

Regular Meeting

February 1, 2022

Regular meeting called to order at 7:00 p.m. by Village President Schumacher. Trustees present: Curtis, Hennessey, Lautz, Leicht, and Twining. Also present: Police Chief Kyle Holzhausen, Public Works Director Loren Schwier, West Salem Fire Protection District President Paul Degenhardt, and Village Administrator Teresa DeLong.

Public Comment

Paul Degenhardt addressed the Village Board regarding upcoming fire district budget concerns. He stated the fire district budget has remained the same since 2016, the fire department has various equipment and vehicle needs, and the fire district board is requesting commitments from the Towns of Barre and Hamilton and the Village of West Salem for a \$60,000 per year increase to the fire district budget.

Motion by Trustee Leicht, seconded by Trustee Hennessey to refer the fire district request for additional funding support to the Finance and Personnel Committee after more details and itemizations are received from the fire district. Roll call vote: Unanimous aye. Motion approved.

Minutes

Motion by Trustee Lautz, seconded by Trustee Curtis to approve the minutes of the January 18, 2022, meeting as written. Roll call vote: Unanimous aye. Motion approved.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$70,869.97
<u>Water Utility:</u>	\$8,520.43
<u>Sewer Utility:</u>	\$11,188.17
<u>Storm Water Utility:</u>	\$488.48

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

Planning Commission

President Schumacher reported on the January 24, 2022, Planning Commission meeting. Tim Stoeffler, Regional Vice President for Amerhart LTD, requested to speak to the Planning Commission regarding the Petition for Change of Zone on the Commission's agenda. He stated Amerhart is not against the rezone petition or for it. Amerhart's concern is how the Village will handle the additional traffic on Industrial Drive. The Planning Commission was informed of three potential new businesses

coming to Industrial Drive and it has Cedar Corporation's recommendations. He asked if there has been any action on Cedar's recommendations. The Commission then reviewed an Application for a Conditional Use Permit submitted by Christ Evangelical Lutheran Church and La Crosse Sign Group to construct an electronic changeable copy message center monument sign in an R-1 Single Family Residential District. The school would like to replace its current ground sign with an electronic message center. The proposed location is adjacent to Highway 16. The Planning Commission scheduled a public hearing for Tuesday, February 15, 2022, at 5:00 p.m. with a Planning Commission meeting immediately following the public hearing. The Commission then reviewed a Petition for Change of Zone submitted by Coulee Region Christian School Association, Inc. and Capstone LLC for the property located at 701 Industrial Drive. On behalf of the Coulee Region Christian School Association, ISG submitted a letter with additional information in support of the rezoning request made by Coulee Region Christian School Association. The vacant building is approximately 37,500 square feet in size. The school is proposing to utilize the existing building with an expected enrollment of approximately 250 students in pre-K through grade 12 and also includes an early learning center. Full day care through the Early Learning Center operates from 7:30 a.m. to 5:30 p.m. while general classroom programming operates from 8:00 a.m. to 3:20 p.m. The facility would also house the school's administrative offices. Fenced playground areas are planned to be constructed on-site along with a reduced parking count of 150 spaces. The Commission again discussed large truck and vehicle traffic and children safety concerns, the potential for traffic being backed up on Industrial Drive resulting in visibility and liability issues, possible alternate access driveways, and alternate access to Industrial Drive. Attorney Klos reminded the Commission that the Village is working with three organizations to locate in the Lakeview Business Park. One is planning to purchase 20 acres and will involve food distribution via truck and railroad. The second is purchasing 14 acres with on-site employees and truck distribution, and the third is purchasing 5 acres for potentially a 100-employee office building. Attorney Klos provided a basic overview of zoning regulations. Wis. Stat. Sec. 62.23(7)(am) grants Wisconsin cities and villages zoning authority to promote health, safety, morals, or the general welfare of the community. Through zoning, cities and villages may divide the municipality into districts and, within such districts, regulate and restrict the erection, construction, reconstruction, alteration, or use of buildings, structures, or land. Zoning regulations must be made in accordance with a comprehensive plan, and designed to lessen congestion in the street; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. The Village of West Salem adopted its comprehensive plan in 2008, and it was amended and readopted in 2010. The parcel under consideration is zoned Business, and it continues to be zoned Business. The land use decision for the Planning Commission should be in the best interests of the Village, both present and future. The Planning Commission recommended to the Village Board denial of the Petition for Change of Zone. The Commission then recommended to the Village Board denial of the Conditional Use Permit Application submitted for use of 701 Industrial Drive as a school.

Motion by President Schumacher, seconded by Trustee Twining to approve the minutes of the January 24, 2022, Planning Commission meeting as presented. Roll call vote: Unanimous aye. Motion approved.

The Coulee Region Christian School Association, Inc. has withdrawn its Petition for Change of Zone and Conditional Use Permit Application. Therefore, no action was taken on the Planning Commission recommendations.

Motion by Trustee Leicht, seconded by Trustee Twining to adjourn the meeting at 7:38 p.m. Approved by voice vote.

Teresa L. DeLong, Village Administrator