

Village of West Salem  
Regular Meeting  
October 21, 2025

Regular meeting called to order at 7:10 p.m. by Village President Scott Schumacher. Trustees present: Anderson, Curtis, Hennessey, Lautz, and Twining. Excused: Leicht. Also present: Police Chief Scott Alo, Public Works Director Loren Schwier, Village Administrator Teresa DeLong, and Village Clerk/Treasurer Ashley Bohl.

Minutes

Motion by Trustee Hennessey, seconded by Trustee Anderson to approve the minutes of the October 7, 2025, regular meeting as presented. Roll call vote: Unanimous aye. Motion approved.

Claims

Claims were presented for payment totaling \$38,333.75.

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

Planning Commission

The Commission reviewed for possible public hearing, an Application for Conditional Use submitted by Riverland Investments/Jacob Mooney to construct a 16-unit apartment with green space for possible future business development on 1400 Crestwood Avenue and 119 Greenfield Lane. The Commission proposed a Public Hearing on November 3, 2025 at 5:00 p.m.

The Commission reviewed a request from Eric P. Hesselberg, President of West Salem Tool & Die, Inc., for setback variances in order to construct a 8,120-square foot addition on the east side of 324 Jefferson Street West. The following Resolution was reviewed by the Commission:

WHEREAS, West Salem Tool & Die, Inc., by its President Eric P. Hesselberg, has submitted a formal request for a building variance for the property located at 324 Jefferson Street West (tax parcel no. 16-163-0); and WHEREAS, West Salem Tool & Die, Inc., has submitted proposed plans to construct an 8,120-square foot addition onto the east side of the current building at the above-referenced address; and WHEREAS, the subject parcel is located within the "Central Industrial District" as defined at Village Code Section 3.12; and WHEREAS, Village Code Section 3.03(H)(6) sets forth the requirements for "Central Industrial District" as follows:

- Minimum Lot Area: 8000 square feet
- Minimum Lot Width: 100 feet
- Building Height: 60 feet
- Minimum Front Yard: 25 feet
- Minimum Rear Yard: 40 feet
- Where adjacent to R-1 & R-2 zones: 30 feet
- Minimum Side Yard: 25 feet
- Where adjacent to R-1 & R-2 zones: 10 feet
- Minimum Lot Depth: 100 feet

WHEREAS, lots or adjacent parcels platted prior to the enactment of the Code of Ordinances that do not meet the above-minimum requirements may be approved as

permitted uses by Village Board resolution, provided the extent of the waiver and the permitted uses are clearly stated; WHEREAS, West Salem Tool & Die, Inc., has requested a 10-foot setback on the east side of the above-referenced parcel and a 16-foot setback on the north side, said requested setbacks would allow the planned building addition to align with and be flush to the current building on the parcel. NOW, THEREFORE, BE IT RESOLVED the West Salem Planning Commission recommends approval of the requested zoning variance to the Village Board of Trustees. The variance would permit a 10-foot side yard setback on the east side and a 16-foot rear yard setback on the north side, based on the fact that the adjacent lots were platted prior to the enactment of the Village Code of Ordinances and do not meet the current minimum area or width requirements. BE IT FURTHER RESOLVED that the proposed building plans shall include a stormwater management and erosion control plan, subject to submittal and review in accordance with Wisconsin Department of Natural Resources administrative rules and Chapter 16 of the Village of West Salem Code of Ordinances. The Commission recommended approval of Planning Commission Resolution No. 2.25.

Motion by President Schumacher, seconded by Trustee Lautz to approve the Planning Commission meeting minutes of October 15, 2025, as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Twining, seconded by Trustee Curtis to approve Planning Commission Resolution No. 2.25 as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Twining, seconded by Trustee Lautz to adjourn at 7:22 p.m. Motion approved by voice vote.

Ashley M. Bohl, Clerk/Treasurer