



VILLAGE OF WEBSTER

PUBLIC HEARING FOR CONDITIONAL USE PERMITS – MINUTES

Wednesday – March 9, 2022 @ 5: 45 p.m.
7421 Main Street West, Webster, WI

- I. **CALL TO ORDER** – Village President, Jeff Roberts called the meeting to order at 5:45 p.m.
- II. **PRESENT** – Village President, Jeff Roberts; and Trustees, Kelsey Gustafson; Tim Maloney; Aaron Sears; Bill Summer; Greg Widiker and Charlie Weis. Others: Clerk/Treasurer, Deb Doriott-Kuhnly; Public Works Director, Jay Heyer; Chief of Police, Stephenie Wedin; Cindy Mickelson -Inter County Leader Newspaper, Greg Marsten – Burnett County Sentinel. Village Surveyor, Mark Krause. Nick Nelson – MSA. Traci Hopkins – Central Burnett County Fair Board. Village Residents, Ed Dedman; Jim Beam; Bruce Gibbs and Russ Burford. Absent: None.
- III. **PUBLIC NOTICE OF AGENDA** – Motion made by Trustee, Sears to approve the agenda as presented; seconded by Trustee, Weis. **Motion carried 7-0.**
- IV. **CONDITIONAL ZONING PERMITS**– Village President, Roberts gave the floor to Jim Beam. Jim stated he would like to take his duplex, on Hickory Street, and make a zero-lot line by dividing the building into two lot and make it more like a townhouse or condominium. Water meters, etc are already separated. Mark provided examples of where this was previously done in the Village and a map of one done in Grantsburg. Mark said that tonight, they are looking for permission to proceed and the CSM would be presented at next month’s board meeting. Trustee, Widiker asked Mark if he had any concerns. Mark said only concern would be with driveway and easements but feels that could be worked out. Motion made by Trustee, Widiker to proceed with preliminary plans; seconded by Trustee, Summer. **Motion carried 6-0; Trustee, Weis abstained.**

Ed Dedman explained his zoning variance application for constructing a 960 square foot garage. No objections from adjoining neighbors. President, Roberts reminded the board that they have previously approved larger garages for two other residents recently. Motion made by Trustee, Summer to approve Ed Dedman’s zoning variance to construct a 960 square foot garage; seconded by Trustee, Sears. **Motion carried 7-0.**

The third zoning variance request was from Bruce’s Auto. Mark Krause provided a site plan map and GIS/map from Burnett County. Bruce is looking to put a storage garage north of the power pole on his Minnow Avenue property. Mark explained that the location of this power pole is creating issues for Bruce’s plan. Yet, Bruce is looking for the biggest building that he can. The proposed location of the garage is encroaching upon the Village’s right of way and encroaching on neighboring property line. Mark pointed out the set-backs; 20’ from the Gandy Dancer Trail (45 feet from the center line/easement of the Gandy), 10’ setback from FerrellGas (which is owned by the County) and 10’ setback from Minnow. There would be an additional variance request as Jay discovered that this property is zoned Industrial; not Commercial. Setbacks are different for Industrial Districts. That leads to the question if the requested storage garage would be considered an accessory building or a principal building. Mark

spoke of FerrellGas being closer to Minnow than the allowable setbacks. Bruce passed around an old picture of the previous sheds to show how close they were located to Minnow (almost to the gravel). Kuhnly originally sent letter to FerrellGas yet the County owns the land and FerrellGas leases the land. A letter was then sent to the County. The county had several questions and asked if Kuhnly also sent a letter to the State, as the DNR owns the Gandy; she had not as she thought the County owned the Gandy. The garage will not affect the trail, but it is adjacent. Trustee, Summer will get Kuhnly the DNR contact for the Gandy. Trustee, Maloney asked what the normal setback for the Gandy – it is 20'. A final decision cannot be made until contact is made with the DNR/Gandy Dancer Trail. Heyer recommends, including on the building permit, that if the storage garage causes a drainage issue, it should be taken care by the owner. It is flat there so should make sure the drainage is away from Minnow. Trustee, Maloney said this can be addressed when deciding on the permit and zoning application at the meeting. Trustee, Widiker asked Mark to summarize the need(s) for conditional zoning variance. Mark said the setback on Minnow Avenue as the garage would be closer than the typical 30 feet, and it has 3 things going on: double streeted and Gandy Dancer trail (what is the corner, side, front or back? Setbacks for side, front and back? How do you determine the address?) and the property is zoned Industrial not Commercial. Trustee, Gustafson asked where the doors will face, Bruce said Minnow. (address is usually based on where the doors of a building face). Bruce asked if there was a drainage problem when the old building/shed was there. Maloney and Heyer said yes, there was always a problem there. Mark suggests a swale on the south side of the building. Another meeting will be held later.

- V. **ADJOURNMENT.** Motion was made by Trustee, Maloney to adjourn the Public Hearing Meeting at 6:10 p.m.; seconded by Trustee, Summer. **Motion carried 7-0.**

Respectfully submitted,

Debra Doriott-Kuhnly

Debra Doriott-Kuhnly, Clerk-Treasurer

March 9, 2022

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