

Village of West Salem
Public Hearing
Ordinance No. 542 – Amend Chapter 2 of the Village of West Salem Code of
Ordinances to Revise Lewd and Lascivious Behavior
November 4, 2025

Public hearing called to order at 6:50 p.m. by Village President Scott Schumacher. Trustees present: Anderson, Curtis, Lautz, and Twining. Excused: Hennessey, Leicht. Also present: Jacob Mooney, Village Engineer Joe Pingel, Parks and Recreation Director Tony DeGaetano, Police Chief Scott Alo, Public Works Director Loren Schwier, Village Administrator Teresa DeLong, and Village Clerk/Treasurer Ashley Bohl.

Ordinance No. 542, if adopted, would Amend Chapter 2 of the Village of West Salem Code of Ordinances to Revise Lewd and Lascivious Behavior.

There were no citizens present to speak for or against the proposed Ordinance.

Motion by Trustee Twining, seconded by Trustee Curtis to close the public hearing at 6:55 p.m. Motion unanimously approved by voice vote.

Ashley M. Bohl, Clerk/Treasurer

Village of West Salem
Regular Meeting
November 4, 2025

Regular meeting called to order at 7:00 p.m. by Village President Scott Schumacher. Trustees present: Anderson, Curtis, Lautz, and Twining. Excused: Hennessey, Leicht. Also present: Jacob Mooney, Village Engineer Joe Pingel, Village Attorney Bryant Klos, Parks and Recreation Director Tony DeGaetano, Police Chief Scott Alo, Public Works Director Loren Schwier, Village Administrator Teresa DeLong, and Village Clerk/Treasurer Ashley Bohl.

Minutes

Motion by Trustee Curtis, seconded by Trustee Twining to approve the minutes of the October 21, 2025, regular meeting as presented. Roll call vote: Unanimous aye. Motion approved.

Claims

Claims were presented for payment totaling \$78,736.88.

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

Ordinance No. 542

Motion by Trustee Twining, seconded by Trustee Curtis to approve adoption of Ordinance No. 542 amending Chapter 2 of the Village of West Salem Code of Ordinances to revise lewd and lascivious behavior. Roll call vote: Unanimous aye. Motion approved.

Finance and Personnel Committee

Trustee Lautz reported on the Finance and Personnel Committee meeting of October 21, 2025. Fire Protection District Treasurer Dave Tauscher presented the 2025-2026 West Salem Fire Protection District budget. West Salem's share of the total budget request has increased by \$409.30, based on equalized value calculations. Of the total budget of \$280,559.91, West Salem's share is \$116,243.37. Mr. Tauscher went over expected grants to be received, scheduled safety gear replacements, and noted of maintenance done on the building between replacing garage doors, replacing the ceiling and installing new insulation. Chief Greg Hutson presented two proposals for the purchase of a brand-new Pierce Velocity PUC 189" Top Mount Rescue Pumper. The main difference between the proposals was build-time (30-34 months vs. 50-54 months). The estimated base cost was the same with either proposal, however steep discounts were available on both proposals with 100%, 50% and 25% pre-payment options, with the discounts being greater on the shorter build-time proposal. Chief Hutson went on to explain that the oldest truck is 22 years old, with trucks being considered for replacement once they hit 25 years. The proposed truck build will offer more compartment space for equipment. The Committee reviewed the West Salem Emergency Medical Team 2026 proposed budget. The total budget request is \$46,941.60, with \$22,270.00 being allocated to the operating budget and \$24,671.60 allocated to the call reimbursement budget. This amount has remained unchanged from 2025. Public Works Director Loren Schwier presented the 2026 Public Works budget. It was noted that the budget includes an overall decrease of \$95,000. Maintenance items highlighted for 2026 includes paving parking lots and resurfacing roads between East Avenue and Garland, as well as Rose Street and Lincoln Street. The 2026 budget request also included the purchase a replacement laborer truck.

Motion by Trustee Lautz, seconded by Trustee Twining to approve the Finance and Personnel Committee meeting minutes of October 21, 2025, as presented. Roll call vote: Unanimous aye. Motion approved.

Law Enforcement Committee

Trustee Curtis reported on the Law Enforcement Committee meeting of October 21, 2025. The purpose of the meeting was to review for recommendation to Village Board, an application to Exceed Pet Limit submitted by Tim Kolve and Dawn Fennigkoh, who presently keeps an in-tact female Cane Corso and two in-tact female English Bulldogs. The dogs are all up-to-date on their vaccinations. The Police Department has not received any complaints. There were two neighbors present to speak against the request. The Committee recommended approval of the Application to Exceed Pet Limit to the Village Board.

Motion by Trustee Anderson, seconded by Trustee Lautz to approve the Law Enforcement Committee meeting minutes of October 21, 2025, as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Anderson, seconded by Trustee Curtis to approve the issuance of a permit to exceed the pet limit to Tim Kolve and Dawn Fennigkoh as recommended. Roll call vote: Unanimous aye. Motion approved.

Finance and Personnel Committee

Trustee Lautz reported on the Finance and Personnel Committee meeting of October 22, 2025. Parks and Recreation Director Tony DeGaetano presented the 2026 Parks and Recreation budget, with expected expenditures of \$441,424.00. Park salaries have maintained an increase this year due to the addition of a part-time Parks employee. The Parks capital fund for 2026 include funds designated to replace a pitching machine, field markers, benches and picnic tables, and ballfield light replacement. Police Chief Scott Alo presented the 2026 Police Department budget, with expected expenditures of \$1,855,738.47. The Department is anticipating a salary increase of 3% once the Police Contract is finalized with the WPPA. Standard expenditures, such as squad maintenance, fuel, and training were all increased by 3% due to inflation. Included in the budget is a request to replace Squad 65, a 2021 Ford Explorer with 96,067 miles. The equipment currently installed, minus a new light bar, is able to be switched from the old squad to the new 2026 Ford Explorer, saving money. The department is also looking to upgrade to new radios, as the current ones will be obsolete with servicing within the next few years. Chief Alo also presented a request to restructure the management positions in the department and is looking to add a day-watch sergeant, as the current position of Sergeant/Detective has been heavily engaged with new and on-going investigations.

Motion by Trustee Lautz, seconded by Trustee Twining to approve the Finance and Personnel Committee meeting minutes of October 22, 2025, as presented. Roll call vote: Unanimous aye. Motion approved.

Law Enforcement Committee

Trustee Lautz reported on the Law Enforcement Committee meeting of October 30, 2025. The purpose of the meeting was to discuss a new police contract. The Committee met in closed session pursuant to Wis. Stat. Sec. 19.85(1)(e). The Committee decided to schedule another Law Enforcement Committee meeting for November 17, 2025, from 9:00 a.m. to 1:30 p.m.

Motion by Trustee Curtis, seconded by Trustee Lautz to approve the Law Enforcement Committee meeting minutes of October 30, 2025, as presented. Roll call vote: Unanimous aye. Motion approved.

Planning Commission

President Scott Schumacher reported on the Planning Commission meeting of November 3, 2025. The public hearing was in regards to 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. Chair Scott Schumacher opened the public hearing explaining that this hearing was different than the hearing for Petition of Change of Zone on August 13, 2025, as this was looking at a Conditional Use request that fits the requirements of the current zoning (business). There were many citizens present to speak against the Conditional Use Permit. The concerns included:

- Lack of green space in the Waterloo Heights Addition
- Current traffic issues entering and leaving Waterloo and Crestwood, with an expected increase in traffic issues if the 16-unit complex were to be constructed
- Odor and concerns of vector control in the retention ponds
- Vermin and animals accessing the garbage containment area

- Concerns of negative effects on property values

Jacob Mooney, Riverland Investments, spoke in favor. Mr. Mooney explained that the plan was reduced from 32 to 16 units, with each unit having a garage and additional parking spaces. Village Attorney Klos explained that the Wisconsin State Supreme Court has ruled that if a Conditional Use request fits the Code of Ordinances, the municipality should approve the request, but can put conditions on as they see fit.

Chair Scott Schumacher called the Planning Commission meeting to order at 5:20 p.m. The Commission reviewed for recommendation to the Village Board, an Application for Conditional Use submitted by Riverland Investments/Jacob Mooney to construct a 16-unit apartment with green space for possible future development on 1400 Crestwood Avenue and 119 Greenfield Lane. The Commission reviewed Conditional Use No. 69, which includes the following conditions:

1. A Certified Survey Map must be prepared which COMBINES Lots 2 and 3 in Block 1 of Waterloo Heights Addition to the Village of West Salem, La Crosse County, Wisconsin, into a single Lot 1. Lot 1 must contain at least 56,000 square feet as certified on the survey and is the parcel for which this permit is issued. Said Certified Survey Map must meet all of the requirements of West Salem Ordinances and State of Wisconsin Statutes and said Certified Survey Map must be accepted by the Village of West Salem and recorded. Lot 1 must always remain under common ownership. If common ownership is ever ended, the conditional use permit is automatically and without notice rescinded and voided.
2. All residential units, which are constructed pursuant to this condition use, must be constructed within one new building on the property. The new multi-family residential building must contain 16 apartments. The actual construction shall be in substantial compliance with the 5th Avenue Design plan dated 9/18/2025 and found at Exhibit B, except as modified hereby. The owner must construct at its cost a sidewalk to Village standards which runs along both Greenfield Lane and Crestwood Avenue.
3. There must be at least 37 vehicle parking spaces between covered garage parking and exterior parking. All exterior parking must NOT be located between the residence units and CTH "M" and must be surfaced so as to be dust-free pursuant to code. Each parking space must be a minimum of 160 square feet. Trailers of all types (ATV, UTV, boat, snowmobile, camper, or other) may only be parked in a garage or within one of the 160 square marked foot open parking spots. No motor homes, RV's, semi-tractors or commercial straight trucks may be parked on site.
4. All residential construction on Lot 1 must have sprinklers for fire protection and the location of the fire alarm panel must be approved by the West Salem Fire Department and if the fire department so determine an exterior building standpipe is required.
5. Lot 1 must be graded such that all stormwater flows to on-site retention areas/discharge site of a size, location, and construction as approved by the Village Engineer as required by Village Ordinances and Wisconsin Department of Natural Resource requirements for a MS4 community. Developer shall provide Village Engineer with all requested stormwater data and modeling and plans requested by the Village Engineer and no building

permit shall be issued until the Village Engineer signs off on the plan and the Developer shall construct the stormwater facilities as approved by the Village Engineer and no occupancy permit shall be issued until the Village Engineer signs off on the as-built construction of the stormwater facilities and the land owner has signed off on a stormwater facilities maintenance agreement approved by the Village Engineer.

6. No advertising or other signs are allowed on the property which do not comply with the West Salem Code of Ordinances.
7. All garbage and recycling for the residential units shall be through the use of dumpsters which shall be the roll-out type and stored at all times when not being emptied within the multi-family structure itself, a fully-enclosed accessory building, or a gated mason block enclosure with walls of at least 6 feet in height.
8. The new multi-family residential buildings on all sides shall have veneer/versetta stone on at least the lowest 3 feet of the first floor and no vinyl siding shall be allowed on the building.
9. The exterior appearance, building and parking lot location, garbage dumpster location, building heights and setbacks must comply with the Village code unless modified hereby.
10. The new multi-family residential building construction shall be completed and an occupancy permit issued by 12/31/2026.
11. All driveway connections to public streets shall be onto Greenfield Lane.
12. All sanitary sewer connections for Lot 1 shall be to the sewer main located at developer's cost (as approved by the Village Engineer with regard to size of lateral and location and type of attachment).
13. For water service for Lot 1, the connection shall be at developer's cost (as approved by the Village Engineer with regard to size of lateral and location and type of attachment).
14. This Conditional Use Permit is effective upon the Village of West Salem:
 - a. Approving the Certified Survey Map required hereby and its recording with the La Crosse County Register of Deeds.
 - b. Purchase of Lots 2 and 3 in Block 1 of Waterloo Heights Addition to the Village of West Salem, La Crosse County, Wisconsin, which will become Lot 1 of the Certified Survey from the Village of West Salem.

The Commission recommended the following additions to conditions in the Conditional Use Permit:

- No. 5 – Add a 6-foot vinyl-coated chain link fence;
- No. 15 - Add security cameras with the ability for Law Enforcement to review footage;
- No. 16 - Provide to the Village Board, a landscape plan that includes lighting;

A request for approval of a Certified Survey Map submitted by Jacob Mooney/Riverland Investments to create Lot 1 in Waterloo Heights Addition was reviewed. The Commission recommended approval to the Village Board of the Certified Survey Map as presented.

Motion by President Schumacher, seconded by Trustee Anderson to approve the Planning Commission meeting minutes of November 3, 2025, as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Lautz, seconded by Trustee Curtis to approve Conditional Use Permit No. 69, as presented, with the addition of the following conditions:

- All retention/discharge sites shall be fenced with a six-foot high vinyl-coated chain link fence which shall have a locked gate and be maintained in good condition by the owner of the land;
- The new multi-family residential building construction shall be commenced within six (6) months of the date of recording of the Real Estate Declaration of Covenants, Conditions & Deed Restrictions, and building construction shall be completed with occupancy permit issued one (1) year from the date construction commenced;
- The owner shall place on the premises security cameras at all entrances and covering the outdoor parking area with the camera security system in a locked closet which has a Knox box access. System shall have 1 month storage and allow the Village Police Department access to the recordings as requested by the Village Chief of Police;
- The owner shall place and maintain at least six LED dark sky lights in the parking and garage area of a type acceptable to the Village. The owner shall place an exterior light at each entrance/exit and they shall be of a type acceptable to the Village. Owner shall place and maintain Black-eyed Susans and/or shrubbery outside and around all fencing for retention/discharge sites. Owner shall plant and maintain 3 trees between the residential building and CTH M and 3 trees between the residential building Greenfield Lane;

Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Twining, seconded by Trustee Lautz to approve the Certified Survey Map as recommended by the Planning Commission. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Anderson, seconded by Trustee Curtis to adjourn the meeting at 7:38 p.m. Motion approved by voice vote.

Ashley M. Bohl, Clerk/Treasurer