

Public Hearing
Ordinance No. 498 Amend Placement of Dumpsters on Public Ways

October 6, 2020

Public hearing called to order at 6:50 p.m. by Village President Dennis Manthei. Trustees present: Brown, Hennessey, Lautz, Leicht, Schumacher, and Wee. Also present: David Hundt, Police Chief Jeremy Randall, Recreation Director Tony DeGaetano, Police Lieutenant Kyle Holzhausen, Police Officer Zachary Shenderovsky, Police Officer Nathan Ganrude, Public Works Director Loren Schwier, and Village Administrator Teresa DeLong.

This public hearing concerns Ordinance No. 498, which, if adopted, will create an ordinance to limit the time allowed for dumpsters or refuse containers on South Leonard Street to no more than twenty-eight (28) days.

David Hundt addressed the Board stating there is no need for dumpsters on South Leonard Street from Garland to Jefferson Street. If businesses require a dumpster, it should be placed behind the building. Mr. Hundt stated he is all in favor of improving the downtown, but to have a dumpster on South Leonard Street for a month is ridiculous. Lack of street parking has been a long-standing issue. The elderly are oftentimes unable to walk from the new parking lot off Memorial Drive.

There were no citizens present to speak in favor of the proposed Ordinance.

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

Teresa L. DeLong, Village Administrator

Regular Meeting

October 6, 2020

Meeting called to order at 7:00 p.m. by Village President Dennis Manthei. Trustees present: Brown, Hennessey, Lautz, Leicht, Schumacher, and Wee. Also present: Public Works Director Loren Schwier, Police Chief Jeremy Randall, Recreation Director Tony DeGaetano, David Hundt, Police Lieutenant Kyle Holzhausen, Police Officer Zachary Shenderovsky, Police Officer Nathan Ganrude, and Village Administrator Teresa DeLong.

Police Chief Jeremy Randall introduced two new police officers in the West Salem Police Department. Officer Zachary Shenderovsky began his employment with the Village in April. Officer Nathan Ganrude will serve as the West Salem School Resource Officer, and his first day in the West Salem School District was October 5, 2020.

Public Comment

David Hundt thanked the Village Board for allowing the large rummage sale at the Lions Shelter. The sale was a great success and raised over \$3,000 toward the Friends of West Salem Baseball building renovation project.

Minutes

Motion by Trustee Wee, seconded by Trustee Hennessey to approve the minutes of the September 15, 2020, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

General Fund: \$50,061.47

Water Utility: \$11,882.53

Sewer Utility: \$43,396.39

Storm Water Utility: \$2,467.87

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

Ordinance No. 498

The Village Board discussed at length the proposed Ordinance to amend the placement of dumpsters on public ways. The Board acknowledged when requests are received for placement of dumpsters on Leonard Street, the applicant is encouraged to place the dumpster at the rear of the building. If this is not possible, a permit is issued. The Board also acknowledged the lack of parking on Leonard Street is an issue. The Village purchased the former Hansen's IGA property, and a new streetlight has been installed in the center of the parking lot. Trustee Lautz stated most major building remodeling and renovations cannot be completed within a 28-day period. Trustee Leicht stated the downtown business district should not be treated like the rest of the Village with regard to the placement of dumpsters on streets. Unless there are extenuating circumstances, Trustee Leicht stated all dumpsters should be placed behind the businesses. Trustee Schumacher stated the recent placement of two dumpsters on Leonard Street is rare.

Motion by Trustee Schumacher, seconded by Trustee Brown to approve Ordinance No. 498 as presented. After more discussion, Trustee Brown withdrew his second. In order to continue discussions, President Manthei seconded the motion. Roll call vote: Unanimous nay. Motion denied.

Motion by Trustee Leicht, seconded by Trustee Wee to refer Ordinance No. 498 back to the Street Committee for further discussion and recommendation. Roll call vote: Unanimous aye. Motion approved.

Finance and Personnel Committee

Trustee Leicht reported on the September 29, 2020, Finance and Personnel Committee meeting. The purpose of the meeting was to review the proposed 2021 Parks and

Recreation Department budget request, review the proposed 2020-2021 West Salem Fire Protection District budget request, and review and discussion on the 2021 Operating Plan. Based on the 2020 equalized values released by the Wisconsin Department of Revenue, the Village's share of the total Fire District levy of \$217,943.30 is 53.618 percent or \$116,855.73. This is an increase to the Village of \$3,072. David Tauscher explained the majority of the planned expenditures are unchanged from the previous budget, and some of the budgeted increases have been offset by use of surplus funds. Building maintenance and equipment replacement comprise the majority of increases. Mr. Tauscher included future capital expenditure planning items in the submitted documents for review. Committee Member John Lautz is a Board member on the West Salem Fire Protection District, and he commended the fire department for performing many maintenance items and the district on its use of funding and capital planning. Recreation Director Tony DeGaetano then presented the proposed 2021 Parks and Recreation Department budget request. Mr. DeGaetano has prepared the budget anticipating 2021 will enable recreation programs to operate at normal levels. Therefore, user fees and sponsor fees along with other revenue items have been included at historic levels. Due to COVID-19, the soccer and baseball programs have resulted in \$35,000 to \$45,000 in revenue losses. Capital items planned are soccer goal replacements at Greene Park, a storage shed at Greene Park, a pitching machine, and funding toward a future Lions Shelter roof replacement and ballfield lights replacement. The Committee scheduled a meeting for next week to meet with the Police Chief, and the following week with the Public Works Director.

Motion by Trustee Leicht, seconded by Trustee Lautz to approve the minutes of the September 29, 2020, Finance and Personnel Committee meeting as presented. Roll call vote: Unanimous aye. Motion approved.

Planning Commission

President Manthei reported on the Planning Commission meeting held on September 30, 2020. Conditional Use Permit Nos. 17 and 20 were issued to JFCM Properties, LLC for construction of self-storage combined with small business office space units at 501 East Jefferson Street. Since the recording of the accompanying Real Estate Declaration of Covenants, Conditions and Deed Restrictions, the property was sold to Creststone Properties LLC. In June, two building permits were applied for to construct additions to four buildings on the property. The recorded Declarations both refer to specific building sizes approved by the Village. Therefore, construction on the second two additions was halted, and owner Aaron Wessel has applied for a Conditional Use Permit to approve the new building construction sizes. Mr. Wessel stated the four additions were planned to correct a water flow issue on the property and to grant more space to tenants. Attorney Klos informed the Commission the Village has already approved the use of this property, and a new conditional use permit would simply need to address the sizing issue. The original building permits were issued by a prior Village building inspector. The present building inspector was not aware of the conditional use provisions on the property. The building plans met Village building codes, and, therefore, building permits were issued. The Commission approved scheduling a public hearing on the Conditional Use Permit Application for Wednesday, October 21, 2020, at 5:00 p.m. with a Planning Commission meeting immediately following the public hearing. In December of 2019, Three Brothers Bat Company was granted a Conditional Use Permit to construct three apartment units on the second floor of a business use

building located at 136 Elm Street East. Three Brothers had originally applied for four apartment units, but the owners do not own enough square footage to meet the 3,500-square foot per unit Village Code requirement. The property is 932 square feet short of the 14,000 square feet needed. Partner Tim Schneider informed the Commission that they have been working on grant funding to renovate the building and to add the three apartment units. The funding agency states the project is fundable, but another apartment unit with its accompanying income would be more favorably reviewed. Three Brothers has hired an architect to design plans for the building, and per State Code, fire suppression will be required in the building. Attorney Klos suggested a simple deed transfer from the Village to Three Brothers of enough square footage to the north of 136 Elm Street East to allow the owners the square footage needed for the fourth apartment unit. This square footage is the abandoned alley running east and west to South Mill Street. Attorney Klos suggested the conditions of such a transfer would include that the owners are responsible for all costs associated with the acquisition of this area, preparation of a new certified survey map for the property, and provisions regarding the storm sewer conveyance easement retention by the Village. The Planning Commission recommended the Village Board convey to Three Brothers Bat Company enough square footage on the north side of its property in order to construct a fourth apartment.

Motion by President Manthei, seconded by Trustee Schumacher to approve the minutes of the September 30, 2020, Planning Commission meeting as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Leicht, seconded by Trustee Wee to adjourn the meeting at 7:26 p.m. Approved by voice vote.

Teresa L. DeLong, Village Administrator