

Regular Board Meeting

April 19, 2016

Meeting called to order at 7:00 p.m. by Village Administrator Teresa Schnitzler. Trustees present: Brown, Deal, Lautz, Leicht, and Schumacher. Excused: Hennessey and Manthei. Also present: Coulee News Special Correspondent Tobias Mann, Police Chief Charles Ashbeck, Recreation Director Michelle Czerwan, Public Works Director Scott Halbrucker, Village Attorney Bryant Klos, and Ron Rothering.

Due to Village President Dennis Manthei's excused absence, the Village Board took action to appoint a Village Board Trustee to preside over the regular meeting pursuant to Wis. Stat. Sec. 61.32.

Motion by Trustee Schumacher, seconded by Trustee Brown to appoint Trustee Leicht to preside over the meeting. Roll call vote: Unanimous aye.

Minutes

Motion by Trustee Lautz, seconded by Trustee Schumacher to approve the minutes of the April 5, 2016, Regular Board meeting with a name correction. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$52,282.64
<u>Water Utility:</u>	\$223,358.61
<u>Sewer Utility:</u>	\$344,989.67
<u>Storm Water Utility:</u>	\$1,535.52

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

Request for Use of Roll Down Doors

Ron Rothering, Golden Hills Auction Service, submitted a request for use of the roll down doors at the West Salem Community Shelter for set up and an auction on Monday, May 9 and Tuesday, May 10. The required security deposit and shelter rental has been paid.

Motion by Trustee Deal, seconded by Trustee Schumacher to approve the request for use of the roll down doors at the West Salem Community Shelter on May 9 and May 10. Roll call vote: Unanimous aye.

Resolution No. 1.16

Trustee Brown introduced Resolution 1.16 Library Appreciation. National Library Appreciation week was last week, and Trustee Brown requested the Village Board acknowledge and approve the proposed Resolution.

WHEREAS, literacy and access to information are of an utmost importance to the maintenance and advancement of a community; and

WHEREAS, libraries in all shapes and sizes help to better communities by providing a means of improving reading skills and access to a broad range of information; and

WHEREAS, a library continuously grows and evolves in how it provides for the needs of every member of its community; and

WHEREAS, little free libraries promote literacy and the love of reading by building free book exchanges worldwide and to build a sense of community as skills, creativity, and wisdom are shared across generations; and

WHEREAS, there are over 36,000 little free library book exchanges around the world, four of which are in the Village of West Salem, bringing curbside literacy home and sharing millions of books annually; and

WHEREAS, libraries, little free libraries, and librarians bring together community members to enrich and shape the community; and

WHEREAS, librarians are trained professionals who work to meet the changing needs of their communities, including providing resources for everyone; and

WHEREAS, the week that began April 10th and ended April 16th was National Library Week; and

WHEREAS, recognition and appreciation of the important role played by libraries, little free libraries, librarians, and other library workers should not be confined to only one week out of the year;

NOW, THEREFORE, BE IT RESOLVED that the Village Board of Trustees of the Village of West Salem does hereby proclaim its ongoing appreciation and gratitude for the efforts of all librarians, library workers, and other stewards or curators of public book collections. The Village Board encourages everyone to visit a curbside little free library and their local library and make use of the various resources offered.

DATED this 19th day of April, 2016.

/s/ _____
Dennis Manthei, Village President

(SEAL)

/s/ _____
Teresa L. Schnitzler, Village Administrator

Motion by Trustee Brown, seconded by Trustee Deal to approve Resolution 1.16 amended to include little free library recognition. Roll call vote: Unanimous aye.

Alcohol Beverage License

Motion by Trustee Schumacher, seconded by Trustee Deal to approve the issuance of an alcohol beverage license to Morgan A. Wengrzynowicz. Roll call vote: Unanimous aye.

Planning Commission

Attorney Klos reported on the April 7, 2016, Planning Commission meeting. The purpose of the meeting was to review for recommendation for public hearing a Conditional Use Permit Application submitted by William F. Heider and Gerke Construction, Inc. for 2601 West City Highway 16 and to review for recommendation to

the Village Board a Certified Survey Map submitted by Hamilton Gray LLC. Gerke Construction, Inc. and land owner William F. Heider appeared before the Commission to request a Conditional Use Permit pertaining to a temporary construction staging and material handling site for recycling of asphalt and concrete in conjunction with the State Highway 16 reconstruction and road widening project. The proposed staging and crushing site is located at 2601 West City Highway 16. The location was selected for logistical and historical reasons as in the past, this site was used as a borrow site for road construction projects. Current land use is agricultural and storage for farm equipment. The proposal is to utilize the old pit floor for milling and stockpiling operations. The crushing operation is responsible for milling and recycling of asphalt and concrete materials excavated from the existing road and its sequential reuse as road base in the State highway reconstruction. Gerke Construction plans to install dust abatement equipment at the site as well. Walter Baltz arrived at 5:04 p.m. Attorney Klos presented proposed Conditional Use Permit No. 23 which incorporates fourteen short-term conditions for approval of the Permit. The Commission discussed the proposed hours of operation. Gerke Construction is striving to have the highway reconstruction project completed by November 24, and in order to achieve this, work will continue twenty-four hours per day for six days each week. Gerke proposes crushing be conducted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. The Planning Commission scheduled a public hearing on the Conditional Use Permit Application for Tuesday, April 19, 2016, beginning at 5:00 p.m. with a Planning Commission meeting immediately following. The Commission reviewed Certified Survey Map submitted by Hamilton Gray LLC. for three lots on Lincoln Avenue. The present home located on the corner of Hamilton and Lincoln Street was purchased in the 1930's, and the next two homes were built over the next year. The homes were constructed prior to the Village of West Salem having a zoning and building code. There are presently eight, 23-foot lots. The proposed Certified Survey Map creates three legal-sized residential lots resulting in the present homes meeting current Village setback requirements. The Planning Commission recommended approval of the Certified Survey Map as presented.

Motion by Trustee Schumacher, seconded by Trustee Deal to approve the Planning Commission meeting minutes April 7, 2016, as presented. Roll call vote: Unanimous aye.

Motion by Trustee Schumacher, seconded by Trustee Brown to approve the Certified Survey Map submitted by Hamilton Gray LLC. Roll call vote: Unanimous aye.

Planning Commission

Attorney Klos reported on the April 19, 2016, Planning Commission meeting. A Conditional Use Permit Application was submitted by William F. Heider and Gerke Construction, Inc. for 2601 West City Highway 16. Petitioners have requested a Conditional Use Permit for a temporary staging/crushing site on the Heider farm in conjunction with the State Highway 16 road widening project. There were no citizens present to speak for or against the Conditional Use Permit Application public hearing. The Commission then reviewed the Conditional Use Permit Application submitted by William F. Heider and Gerke Construction, Inc. Attorney Klos drafted the proposed conditional use permit incorporating Planning Commission recommendations. The proposed, short-term conditions include:

1. The use shall be limited to that requested in the Gerke Excavating, Inc. conditional Use permit application, pages 1 through 5, Items 1 through 4.12 as described therein as found on Exhibit "B" hereto, except as limited below with the additional following conditions.
2. The conditional use permit shall expire by the passage of time on June 30, 2017.
3. Crushing activities may only be conducted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
4. The specific site location for the usage is as depicted drawing C2.2 and C2.2A as attached.
5. The erosion control details are as found on Gerke drawing C2.2 and C3.0.
6. Topsoil and salvage topsoil shall be handled in Section 625.2 as attached as Exhibit "C".
7. No burning is allowed on site in the commercial dumpsters required for refuse generated through the usage.

RESTATED LONG-TERM CONDITIONS

1. Permit is granted to allow for the operation of an excavation business on lands as described on Heider's site plan attached as "Exhibit D".
2. Permit also allows the storage and maintenance of the following list of equipment only, with up to 20 pieces of similar equipment allowed: End loader, tractor backhoe, tracked excavators, dump trucks, one ton truck, trailers, grader, misc. attachment for the above equipment and supplies.
3. All equipment listed can be stored outside or in the four existing agricultural buildings designated for storage use.
4. Only one entrance is approved for this business, that being the existing residential driveway which will need an approved DOT permit to change the use to a combination residential and commercial driveway access.
5. Two employees are permitted with this business.
6. Hours of operation: Sunrise to sunset
7. The existing unlighted dairy farm sign may be used to advertise the business.
8. A stockpile of not more than 1,000 cubic yards may be maintained in the flat area west of the shed marked "vehicle maintenance" designated on Heider's site plan. No deleterious or contaminated soil is allowed to be stored on site.
9. Washing of equipment is allowed inside only with a system approved by state and county authorities.
10. No burning is allowed on site and a commercial dumpster is required for refuse generated from the business.
11. A state tax identification number is required, along with all equipment being reported to the local assessor each year right after January 1st.
12. The site shall be maintained to look residential and agricultural at all times and give no impression of being commercial. The Heiders must preserve the rural look of the farm. This farm business is still the primary use.
13. A hedgerow of trees is required along the top of the bank whenever commercial equipment is stored.
14. This permit is non-transferrable except to direct descendants of William F. Heider.

The Planning Commission recommended to the Village Board approval of Conditional Use Permit No. 23 as presented.

Motion by Trustee Schumacher, seconded by Trustee Deal to approve the minutes of the Planning Commission meeting held on April 19, 2016. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Lautz to approve Conditional Use Permit No. 23 as presented. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Deal to adjourn the meeting at 7:37 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator