

Public Hearing
Ordinance No. 507 Amending Village of West Salem Official Zoning Map

January 4, 2022

Public hearing called to order at 6:55 p.m. by Village President Scott Schumacher. Trustees present: Hennessey, Lautz, Leicht, and Twining. Excused: Curtis. Also present: Recreation Director Tony DeGaetano, Police Chief Kyle Holzhausen, Public Works Director Loren Schwier, Director of Economic and Strategic Development for Cedar Corporation Seth Hudson, Director of Client Development for Cedar Corporation Russ Kiviniemi, and Village Administrator Teresa DeLong.

This public hearing concerns proposed Ordinance No. 507, which, if adopted, will approve updated official zoning maps incorporating sixteen zoning changes approved since 2018.

There were no citizens present to speak for or against the proposed Ordinance. Seth Hudson advised those in attendance that one parcel exhibited as "Industrial" was not rezoned. This parcel should be presented as La Crosse County Zoning.

Motion by Trustee Leicht, seconded by Trustee Twining to close the public hearing at 6:58 p.m. Motion unanimously approved by voice vote.

Teresa L. DeLong, Village Administrator

Regular Meeting

January 4, 2022

Regular meeting called to order at 7:00 p.m. by Village President Scott Schumacher. Trustees present: Hennessey, Lautz, Leicht, and Twining. Excused: Curtis. Also present: Recreation Director Tony DeGaetano, Police Chief Kyle Holzhausen, Public Works Director Loren Schwier, Director of Economic and Strategic Development for Cedar Corporation Seth Hudson, Director of Client Development for Cedar Corporation Russ Kiviniemi, and Village Administrator Teresa DeLong.

Minutes

Motion by Trustee Lautz, seconded by Trustee Twining to approve the minutes of the December 21, 2021, regular Village Board meeting as written. Roll call vote: Unanimous aye. Motion approved.

Claims

Claims from the following funds were presented for payment:

General Fund: \$3,263,902.35

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|-----------------------------|-------------|
| <u>Water Utility:</u> | \$11,792.86 |
| <u>Sewer Utility:</u> | \$43,566.29 |
| <u>Storm Water Utility:</u> | \$5,909.10 |

Motion by Trustee Leicht, seconded by Trustee Hennessey to approve the payment of all claims as listed. Roll call vote: Unanimous aye.

Ordinance No. 507

Motion by Trustee Leicht, seconded by Trustee Twining to approve Ordinance No. 507 with the correction to Parcel No. 16-1054-300. Roll call vote: Unanimous aye. Motion approved.

Planning Commission

President Schumacher reported on the December 21, 2021, Planning Commission Public Hearing and Meeting. The public hearing concerned proposed creation of Tax Incremental District #2. Director of Economic and Strategic Development for Cedar Corporation Seth Hudson reviewed for the Planning Commission the proposed project plan for Tax Incremental Finance District #2. Mr. Hudson presented the purpose of the proposed tax incremental district, the benefits and promotion of orderly development, existing and proposed land use plans, and displayed various project plan maps and parcel information. There were no citizens present to speak for or against creation of the proposed Tax Incremental District #2. The Planning Commission discussed the proposed plan and the accompanying project plan maps and parcel information. A correction was recommended on the Parcel ID Numbers map to show Parcel 5 as two legal parcels and a proposed land use change was offered for Parcel 20 from Residential to Industrial to match the current Village Industrial Zoning. The south half of Parcel 5 and all parcels to the south and in the proposed Tax Incremental District #2 are indicated as under La Crosse County Zoning. The Current Zoning map included in the proposed Project Plan will need to be updated to reflect the recent zoning change to Industrial District. Planning Commission Resolution 1.21 Recommending Creation of Tax Increment District #2 Village of West Salem, Wisconsin, with the correction to Parcel 5 and the land use change to Parcel 20 was unanimously approved.

Motion by President Schumacher, seconded by Trustee Leicht to approve the minutes of the December 21, 2021, Planning Commission public hearing and meeting as presented. Roll call vote: Unanimous aye. Motion approved.

Resolution 1.22

Seth Hudson presented Resolution 1.22 Adopting Project Plan of Tax Incremental District Number Two Village of West Salem, Wisconsin.

WHEREAS, the Village of West Salem directed that a Project Plan be prepared for a mixed-use tax incremental district; and

WHEREAS, a Public Hearing regarding the Project Plan was held on December 21, 2021, after notices were sent to all local governmental entities having power to levy taxes on property located within the proposed district, and notice of such hearing was

published as a Class 2 notice under Chapter 985 of the Wisconsin Statutes, where all interested parties were given the opportunity to be heard; and

WHEREAS, the Planning Commission in session on December 21, 2021, did recommend the adoption of the Project Plan to the Village Board; and

WHEREAS, the Village Board approves the Project Plan, as proposed and adopted by the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of West Salem has determined the conditions and findings regarding the Project Plan comply with Sec. 66.1105(4)(f) Wis. Stats.; and

BE IT FURTHER RESOLVED, that the Project Plan for Tax Incremental District Number Two, Village of West Salem, contains findings that the plan is feasible and is in conformity with the master plan of the Village; and

BE IT FURTHER RESOLVED, that the Village Board of the Village of West Salem approves and adopts the Project Plan for Tax Incremental District Number Two, Village of West Salem, pursuant to the provisions of Sec. 66.1105, Wis. Stats.

Motion by Trustee Twining, seconded by Trustee Lautz to approve Resolution 1.22 as presented. Roll call vote: Unanimous aye. Motion approved.

Resolution 2.22

Seth Hudson presented Resolution 2.22 Creating Tax Incremental District Number Two and Establishing Boundaries Village of West Salem, Wisconsin.

WHEREAS, the Village Board of the Village of West Salem has adopted the Project Plan for Tax Incremental District Number Two, Village of West Salem; and

WHEREAS, the Village of West Salem directed that a map and boundary description be prepared for a mixed-use tax incremental district; and

WHEREAS, a Public Hearing regarding creation of Tax Incremental District Number Two was held on December 21, 2021, after notices were sent to all local governmental entities having power to levy taxes on property located within the proposed district, and notice of such hearing was published as a Class 2 notice under Chapter 985 of the Wisconsin Statutes, where all interested parties were given the opportunity to be heard; and

WHEREAS, the Planning Commission in session on December 21, 2021, did recommend the creation of the District to the Village Board; and

WHEREAS, a Joint Review Board was convened on December 9, 2021, at the Village Hall in the Village of West Salem, and there was then appointed a Chairperson, Ken Schlimgen, and Member at Large, Steve Zeman, and will meet on January 6, 2022, to consider the establishment of the Tax Incremental District as outlined in the Project Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of West Salem has determined the following conditions and findings:

1. The boundaries are described as follows:
(See Exhibit A "TID #2 Project Plan" Attached)
2. That not less than fifty (50%) percent by area of the real property in the District is suitable for mixed-use development.
3. The project costs relate directly to promoting mixed-use development consistent with the purposes for which the tax incremental district is created under Sec. 66.1105(4) Wis. Stats.

4. The equalized value of taxable property of this District plus the value increment of all existing districts does not exceed twelve (12%) percent of the total equalized value of taxable property within the Village.
5. The improvement of the area is likely to significantly enhance the value of all of the other real property within the District.
6. The proposed TID and project plan is feasible and in conformity with the Villages' master plan.
7. That less than thirty-five (35%) percent of the District is land proposed for newly-platted residential development and that residential housing density will be at least three (3) units per acre.

BE IT FURTHER RESOLVED, that the date of the creation of this District shall be January 1, 2022, upon adoption of this Resolution dated January 4, 2022.

BE IT FURTHER RESOLVED, that the name of the District shall be Tax Incremental District Number Two, Village of West Salem, La Crosse County, a Mixed-Use District, pursuant to the provisions of Sec. 66.1105, Wis. Stats.

Motion by Trustee Lautz, seconded by Trustee Leicht to approve Resolution 2.22 as presented. Roll call vote: Unanimous aye. Motion approved.

Interim Police Chief Kyle Holzhausen was officially sworn in as Police Chief for the Village of West Salem.

Motion by Trustee Leicht, seconded by Trustee Twining to adjourn the meeting at 7:20 p.m. Approved by voice vote.

Teresa L. DeLong, Village Administrator