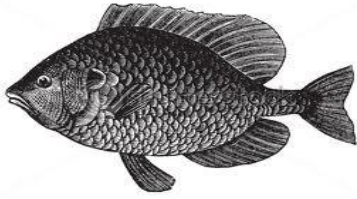


PUBLIC PROPERTY COMMITTEE MEETING

Monday – February 26, 2024 @ 5:00 p.m.

Webster Village Office

7421 Main Street, Webster, WI



- I. **Call to Order** – Public Property Committee Chairman, Tim Maloney, called the meeting to order at 5:00 p.m.

- II. **PRESENT** – Village President, Bill Summer, Chairman, Tim Maloney, Trustees, Ed Dedman, and Charlie Weis. Others Present; Greg Marsten, Sentinel; Rick Estridge, Waynes Foods; Mark Krause, Village Surveyor; Nicole Rossow, Sabrina Naglosty and Laura Wagner, all with ADRC and Betty Teschler.

- III. **PUBLIC NOTICE OF AGENDA, DELETIONS/CORRECTIONS/ APPROVAL** – Motion was made by Trustee, Dedman to approve the agenda as presented; seconded by Trustee, Weis. **Motion carried 4-0.**

- IV. **ADDITION TO SOUTH SIDE OF WAYNES FOODS** – Rick Estridge presented the proposed plan showing the existing sales floor, in addition to their expansion plan. This process was started back in Oct 2022 but because of the 5 different roof lines, it created an issue as to how it could be laid out to make it work and they've gone through several alterations of the plan to get it to fit for the expansion they need. The proposed plan includes new public restrooms up front, pushing the deli back, and an addition to the existing beer cave. There will be all-new flooring; all-new décor and the front of the store will be redone. By pushing the meat Dept back they will be able to put in a huge freezer and every case and all refrigeration in the store, (meat, frozen, dairy, produce, deli) will be new, energy-efficient, LED, etc., all state of the art. There won't be anything untouched in this project. They will be demoing about 2,000 sq ft and adding on close to 5,800 sq ft which will bring the store to about 27,000 sq ft making this a nice addition. The General Contractor is a company out of Minnesota that specializes in supermarkets, and they will hire as many local subs as they can. What this plan does not show is a simple lean-to which would enable Waynes Foods to park their forklift, but that wouldn't be part of the main exterior building. This is what they are currently working on and now need to make fit as they have issues with this encroaching on Village property. Mark explained he and Rick met with Joe Atwood and talked about the fact that the Planning Commission has some updating of ordinances to do that will help facilitate the ability to approve this from where it's sitting now and what the options are. The latest rendition, approved and adjusted last year, put an easement on Apple Street so

the loading docks are by easement only at this time. What they have out there now is a dumpster pad, a fire hydrant, a manhole in the middle of the street, and sewer/water in place so there is nothing that is going to happen with those. With the existing easement where receiving is and the proposed plan coming out, and if they added 28' on the end of the beer cave (south) that is the main part of the store which would be 1 ½ - 2 ft on village property on the west side and that was totally on village property if they planned to go out that way. Technically, the rule of thumb is generally they can't do anything with what has been grandfathered in, but anything new is supposed to be at least 10' from the sideline/backline to make that portion legal so they are proposing to have 10' beyond and 10' to cover the new addition. Also, with the 10x30 lean-to, they would like to go out an additional 10' if they could and at the same time, recommend having that under ownership of the loading docks instead of having an easement so their purpose today is to ask the Property Committee how much they would sell, if they'd be willing to sell, to get it attached to the store property to make this addition legal going forward. The dumpster pad was previously poured back there after the Village ok'd doing so, and the store has always maintained the road, blacktop, and plowing and will continue to do so. It was stated that Joe Atwood told Rick & Mark that right now they cannot do this legally the way the Ordinance is written, but that is one of the ordinances the Planning Commission is supposed to be looking at to deal with nonconforming structures. If it's a nonconforming structure, they can't do anything with it but if the ordinance is changed to be able to add on to a nonconforming structure, they would need to make sure the lateral expansion they do is properly set back. Mark further explained if that rule is adopted, they will be back to get final approval if the village is willing to sell a portion of the street. The agreement that has been in place, and will continue, is that the village will have no responsibility for anything that needs to be done with utilities. What they're looking for, if you look at the square footage, is about 1500 sq ft plus whatever is under the existing building (about 2100 sq ft total) but they first need approval from the village to continue and the verbiage in the Ordinance must change zoning for a nonconforming structure. This change would then allow anyone else in the community to meet with the village for conditional use. Rick explained they would like to do this project in phases and start the remodel on the north side beginning this spring (March-April) by tearing off the solarium, stick build it, and redoing the deli but not changing the outside footprint, and then hoping to start the remaining portion after Labor Day. The General contractor has no idea how long it will take to get state plans and this hinges on what happens with the Village. President Summer stated this would have to go to the full board. Motion was made by Chairman Maloney, to give Wayne's Foods the necessary land to do this addition, contingent on approval of the planning commission, with all costs of the sale/transfer of property to be incurred by Mr. Estridge, seconded by Trustee, Weis. **Motion carried 4-0.** This will be the recommendation at the board meeting on March 13, 2024.

- V. **COMMUNITY GARDEN** - Chairman Maloney explained he had been contacted by a village resident about the possibility of a community garden. However, they were unable to find willing participants to step up to help with tilling, watering, planting, etc., so there will be no action taken on a community garden at this time.
- VI. **ADRC** – Sabrina Naglosty, the Aging Unit Supervisor for the ADRC Resource Center for the Nutrition Programs in both Polk and Burnett Counties, explained they approached the Village Board several months ago indicating they were looking to put together a centralized kitchen and because they struggle to find an ideal location and size they have decided the best way to go about this would be to build it themselves so what they are hoping to do is find land in the Village of Webster. They are aware there are pieces of property in the Village to possibly develop. Particularly, property along the Gandy Dancer which the county just gave back to the village. At this time, the ADRC would like to discuss if there is any way the village would be willing to work with them to find property. The ADRC feels downtown Webster would be the best location to be centrally located as the food would be made and then trucked throughout the county. They currently work out of a small church in Siren. They use a church at A&H, and the Grantsburg Senior Center also sends out food. Once they have a central kitchen, the hope would be to have more locations like that. With it being downtown in the village, it would be much closer for some individuals so they would be able to go there, which would open up the ability to serve and deliver to more individuals. This will be a community-built building using local contractors. Everything they've done so far has been done on donated time from individuals in the community. They want the structure to be for the community. Not only would meals happen there but they also plan on doing additional programming. Currently, they struggle where they are at; not only size-wise but because they are contracted for certain times anything they want to do above & beyond has to be worked around different schedules. The ADRC is continuing to write grants and has an application out right now that would pay up to 50%, but they don't know when they will hear back on that. The projected project total is roughly \$507,000 for all needs, wants, and extras and they do have the county administrators' support helping them go through the county process. Anticipating getting a grant for half, the ADRC needs to find out what the cost for the property would be before starting to work through the county process for a request. Ownership of the property next to the Gandy Dancer was discussed and Chairman Maloney and President Summer understand this lot belongs to the Village even though GIS shows it is in county hands. Laura Wagner stated she obtained paperwork confirming the lot was transferred back to the Village. President Summer stated there is a test well that sits there but it hasn't been tested for at least 10 years so if it's sealed and cased and not under the building, there wouldn't be an issue. They would like to have the building as close to the Gandy Dancer as possible, considering the setbacks, with service on the south side and parking in front. Chairman Maloney indicated, that even with the County

Administrator on board, his concern would be with funding going above and beyond the building to include funding for operations, maintenance, etc. Sabrina confirmed operations and maintenance will work into their regular operational budget so the only struggle would be getting the initial amounts upfront. Before the ADRC meeting with the County Administrator they were hoping to get a sense of what property is available, the cost, potential donations, etc. President Summer stated he would be in favor of giving the property to ADRC and Chairman Maloney indicated he would be in favor of giving them the property as a 99-yr lease, but to somehow provide the property to them at little or no cost. Mark Krause agrees with a 99-year lease and the ownership of the property would stay with the Village because of the street and driveway. Also, the maintenance (of the street and driveway of that area- up to the ADRC site) would be done by the Village, which would be helpful to the ADRC. Chairman Maloney advised the ADRC that they can tell Nate the Village will figure out a way to get them that piece of property. It was further stated any sewer/water & electric hook-up costs will be ADRC responsibility and it was recommended the ADRC check where the utility lines run to help mitigate costs with building placement. President Summer indicated the Village has two-phase from Northwestern Electric right there so if they have any equipment that needs two-phase, that cost is already done so that would also be a huge bonus for them. The Village will figure out a way, one way or the other, to get them the property and it's then up to the ADRC to get the utilities figured out. The Public Property Committee agreed they look forward to having this program in the Village so even if the rest of the Board needs to see money change hands, it would only be a small portion of their budget. The ADRC expressed their appreciation and relief going into their meeting with the County.

- VII. **ADJOURNMENT** - Motion was made by Trustee Weis to adjourn the Public Property Committee Meeting at 5:50 p.m. seconded by Village President, Bill Summer. **Motion carried 4-0.**

Respectfully submitted,

Tim Maloney

Public Property Chairman

February 26, 2024

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