

Public Hearing  
2020 Operating Plan  
December 3, 2019

Public hearing called to order at 6:50 p.m. by Village President Manthei. Trustees present: Brown, Hennessey, Lautz, Leicht, and Wee. Absent: Schumacher. Also present: Public Works Director Loren Schwier, Police Chief Jeremy Randall, Recreation Director Tony DeGaetano, Village Attorney Bryant Klos, and Village Administrator Teresa DeLong.

The public hearing was scheduled to hear public comment regarding the proposed 2020 Operating Plan. There were no citizens present to speak for or against the proposed 2020 Operating Plan.

Motion by Trustee Leicht, seconded by Trustee Brown to adjourn the public hearing at 6:54 p.m. Roll call vote: Unanimous aye. Motion approved.

Teresa L. DeLong, Village Administrator

Regular Meeting  
December 3, 2019

Regular meeting was called to order at 7:00 p.m. by Village President Manthei. Trustees present: Brown, Hennessey, Lautz, Leicht, Schumacher, and Wee. Also present: Public Works Director Loren Schwier, Police Chief Jeremy Randall, Recreation Director Tony DeGaetano, Village Attorney Bryant Klos, and Village Administrator Teresa DeLong.

Minutes

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the November 19, 2019, Regular Board meeting as written. Roll call vote: Unanimous aye. Motion approved.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$39,619.06
<u>Water Utility:</u>	\$84,660.41
<u>Sewer Utility:</u>	\$11,230.36
<u>Storm Water Utility:</u>	\$1,940.81

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

#### 2020 Operating Plan

Motion by Trustee Schumacher, seconded by Trustee Lautz to approve the 2020 Operating Plan, which calls for total expenditures of \$3,038,024 and a levy of \$1,578,402. Roll call vote: Unanimous aye. Motion approved.

#### Resolution No. 17.19

Motion by Trustee Leicht, seconded by Trustee Hennessey to approve Resolution 17.19 Support for Highway 16 Multi-Use Bicycle/Pedestrian Bridge Project Grant. Roll call vote: Unanimous aye. Motion approved.

#### Alcohol Beverage License Application

Motion by Trustee Schumacher, seconded by Trustee Wee to approve the issuance of an Alcohol Beverage License to Timothy P. Degenhardt. Roll call vote: Unanimous aye. Motion approved.

#### Planning Commission

President Manthei reported on the December 2, 2019, Planning Commission Public Hearings and Meeting. The first public hearing concerned an Application for a Conditional Use Permit submitted by Robert and Timothy Schneider to create three residential apartment units at 136 East Elm Street. The property is located in a Business Zone. There were no citizens present to speak for or against the proposed Conditional Use Permit. The second public hearing was then called to order. This public hearing concerned a Conditional Use Permit Application submitted by Ryan Wessel to construct mini-storage units on a Business Zoned parcel located at 405 East Jefferson Street. There were no citizens present to speak for or against the proposed Conditional Use Permit. The Planning Commission meeting was then called to order. The Commission reviewed for recommendation to the Village Board the Application for Conditional Use Permit submitted by Robert and Timothy Schneider and proposed Conditional Use Permit No. 44. Conditions included in the permit are:

1. The three second floor apartments must be constructed per the plans as drawn by an architect licensed in the State of Wisconsin and pursuant to the terms of the State Building Codes and Statutes and Administrative Code and West Salem Ordinances, with approvals from the State of Wisconsin and the Village of West Salem Building Inspector, as applicable;
2. State Building Code required fire separation must be maintained between each of the three second floor apartments and downstairs commercial space as part of the final construction; and
3. If a building permit is not applied for on the three apartments on plans approved by the State of Wisconsin within 24 months of the recording of the restrictive covenants or the construction of the apartments is not completed and an occupancy certificate granted within 18 months of the granting of the building permit, the Village has the right to rescind the conditional use privilege unless good cause is shown to extend the building permit application or the completion deadline.

The Planning Commission recommended to the Village Board approval of Conditional Use Permit No. 44 as presented. The Planning Commission then discussed proposed

Conditional Use Permit No. 43, which would allow the construction of personal storage buildings on a Business-zoned parcel. Conditions included in the proposed Permit include:

1. The exact location, number, and sizes of the buildings and units within the legal found as Exhibit B would be as depicted on Exhibit C;
2. The proposed building plans do not contain provisions for kitchen or bathroom facilities which would require sewer services and water service, and none is allowed in the buildings as proposed. Nothing in the granting of this conditional use permit shall serve as a waiver or estoppel of the Village's right to assess any of the lands described herein with its share of costs related to any sewer or water main extensions into this area and beyond, whether this property needs or installs laterals;
3. The land is zoned Business.
4. All buildings depicted on Exhibit C must be completely constructed within 24 months of the recording of the restrictive covenants. If they are not, the Village has the right to rescind the conditional use privilege unless good cause is shown to extend the completion deadline;
5. All graveled areas must be paved with asphalt or concrete within 24 months of the recording of the restrictive covenants. If they are not, the Village has the right to rescind the conditional use privilege unless good cause is shown to extend the completion deadline;
6. No outside storage of anything with wheels or any other personal property is allowed;
7. The erosion control and storm water grading and retention plan shall be subject to approval of the West Salem Village Engineer Cedar Corporation before a building permit is issued;
8. The buildings shall not be used for residential use or overnight stays; and
9. Any additional improvements built on the real estate must obtain an amendment to this conditional use permit.

The Planning Commission recommended to the Village Board approval of Conditional Use Permit No. 43, as presented. The Planning Commission then reviewed a request to extend the time for approval with conditions or rejection of an undated Preliminary Plat of Greenfield Addition on the former Lakeview Healthcare Center Facility at 902 East Garland Street. The Commission approved the request for extension until February 28, 2020.

Motion by President Manthei, seconded by Trustee Schumacher to approve the minutes of the December 2, 2019, Planning Commission Public Hearings and Meeting as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by President Manthei, seconded by Trustee Schumacher to approve Conditional Use Permit No. 44 as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by President Manthei, seconded by Trustee Schumacher to approve Conditional Use Permit No. 43 as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Leicht, seconded by Trustee Hennessey to adjourn the meeting at 7:29 p.m. Approved by voice vote.

Teresa L. DeLong, Village Administrator