

Village of West Salem
Public Hearing
Ordinance No. 528 – Adoption of Revise Chapter 16 Stormwater and Erosion Control
March 19, 2024

Public hearing called to order at 6:55 p.m. by Village President Scott Schumacher. Trustees present: Anderson, Hennessey, Lautz, Leicht, and Twining. Excused: Curtis. Also present: Public Works Director Loren Schwier, Police Chief Kyle Holzhausen, Attorney Bryant Klos, La Crosse County Supervisor Leonardo Silva, Joe Pingel, Stephen Cohen, Jessica Sands, Village Administrator Teresa DeLong, and Village Clerk/Treasurer Ashley Bohl.

Ordinance No. 528, if adopted, will delete the current stormwater and erosion control ordinance and re-create same as directed by the Wisconsin Department of Natural Resources and according to the requirements of the Wisconsin Pollutant Discharge Elimination System Permit and Municipal Separate Storm Sewer System (MS4) Permit under NR 216, Wis. Adm.

Motion by Trustee Leicht, seconded by Trustee Anderson to close the public hearing at 6:59 pm. Roll call vote: Unanimous aye. Motion approved.

Ashley M. Bohl, Village Clerk/Treasurer

Village of West Salem
Regular Meeting
March 19, 2024

Regular meeting called to order at 7:00 p.m. by Village President Scott Schumacher. Trustees present: Anderson, Hennessey, Lautz, Leicht, and Twining. Excused: Curtis. Also present: Police Chief Kyle Holzhausen, Public Works Director Loren Schwier, Attorney Bryant Klos, La Crosse County Supervisor Leonardo Silva, Joe Pingel, Stephen Cohen, Jessica Sands, Village Administrator Teresa DeLong, and Village Clerk/Treasurer Ashley Bohl.

Public Comment

La Crosse County District 28 Supervisor Leonardo Silva appeared before the Village Board and provided an update on the replacement of the bridge on County Highway M. He advised that it will be replaced in 2024 and that County Highway M will be widened by four feet, however, it will remain the same width on the bridge. Supervisor Silva also advised there was no update to rural broadband.

Minutes

Motion by Trustee Hennessey, seconded by Trustee Twining, to approve the minutes of the March 5, 2024 regular meeting as written. Roll call vote: Unanimous aye. Motion approved.

Claims

Claims were presented for payment totaling \$222,485.48.

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

2023 Municipal Separate Storm Sewer System (MS4) Permit Annual Report

Joe Pingel, PE, of Cedar Corporation, reported on the 2023 Annual Report. Pingel explained what an MS4 community is (having a municipal separate storm sewer system that includes storm pipes, curb and gutter and roadside ditches), how it is defined (US Census urban area), and that the MS4 is regulated by the Wisconsin Department of Natural Resources (NR 151 and NR 216) and the Wisconsin Pollutant Discharge Elimination System (WPDES) program. Some of the requirements of the MS4 permit include completing an annual report, public involvement and participation, public outreach and education, construction site pollution control, pollution prevention, a storm sewer map, illicit discharge detection and elimination (IDDE) and post-construction storm water management. Pingel also reported that the Village is meeting all of its requirements.

Ordinance No. 528 – Adoption of Revised Chapter 16 Stormwater and Erosion Control

Motion by Trustee Hennessey, seconded by President Schumacher, to approve adoption of Ordinance No. 528. Roll Call vote: Unanimous aye. Motion approved.

Animal Control Ordinance

The Village Board discussed the keeping of chickens due to an inquiry. Trustee Leicht reviewed that the Board has already had a public hearing and it included both those for and against the keeping of chickens. The direction the Board gave the residents was those who were for needed to reach out and contact others and gain support. Trustee Twining added that the burden was on those that wanted it, not on those that were against.

Listing of Lots

President Schumacher summarized through the process of researching a Public Safety Building location, it was determined that the two lots the Village owns on Crestwood and Greenfield are not large enough to properly house the size of the building that would be required for a Public Safety Building. Therefore, it makes the most sense to list the properties for sale. There was discussion on whether or not a purchase price should be listed. Attorney Klos suggested a price not be included, as the Village would be looking to require the buyer to include a development agreement with the purchase. The value should be based on potential use, and not necessarily on the purchase price the Village paid.

Motion by Trustee Lautz, seconded by Trustee Leicht to approve posting the lots for sale with no specific purchase price and the requirement of a development agreement, to entertain interest. Roll call vote: Unanimous aye. Motion approved.

Resolution No. 3.24

Village Administrator Teresa DeLong explained that the Federal Highway Administration of Wisconsin and the Wisconsin Department of Transportation lead a process to adjust

Urban Area Boundaries based on Census data. The updated West Salem Urban Area map has been completed, and due to the updated boundaries, the Village no longer is part of the MPO (Metropolitan Planning Organization) and is now considered just an Urban Area. This affects how the Village requests grants for streets and roads within its Urban Area map. The grants now have more funds available, but there are also more municipalities requesting those funds.

Motion by Trustee Hennessey, seconded by Trustee Anderson, to approve Resolution No. 3.24, Proposed Adjusted Urban Area Boundary, in conjunction with the Federal Highway Administration of Wisconsin and the Wisconsin Department of Transportation as presented. Roll call vote: Unanimous aye. Motion approved.

Resolution No. 4.34

Attorney Klos reported that the resolution was revised due to the discovery of an old stormwater easement by La Crosse County that will affect the timeliness of the sale of land to First Supply. The County granted stormwater easement to the Economic Fund for stormwater pipes to run through the parcels in question to the wetlands before seeking approval from the Department of Natural Resources, which would not be approved. Attorney Klos advised the Board there are three steps to meet the timeliness of the sale as expected by First Supply. The first step is to propose to the County to add in the land in question as part of the purchase deal and the right to its title for no additional cost. The second step is to include in the resolution the title to the property acquired, but that the sale includes less than the total property acquired. The third step is for the County to rescind the easement at the County Board of Supervisors meeting. Due to the amount of time it may take to have an easement rescinded, Attorney Klos feels the middle-ground is to close and provision in the development agreement added language to resolve the easement issue. The revised paragraph four in the resolution gives Attorney Klos approval to modify the development agreement to handle the easement issue. Attorney Klos requested that it be noted the certified survey map approved is the map that was amended on March 11, 2024.

Motion by Trustee Hennessey, seconded by Trustee Anderson to approve Resolution 4.24, Approving Certified Survey Map and Authorizing Village Officials to Purchase Land from La Crosse County and Sell Land to First Supply, LLC and enter into Development Agreement with First Supply, LLC., as revised by Attorney Klos. Roll call vote: Unanimous aye. Motion approved.

Temporary Class "B"/"Class B" Retailer's License Application

Motion by Trustee Leicht, seconded by Trustee Twining to approve the issuance of a Temporary Class "B"/"Class B" Retailer's License to the West Salem Volunteer Fire Department Annual Dance beginning May 4 and ending May 5, 2024, with the fee already having been waived. Roll call vote: Unanimous aye. Motion approved.

West Salem Area Room Tax Commission

Chair Stephen Cohen reported on the March 12, 2024 West Salem Area Room Tax Commission meeting minutes. The purpose of the meeting was to review and discuss possible uses of the retained room tax funds, as well as 2024 and future room tax funds to promote and develop tourism. The first order of business was to appoint a Chairperson

of the West Salem Area Room Tax Commission. Motion by Nick Miller, seconded by Trustee Kat Anderson to nominate Stephen Cohen as Chairperson of the Commission. Motion approved unanimously by voice vote. Chair Stephen Cohen reported on the progress of projects the commission has funded, including that the trail head to Veterans Park was almost complete, with a garbage can being installed this spring. A water-line to the chicken que area in Village Park was also funded and completed, and a permanent installation of a power pole in Village Park is currently under-way. Chair Stephen Cohen began discussion on how the retained funds from 2023 totaling \$16,383.58. Stephen suggested that the Commission donate \$2,500 to the West Salem Historical Society to help them reach 70% of their goal. As of the meeting, they had \$68,000 raised, with a goal of \$100,000. Motion by Kat Anderson, seconded by Nick Miller to donate \$2,500 of the room tax revenue to the West Salem Historical Society to put toward the renovation of the Palmer-Gullickson house. Motion unanimously approved by voice vote. Chair Stephen Cohen continued the meeting with new ideas on how to spend the 2023 retained funds, including installing solar lights in front of the three "Welcome to West Salem" signs. Discussion began on where the best location of the lights should be in regards to snow-fall and grass mowing. It was also determined that two lights would be needed for each sign to ensure they are properly lit from all angles. Ideas for new signs were also discussed, including possibly replacing the "Welcome to West Salem" signs and also the directional signs around town that lead to Village Hall, the Police Station, Neshonoc Park, etc. Administrator Teresa DeLong advised the Commission that La Crosse County has been helpful to the Village in the past with making signs. Trustee Kat Anderson said she would reach out to the County and price out 10 signs. The new wheeled bicycle playground to be constructed at Lewis Point Park by the non-profit organization ORA Trails was then discussed. ORA Trails is fundraising up to \$330,000 to fund the project. It will include a paved pump track, aesthetics (entrance arch, landing hub, parking boulders, water fountain, etc.), rideable rock gardens and planks for bikes, as well as a chip-sealed accessible walkway. Chair Stephen Cohen also reviewed a recent survey completed by West Salem residents and having accessible bike and walking trails is one of the most wanted items. Motion by Chuck Deery, seconded by Nick Miller to pledge funds not to exceed \$12,000 towards a bike fix-it kiosk like the one at Heritage Boulevard; including the cost of designing a map and sign, installing a bench, trash cans and other trail amenities to be concurrently constructed at Lewis Point Park as part of the ORA trail head project. Motion approved unanimously by voice vote. The Commission next discussed options for use of future room tax funds. Chair Stephen Cohen suggested a new water fountain by the fix-it kiosk by the State bike trail and shelter. The water fountain would also have a water bottle filler and would include a fountain for dogs to use. The Commission was very interested in this idea and thought it was very much needed. Motion by Chair Stephen Cohen, seconded by Trustee Kat Anderson to pursue a new fountain and seek approval to split costs (50/50) with the West Salem Parks and Recreation Department. Motion approved unanimously by voice vote. Interstate signage was the next topic of discussion. The Commission discussed signage highlighting the Fairgrounds Speedway. It was determined previously that the cost to install and maintain signage on the interstate is extremely high and is likely not a good return on investment. Administrator Teresa DeLong suggested looking at putting signage up through the Village, including Highway 16 and County Rd M. The Commission liked this idea and thought it was more economical than the interstate, discussing also possibly having the Ag Society help pay for the cost of the signs as it would directly benefit them. It was decided that Chuck Deery will research the route in which the signs would take visitors,

and Trustee Kat Anderson will look into the cost for said signage, with further discussion if the Commission should start meeting more often to follow-up on the inquired information, or if email would work as well. The next item discussed for future funds use was a kayaking station at Lewis Point Park. Chair Stephen Cohen has identified a company that installs kayak kiosks that users can rent kayaks from using their phone. The Village would receive 50% of the revenue from the rentals. The initial cost is \$19,000 with a five-year agreement with the company having the responsibility of maintaining the equipment and the kiosk. The Commission liked this idea, however, there were some concerns with liability on the part of the Village. It was decided the Commission would look more into this and would inquire with other municipalities that this company has worked with. The last topic of discussion was building an accessible trail in Lewis Point Park, allowing closer accessibility to the scenic outlook area, extending beyond the gazebo, but within the required 35' setback from the water. Currently, the area is fairly rough in terrain and is not easily accessible for those with mobility issues. The Commission agreed this is very much needed and would make for better use of the area. Motion by Nick Miller, seconded by Chuck Deery to earmark \$8,000 for an accessible trail at Lewis Point Park after the ORA trail construction has begun. Motion approved by unanimous voice vote. Motion by Trustee Kat Anderson, seconded by Stephen Cohen to adjourn the meeting at 7:06 p.m. Motion unanimously approved by voice vote.

Trustee Leicht stated in regards to the kayak rental kiosk, that some residents may be upset that a company is profiting off public land, as some have been upset with the idea in the past.

Motion by Trustee Anderson, seconded by Trustee Leicht to approve the March 12, 2024 West Salem Area Room Tax Commission meeting minutes as presented. Roll call vote: Unanimous aye. Motion approved.

Public Works Director Loren Schwier reported that the department has been working on sweeping the streets and jetting the sewers. They are working on getting the snow plows up and running for the expected snow in the next few days.

Police Chief Kyle Holzhausen reported that the department has been busy and provided a February Calls for Service overview.

Village Resident Stephen Cohen asked the Board to revisit the pedestrian crossing on County Highway M by Waterloo Avenue with the future roadwork expected. Cohen stated it is difficult for people to cross there, as vehicles refuse to stop when someone is in the crosswalk.

Motion by Trustee Leicht, seconded by Trustee Hennessey to adjourn the meeting at 7:59 p.m. Approved by voice vote.

Ashley M. Bohl
Village Clerk/Treasurer