Burnett County. Roberts read R1-Residential Zoning Ordinance and it does not mention campgrounds. Daniel then asked if the Village is part of the Wisconsin's Town Associations and if would be interested in transferring his property to Meenon Township. Roberts said possibly. Trustee, Maloney and Weis agree that they would consider that option; it makes sense for the property to be in Meenon as the river would be the boundary between Meenon and Village. That may make things simpler; under one jurisdiction. This would be an annexation to Meenon Township. Trustee, Maloney mentioned sewer and water requirements for new development within the Village and townships may not. Maloney reiterated the need to determine the exact zoning before any determination can be made on a Use Permit. Daniel asked if the type of zoning matters in regards to hunting. Trustee, Weis stated there is no hunting within Village limits. Daniel said he will not be filing with the County, or explore any other option, until

the zoning is figured out. President, Roberts said he will check into annexation with Meenon Township. Daniel said that is his preference. At this point Daniel Chelmo left the meeting.

Motion was made by Trustee, Maloney to adjourn. Visitor, Don Hamilton who lives on South Devil's Lake Drive, asked the advantages to the Village to annex the property since the Village is currently getting taxes and the parcel is a buffer to the River. Hamilton also stated, "and there's a lot more at stake than just clearing up administrative side." Trustee, Widiker said he recuse and asked to not be included in agreeing with annexation. Trustee, Weis explained that if someone wanted to build a house on that property, the Village would need to provide Village water and sewer. Trustee, Widiker said he lives across the River and he has own well and septic; Roberts stated he was grandfathered in. A visitor asked if Village would need to do the same for campground or RV park. Roberts said that is a matter of discussion. A visitor asked if Board would rather invest in providing for residential or transient campground. Trustee, Maloney said would never get investment on the 10 acres when can only build on half of property; would be way too cost prohibited to get water/sewer across (under) the river. Roberts said of the 10 acres, only approximately 4 acres can be used to build on. The rest is wetlands, floodplain, etc. Roberts also clarified that he only said the option of annexation makes sense to him, not that he was in favor of it. A visitor said they are all impacted by Dan Chelmo's proposal. Roberts said the Village only gets about \$300 in taxes from the property since there is no structure. A campground may increase taxes and could bring more business to town. On the negative side, the police department and potentially fire department could be negatively impacted. A visitor also commented that no environmental assessment has been done and appreciates the Village's openness in the meeting. Trustee, Maloney informed the visitors that the Village would have nothing to do with any plans north of County Road A; that is Meenon and Oakland Township and The County. There is a meeting scheduled with the County in early June. Additional concerns, from the Devil Lake's residents, ensued and were discussed. President, Roberts and Trustee, Maloney informed the visitors that this meeting was just informational and Daniel Chelmo will need to submit a formal request to move forward with any plan.

IV. ADJOURNMENT. Motion was made, earlier, by Trustee, Maloney to adjourn the Development and Annexation Meeting, seconded by Trustee, Casady at 6:40 p.m. **Motion carried 6-0.**

Respectfully submitted,

Debra Doriott-Kuhnly

Debra Doriott-Kuhnly, Clerk/Treasurer

May 15, 2019

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