

Public Hearing  
Ordinance No. 424  
Adoption of West Salem Comprehensive Smart Growth Plan

February 19, 2008

Hearing called to order at 7:00 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Hoffman, and Wehrs. Absent: Leicht. Also present: Matt Perenchio, Robert Rudd, Robert Harold, Public Works Director Wade Peterson, and Village Administrator Teresa Schnitzler.

The public hearing was conducted to offer the citizens of West Salem an opportunity to review and comment on the proposed West Salem Comprehensive Plan. The future course of development for the Village is contained in the comprehensive plan.

There were no citizens present to speak against the proposed Ordinance. Robert Harold stressed the importance of supporting bike trail development around the Village and into the Town of Hamilton.

Teresa Schnitzler outlined eight suggestions and comments received from the public over the last month, and Trustee Engel suggested a typographical error correction be added to the suggested changes.

Motion by Trustee Engel, seconded by Trustee Harold to adjourn the public hearing at 7:23 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator

Regular Board Meeting

February 19, 2008

Meeting called to order at 7:30 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Hoffman, Leicht, and Wehrs. Also present: Police Chief Charles Ashbeck, Matt Perenchio, Public Works Director Wade Peterson, Duane Luethe, and Village Administrator Teresa Schnitzler.

Minutes

Motion by Trustee Harold, seconded by Trustee Engel, to approve the minutes of the February 5, 2008, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$1,674,799.78
<u>Water Utility:</u>	\$47,949.61
<u>Sewer Utility:</u>	\$11,003.40

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

June Dairy Days Request for Street Closings

Duane Luehe appeared before the Board on behalf of the June Dairy Days Committee. The Committee is requesting the use of the Village Park, Riverview Park, Memorial Drive, and Mill Street and temporary use of Leonard Street for the parade and other activities from May 30 through June 1, 2008. To comply with the new park closing time, the Committee has also requested a waiver of the park closing times on Friday and Saturday nights.

Motion by Trustee Leicht, seconded by Trustee Wehrs to approve the street closing requests and presented time line. Roll call vote: Unanimous aye.

Ordinance No. 424 Adoption of Village of West Salem Comprehensive Plan

During the public notice waiting period, several suggestions for changes and additions to the West Salem Comprehensive Plan were received. The following is a list of the additions and changes proposed:

1. Chapter 3 – Transportation

Page 3-5 Biking. Add the following paragraph:

Pathways: The Village of West Salem Economic Development Advisory Committee is applying for a Wisconsin Department of Transportation Enhancement Program grant. “Pathways” encompasses seven blocks in downtown West Salem with improvements for pedestrians and bicyclists. From the La Crosse River State Trail, Pathways would advance economic development and improve tourism. It provides safe connections to the Village parks, bike shelter, residential neighborhoods, and traffic calming, while creating an esthetically inviting streetscape. Improvements provide multimodal pathways, decorative lighting, pavers, benches, green space, and easily readable signs. A logical link to and around the downtown area is created, with dedicated options for pedestrians and bicyclists, promoting walking and bicycling for work and recreation.

2. Chapter 3 – Transportation

Page 3-5 Biking. Planned Trail Improvements.

La Crosse County now has a multi-modal trail system proposal. The proposed trail/route will now be incorporated on Map 4.2 Community Facilities.

3. Chapter 3 – Transportation

Page 3-7 Add to 2009 Planned improvements:

Install new street lights on Leonard Street and improve curb and gutter facilities.

4. Chapter 4 – Neshonoc Lake Addition.

Correct spelling of Neshonoc.

5. Chapter 5 – Agricultural, Natural, and Cultural Resources  
Change the name of the Chapter to “Agricultural, Natural, and Arts and Cultural Resources”.
6. Chapter 5 – Agricultural, Natural, and Arts and Cultural Resources  
Change heading on Page 5 -5 to: “**Arts and Cultural Resources**”
7. Chapter 5 – Agricultural, Natural, and Arts and Cultural Resources  
Page 5-6. Add:

**Arts and Cultural Resources.**

The Marie W. Heider Center for the Arts is owned by the West Salem School District. Scheduling priority is given to West Salem School’s performing arts, visual arts, and academic activities. The West Salem Fine Arts Board, a separate, non-profit organization, operates the facility, including professional touring productions, community rentals, and school activities. The Fine Arts Board employs two individuals, an Arts Director who is in charge of day-to-day facility operations and scheduling, and a development director who works with outside businesses and private donors to help sponsor events at the Heider Center. The Heider Center is not supported by local tax dollars. It is the mission of the Marie W. Heider Center for the Arts to enhance and ensure the appreciation of the arts and its vitality in the Coulee Region. It is the intent of the Center to provide schools, community, and non-profit groups with an environment in which all the arts can flourish.

8. Chapter 8 – Land Use

Section 6. **Future Land Use Districts.**

To address Wisconsin Department of Administration actionable recommendation, add new paragraph:

- **Growth Areas.** Service area boundaries for public utilities will expand with annexations as identified on the Future Land Use Map. Per adopted Ordinances, properties located within the municipal boundary are required to connect to and receive public utilities. Annexations will expand the service area for public utilities to each Growth Area over time. See Map 8.3.

The Board discussed the proposed changes and additions, and Trustee Engel proposed a wording change in Chapter 4. Trustee Hanson informed the Board La Crosse County’s comprehensive plan was formatted as an Ordinance and raised the question of whether West Salem’s Plan should be formatted as an ordinance adoption as well. The Board decided clarification should be obtained before the Ordinance is adopted.

Motion by Trustee Harold, seconded by Trustee Wehrs to approve the West Salem Comprehensive Plan with the changes and additions. Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

Ordinance No. 426 – Liquor License Quota

The Board reviewed and discussed Ordinance No. 426 to create quotas on beer and liquor licenses. Village Attorney Alan Peterson is reviewing the Ordinance, and the Board elected to take no action on the proposed Ordinance pending legal opinion.

Planning Commission Meeting

President Manthei reported on the Planning Commission meeting of February 5, 2008. The Commission was updated on various developments over the last ten days with regard to the Leasum/Heider farm area and several discussions with a local developer regarding the Lusk farm. Because of new information, Chairman Manthei requested the Commission take no action on the Memorandum of Understanding until clarification and more information can be obtained. After recess, the public hearing was called to order. There were approximately 35 interested parties in attendance as well. The public hearing pertains to a conditional use permit application submitted by Rick Beyer for construction of a 44-unit multi-family housing project in a Business District. Multi-family housing is permitted in a Business District with a conditional use permit. Mr. Beyer's plan includes 44, 1-2 bedroom 2-story units on grade. Mike Alumbaugh addressed the Commission on behalf of neighbors residing on Lincoln Avenue, Garland Street, and East Franklin Street. Mr. Alumbaugh stated the residents are not against the development, but all have concerns they would like the Commission to consider and address. Items of concern include: Access to the development; trash and dumpster management; sanitary sewer and water drainage; privacy fencing; lighting of the development; maintenance and on-site management of the complex; and quality of life. Tom Lyons, Architect for the developer, addressed the above concerns and provided more information regarding the construction plans. Todd Page addressed the Commission as one of the three developers of the proposed multi-family housing development. Mr. Page stated he understood the neighborhood concerns and assured the residents this would be a quality development with a resident tenant manager. Richard Loomis spoke against the proposed project. Mr. Loomis cited the Village-wide community survey conducted in 2006 for the Comprehensive Smart Growth Plan. The results of the survey clearly show the community does not favor multi-family housing. The project conflicts with the proposed smart growth plan. John Johnson expressed his concerns regarding the detention pond and street improvements to East Hamilton Street. Anne Loomis spoke against the project citing traffic concerns, the visual impact, potential impact on the school district and police and departments, and multi-family housing development contributions versus cost. Richard Brown stated the property was purchased by his father in 1971, and the new development will add tax base to the Village. After the public hearing adjournment, the Commission discussed the conditional use permit application and concerns expressed at the public hearing. Commission members discussed access to the development, proposed rental charges, community input on multi-family housing development, and water drainage. The Commission recommended denying the conditional use permit application and recommend if the developer wants to pursue the development that they present same as a planned unit development.

Motion by Trustee Hoffman, seconded by Trustee Leicht to approve the minutes of the February 5, 2008, Planning Commission meeting. Roll call vote: Unanimous aye.

#### Economic Development Advisory Committee Meeting

Trustee Harold reported on the February 4, 2008, Economic Development Advisory Committee meeting. The Committee discussed the DOT Enhancement Application, the new criteria used in ranking the projects, and the new applications were distributed. Bike trail user numbers and traffic counts will be obtained and reported at the next meeting of the Committee. The Committee also discussed official and existing bike

trails in and around the Village, and a proposed County trail map will be obtained for use in the grant application process.

Motion by Trustee Harold, seconded by Trustee Wehrs to approve the minutes of the February 4, 2008, Economic Development Advisory Committee meeting. Roll call vote: Unanimous aye.

#### Economic Development Advisory Committee Meeting

Trustee Harold reported on the February 11, 2008, Economic Development Advisory Committee meeting. Discussion continued on the TE program application and the new criteria used in ranking the applications. The Committee discussed changes in the application narrative and map for the 2008 submittal.

Motion by Trustee Harold, seconded by Trustee Wehrs to approve the Economic Development Advisory Committee meeting minutes of February 11, 2008. Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

#### Buildings and Grounds Committee

Trustee Harold reported on the February 7, 2008, Buildings and Grounds Committee meeting. The purpose of the meeting was to review the existing West Salem Community Shelter Agreement between Village of West Salem and West Salem Hockey Association executed in August of 2007. According to the provisions of the stewardship program grant used to construct the facility, the facility must be kept open for public use for reasonable hours and times of the year. During the winter when the facility's primary use is a skating rink, the rink must be available to the public for reasonable hours. In light of this information, the Hockey Association has scheduled public open skate time from 8:00 a.m. to around 4:00 p.m. on weekdays, and various times on the weekends. In addition, no entity can be granted exclusive use of the shelter. Therefore, changes were recommended as follows:

1. The term of the Agreement shall remain ten years, and a provision for annual review will be added.
2. All references to "exclusive use" will be eliminated from the Agreement.
3. Open community skate time schedules will be submitted to the Village for final approval before posted and published to the public.
4. The Association shall pay the Village half of the additional monthly electrical charges above and beyond the normal summertime charges.

The Association was reminded to install a chain link fence to surround the refrigeration system's chiller and pumping equipment and to supply the Village with a policy of comprehensive liability insurance. The Committee and Hockey Association discussed use of the lights during the Village summertime rental period, and Public Works Director Wade Peterson will be consulted on the best approach for control of the lights. The parking lot lights are near the end of their useful life. Mary Freybler will talk with an electrician regarding this. The next meeting is scheduled for Thursday, March 6, 2008, at 4:00 p.m.

Motion by Trustee Harold, seconded by Trustee Engel to approve the minutes of the Buildings and Grounds Committee meeting of February 7, 2008. Roll call vote: Unanimous aye.

### Utilities Committee Meeting

Trustee Engel reported on the February 14, 2008, Utilities Committee meeting. Accountant Jim Olson reviewed with the Committee cash flow statements and income statements for the last three audits completed for the Village. Significant capital expenditures have been made from the Sewer Utility over the last three years, and cash on hand has decreased accordingly. Mr. Olson agreed a substantial completion of the Public Service Commission annual report and relevant audit figures would be completed by March 15 in order to give the Committee a more complete picture of the present status of the utilities. The Committee will meet again mid-March.

Motion by Trustee Engel, seconded by Trustee Hoffman to approve the Utilities Committee meeting of February 14, 2008. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Engel to adjourn the meeting at 8:15 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator