

**MINUTES
TOWN OF SALEM
PUBLIC HEARING OF THE BOARD OF SUPERVISORS
AND TOWN OF SALEM PLANNING & ZONING COMMISSION
MONDAY, FEBRUARY 22, 2010 7:00 P.M.**

An open house relative to the Town of Salem Comprehensive Plan: 2035 was held at 6:00 p.m. prior to this Public Hearing.

Chairman Linda Valentine called this Public Hearing of the Town of Salem Board of Supervisors and Town of Salem Planning Commission to order at 7:05 p.m. with the following present:

- CHAIRMAN:** Linda Valentine
- BOARD OF SUPERVISORS:** Josephine Weidman, Joe Meier, and Dennis Faber
- ABSENT:** Supervisor O'Connell and Wes Dumalski
- PLANNING & ZONING COMMISSION:** Richard Fakes, Kim Breunig, Ruth Dargan, Cary Artac, Steve Arnold, and Shirley Boening
- OTHERS:** Pat Casey, Brad Zautcke, Eileen Anderson, and Cindi Ernest
- GUESTS:** Nancy Anderson, Pat Meehan, Robbie Robinson, Kristen Lie, Todd Roehr, Chris Gustafson, Andrew Phillips, David Gilbertson, John Ciesla, Jackie Ciesla, Marilyn Parker, Bernard Kearns, Dan Campion, Bea Campion, John Gollon, Dolores Jucius, Greg Dickson, Ben Young, Pat Mulvey, Carol Husnick, Brian Filiatreault, and Diann Tesar.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Valentine.

The following notice was posted and publish in the Kenosha News on January 17, 2010.

NOTICE OF OPEN HOUSE AND PUBLIC HEARING

Please take notice that an **Open House and Public Hearing** will be held by the **Town Board of the Town of Salem on Monday, February 22, 2010**, at the Salem Town Hall, located at 9814 Antioch Road (State Highway 83) in the Town of Salem. The open house will be held from 6:00 p.m. to 7:00 p.m., followed by a public hearing before the Town Board at 7:00 p.m. The open house will provide an opportunity for the public to review maps and other information and informally ask questions about the plan prior to the public hearing.

A meeting of the Town Planning and Zoning Commission will convene following the public hearing, at which time the Planning and Zoning Commission will consider recommending that the Town Board adopt the Town of Salem Comprehensive Plan: 2035.

Adoption of the plan follows several years of work by the Town, in cooperation with Kenosha County, UW-Extension, and SEWRPC. The plan addresses the nine elements and includes a series of maps, goals, objectives, policies, and programs to guide development to the year 2035, in accordance with the requirements of Section 66.1001 of the Wisconsin Statutes. The Town Board will consider enacting an ordinance to formally adopt the plan at a Town Board meeting scheduled for March 8, 2010.

Copies of the Town of Salem Comprehensive Plan will be available for review prior to the Open House and Public Hearing at the Salem Town Hall during the hours of 8:00 a.m.- 4:00 p.m., Monday thru Friday. Copies are also available at the Salem Community Library, or on the Town of Salem website (www.townofsalem.net). Written comments will be accepted until 7:00 p.m. on February 22. Any questions, written comments, or requests for copies of the plan should be directed to:

Cindi Ernest, Clerk
9814 Antioch Road
P.O. Box 443
Salem, WI 53168

Written comments will be addressed at the public hearing and will be given the same weight as oral testimony.

The purpose of this hearing is to hear public opinion on the Town of Salem Comprehensive Plan: 2035 described above.

P & Z Commission Boening questioned Pat Meehan, the town's planner, as to whether all of the changes had been made from the last meeting and Mr. Meehan indicated that they had.

Brian Filiatreault, 9230 Antioch Rd. Salem, expressed concerns that according to the Comp Plan his business' current zoning at this address would be changed from M-2 to M-1. They would like to continue as they are as M-2. He requested that the board vote not to change as it would create issues with his tenants and the business. M-2 is less restrictive and they would like to continue with their current manufacturing.

Andrew Phillips, 12219 259th Ave. Trevor, stated he and his father own a forty (40) acre parcel off of CTH JF. The railroad bisects about 11 acres of the property. Right now it is work land for their farm. On the Comp Plan, it is being changed to a Parks & Recreational District and he is requesting that it be made R-3 like the rest of the farm. This would be on the west side of the tracks. There isn't any access from any roads and can only be accessed by a private crossing that

they have.

Pat Meehan stated that there was a subdivision proposal for that did not advance and only went through the preliminary stages. There were numerous discussions at the county building on this particular piece and it poses a problem in order to get access to that part on the west side of the tracks. The owner indicated that there is an access easement, but he didn't believe it would accommodate a public street. There were numerous discussions with Roger Phillips and the potential developer at that time and we didn't think we could get a public street across that and they didn't show a plan to get a public street across that. If that land is developed, the land that is on the east side of the railroad tracks, there needs to be a provision of a mini park for that particular subdivision and at the time this was being discussed, this would fulfill the need for a mini park.

Steve Arnold indicated with the number of trains, this wouldn't be a good idea to cross to the mini park.

Mr. Meehan said at the time, they talked in terms of a bridge or tunnel.

Mr. Phillips indicated that it is a dedicated crossing.

Mr. Meehan stated that before the meeting, he had suggested to Mr. Phillips that if there is a development proposal for that piece, we would again look at that issue and look at it at the time a subdivision is advanced if he can show that he can get cars across there.

Mr. Phillips indicated that the eleven (11) acres piece on the west side has five (5) or six (6) adjoining properties, they have been approached by a couple of adjoining land owners that they would like to have this property and he was hoping he wouldn't have this zoning in place should they decide to buy that.

Further discussion followed.

Mr. Meehan indicated that if the land on the eastside, abutting residential lots, if any of them were interested in purchasing this property and the Phillip's decided to split that section that's PR, they could attach it in the back. They could be done as outlots and attached, even though it's PR-1, unless he tells me that the lot size in the PR-1 is a certain minimum and I know outlots don't have a minimum.

Todd Roehr indicated that there is no minimum lot size on PR-1.

Mr. Meehan responded to Mr. Phillips question that if someone wanted to purchase that property, if it were PR-, then they wouldn't have to go through the land use map amendment to sell that, "No they wouldn't because it would stay PR-1 and what they could do is a lot line adjustment ant then attach it to their piece. Although that might be a sloppier way of doing it, probably be the right way of doing it would be to do a CSM as all outlots and sell off the outlots to each property owner.

Further discussion.

He will withdraw his request and leave the property PR-1.

Chris Gustafson, 24001 119th St. Trevor, questioned whether Mr. Phillips could petition the Board of Supervisors to extend a road to that property.

Mr. Meehan responded only if the town condemned the property.

Further questions included whether the February 9th memorandum of understanding copy will

be on the website and whether there is a component in the plan to preserve soils with infiltration ratings of 3/10ths of an inch per acre, or per inch an hour or better.
Nancy Anderson responded that they don't have numbers like that, but we did take the findings from our regional water supply plan and there is a map with areas of very high and very low recharge potential and those are located in Chapter 5.
Further discussion followed with Ms. Anderson indicating that the plan does protect high recharge areas.

Supervisor Weidman, questioned as an elector, why in Neighborhood 3, some her property is listed as I which is less than a mile from the largest grade school in the state.
Mr. Meehan indicated that whole idea was to have the neighborhood school serve as that neighborhood area so they wouldn't have to traverse arterials. Each one of the school sites plan is set up that way. It's the thought that the school wouldn't be expanded any further.
Discussion followed regarding the current A-1 zoning and the process that would be needed if the land is to be subdivided.

There being no further comments, this Public Hearing was adjourned.

This Public Hearing was adjourned at 7:49 p.m.

Respectfully submitted,

Cindi Ernest, Clerk