

Village of West Salem  
Regular Meeting  
April 2, 2024

Regular meeting called to order at 7:00 p.m. by Village President Scott Schumacher. Trustees present: Curtis, Hennessey, Lautz, and Twining. Excused: Anderson and Leicht. Also present: Public Works Director Loren Schwier, Police Chief Kyle Holzhausen, Village Attorney Bryant Klos, and Village Administrator Teresa DeLong.

Minutes

Motion by Trustee Lautz, seconded by Trustee Twining to approve the minutes of the March 19, 2024, regular meeting as written. Roll call vote: Unanimous aye. Motion approved.

Claims

Claims were presented for payment totaling \$66,854.33.

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

Planning Commission

President Schumacher reported on the March 25, 2024, Planning Commission meeting. The Commission reviewed a request by Brambleberry Winery/Christian Hardie for an Outdoor Alcoholic Beverage Garden permit. The business already has a fenced off area for an outdoor alcoholic beverage garden, and will be adding a 3' and 5' gate on either side of the fencing where there are current gaps. The Commission discussed dates for a public hearing and determined it will be held on April 10, 2024 at 5:00 p.m. at Village Hall. The Planning Commission scheduled a public hearing on April 10, 2024, at 5:00 p.m. at Village Hall for the Outdoor Alcoholic Beverage Garden permit request by Brambleberry Winery. A request for approval of a certified survey map submitted by Curtis DeBoer and Julie Baginski to create Lots 1 and 2 in Neshonoc Lake Addition was reviewed. DeBoer and Baginski currently own both lots, one with improvements (Lot 1) and one vacant (Lot 2); they are looking to sell Lot 2. They want to alter the lot line to make Lot 1 larger to incorporate a shed that was placed on Lot 2, making Lot 2 smaller in size. Due to its unconventional size and maintaining set-backs, it restricts the size of house that could be built on Lot 2 in the future. The Commission suggested that DeBoer and Baginski include the shed with the sale of Lot 2 to potentially increase its sale-price or move the shed and leave the lot lines as-is. Village Attorney Bryant Klos then addressed the Planning Commission regarding two of the remaining lots in the Lakeview Business Park. The lots total 40 acres and are both located north of Industrial Drive. In the past it was determined the best course of action was to market the lots together. Attorney Klos explained that it can be a long process to develop commercially and costs more to develop than if a lot was marketed as residential or mixed-use. Given the location of the lots in question, with Garland Street running between them, it could also cause an increase in truck traffic on Garland. With La Crosse County interested in more residential developments, Attorney Klos recommended to the Planning Commission that the northern lot be marketed separately, as either residential or mixed-use transitional. The Commission recommended the Village Board market the 18.38-acre lot north of Garland Street (extended) as residential or mixed-use transitional.

Motion by President Schumacher, seconded by Trustee Lautz to approve the minutes of the March 25, 2024, Planning Commission meeting as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by President Schumacher, seconded by Trustee Curtis to approve the Planning Commission recommendation to market the 18.38-acre lot north of Garland Street (extended) as residential or mixed-use transitional. Roll call vote: Unanimous aye. Motion approved.

#### Buildings and Grounds Committee

Trustee Curtis reported on the March 26, 2024, Buildings and Grounds Committee meeting. The purpose of the meeting was to discuss Lion's Shelter remodel request to completely enclose shelter by Friends of West Salem Baseball, pending state approval. The first item of discussion was why the shelter's west side was in use by the high school boy's baseball team. The agreement gives permission for Friends of West Salem Baseball to use the east side of the shelter only. There is to be no access to the west side, however, it was found that a lock to an internal-connecting door was flipped to allow access to the west side from the east side, and that the outside-access door on the west side was unlocked and being used to allow others in. Eric Schmidt agreed to talk with the coaches about this. Eric Schmidt explained that the Friends of West Salem Baseball was looking to create permanent walls where currently tarps/plastic is being used to close off areas. Areas that have walls constructed include the south end of the east side to create baseball storage, the north side, and the east side. This would allow the east side of the shelter to be heated at a later time to allow for year-round use. Eric Schmidt went on to explain that they will also add a vapor barrier to the ceiling to prevent water issues, along with complete approval from the State, as they currently only had conditional approval through 2026. Eric Schmidt also said that they also hoped to be able to get it to a point to where the Village can also rent out the east side to allow for the use of equipment. The Committee discussed options for the locks to ensure the west side is separate from the east side and that those on either side are not able to get to the other side for security reasons. It was determined the best option would be to use a double-sided deadbolt with two different keys held only under Village control. The Committee recommended to the Village Board approval of enclosing the Lion's Shelter east side subject to a review of the original agreement with Friends of West Salem Baseball to ensure it includes an end-clause on the improvements and equipment, final State approval, insurance approval, and rectifying the lock issue.

Motion by Trustee Lautz, seconded by Trustee Hennessey to approve the minutes of the March 26, 2024, Buildings and Grounds Committee as presented. Roll call vote: Unanimous aye. Motion approved.

Attorney Klos was given direction to review the current Agreement with the Friends of West Salem Baseball and the Village. An amendment should include the Friends of West Salem Baseball's intent to construct additional interior walls in their use area, with the provision the building plans are approved by the State of Wisconsin and that no existing roll-up doors are to be removed or disabled. Language should be added to reflect that should the Friends discontinue use of the enclosed practice facility, the Friends will be allowed to remove any improvements for a period of ninety days. Any improvements not

removed within that ninety-day period shall become the property of the Village and will be used or disposed of as seen fit by the Village with no reimbursement to the Friends. An amended Agreement should also include the provision that the Friends shall not be in the Village's west half of the West Salem Community Shelter.

### Commendations

President Schumacher presented Public Works Director Loren Schwier, Recreation Director Tony DeGaetano, and Police Chief Kyle Holzhausen with Commendations reading as follows:

The Village Board of Trustees would like to take this opportunity to extend our heartfelt appreciation for the exceptional work and dedication that each of you has displayed in your respective departments. It is through your hard work and commitment to excellence that our Village is able to thrive and provide the best possible services to our residents.

We have been consistently impressed by the level of professionalism and efficiency demonstrated by each of you in the carrying out of your duties. Your leadership, innovation, and tireless efforts have not gone unnoticed, and we are truly grateful for the impact that you have made on the well-being of our community.

The proposed budgets submitted by each of you are obviously carefully prepared to not only meet the fiscal constraints imposed upon the Village, but also accomplish the goals and public expectations of each of your departments. Each of you are not only financially reliable to abide to your approved department operating plans, but each of you are also regularly exploring new and creative options to either reduce or eliminate spending.

Your teamwork and collaboration with each other and with other Village departments have been instrumental in the success of our Village projects and initiatives. Your ability to work together seamlessly towards a common goal is a testament to your dedication to serving the residents of our Village with excellence.

The Village Board of Trustees thanks you for your hard work, commitment, and dedication to upholding the values of our community. Your efforts have not only met the expectations set forth by the Village Board, but have exceeded them, and for that, we are truly appreciative.

We look forward to continuing to work alongside each of you as we strive to create a vibrant and thriving community for all. Thank you for your continued dedication to the Village and its residents.

On behalf of the Village Board of Trustees, I have herein applied my hand and seal this 2<sup>nd</sup> day of April, 2024.

WEST SALEM VILLAGE BOARD OF TRUSTEES  
Scott Schumacher, Village President

Motion by Trustee Lautz, seconded by Trustee Twining to adjourn the meeting at 7:36 p.m. Approved by voice vote.

Teresa L. DeLong, Village Administrator