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VILLAGE OF WEBSTER

DEVELOPMENT & ANNEXATION MEETING MINUTES

Wednesday, September 2, 2020 @ 6:00 p.m.
7421 Main Street West, Webster, WI

- 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: Kelsey Gustafson, Tim Maloney, Bill Summer, Charlie Weis and Greg Widiker. Absent: Trustee, Sears. Others Present: Dick Hartmann, Burnett County Economic Development Director and Mark Krause, Wagner Surveying.
- III. **BURNETT COUNTY ECONOMIC DEVELOPMENT** – President, Roberts gave the floor to Burnett County Economic Development Director, Dick Hartmann. Dick introduced himself and this role. The reason for attending this meeting was to discuss potential housing development within the Village. Recently, Dick was approached by a developer who is very interested in building senior assisted units in the Village. Last week, President Roberts, Public Works Director Jay Heyer and Dick looked at 4-6 lots in Smith Pines as a potential site. Roberts stated that 4 are together and another 1 is across from the 4. Originally the developer was thinking 6-8 units but looking at developing approximately 56 units. Mark said room for 75 but some issues would need to be resolved. Their concern is the (lack of physical) connection to downtown due to seniors' lack of transportation. He brought up previous talks of extending Main Street. Discussion then took place on TIF district. Research will be done on when the TIF was designated and its termination date. The developer would like to meet with the Village Board, soon, as they are extremely interested. They understand the demographics and trend for needed senior housing. Mark had previously indicated to Dick that there are other sites that could be used not only for senior housing but for potential workforce housing (affordable housing) as well. Dick also provided the Board with his most recent progress report and the Wisconsin Lodging directory. Trustee, Maloney asked when the Burnett County Development Association (BCDA) meets---the 3rd Wednesday of each month 1230pm – 130pm. Dick said due to COVID, they have been meeting virtually. Dick explained some of things he has been working on. These are also listed on the handout he provided. Trustee, Gustafson asked if the developers are local. Dick said it is a group of investors and some are local, but he would prefer they introduce themselves when meet with the Board. Mark said he gave Dick a list of vacant sites within the village that, to his knowledge, are available. He also spoke of extending infrastructures and having other sites ready for development.
- IV. **WATER AND SEWER AT OAK AND BASS** – President, Roberts shared information collected by Public Works Director, Heyer from Gary from Cooper Engineering on providing water/sewer services to property at Oak & Brass. The total cost for the project is estimated to cost \$120,00. This includes 2 fire hydrants, 2 manholes, laterals, black top replacement (they would have to tear up the black top that was recently put down), and engineering fees. \$40,000 of this is black top only. The Village is still waiting on information from Hopkins, who is waiting on information from Push, on the cost of directional boring. This is just to provide service for Patti and George Meyer's property. Hoping to get this information for next week's full board meeting. Gary's questions and opinions are "Would these additional expenses be worth it? Is anyone else going to build out there? Probably not. This is not a planned development but it's just responding to one person's wants." Roberts said if the Village were to run it all the way out, at

the \$120,00 cost, the Village would assess the property owners on both sides. Roberts said Jay and Gary looked at this from both ways -providing service coming down from Oak Street or coming down from Bass Avenue. The cost would be roughly the same.

Informational Only – Trustee, Weis provided an update on a light industrial spec building. He spoke to Northwest Regional Planning in Spooner and Dave Rasmussen. They both said there is a great demand for light industrial space, especially in Burnett County. There is no money available through MSA as this is an investment for the Village. But Northwest Regional Planning said after the building was up, they could put a picture and a listing on their website. Weis asked Mark Krause to look at the plot between Nexen’s north building and Johnson’s to know how many square feet of high land the Village has to build on and what is needed to prep. Weis is thinking a building size of 20,000 to 25,000 square feet and loading dock. Maloney confirmed around 100 x 200 building. Mark questioned the amount of land around the wetland. He also mentioned it is a good time to ask the DNR to fill or drain wetlands, convert one to another and remedy problem area(s). Dave suggested to get plans for the building and an idea of cost. Weis has contacted 2 companies and is waiting for information. Mark suggested also contacting Northwest Builders. Weis said he would also want to see what opportunity there is to expand from this initial spec building.

V. VILLAGE OFFICE – The board then toured the former Webster Chiropractic building, that is owned by Ben Blowers, for a potential location of the Village office.

VI. ADJOURNMENT. Motion was by Trustee, Maloney to adjourn the Development and Annexation Meeting, seconded by Trustee, Widiker at 7:20 p.m. **Motion carried 6-0.**

Respectfully submitted,

Jeff Roberts

Jeff Roberts, Village President
September 2, 2020

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