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VILLAGE OF WEBSTER

DEVELOPMENT & ANNEXATION MEETING MINUTES

Wednesday, November 19, 2025 @ 6:00 p.m.

Webster Village Office

7461 Main Street West, Webster, WI

CALL TO ORDER - Chairperson, Ed Dedman called the meeting to order at 6:00 p.m.

ROLL CALL - Village President, Ed Dedman; Village Trustees, Kelsey Gustafson; Tim Maloney; Bill Summer and Sue Weis. Others Present; Clerk/Treasurer, Debra Kuhnly; Charlie Weis- Burnett County Supervisor, Mark Krause – Village Surveyor/Acting Engineer and Cole Newman - Developer. Absent: Village Trustee Jeff Roberts and Matt Stuart.

PUBLIC NOTICE OF AGENDA - DELETIONS/CORRECTIONS -No deletions or corrections were noted for the agenda.

DISCUSS POTENTIAL FUTURE PROJECTS WITH DEVELOPER– The committee met with Developer, Cole Newman to discuss potential housing projects in the Village of Webster. The developer explained they were open to various housing types, including 55+ housing, multifamily, and workforce housing.

Charlie, who serves on the county housing committee, provided context on the housing situation in Burnett County. He reported that a recent county feasibility study indicated significant housing needs, particularly affecting businesses in the area. He explained that jobs are going unfilled because potential employees cannot find housing within a 50-mile radius. Charlie also noted that many residents work in the Twin Cities while living in Burnett County, creating demand for "bedroom community" housing.

A feasibility study conducted by Yellow Lake Lutheran in 2018 (pre-COVID) was referenced. This study, while focused primarily on senior housing, identified a significant number of older residents who own lake properties but are reaching the point where they can't maintain them, yet want to remain in the area. These residents were identified as prime candidates for senior or 55+ housing developments within the village that would provide convenient access to shopping and services.

The developer shared information about their current and past projects, including:

- A 25-unit apartment building in Pine City completed in 10 months
- A 35-unit apartment development in Mora currently under construction
- Twin home developments in Tower, where residents are primarily older people moving off lakefront properties
- The incorporation of amenities such as community rooms and exercise areas in their apartment complexes

The discussion included details about pricing, with rental units in Pine City ranging from \$850 for efficiencies to \$1,175 for two-bedroom units. Single-family workforce housing typically aims for the \$250,000-\$275,000 range, with larger homes potentially up to \$325,000. The committee noted that senior housing buyers coming from lakefront properties likely have more purchasing capacity.

The committee and developer specifically discussed potential development of the west side of the fairgrounds property, particularly the area near the horse barn and corral. Mark provided input about infrastructure considerations, noting that the closest sewer access is near the DNR building, approximately 16 feet deep, and there is water access available at nearby locations. The availability of three-phase power was also confirmed.

The developer suggested that starting with townhome-style senior housing along the existing paved road would be most practical, as it would minimize infrastructure costs. He recommended single-level "patio homes" on slabs as ideal for seniors transitioning from lake properties, potentially configured as 4-6 unit buildings with two-car garages and HOA services for maintenance.

The committee and developer agreed that conducting a new village-specific feasibility study would be the next appropriate step, as the existing studies are either outdated or too broad in scope. The developer suggested reaching out to Maxfield to the feasibility study and also invited committee members to tour their existing developments in Pine City or Mora to see examples of their work firsthand.

Motion was made by Summer; seconded by Maloney to adjourn the Development & Annexation Committee Meeting at 6:55 p.m. All in favor. **Motion carried.**

Respectfully submitted,

Debra Doriott-Kuhnly

Clerk/Treasurer

November 19, 2025

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