

SPECIAL MEETING - APRIL 7, 2004

On Wednesday, April 7, 2004, the Town Board of the Town of Salem held a Special Joint Meeting with the Plan Commission and Park Commission. Chairman Tom Walsh called the meeting to order at 5:00 PM. Roll call was taken as follows: Town Board Members present - Chairman Tom Walsh; Supervisors, Dennis Faber and Patrick O'Connell; Absent- Supervisors Joe Meier and Diann Tesar. Plan Commission Members present - Roger Phillips; Doug Hughes and Steve Arnold. Park Commission Members present - Josephine Weidman; Larry Kamin; Stan Luta and Billy Barhyte. Also present were: Town Clerk, Antonette Seitz; Deputy Clerk, Linda Terry; Land Development Coordinator, Brad Zautcke; Director of Public Works, George Vujovic; Town Attorney, Richard Scholze; Town Engineer, Len Roecker; Utility District Engineer, Chris Kaempfer; Utility District Attorney, John Bjelejac; and Town Planner, Patrick Meehan.

The purpose of this meeting was for:

GENERAL WORK SESSION REGARDING TOWN PLANNING ISSUES.

Mr. Chris Kaempfer gave a brief presentation of the Neighborhood Planning. He stated that SEWRPC feels that Salem is urbanizing and they feel the Town should look at the Town as a whole. Kenosha County Zoning is in agreement with SEWRPC. Developing a Neighborhood Plan will help the Town meet the Smart Growth requirements.

There are five elements to this project:

	Neighborhood Plan - Meehan & Company
	Storm Water Management Plan - R.A. Smith &
Associates	
	Transportation Plan - R.A. Smith & Associates
	Wasterwater Management System Plan - Kaempfer &
Assoc.	
	Water Supply System Plan - Kaempfer & Associates

There is a need for a neighborhood plan. It will address sewer service area planning concerns. This will serve as the basis for "official map" of the Town of Salem.

The Neighborhood Plan will be completed in approximately two years. Individual neighborhood plans will be completed approximately every two months after an initial start-up period.

The estimated cost would be approximately \$157,100.00. The cost of the neighborhood plan work will be paid by a combination of fees and property taxes.

The Storm Water Management Plan is needed to meet WDNR NR216 permit requirements. Input on storm water management is needed for preparation of the neighborhood plans. This plan will be completed in approximately two years.

The estimated cost would be approximately \$85,500.00. The cost of the storm water management plan will be paid by a combination of fees and property taxes.

The Transportation Plan is needed to establish an official street and highway map for the Town. It will be used as the basis for applying for State and Federal grants and as a guide for the development of the ultimate Town roadway network. This plan will be completed in approximately two years.

The estimated cost would be approximately \$33,900.00. The cost of the transportation plan will be paid through property taxes.

The Wastewater Management System Plan is needed to upgrade and expand the wastewater treatment plant and wastewater collection system to accommodate growth in the Town in the most cost effective manner. Input to the neighborhood planning process will be provided in approximately two to three months. A draft of the plan will be completed in approximately seven months.

The estimated cost would be approximately \$44,500.00. The cost of the wastewater management system plan would be paid by the sewer system customers.

The Water Supply System Plan is needed to establish a water utility for the Town. Input to the neighborhood planning process is needed if the Town will have a Water Utility. A draft of the plan will be completed in approximately two months so an application to establish a water utility can be submitted to the PSC in approximately three months.

The estimated cost would be approximately \$39,200.00. The cost of the planning work will be paid by the water system users.

Total Program Estimated Costs would be \$395,000.00.

It was suggested that this could be paid over a 20-year period; for a cost of approximately \$29,000.00 a year. Mr. Kaempfer would suggest borrowing the entire amount and then repaying it.

Mr. Steve Arnold questioned the cost of the neighborhood planning - will these be new fees?

Attorney Scholze stated that there would be a 15% surcharge on permit fees.

Mr. Arnold questioned the detail of the water supply system?

Mr. Kaempfer stated that the Town has an idea where the water system should start. Also, the water mains will follow existing main roads.

Mr. Arnold asked if the plan could be modified?

Mr. Kaempfer said that it could.

Mr. Arnold asked if, when it is submitted to the County, will the County want to make any changes to the plan?

The answer was "no".

Mr. Meehan felt that the County would embrace the idea.

Mr. Larry Kamin asked if the water lines would run to existing neighborhoods?

Mr. Kaempfer said that they would not - only to new development, or possibly multi-family areas around the schools.

Chairman Walsh stated that unless there is an existing development that wants the water and is willing to pay for it, existing developments won't have the water system.

Billy Barhyte asked what type of population the plan is looking at having?

Mr. Meehan stated that according to the 2020 plan, approximately 14000 people. However, SEWRPC may change those figures.

Mr. Luta suggested setting higher standards for building, thus, possibly decreasing the want to build in Salem.

Mr. Kamin felt that the population estimation was low.

Chairman Walsh stated that he likes the fact that the Park Commission has requested mini-parks in subdivisions. The recreation areas need to be planned out. The Town has been trying to get an intergovernmental agreement with the schools for awhile now, but to no avail.

Mr. Kamin asked if there was a light industrial area planned out?

Mr. Meehan stated that there is.

Mr. Meehan also stated that once the plan is adopted, he feels it is imperative that the Town follow through on the plan - it should not be changed.

Mr. Luta asked what will happen when the villages start to annex some of the property that has been planned in this plan?

Chairman Walsh stated that the Town's biggest concern is the City of Kenosha bringing their sewer to Salem.

Doug Hughes asked how long it takes to get the bond approved for financing?

Billy Barhyte questioned as to whether the trails would be added to the actual map?

Chairman Walsh stated that the trails would be added to the map; and, the developers will be responsible for putting in the actual trails.

Larry Kamin asked if the Park Commission could acquire land on a bond?

Attorney Scholze stated that the Park Commission has the authority to borrow money.

Mr. Barhyte asked what steps could be taken to slow down development?

Mr. Meehan stated that according to SEWRPC, once this plan is approved, they will not grant any more sewer service.

Supervisor Faber asked if there would be an area for "affordable housing" in the plan?

The answer was "yes".

Mr. Len Roecker stated that, regarding the Transportation System, the Town applied for a grant, and anticipates getting information about a year from now.

Again, Mr. Meehan stated that once the plan is adopted, it must be followed.

Mr. Luta asked if there is enough water in the ground to supply water for 14000 people?

Mr. Kaempfer stated that when a municipal system is put in, there will be no problem.

Supervisor Faber stated that with a water system there will be fire hydrants in the developments.

Mr. Cayo stated that he received a copy of a proposed road system from SEWRPC a few years ago, and was wondering if anything has come of that yet?

Mr. Vujovic stated that he has the same paperwork, and has heard nothing more.

AT 6:40 PM, THE MEETING WAS ADJOURNED ON AN O'CONNELL/FABER MOTION. MOTION CARRIED 3-0.

Minutes submitted

by: _____ Town Clerk.

Minutes prepared

by: _____ Deputy Clerk.