

## Regular Board Meeting

January 2, 2019

Meeting called to order at 7:00 p.m. by Village President Dennis Manthei. Trustees present: Brown, Hennessey, Leicht, Schumacher, and Wee. Excused: Lautz. Also present: Police Chief Charles Ashbeck, Recreation Director Tony DeGaetano, Public Works Director Scott Halbrucker, Village Attorney Bryant Klos, and Village Administrator Teresa Schnitzler.

### Minutes

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the December 18, 2018, Regular Board meeting as presented. Roll call vote: Unanimous aye.

### Claims

Claims from the following funds were presented for payment:

|                             |             |
|-----------------------------|-------------|
| <u>General Fund:</u>        | \$48,421.44 |
| <u>Water Utility:</u>       | \$7,105.44  |
| <u>Sewer Utility:</u>       | \$14,896.64 |
| <u>Storm Water Utility:</u> | \$6,618.28  |

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

### Alcohol Beverage Retail License and Cigarette and Tobacco Applications

Motion by Trustee Schumacher, seconded by Trustee Brown to approve the issuance of an Original Alcohol Retail License and a Cigarette and Tobacco Products Retail License to Kwik Trip 1048. Roll call vote: Unanimous aye.

### Finance and Personnel Committee

Trustee Leicht reported on the December 19, 2018, Finance and Personnel Committee meeting. The purpose of the meeting was to meet with Cedar Corporation and legal counsel regarding the Lakeview Business Park development tax incremental financing district status and future infrastructure extension. Attorney Klos stated late summer of this year, La Crosse County informed the Village it had prospective buyers for 15 and 5 acres of land east of the last entity on Industrial Drive. Development for these businesses would require utility and street infrastructure extensions, and La Crosse County will not borrow for new development. The prospect for the 15 acres has stated its value would be \$10,000,000. Costs to complete the storm water management system to the bowl, water and sewer extensions, and street construction are estimated to total \$1,500,000. Wendy Sander and Charlie Jones set out the TIF creation process, various grants available, development agreements, and answered questions of those present. The Committee was asked to acquire additional information from La Crosse

County regarding outstanding debt and costs and sales prices of the land owned by the County.

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the December 19, 2018, Finance and Personnel Committee meeting as presented. Roll call vote: Unanimous aye.

### Planning Commission

President Manthei reported on the January 2, 2019, Planning Commission public hearings and meeting. The first public hearing concerned a Conditional Use Permit Application submitted by Donna and Jerry Beyer in order to allow the installation of one, single pole pylon with one, double-sided electronic message unit sign for on premise advertising at Big Boar, 510 Commerce Street. The sign proposed is 21 feet high with an electronic message center unit totaling 48 square feet. There were no citizens present to speak for or against the proposed Conditional Use Permit. The second public hearing was then called to order. The public hearing concerned an Application for a Conditional Use Permit submitted by Joseph Burke in order to construct a single apartment on the second floor in a business use building at 159 South Leonard Street. There were no citizens present to speak for or against the proposed Conditional Use Permit. Planning Commission meeting called to order, and the Commission reviewed proposed Conditional Use Permit No. 38 to allow for the installation of one single pole pylon with one double-sided electronic message unit sign for on premise advertising at 510 Commerce Street. The east and west sides of the signage would allow for an electronic message center. The electronic message center could have changeable messages that have a hold time of at least six seconds each. Each message change must occur in one second or less. The use of traveling messages, segmented messages, or scrolling messages is prohibited. Each message must be fixed and fully static during display. The message may not flash, move, use animation, twinkle, fade, bounce, rotate, pulse, flip-flop, or create effect of movement. The Commission recommended to the Village Board approval of Conditional Use Permit 38 as presented. The Commission then reviewed proposed Conditional Use Permit No. 39 to allow construction of a single apartment on the second floor in a business use building located at 159 South Leonard Street. The second floor apartment must be constructed pursuant to plans drawn by a Wisconsin licensed architect, and approved by the State of Wisconsin, if so required, and pursuant to the terms of the State Building Codes and West Salem Village Ordinances, as applicable. The architect plans must be submitted to West Salem Building Inspector, and, upon the building inspector's approval, a building permit shall be issued and the plans shall be filed with the approved Conditional Use Permit. Construction for the new residential area must be completed by December 31, 2019. The Commission recommend to the Village Board approval of Conditional Use Permit 39 as presented. The Planning Commission reviewed proposed Resolution No. 1.19. On June 11, 2018, an undated Preliminary Plat for Greenfield Addition was received by the Village of West Salem, and the Planning Commission reviewed said Preliminary Plat on June 18, 2018. The Planning Commission and Village Board requested the developers, Kassandra and Peter Opsahl, provide storm water management calculations. The storm water plan and calculations have not been timely forwarded for Village Engineer review and approval, despite the Planning Commission extending the approval or denial deadline to January 31, 2019. Village Attorney Bryant Klos has recommended denial and rejection of the Greenfield Addition preliminary plat

because the Village has no way to timely determine if the proposed plat as designed will be able to provide appropriate storm water control. The Commission approved Planning Commission Resolution No. 1.19 as presented.

Motion by President Manthei, seconded by Trustee Schumacher to approve the Planning Commission meeting minutes of January 2, 2019, as presented. Roll call vote: Unanimous aye.

Motion by President Manthei, seconded by Trustee Leicht to approve Conditional Use Permit No. 38. Roll call vote: Unanimous aye.

Motion by Trustee Schumacher, seconded by Trustee Hennessey to approve Conditional Use Permit No. 39. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Schumacher to adjourn the meeting at 7:13 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator