

## Regular Board Meeting

July 18, 2017

Meeting called to order at 7:00 p.m. by Village President Dennis Manthei. Trustees present: Brown, Hennessey, Lautz, Leicht, and Schumacher. Excused: Wee. Also present: Police Chief Charles Ashbeck, Recreation Director Tony DeGaetano, Village Attorney Bryant Klos, Stephanie and Dave Bentzen, Coulee News Special Correspondent Tobias Mann, and Village Administrator Teresa Schnitzler.

### Minutes

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve the minutes of the July 6, 2017, Regular Board meeting as written. Roll call vote: Lautz – abstain; remainder of Board - aye. Motion approved.

### Claims

Claims from the following funds were presented for payment:

|                             |             |
|-----------------------------|-------------|
| <u>General Fund:</u>        | \$58,585.69 |
| <u>Water Utility:</u>       | \$62,731.24 |
| <u>Sewer Utility:</u>       | \$48,864.08 |
| <u>Storm Water Utility:</u> | \$17,975.03 |

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

### B's Place

Stephanie and Dave Bentzen introduced themselves to the Village Board. The Bentzens recently purchased 102 North Leonard Street, and they shared their building improvement and business plans with the Board. B's Place will serve as an event venue for weddings, reunions, parties, meetings, and celebrations of life.

### Resolution 5.17

Motion by Trustee Lautz, seconded by Trustee Leicht to approve Resolution 5.17 Authorization to Finance Public Works Capital Street Reconstructions:

**WHEREAS**, Villages are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes, as supplemented and amended, to borrow money to finance any project undertaken for a public purpose and to refund municipal obligations, including interest thereon; and

**WHEREAS**, it is necessary that funds be raised by the Village in an aggregate principal amount not to exceed \$185,000 for the purpose of

reconstructing one block of South Youlon Street from West Hamilton to Elm Street and one block of North Mark Street from West Hamlin to East Avenue.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Village of West Salem, La Crosse County, Wisconsin, to authorize borrowing money to finance the street reconstructions of South Youlon Street and North Mark Street in an amount to not exceed \$185,000 for a term of thirty-six months at an interest rate of 3.00 percent; and

**BE IT FURTHER RESOLVED** that the Village Board of Trustees does hereby approve and authorize the preparation and filing of an application for the above-named financing and that the Village President and Village Administrator are hereby authorized to execute all necessary documents, including, but not limited to, a note on behalf of the Village of West Salem in accordance with this Resolution.

**PASSED AND APPROVED** by unanimous vote of the Village of West Salem Board of Trustees this 18<sup>th</sup> day of July, 2017.

/s/

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Dennis Manthei, Village President

(SEAL)

/s/

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Teresa L. Schnitzler, Village Administrator

Roll call vote: Unanimous aye.

Alcohol Beverage License Applications

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve the issuance of alcohol beverage licenses to Cody R. Darrow, Tiffany Gilmer, and Casie K. Renning. Roll call vote: Unanimous aye.

Planning Commission

President Manthei reported on the July 11, 2017, Planning Commission meeting. The purpose of the Planning Commission meeting was review for recommendation to the Village Board a Conditional Use Permit Application submitted by Terry and William Wagner and Susan and Donovan Carlson to construct a two-family duplex or twinhome on the vacant lot on the corner of West Garland and North Youlon Street. This parcel is located in an R-1 Residential District Zone. Terry Wagner addressed the Commission stating the residence that used to be located on that parcel was an eyesore. The Wagners razed the building, and their plan was to rebuild a duplex on the lot. The lot is long and large enough to construct two homes. Donovan Carlson informed the Commission he would like to purchase the lot and construct a duplex as an investment property. He has several rental units he manages and provides all maintenance for. This duplex would not be owner occupied. Mr. Carlson stated it will be a requirement of the lease that tenants must park vehicles in the garage. His new plan provides for more driveway parking. Mr. Carlson stated it was a two-family unit before, and he feels this will be a benefit to the Village

assessment rolls. Christopher Richgels noted all of the property owners who spoke at the public hearing against the conditional use permit all purchased their properties while this parcel was still a duplex residence. Attorney Klos presented the Commission with a proposed Conditional Use Permit containing five draft conditions. Pursuant to Village Code Section 3.04(B), the Planning Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation. The Commission has discretionary power to grant or deny conditional use permits. The Commission noted several citizens were present at the March 2017 public hearing to speak against the Conditional Use Permit Application citing lot size, non-owner occupied rental in a single-family residence neighborhood, off-street parking concerns, significant amounts of traffic on Youlon Street already due to the Coulee Christian School and school-related events, and loss of market values for the neighboring properties. There were no neighboring property owners in favor of the conditional use permit. The Commission stated that due to the majority of this neighborhood being single-family residential, due to traffic generation and circulation concerns, parking concerns, and in light of the opposition heard by the Commission at the public hearing, that the Planning Commission recommend to the Village Board denial of the Conditional Use Permit Application.

Motion by President Manthei, seconded by Trustee Schumacher to approve the minutes of the July 11, 2017, Planning Commission meeting as presented. Roll call vote: Unanimous aye.

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve the Planning Commission's recommendation to deny the Conditional Use Permit Application submitted by Terry and William Wagner and Susan and Donovan Carlson. Roll call vote: Unanimous aye.

#### 2017 Village Reassessment

Attorney Bryant Klos updated the Village Board on the 2017 Village reassessment progress and results. Attorney Klos explained that after the long-time assessor's sudden retirement in June of 2016, Interim Assessor James Toth completed and submitted the 2016 assessment on behalf of the Village. Mr. Toth submitted figures and assessment data showing the Village was assessed approximately twelve to eighteen percent lower than it should be. Homefield Assessing as completed the 2017 revaluation, and assessed values have increased an average of twelve percent. Attorney Klos and Administrator Schnitzler have examined the 2017 assessment roll and have determined Homefield Assessing has done a great job with the reassessment. The new assessment numbers are consistent and appear accurate. Attorney Klos stated the Village's decision to perform the revaluation in one year instead of splitting it into two years was sound. The sales data from last year is lower than the sales numbers for this year. He also noted that an assessment increase has no

relationship to the tax bill to be received in December. The Village is not receiving more money; the levy is just being spread out differently. There are other variables contributing to a tax bill, such as school district levies, county and levies, and the technical college levy. Open book dates are set for Tuesday, August 1 from 9:00 a.m. to 3:00 p.m., Thursday, August 3 from 1:00 p.m. until 6:00 p.m., and Saturday, August 5 from 9:00 a.m. to 1:00 p.m. Homefield Assessing has been receiving requests for information, revisits, and appointments for open book. All assessment data should be up on the Village of West Salem website via a link by the end of the week.

Motion by Trustee Leicht, seconded by Trustee Schumacher to adjourn the meeting at 7:35 p.m. Approved by voice vote.

Administrator

Teresa L. Schnitzler, Village