

Regular Board Meeting

June 2, 2015

Meeting called to order at 7:00 p.m. by Village President Dennis Manthei. Trustees present: Brown, Deal, Hennessey, Lautz, Leicht, and Schumacher. Also present: Coulee News Special Correspondent Emily Staed, Police Chief Charles Ashbeck, Public Works Director Scott Halbrucker, Stewart Higden, Brent Harrie, Village Attorney Bryant Klos, and Village Administrator Teresa Schnitzler.

Minutes

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the May 19, 2015, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$19,853.85
<u>Water Utility:</u>	\$100,209.14
<u>Sewer Utility:</u>	\$17,147.14
<u>Storm Water Utility:</u>	\$1,011.32

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 Application

The Board reviewed an original alcohol beverage retail license application submitted by Harrie's on Leonard LLC. for property located at 153 South Leonard Street. A legal opinion regarding Brent Harrie's background information submitted by Attorney Klos, documents submitted by Brent Harrie, owner and agent of Harrie's on Leonard LLC, and documents still outstanding were all discussed by the Village Board with Mr. Harrie. Mr. Harrie is purchasing the business and real estate from Stewart Higden, and their financial institution will not extend funding unless Mr. Harrie is able to obtain an alcohol beverage retail license from the Village of West Salem. Harrie's on Leonard became a filed limited liability corporation on June 1, 2015. Mr. Harrie informed the Board he is in the process of obtaining a Wisconsin seller's permit and a federal identification number, and he states he will complete the Wisconsin Responsible Beverage Server Training course. Mr. Harrie would like to open the business in time for the June Dairy Days event beginning on June 5 or at some time during the celebration weekend. Mr. Harrie has not applied for alcohol beverage licenses for persons employed by the business.

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the issuance of an alcohol beverage retail license to Harrie's on Leonard LLC. contingent upon written proof of receiving a Wisconsin Seller's Permit Certificate, proof of the issuance of a federal identification number for Harrie's on Leonard LLC., proof of Brent Harrie's successful completion of the Wisconsin Responsible Beverage Server Training course,

payment of all amounts due to the Village of West Salem for 153 South Leonard Street, and payment of the Class B Reserve License fee of \$10,000. Roll call vote: Brown – abstain; Lutz – nay; and remainder of Board – aye. Motion approved.

Applications for Licenses and Permits

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the issuance of a Dance Permit License, Cigarette License, Non-Intoxicating Beverage License, and eight Coin Machine Permits to Harrie's on Leonard LLC., 153 South Leonard Street. Roll call vote: Brown – abstain; remainder of Board – aye. Motion approved.

Temporary "Class B" Retailer's License

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve the issuance of a Temporary "Class B" Retailer's License to sell wine at the June Dairy Days event scheduled for June 5 through June 7, 2015. Roll call vote: Brown – abstain; remainder of Board – aye. Motion approved.

Planning Commission

President Manthei reported on the May 26, 2015, Planning Commission public hearing and meeting. The purpose of the Planning Commission public hearing was to receive citizen comments regarding a Conditional Use Permit Application submitted by Brenengen KIA for a variance to replace an existing pylon sign at a different location and closer to the property line at 1440 Heritage Boulevard. There were no citizens present to speak for or against the Conditional Use Permit Application. The Commission then considered the Application filed by Brenengen KIA on behalf of Time Enterprises, Inc. to allow for a replacement two-face directly illuminated KIA dealer sign on a freestanding pole for on-premise advertising on land zoned Business. The following conditions are incorporated into the Real Estate Declaration of Covenants, Conditions and Deed Restrictions:

1. The exact location of the sign within the legal description is shown on an attached exhibit.
2. The east and west side of the signage would allow for a directly illuminated sign as depicted on Exhibit D. The permit is not an approval for an indirectly illuminated billboard, an electronic digital billboard, or animated sign.
3. The size of the sign would be no greater than 200 square feet on each side and would be identical to the KIA dealer sign shown on Exhibit D. The existing mounted KIA dealer sign must be removed from the premises within 30 days of the installation of the new sign.
4. Because there already is a freestanding digital sign on the property exceeding ten feet in height, West Salem Ordinance 3.07(G)(3) requires the top of the second sign to be less than 10 feet or less in height from Highway 16 street grade.
5. West Salem Ordinance 3.07(E)(1)(d) normally requires the sign to be set back ten feet from all property lines, but a variance is hereby granted such that the sign may be closer to State Road 16 right-of-way than ten feet but may not overhang the right-of-way.

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

Motion by President Manthei, seconded by Trustee Leicht to approve the minutes of the May 26, 2015, Planning Commission public hearing and meeting as presented. Roll call vote: Unanimous aye.

Conditional Use Permit

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

Motion by Trustee Leicht, seconded by Trustee Schumacher to adjourn the meeting at 7:41 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator