

Village of West Salem  
Regular Meeting  
March 18, 2025

Regular meeting called to order at 7:00 p.m. by Village President Scott Schumacher. Trustees present: Anderson, Curtis, Hennessey, Lautz, Leicht, and Twining. Also present: Lynette and Eric Ender, Nate Bennington of Provision Partners Cooperative, Jake Scriver of Allied Cooperative, Village Attorney Bryant Klos, Water Utility Superintendent Lee Schwier, Parks and Recreation Director Tony DeGaetano, Police Chief Scott Alo, Village Administrator Teresa DeLong and Village Clerk/Treasurer Ashley Bohl.

Public Comment

Lynette Ender updated the Board on the status of the Greene Park fundraising project. The Lions are assisting in the collection of donations and is providing fiduciary service to the project. The final plan includes an open-air shelter, playground, and basketball court, with a final cost estimate of \$293,000. Funds secured is currently at \$76,550, and include a lot of in-kind donations from contractors.

Minutes

Motion by Trustee Anderson, seconded by Trustee Twining to approve the minutes of the March 4, 2025, regular meeting as written. Roll call vote: Unanimous aye. Motion approved.

Claims

Claims were presented for payment totaling \$102,511.69.

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

Special Event Application – West Salem Parks and Recreation

Motion by Trustee Anderson, seconded by Trustee Twining to approve the Special Event Permit to West Salem Parks and Recreation for a Bike Rodeo on May 28, 2025 (rain date of June 11, 2025), from 3:45 p.m. to 7:00 p.m., starting at Our Saviors Lutheran Church lot and ending at North Van Ness Street. Roll call vote: Unanimous aye. Motion approved.

Planning Commission Public Hearing and Meeting

President Scott Schumacher reported on the March 6, 2025 Planning Commission meeting. The public hearing concerned a Conditional Use Permit application submitted by Allied Cooperative to construct a new bulk storage facility at 165 Mill Street South for the sale of chemicals and fertilizers for agricultural use. The Commission reviewed for recommendation to the Village Board proposed Conditional Use Permit No. 68, which would allow Allied Cooperative to construct a new bulk storage facility at 165 Mill Street South for the sale of chemicals and fertilizers for agricultural use. Joe Spinler advised the Commission that they were also looking to install a tracking pad to help reduce the amount of gravel that is tracked onto the Elm Street, as well as looking at lighting adjustments as necessary before construction begins. The following conditions must be

incorporated into a Real Estate Declarations of Covenants, Conditions and Deed Restrictions:

1. Phase 1 shall consist of construction of an approximate 24,000-square foot building for storage, mixing, and lead-out/delivery of dry fertilizer and an approximate 4,800-square foot building for intake of raw ingredients from semi-trucks. All receiving, storage, mixing, and lead-out will occur within the buildings.

2. Phase 2 shall consist of removal of various buildings and construction of an approximate 10,000-square foot building to store bulk packaged pesticides and seed. This building will include up to or approximately 200,000 gallons of liquid fertilizer containment.

3. The approximate location of the buildings and units within the legal found as Exhibit B would be as depicted on Exhibit C.

4. All demolition of existing buildings, dikes, and other structures shall be in full compliance with all Wisconsin Statutes and Regulations, including, but not limited to, those imposed by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), the Wisconsin Department of Natural Resources (DNR), and Village of West Salem Ordinances.

5. All Building and other construction plans shall be in full compliance with all Wisconsin Statutes and Regulations, including, but not limited, to those imposed by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), the Wisconsin Department of Natural Resources (DNR), the Applicable Wisconsin Building Code, and Village of West Salem Ordinances.

6. The buildings depicted on Exhibit C must be completely constructed within 36 months of the recording of the restrictive covenants. If they are not, the Village has the right to rescind the conditional use permit unless good cause is shown to extend the completion deadline.

7. All exterior lighting on the property shall be designed such that it illuminates the Allied parcel and is not directed at residential areas.

8. As phased upgrades are made, recycled asphalt and dust remediation products will be applied to the driving areas.

9. Allied must design and implement stormwater plan(s) for the specific project(s) such that stormwater runoff from the disturbed areas associated with the project(s) will be treated for water quality and peak flow as the phased upgrades progress. This includes impervious areas added to the site since July 2011, retroactively. The performance standards for the stormwater management design(s)/plan(s) will be defined once design is complete for the project(s). The stormwater management plan(s) apply to the project areas and the land disturbances associated with those project(s) covered under this Conditional Use Permit. Stormwater plans must be approved by the Village before any demolition or building permits are issued.

There was no one present to speak for or against the Conditional Use Permit Application.

Motion by President Schumacher seconded by Trustee Anderson to approve the minutes of the March 6, 2025 Planning Commission meeting as presented. Roll call vote: Unanimous aye. Motion approved.

Conditional Use Permit No. 68

Motion by Trustee Leicht, seconded by Trustee Lautz to approve Conditional Use Permit No. 68 to Allied Cooperative with the additions as discussed. Roll call vote: Unanimous aye. Motion approved.

Police Chief Scott Alo reported that newly hired Officer Marshall is on phase 3 of 4 for training and is doing well. A background check is pending for the newly hired Sergeant and his tentative start date is March 31, 2025.

Parks and Recreation Director Tony DeGaetano reported that soccer and spring baseball are underway, with a recent coach's meeting. A new Assistant Parks and Recreation Director has been hired and will be starting May 19, 2025.

Water Utility Superintendent Lee Schwier reported that the newer Public Works employees were being trained on how to paint the soccer fields for spring. There are currently three employees who will be going through training and testing on water and sewer utility certifications.

President Scott Schumacher reported on the Joint City/County Emergency Medical Services Commission meeting. Gundersen Health provided an update to their service providing under Tri-State Ambulance.

Motion by Trustee Leicht, seconded by Trustee Anderson to convene in closed session at 7:39 p.m. pursuant to Wis. State. Sec. 19.8(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, investment of public funds, and transfer of public properties, to-wit: discuss offer to purchase. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Anderson, seconded by Trustee Curtis to reconvene in open session at 7:43 p.m. Approved by voice vote.

Motion by Trustee Leicht, seconded by Trustee Twining to adjourn the meeting at 7:44 p.m. Approved by voice vote.

Ashley M. Bohl, Clerk/Treasurer