

Public Hearing
Ordinance No. 456
Amendment to Boulevard Condition Ordinance

September 3, 2013

Public hearing called to order at 6:45 p.m. by Village President Dennis Manthei. Trustees present: Baltz, Koelbl, Lautz, Leicht, Schumacher, and Wehrs. Also present: Police Chief Charles Ashbeck, Public Works Director Scott Halbrucker, Village Attorney Bryant Klos, Coulee News Special Correspondent Emily Staed, Bernice DeLong, Robert DeLong, Dave Geske, Brian Fukuda, Recreation Director Michelle Czerwan, and Village Administrator Teresa Schnitzler.

Ordinance No. 456, if adopted, will amend boulevard changes and create additional exceptions to boulevard changes. The Ordinance also proposes a variance application process and fee to the proposed boulevard exceptions.

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

Motion by Trustee Leicht, seconded by Trustee Schumacher to adjourn the public hearing at 6:48 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator

Public Hearing
Ordinance No. 455
Ordinance to Prohibit Outdoor Furnaces

September 3, 2013

Public hearing called to order at 6:50 p.m. by Village President Dennis Manthei. Trustees present: Baltz, Koelbl, Lautz, Leicht, Schumacher, and Wehrs. Also present: Police Chief Charles Ashbeck, Public Works Director Scott Halbrucker, Village Attorney Bryant Klos, Coulee News Special Correspondent Emily Staed, Bernice DeLong, Robert DeLong, Dave Geske, Brian Fukuda, Recreation Director Michelle Czerwan, and Village Administrator Teresa Schnitzler.

Ordinance No. 455, if adopted, will prohibit outdoor solid fuel heating devices (furnaces) in the Village of West Salem. The Ordinance proposes to allow outdoor solid fuel heating devices predating the effective date of this Ordinance and whose owners register with the Village no later than May 1, 2014.

Dave Geske, 341 West Garland Street, spoke in favor of the Ordinance, but requested the Village Board consider adding provisions to the Ordinance to at least increase the height of the exhaust pipes on the existing wood boilers in the Village. Mr. Geske has concerns regarding the existing boilers. Many studies have shown the particulates produced by wood boilers create life time long injuries to people who have contact with

them. Requiring the existing wood boiler owners to increase the height of the exhaust pipe higher than the surrounding buildings would spread the particulates over a broader area. Mr. Geske felt if more people knew the risks of the particulates, they would not be agreeable to having wood boilers near them. Mr. Geske also stated a wood boiler utilizes a low-burning fire.

Robert DeLong, 305 West Garland Street, addressed the Board regarding his wood boiler furnace. Mr. DeLong stated there is an old barn adjacent to his property. If he is required to increase the height of his wood boiler exhaust pipe higher than this barn, he will need to also install guy wires so the wind does not blow the chimney over. The chimney on his wood boiler is 13'4". Mr. DeLong stated he installed his wood boiler in 2001, and he burns good clean wood in his boiler. The fire needs to burn hot in order to maintain the water temperature in the house. Mr. DeLong informed the Board he talked with all of his neighbors and none of them had a problem with his wood boiler. His neighbor to the west stated they can smell the smoke on occasion.

Bernice DeLong, 305 West Garland Street, asked the Board what the difference is between a wood boiler and wood stoves inside homes. The same smoke is produced from a wood stove as is produced from a wood boiler.

Motion by Trustee Leicht, seconded by Trustee Schumacher to adjourn the public hearing at 7:11 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator

Regular Board Meeting

September 3, 2013

Meeting called to order at 7:12 p.m. by Village President Dennis Manthei. Trustees present: Baltz, Koelbl, Lautz, Leicht, Schumacher, and Wehrs. Also present: Police Chief Charles Ashbeck, Public Works Director Scott Halbrucker, Village Attorney Bryant Klos, Coulee News Special Correspondent Emily Staed, Bernice DeLong, Robert DeLong, Dave Geske, Brian Fukuda, Recreation Director Michelle Czerwan, and Village Administrator Teresa Schnitzler.

Minutes

Motion by Trustee Lautz, seconded by Trustee Leicht to approve the minutes of the August 20, 2013, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$72,627.98
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<u>Water Utility:</u>	\$35,023.62
<u>Sewer Utility:</u>	\$45,550.02
<u>Storm Water Utility:</u>	\$18,840.28

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the payment of all claims as listed. Roll call vote: Baltz – present; remainder of Board - aye. Motion approved.

Ordinance No. 447

Motion by Trustee Leicht, seconded by Trustee Wehrs to approve Ordinance No. 456 Amendment to Boulevard Ordinance with a revision to the last sentence of 5.09(I) to read ““These are the only substitutes allowed besides grass.” Roll call vote: Unanimous aye.

Ordinance No. 455

Motion by Trustee Koelbl, seconded by Trustee Leicht to amend Ordinance No. 455 to revise 2.01(C) as follows:

- 1) Amend 2.01(C)(2)(a) to read: “For purposes of this Ordinance, an outdoor solid fuel heating device (furnace) is any device designed to generate heat, hot water, or both, for the interior of a building by solid fuel combustion wherein the enclosure in which the combustion takes place is located outside the building for which heat, hot water, or both is to be generated. This definition includes, but is not limited to, outdoor wood burning heating units, stoves, or boilers.”
- 2) Amend 2.01(C)(2)(c) in part to read: “The notice shall notify all property owners of the existence of this Ordinance and the need to register existing outdoor solid fuel heating devices no later than May 1, 2014.”

Roll call vote: Unanimous aye.

Motion by Trustee Lautz, seconded by Trustee Leicht to approve Ordinance No. 455 as amended. Roll call vote: Unanimous aye.

Trustee Leicht left the meeting at 7:26 p.m.

Capital Improvement Planning Committee

Trustee Lautz reported on the August 26, 2013, Capital Improvement Planning Committee meeting. The purpose of the meeting was to review a final draft questionnaire to be completed by each Village department head regarding expansion and service information, to review funding sources and options for capital improvement financing, and to continue review and planning. The Committee reviewed a questionnaire created by Karl Green. The survey will be used to gauge importance of needed upgrades, space requirements, and technology requirements. The Committee approved the questionnaire and to have it forwarded to the Village department heads. The Committee then reviewed assessed values of all property in the Village over the last sixteen years, levy amounts over the last fourteen years, and funding sources and amounts from the 2013 operating plan. The Village has a five-year street plan but has had to deviate from the approved plan due to the Pathways project and overall street deterioration necessitating reprioritizing street reconstructions and repairs. Jim Quinn

reported to the Committee discussions had with the West Salem School District Long-Range Planning Committee. The School District is planning to construct a new middle school for fourth through eighth grades, and discussions are in progress on what to do with the present middle school building. Upgrades and maintenance of the present building are cost prohibitive for the School District. Other organizations with the Village could consider taking over that building. The Committee discussed future expansion and separation of the Village departments. The Committee will meet with each department head to discuss each department's needs and requirements. Karl Green distributed a breakdown detailing 2013 revenue sources, noting 54 percent of Village revenues are from property taxes, and 32 percent are derived from intergovernmental revenues. Mr. Green explained how assessed values affect the Village mill rates, presented net new construction figures for West Salem for the last fourteen years, and set forth a capital borrowing scenario explaining debt limits, allowed borrowing amounts, and estimated costs of borrowing. The Committee needs to determine what the Village needs and how it is going to pay for it. Financing options include raising the levy through a successful referendum or borrowing for capital needs. The next Committee meeting has been scheduled for Wednesday, September 11, 2013, at 4:30 p.m.

Motion by Trustee Lautz, seconded by Trustee Schumacher to approve the minutes of the Capital Improvement Planning Committee meeting of August 26, 2013, as presented. Roll call vote: Unanimous aye.

Planning Commission

The purpose of the Planning Commission meeting was to review a Petition for Change of Zone filed by La Crosse County and to review a Certified Survey Map also submitted by La Crosse County. The Commission appointed Member Diana Engel to preside over the meeting due to Chair Dennis Manthei's excused absence. The Commission reviewed a Petition for Change of Zone filed by La Crosse County for approximately .56± acres of area located at the present driveway entrance to Lakeview Health Care. The parcel is presently subject to La Crosse County Zoning in effect as of June 7, 1974, and La Crosse County is requesting the parcel be re-zoned to "R-2 Residential District". Brian Fukuda explained the Petition for Change of Zone is the first step in La Crosse County's plans to construct new nursing home facilities east of the existing facility. La Crosse County plans to construct an eight-bed community based residential facility on the present entrance to the Lakeview Health Care facility. The present driveway entrance to the facility will be relocated to the east closer to the Neshonoc Center building. The new eight-bed facility will be designed and constructed as a duplex with two, 4-bedroom units on each side. If La Crosse County no longer wished to operate the complex, it could be sold on the private market as a duplex or a condominium unit. La Crosse County believes this property would be best developed as a minor buffer between the residential character of the properties to the south and west along East Garland Street and the institutional uses to the east. The parcel requested for rezoning is a gap in development, and development as a higher density residential is an appropriate land use. It is the County's intent to fit into the present residential character of the surrounding area and add to the quality of life for West Salem. Future plans are to construct smaller, 50-bed facilities east of the present facility. The West Salem School District is interested in purchasing 20 acres of the present Lakeview Health Care property for its future expansion needs. If the School District does not purchase this land, the County will likely clear the site and open the area up for other development.

The Commission recommended scheduling a hearing on the Petition for Change of Zone for Tuesday, September 17, 2013, at 6:00 p.m. with a Planning Commission meeting immediately following. On behalf of La Crosse County, Brian Fukuda presented a proposed Certified Survey Map to the Commission for approval. The Certified Survey Map creates a .56±-acre parcel upon which the County plans to construct an eight-bed community based residential facility. An easement for a sanitary sewer force main has been located on the parcel, and the proposed building maintains the easement area. The Commission recommended approval of the Certified Survey Map as presented by La Crosse County.

Motion by President Manthei, seconded by Trustee Schumacher to approve the minutes of the Planning Commission meeting of August 27, 2013. Roll call vote: Unanimous aye.

Motion by President Manthei, seconded by Trustee Schumacher to approve scheduling a public hearing on the Petition for Change of Zone for Tuesday, September 17, 2013, at 6:00 p.m. with a Planning Commission meeting immediately following. Roll call vote: Unanimous aye.

Motion by Trustee Wehrs, seconded by Trustee Koelbl to approve the Certified Survey Map submitted by La Crosse County as recommended by the Planning Commission. Roll call vote: Unanimous aye.

Motion by Trustee Wehrs, seconded by Trustee Koelbl to adjourn the meeting at 7:56 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator