

Public Hearing  
Ordinance No. 425  
Ordinance to Revise Chapter 14 of the  
Village Code of Ordinances re Floodplain Zoning

March 4, 2008

Hearing called to order at 7:15 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Hoffman, Leicht, and Wehrs. Also present: Wade Peterson, Steve O'Malley, Stewart Higdon, and Teresa Schnitzler.

This hearing pertains to Ordinance No. 425, which, if adopted, will delete and recreate Chapter 14 to update the Floodplain Zoning Ordinance in order to meet all Federal and State statutory requirements. The Village of West Salem Flood Insurance Rate Map has been updated and will be effective April 2, 2008. The new FIRM requires update and adoption of a new Village Ordinance.

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

Motion by Trustee Engel, seconded by Trustee Hoffman to adjourn the public hearing at 7:21 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator

Regular Board Meeting

March 4, 2008

Meeting called to order at 7:30 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Hoffman, Leicht, and Wehrs. Also present: Matt Perenchio, Wade Peterson, David Hundt, Stewart Higdon, Brian Fukuda, Steve O'Malley, and Teresa Schnitzler.

Minutes

It was noted one page of the February 19, 2008, regular Board meeting minutes was missing from the agenda packet. Motion by Trustee Engel, seconded by Trustee Wehrs to approve the minutes of the February 19, 2008, Regular Board meeting and the full minutes will be submitted at the next Board meeting. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

General Fund: \$21,209.70

<u>Water Utility:</u>	\$7,131.29
<u>Sewer Utility:</u>	\$6,652.61

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

#### Request for Economic Rehabilitation Grant

Stewart Higdon appeared before the Board to request the Board consider granting him an Economic Rehabilitation Grant amounting to the \$10,000 Reserve Class B Liquor License fee he paid to the Village last month. Other municipalities have given the \$10,000 reserve liquor license fee back to businesses that meet certain standards recommended by the municipality or the State tavern league. Mr. Higdon distributed before and after pictures of the exterior of his renovated building, and he stated he has renovated an old dilapidated building and turned it into an eye catching piece of property. Mr. Higdon stated the new business will add property to the tax rolls, employ West Salem residents, and encourage additional traffic to downtown West Salem. He stated Holmen gave the \$10,000 back to Features for its new establishment.

The Board noted the \$10,000 paid has been designated toward Downtown Revitalization.

Motion by Trustee Hoffman, seconded by Trustee Harold to deny the economic rehabilitation grant request. Roll call vote: Unanimous aye.

#### La Crosse County Master Plan Presentation

Brian Fukuda, Community Development Specialist for La Crosse County, presented three concept options for development of the La Crosse County farm property. Mr. Fukuda would like Village Board input on the three options. La Crosse County does not intend to compete with other development in the area, and the market will determine the timeline for development. The three options feature a denser development for more efficient delivery of services. Mr. Fukuda estimates the development could add \$200,000,000 of tax base to the Village and County. Steve O'Malley, La Crosse County Administrator, added the West Salem School District has been consulted on this plan as well, and any master plan adopted will enable the School District to plan for future enrollment and needs. Mr. O'Malley will provide the Board with cost of services comparisons.

#### La Crosse County Resolutions

Trustee Hanson referred the Board to two La Crosse County Resolutions recently passed by the County Board. One Resolution involved approval of a certified survey map and payment for acquisition of land near the fairgrounds for road access between the County Highway Shop and County Trunk Highway M. The other Resolution approved the sale of County land to the Village for construction of a water reservoir. Mr. Hanson inquired who had negotiated the sale and purchase of land on behalf of the Village. Mr. O'Malley distributed a map of the new road access and explained the road right-of-way has no other buyers or purpose, and the roadway is the highest and best

use for the property. The Village land purchase from the County for the water reservoir is different as there are other potential buyers and uses of the property, and the TIF creation facilitates new funding to compensate for the land purchase. The Board requested Teresa Schnitzler obtain clarification the Village Attorney on this matter.

#### Ordinance No. 424 – Adoption of Comprehensive Plan

Motion by Trustee Hoffman, seconded by Trustee Wehrs to approve adoption of Ordinance No. 424 Adopting the Village of West Salem Comprehensive Plan with all additions and corrections presented. Roll call vote: Unanimous aye.

#### Ordinance No. 425 – Flood Plain Zoning

Motion by Trustee Engel, seconded by Trustee Leicht to adopt Ordinance No. 425 re floodplain zoning. Roll call vote: Unanimous aye.

#### Ordinance No. 426 – Liquor License Quota

The Board reviewed Ordinance No. 426 and agreed more information should be obtained before scheduling a public hearing on the Ordinance.

#### Street Committee Meeting

Trustee Leicht reported on the February 28, 2008, Street Committee meeting. Wade Peterson presented a pavement-rating map of Village streets. The map indicates by color rating the condition of streets. The Committee reviewed street renovations plans for years 2008 through 2012. The 2008 projects are on schedule and include reconstruction of Linden Lane, resurfacing of Birchwood Lane, and realign and reconstruct West Franklin Street from North Harmony to North Oak Street. The West Franklin project does include new sanitary sewer. The downtown revitalization project will take place in 2010. The present five-year street plan proposed the Village portion of this project for 2009. Reconstruction of Youlon Street from Garland to Franklin is scheduled for 2010, and the costs are comparable to the downtown revitalization project costs. Therefore, the Committee agreed the downtown revitalization project should be moved to 2010, and the Youlon Street project should be slated for 2009. Resurfacing of West Garland Street from Leonard to West Avenue with some sanitary sewer work is scheduled for 2011. A substantial grant for this project was received, and all costs to the Village for this project will be reimbursed. Therefore, new street projects should be scheduled for 2011. The Committee reviewed the pavement-rating map and determined East Avenue from Mill to Mark and East Hamilton from Mill to Rose Street should be considered for 2011. Mr. Peterson will update the Five-Year Street Plan for review and approval by the Committee. Dean Olson distributed summary plans of the 2008 street projects. West Franklin Street from North Harmony to North Oak Street is presently 27 feet wide, back to back. The project will realign West Franklin Street to 32 feet back to back. Standard Village street specifications are 37 feet back to back. Presently, West Franklin Street has varying widths from 27 feet to 35 feet to 37 feet wide. The street reconstruction will add 2½ feet to the north side of West Franklin Street and 2 feet to the south side, resulting in one tree removal. Mr. Olson also suggested the Village consider adding a third road width standard to the street specifications. Letters will be sent to Wagon Drive residents, West Franklin Street residents, Birchwood Lane, and Linden Lane residents to inform all of the street projects and to offer a public information meeting to present the plans and answer questions.

Motion by Trustee Leicht, seconded by Trustee Harold to approve the Street Committee meeting minutes of February 28, 2008. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Engel to adjourn the meeting at 8:29 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator