

## Regular Board Meeting

May 1, 2018

Meeting called to order at 7:00 p.m. by Village President Dennis Manthei. Trustees present: Brown, Leicht, Schumacher, and Wee. Excused: Hennessey and Lautz. Also present: Village Attorney Bryant Klos, Recreation Director Tony DeGaetano, Police Chief Charles Ashbeck, Public Works Director Scott Halbrucker, County Board Supervisor Ray Ebert, 2018 American Legion Poppy Princess Emily Fechner, Nicole Vidal, Sara Oldenburg, Coulee News Special Correspondent Emily Staed, and Village Administrator Teresa Schnitzler.

### Public Comment

County Board Supervisor Ray Ebert appeared before the Board to report sixteen students graduated from the State of Wisconsin boater safety instruction he conducted recently. Mr. Ebert thanked Recreation Director Tony DeGaetano for hosting the location of the classes. The La Crosse County Board is hosting an advance on Friday, and he stated La Crosse County will be working with the Village on the County farm development.

### Minutes

Motion by Trustee Leicht, seconded by Trustee Wee to approve the minutes of the April 17, 2018, Regular Board meeting as presented. Roll call vote: Unanimous aye.

### Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$20,174.37
<u>Water Utility:</u>	\$8,803.48
<u>Sewer Utility:</u>	\$11,423.16
<u>Storm Water Utility:</u>	\$428.81

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

### Application for Temporary Class B Retailer's License

Motion by Trustee Schumacher, seconded by Trustee Wee to approve the issuance of a Temporary Class B Retailer's License to June Dairy Days Association for the 2018 June Dairy Days Festival scheduled for Friday, June 1 through Sunday, June 3, 2018. Roll call vote: Brown – abstain; remainder of Board - aye. Motion approved.

### Special Event Application

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve a Special Event Application submitted by Judy Gilbert on behalf of Our Savior's Lutheran Church to hold

the June Dairy Days Fun Run scheduled for Saturday, June 2, 2018, beginning at 7:55 a.m. Roll call vote: Brown – abstain; remainder of Board – aye. Motion approved.

#### Special Event Application

Motion by Trustee Schumacher, seconded by Trustee Brown to approve a Special Event Application submitted by Sara Oldenburg on behalf of the West Salem Elementary PTO to hold a fun run on Saturday, May 19, 2018. Roll call vote: Unanimous aye.

#### Memorandum of Agreement

According to the most recent population estimate made by Department of Administration, the Village of West Salem's population now exceeds 5,000. Therefore, West Salem is subject to weights and measures program requirements effective July 1, 2018. As required under Section 98.04, Wisconsin Statutes, cities and villages having a population of more than 5,000 are required to either establish their own weights and measures program or contract with the State for weights and measures inspection services. A municipality may contract with the Department of Agriculture, Trade and Consumer Protection for weights and measures services in lieu of establishing their own program. This section also authorizes the municipality to recover an amount not to exceed the cost of these fees by assessing fees on the businesses that receive services under the weights and measures program. Municipalities that contract with the State currently pay \$400 per inspection day. The annual fee to provide this service for West Salem is \$1,200.

Motion by Trustee Schumacher, seconded by Trustee Wee to approve contracting with the State of Wisconsin for weights and measures inspections effective July 1, 2018. Roll call vote: Unanimous aye.

#### Ordinance No. 482

Motion by Trustee Schumacher, seconded by Trustee Leicht to schedule a public hearing on Ordinance No. 482 Amending Village of West Salem Official Zoning Map for Tuesday, June 5, 2018, at 6:55 p.m. Roll call vote: Unanimous aye.

#### Alcohol Beverage License Applications

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve the issuance of an Alcohol Beverage License to Nick P. Miller and deny a license to Marlee Pronschinske. Roll call vote: Unanimous aye.

#### Finance and Personnel Committee

Trustee Leicht reported on the April 17, 2018, Finance and Personnel Committee meeting. The purpose of the meeting was to receive an update from one of the appointees to the West Salem Fire Protection District Board, John Lautz, and to discuss the West Salem Fire Protection District plans to purchase a new fire department pumper truck. John Lautz explained the current fire department pumper truck is over thirty years old and is in need of constant repair. The fire department has acquired a verbal quote on a Peerless, single-axle tanker/ladder truck with a 110-foot reach in the amount of \$1,053,508. Delivery of the new truck would be approximately one year from the date of an order. An upfront payment at the time of an order would reduce the cost by two percent or \$21,000. Mr. Lautz stated the West Salem Fire Protection District is considering utilizing \$100,000 out of the District's reserve sinking fund toward the

purchase of the truck. The next Fire District meeting is Thursday, April 19, to discuss what the Towns of Barre and Hamilton and the Village of West Salem shares of the cost of the truck should be over a five year period. Mr. Lautz is requesting direction from the Finance and Personnel Committee on how to respond to the Fire District's requests for funding, i.e., borrow for the Village's share of the cost or present a referendum question to the electorate to increase the levy for a number of years for the Village's share of the fire department cost. The Fire District does not have a capital improvement or replacement plan in place. Mr. Lautz believes the Village should know what additional fire department capital expenditures are predicted in the next three to four years. The Fire District's current insurance policy should list all of the equipment covered including the age of the equipment. This would serve as the best starting point for a capital expenditure plan. It was recommended the Fire District Board allocate more reserve funds toward the purchase of the truck and acquire a written quote on the new fire truck. The current Fire District Agreement states the quarterly district meetings will take place the second Thursday of that month. Mr. Lautz has requested the Fire District Board meet during weeks he is not traveling for business, and this will require an amendment to the agreement.

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the April 17, 2018, Finance and Personnel Committee meeting as presented. Roll call vote: Unanimous aye.

#### Planning Commission

President Manthei reported on the April 30, 2018, Planning Commission Public Hearing and Meeting. The public hearing concerns a Conditional Use Permit Application submitted by Prince of Peace Lutheran Church to reinstall a sign removed during the Highway 16 road widening project. Roger Emmons, Trustee for the Prince of Peace Church, explained the sign was removed for the Highway 16 road widening project, and the Church is now asking for a permit to reinstall the same sign at a different location on the church property. There were no citizens present to speak for or against the proposed conditional use permit. Chair Dennis Manthei then called the Planning Commission meeting to order at 5:03 p.m. The Commission reviewed for recommendation to the Village Board Conditional Use Permit No. 34. Conditions included in the permit state the east and west side of the signage would allow for a directly illuminated sign and approval must be received from La Crosse County Zoning for compliance with shore land zoning. The Commission unanimously voted to recommend to the Village Board approval of the Conditional Use Permit as presented. The Planning Commission then reviewed a written request from Hope Community Church to review and make a recommendation to the Board of Appeals for use of the building located at 103 South Leonard Street as a possible church building. The property is for sale, and the Hope Board is giving consideration to making an offer on the property. Hope Community Church would use the building primarily on Sunday mornings for church services between the hours of 9:00 a.m. and 12:00 Noon and also for mid-week services between the hours of 6:00 p.m. and 8:00 p.m. Deacons Randy Burkhardt and Craig Forsberg informed the Commission the Church is currently renting a building on Heritage Boulevard, and the Church would like to find a permanent location. The Church feels it could meet many needs in the community at this location.

Attorney Klos informed the Planning Commission the zoning code allows churches in Residential and Agricultural Zones. Unspecified uses are allowed in a Business Zone that are consistent with other permitted uses. The Board of Appeals is required to make an interpretation on the requested use upon a recommendation received from the Planning Commission. The Commission voted unanimously to go on the record in favor of Hope Community Church's proposed use of the building located at 103 South Leonard Street and forward this recommendation to the Board of Appeals. The Planning Commission reviewed Resolution No. 2.18 which is proposed to cancel and void Conditional Use Permit No. 4 permitting an owner-occupied single apartment on the ground floor in a business use building on land that is zoned Business and located at 114 South Leonard Street. A similar Resolution will be presented to the Planning Commission for consideration regarding the Conditional Use Permit for 102 North Leonard Street. This Resolution will be considered at the next scheduled public hearing of the Planning Commission. The Commission reviewed a Petition for Change of Zone submitted by RB Development of West Salem, LLC to rezone 15 acres from Industrial District to Planned Unit Development. The property is located west of Indus on South Oak Street, bordered by Interstate I-90 to the south and the bike trail to the north. Dick Barbour is proposing high-density residential and condominiums for this location. Justin Birdd appeared on behalf of RB Development stating the Planning Commission and Village Board would be in control of the entire planning and development process. This request is simply for a change of zone. The Commission scheduled public hearings on Resolution 2.18, the forthcoming 102 North Leonard Street Resolution, and the Petition for Change of Zone for Tuesday, May 29, 2018, beginning at 5:00 p.m. with a Planning Commission meeting immediately following the public hearings. Two Village Board Trustees are required by Zoning Code to attend the Petition for Change of Zone public hearing.

Motion by President Manthei, seconded by Trustee Schumacher to approve the minutes of the April 30, 2018, Planning Commission Public Hearing and Meeting. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve Conditional Use Permit No. 34 as recommended by the Planning Commission. Roll call vote: Unanimous aye.

Trustees Brown and Lautz will attend the public hearing on May 29, 2018.

Motion by Trustee Leicht, seconded by Trustee Schumacher to adjourn the meeting at 7:29 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator