



VILLAGE OF WEBSTER

REGULAR MEETING

BOARD MINUTES

Wednesday–June 10, 2026 @ 6:00 P.M.

Webster Community Center
7421 Main Street West, Webster, WI

CALL TO ORDER - President Ed Dedman called the meeting to order 6:03 PM.

PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was recited by all in attendance.

ROLL CALL - President, Ed Dedman; Trustees, Tom Armstrong; Kelsey Gustafson; Tim Maloney; Jeff Roberts; Bill Summer and Sue Weis. Others present: Public Works Director, Pete Denn; Police Chief, Stephenie Wedin (arrived at 6:40 pm); Clerk/Treasurer, Debra Doriott-Kuhnly; Greg Marsten - Burnett County Sentinel; Teresa Anderson-MSA, Carla Fatland - property owner and Mark Krause-Village Surveyor. Absent: None.

PUBLIC NOTICE OF AGENDA, DELETIONS/CORRECTIONS/APPROVAL - President Dedman noted that the CSM for CopyCat, listed under Section 10Ac), would be addressed early under Public Input since the presenter, Mark Krause, was present. Motion to approve the agenda as amended was made by Trustee, Gustafson and seconded by Trustee, Summer, **Motion carried unanimously.**

PUBLIC INPUT/VISITOR RECOGNITION BY PRESIDENT, ED DEDMAN - Carla Fatland addressed the Board regarding a property she purchased located behind the Youth Activity Center. She explained that she had purchased the property with the intention of providing housing for a family member, relying on a real estate listing that advertised the structure at 898 square feet and implied it could be used as a dwelling or weekend home. She has since discovered multiple serious deficiencies with the property and structure. Ms. Fatland described the following issues she has encountered: she was informed by Zoning Administrator Joe Atwood that the structure is considered an illegal dwelling; the structure is approximately 200–340 square feet, well below the Village's 700 square foot minimum for dwellings; it was built without permits (*insert by Kuhnly while typing the minutes: the prior owner did obtain a permit for a shed*); it lacks a proper foundation, having originally been placed on log blocks; and its electrical service was installed without a permit or inspection. Regarding utilities, she was informed she cannot tap into the main water line serving Webster due to infrastructure concerns, and that reaching the water line from her property would require trenching to a depth of 16 feet — a significant and costly undertaking. She asked the Board whether any accommodations could be made, including a potential reduction in the minimum square footage requirement or permission to install a private sand point well. President Dedman summarized notes provided by Zoning Administrator Joe Atwood, confirming that the structure is illegal, substandard in size, lacks a proper foundation, was built without permits (*insert by Kuhnly while typing the minutes: the prior owner did obtain a permit for a shed*), has unpermitted electrical service, and lacks running water and proper sewer connection. Dedman noted that in his opinion, the cumulative extent of the deficiencies would make it more practical to tear the structure down and start fresh than to attempt to bring it up to code. Board members noted several concerns. Trustee Bill Summer referenced a Village ordinance prohibition on sand point wells within the Village limits, citing DNR cross-connection regulations. The Public Works Director, Pete, confirmed that the connection to the main water line on Poplar Street was the preferred approach, as it would allow for isolation in the event of a problem. Trustee Maloney also noted that even in an R2 zone, a one-bedroom dwelling requires a minimum of 500 square feet — still far exceeding the current structure's size. The Board expressed sympathy for Ms. Fatland's situation and encouraged her to pursue legal recourse against the real estate agent, noting that advertising the structure at 898 square feet when it is approximately 200–340 square feet constitutes apparent false advertising. The Board concluded that it could not reduce the minimum dwelling size requirement, as doing so would set an unacceptable precedent, and that the structure as it stands cannot be made to comply with Village ordinances without extraordinary renovation or reconstruction.

Surveyor Mark Krause presented a Certified Survey Map (CSM) combining three parcels owned by CopyCat into a single parcel. The parcels include the original CopyCat business property, the old Christiansen property (will be removed prior to construction), and a 50-foot lot previously incorporated. The consolidation is necessary because structures from previous additions extended over existing deed lines. Krause also noted that a sewer easement on the property is recorded in the wrong location — a discrepancy identified as far back as 2014 — and that the CSM reflects the easement in its correct location. He recommended the Village formalize a new easement description covering the affected properties, noting that the current driveway on the north property line also lacks a recorded easement, which the CSM addresses with a 10-foot easement on both sides.

Zoning Administrator Joe Atwood's written comments indicated the CSM looks good, but that language should be added requiring removal of the existing home prior to construction of the planned storage addition, as two principal structures are not permitted on a single business parcel. Krause concurred and indicated that note could be added to the face of the CSM and incorporated as a building permit condition. President Dedman indicated he would withhold signing the CSM until that language is added, and the Board approved the CSM contingent on that addition. The Board also discussed the need to address the improperly located sewer easement, with Krause indicating his office could locate and document the line and prepare legal descriptions for attorney review. Motion to grant contingent approval of the CSM for CopyCat, subject to the addition of language requiring removal of the existing home prior to construction of the proposed addition, was made by Trustee Gustafson and seconded by Trustee Summer. **Motion carried unanimously.**

OUTSIDE COMMITTEE REPORTS

Burnett County Supervisor - Charlie Weis. Not in attendance.

Chamber of Commerce – Chamber Member. Dedman reported that the Arts and Crafts Extravaganza was considered a success, with 95 vendors filling nearly 120 spaces and 6 food vendors participating. Financial figures were not yet available as the Chamber Treasurer has been out of the country.

Webster Rural Fire Association – Trustee, Tim Maloney: Trustee Maloney reported nothing to report. He noted the next meeting will be Wednesday, July 22nd at 7:00 PM.

PRESENTATION OF MINUTES - Motion to approve all six sets of minutes (May 13, 2026 Wastewater Facility Plan Public Hearing; May 13, 2026 Organizational Meeting; May 13, 2026 Regular Board Meeting; May 19, 2026 Board of Review; May 28, 2026 Finance Informational Microsoft Teams Meeting; and June 1, 2026 Judicial Committee Meeting) was made by Trustee Roberts and seconded by Trustee Weis. A question was raised regarding whether Clerk-Treasurer Doriott-Kuhnly had communicated with financial advisor Jonathan about transferring TIF 2 funds to the water fund, as had been discussed at a prior informational meeting. Doriott-Kuhnly confirmed she had sent all relevant information to Jonathan but had not yet received a response. **Motion carried unanimously.**

APPROVAL OF VOUCHERS & RECEIPTS - The board reviewed vouchers and receipts for the period of May 11, 2026, through June 5, 2026. Trustee Maloney asked for clarification on two notable line items. The first was a payment to Hawkins Incorporated for chemicals used to treat phosphorus levels in the discharge pond; it was confirmed the treatment was effective. The second was a payment to the Northwest Regional Planning Commission for hazardous material disposal, representing approximately 30 years of accumulated light bulbs, paint, and chemicals that were disposed of properly through Washburn County's annual hazardous materials collection program. Motion to approve the Vouchers in the amount of \$102,536.11 and Receipts in the amount of \$31,745.58 was made by Trustee Summer and seconded by Trustee Armstrong. **Motion carried unanimously.**

COMMUNICATIONS – None.

REPORTS & ACTION ITEMS

JUDICIARY/REGULATORY COMMITTEE – SUE WEIS, CHAIRPERSON: In Chief Wedin absence, Chairperson Weis read the monthly police report. A total of 109 reported calls. The Police Department schedules were emailed to the board. A question was raised regarding the fact that part-time officer Cliff Casady does not appear on the published schedule despite working regularly. Chief Wedin, who arrived during this discussion, explained that Cliff works on an as-needed basis and that she communicates his shifts informally rather than placing him on the posted schedule.

Agenda Item 10. A. c) CSM for CopyCat was discussed earlier in the meeting under Public Input.

The Board discussed whether the Bank Inn building could operate as a short-term rental within the C1 zoning district. The Village's C1 ordinance lists permitted uses as "but not limited to" a series of enumerated uses, which does not explicitly include short-term rentals but leaves the category open. The Bank Inn recently passed a state inspection and is expected to begin renting soon. The Board also noted that the Village is in the process of developing its own short-term rental ordinance, as Burnett County confirmed it does not regulate short-term rentals within Village limits. The Bank Inn owners were noted to be fully cooperative and eager to comply with all applicable requirements. Motion to approve the Bank Inn to operate as a short-term rental in the C1 district under the "but not limited to" permitted use language of the ordinance was made by Trustee Roberts and seconded by Trustee Weis. **Motion carried unanimously.**

Motion to approve all Class A, B, and C alcohol beverage license renewals was made by Trustee Summer and seconded by Trustee Maloney. **Motion carried unanimously.**

Motion to approve the tobacco, cigarette, and vaping license renewals was made by Trustee Maloney and seconded by Trustee Weis. **Motion carried unanimously.**

Motion to approve the pool table license renewals was made by Trustee Roberts and seconded by Trustee Summer. **Motion carried unanimously.**

Motion to renew the Mobile Home Park license for Olena Investments DBA Webster Mobile Home Park was made by Trustee Summer and seconded by Trustee Armstrong. The Board engaged in a substantial discussion regarding ongoing and longstanding code compliance issues at the Webster Mobile Home Park, owned by Olena Investments. Concerns raised included a deteriorating trailer home that neighbors report has had its copper plumbing and electrical stripped, is visibly leaning, and is actively leaking water. Trustee Summer described a previous attempt to engage the owners, noting the conversation did not go well, and that the owners had been unresponsive to requests to bring the park up to code. The Board referenced the Village's ordinance authority to order the removal of unsafe or dilapidated structures and discussed engaging the Village attorney to send a formal notice of violation to the property owners, with Zoning Administrator Joe initiating the process. **The motion failed 0-7; the license was not renewed. Board voted to deny renewal of the mobile home park license.** President Dedman and Clerk-Treasurer Doriott-Kuhnly agreed to coordinate with Joe and the Village attorney on next steps, and to reference the denial in any correspondence to the owners.

Motion to approve operator license renewals for all listed establishments (Dollar General Store was excluded from the motion as their application had not yet been submitted; Clerk-Treasurer Doriott-Kuhnly noted she has authority to approve operator licenses administratively once received.) was made by Trustee Summer and seconded by Trustee Gustafson. **Motion carried unanimously.**

PERSONNEL COMMITTEE – JEFF ROBERTS, CHAIRPERSON: Chairperson Roberts reported that, per the terms of the Director of Public Works Pete's hiring agreement, a pay review was to occur at six months. Roberts noted that Pete has implemented weekly Friday planning meetings with the crew and has developed a calendar of maintenance tasks planned up to a year in advance. Roberts proposed a \$0.35 per hour wage increase. Motion to approve a \$0.35 per hour pay increase for the Director of Public Works was made by Trustee Roberts and seconded by Trustee Weis. **Motion carried unanimously.**

PUBLIC UTILITY COMMITTEE – BILL SUMMER, CHAIRPERSON: Teresa Anderson with MSA presented an analysis of whether applying for Community Development Block Grant (CDBG) funding would provide a net financial benefit to the Village's wastewater treatment facility project. She explained that while CDBG could provide up to \$1,000,000, its use introduces additional project costs, primarily through the Buy America Build America Act (BABA) compliance requirement, which applies to all manufactured components and is more stringent than the American Iron and Steel standard required under DNR Clean Water Fund financing. Teresa noted that BABA compliance, particularly for electrical components, typically adds approximately 10% to construction costs. Engineering and administrative costs also increase with a second funding program, and importantly, DNR principal forgiveness — which Webster may qualify for at 65–70% — is calculated on the net project cost after subtracting the CDBG grant, thereby reducing the forgiveness amount. Her analysis concluded that the net value of the CDBG grant to the Village may be as little as \$100,000 after accounting for all additional costs, making the decision far from clear-cut. Teresa recommended that the Village position itself to apply for CDBG in May if warranted, by commencing plans and specifications now. She noted that the DNR's Intended Use Plan for Clean Water Fund dollars — expected this fall — will clarify principal forgiveness levels and caps for the upcoming funding cycle, providing the information needed to decide whether to pursue CDBG. She indicated that Jacob and Pat (MSA) are planning to bring a design contract to the Board in the July–August timeframe. No formal action was required or taken; the Board indicated it was comfortable proceeding on that timeline.

FINANCE COMMITTEE – TOM ARMSTRONG, CHAIRPERSON: Nothing New to Report.

PUBLIC PROPERTY COMMITTEE – TIMOTHY MALONEY, CHAIRPERSON: Trustee Maloney reported that the pickleball group has informally inquired about pouring a concrete slab outside the entrance to their current facility, which would serve as a platform near the doorway, accommodate their lockbox, and potentially include steps from the street. He noted the group would fund the entire project and has not yet finalized a design or contractor. No formal action was taken; Maloney indicated the group's board would return with a more specific proposal.

Trustee Maloney also noted receipt of fireworks donations and confirmed the same vendor will be used this year. He raised the issue that the Burnett County Fair Association will no longer be operating the beer garden during the fireworks event and suggested that a community organization may wish to take over that function. Discussion followed regarding the need for an appropriate licensed entity — such as a civic organization — to operate a beer garden. President Dedman suggested raising the matter with the Chamber of Commerce at their upcoming Tuesday meeting, in which he will do.

STREET COMMITTEE – KELSEY GUSTAFSON, CHAIRPERSON: Chairperson Gustafson reported that the Wisconsin DOT had reached out proposing a traffic speed study on Highway 35 through the Village, in part in anticipation of upcoming road construction. He noted he had spoken with County Commissioner Jeremy Burton, who is supportive of moving the 45 mph speed limit further north, potentially to

County Rd A. Gustafson conveyed the Board's historical concern that once a DOT study is completed, the Village has little control over its recommendations being implemented. However, he reported that based on a precedent in Alpha, the Village may in fact have the right to decline to implement the DOT's recommendations after reviewing the data. The Board expressed support for proceeding with the study on the condition that the Village receives all collected data and the DOT's recommendations, and that the Village reserves the right to accept or reject those recommendations. A concern was also raised that the Siren Highway 35 construction project may potentially skew traffic volumes study data through Webster. The Board suggested that timing the study following completion of the Siren construction project might yield more accurate results, but ultimately approved proceeding. Motion to proceed with the Highway 35 Traffic Speed Study, with the conditions that the Village receives all data collected, receives the DOT's recommendations, and reserves the right to accept or reject those recommendations, was made by Chairperson Gustafson and seconded by Trustee Summer. **Motion carried unanimously.**

DEVELOPMENT AND ANNEXATION COMMITTEE – ED DEDMAN, CHAIRPERSON:

President Dedman reported that the Development and Annexation Committee held a meeting on Monday evening and identified several points of direction. A negotiating team meeting is scheduled for Wednesday of the following week to develop a strategy for further conversations with prospective developer Cole Newman and his partner. No formal action was taken.

ANNOUNCEMENTS AND FUTURE MEETINGS:

- Negotiating Team Meeting is scheduled for June 17, 2026 at 5:00 PM
- The Oak Grove Cemetery Association Meeting is scheduled for June 24, 2026 at 4:30 PM.
- The next Regular Board Meeting is scheduled for July 8, 2026 at 6:00 PM.
- The caboose project is progressing: trucks and track sections are scheduled for delivery on June 24th, and the caboose body will be delivered on June 25th. A planning meeting was held with Carl from Anderson Towing, Public Works Director Pete, and railroad representatives to coordinate placement. A local Eagle Scout candidate will lead a crew in power washing the slab and removing old basketball court markings prior to placement.
- The Chamber of Commerce Annual Meeting is scheduled for Tuesday, June 16th at 5:30 PM at Sturgeon Park, with the Community Center as a rain location. Food and beverages will be provided. Board members were encouraged to attend and RSVP.

ADJOURN - Motion by Trustee Summer, seconded by Trustee Armstrong, to adjourn at 7:31 p.m. **Motion carried unanimously.**

Respectfully submitted,
Debra Doriott-Kuhnly
Clerk-Treasurer
June 10, 2026

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

President, Ed Dedman

Trustee, Tom Armstrong

Trustee, Kelsey Gustafson

Trustee, Tim Maloney

Trustee, Jeff Roberts

Trustee, Bill Summer

Trustee, Sue Weis

Attest: _____
Clerk-Treasurer