



Town Hall, 262-843-2313  
Fax, 262-843-4432  
TownofSalem.net

Salem Town Hall • 9814 Antioch Road, (STH 83) P.O. Box 443 • Salem, WI 53168

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**TOWN OF SALEM BOARD OF SUPERVISORS  
REGULAR BOARD MEETING AGENDA AND PUBLIC HEARING  
Monday, September 8, 2014 7:00 P.M.  
SALEM TOWN HALL  
9814 ANTIOCH ROAD, SALEM, WI 53168**

**PUBLIC HEARING**

PLEASE TAKE NOTICE that the Building Inspector of the Town of Salem, has determined the buildings, including residential/commercial building and garage which are located on the following described premises:

One acre in the NW corner of the East ½ of the Northeast 1/4, Section 1, T1N, R20E, described as commencing at the NE corner of said 1/4 section; thence W 1325.10 feet; thence South 43.47 feet to the point of beginning; thence S 31E35' East 142.32 feet along centerline of abandoned roadway; thence South 28E16' East 45.46 feet; thence South 13E54' East 94.68 feet; thence South 08E24' East 108.51 feet; thence North 72E58' West 11.60 feet along the North right of way line of 60 Street; thence the North 71E59' West 115.17 feet; thence North 321.82 feet to the point of beginning, Excluding the part taken for 60th Street relocation per Volume 493, Page 268.

**Tax Parcel No:** 65-4-120-011-0106

**Property Address:** 22002 60th Street, Salem, WI

**Property Owner:** James J. Jennings

4851 N. East River Road

Norridge, IL 60656

are dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use, due to the dilapidated or incomplete condition of said structures and that such structures, in their present condition, constitute a public nuisance. He has further determined that the cost of repairs to the buildings would exceed 50% of the assessed value of each of the structures and divided by the ratio of the assessed value to the recommended value as last published by the State of Wisconsin, Department of Revenue for the Town.

TAKE FURTHER NOTICE, that pursuant to the Town of Salem Code of Ordinances, the Salem Town Board will conduct a public hearing at the Salem Town Hall, 9814 Antioch Road (Highway 83), Salem, Wisconsin at **7:00 pm on Monday, September 8, 2014** to determine whether an order should issue requiring that the subject buildings be razed. If the order is issued by the Town Board, you will be required to remove the building within thirty (30) days thereof or be charged for the costs of removal by the Town.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL  
OPEN MEETING COMPLIANCE CHECK  
APPROVAL OF AGENDA SEQUENCE**

**CITIZEN COMMENTS**

*Please be advised per WI State Statute Section 19.84(2), the Town Board may receive information from the public. It is the policy of this municipality that there may be a three minute time period, per person, with time extensions per the Chief presiding officer's discretion; be further advised that after the public comments are completed, the Town Board of Supervisors may have limited discussion on the information received, however, no action will be taken under public comments.*

**PRESENTATIONS, PETITIONS, COMMUNICATIONS, & OTHER AGENCY REPORTS**

- 1.) Discussion and possible action on Resolution No 14 09 08 A Resolution Designating Halloween Trick or Treat Hours for the Town of Salem.
- 2.) Discussion and possible action on Resolution No. 14 09 08A, A Resolution Requesting an Exemption from the County Library Tax for the 2015 Budget for the Town of Salem. This is a yearly resolution, which is done so we don't pay library taxes to the county due to the joint Community Library.

**BUILDING DEPARTMENT**

- 1.) Discussion and possible action on a proposed raze of buildings, including residential/commercial building and garage on property located at 22002 60th Street, Salem, WI. Tax Parcel No. 65-4-120-011-0106, belonging to James J. Jennings, 4851 N. East River Road, Norridge, IL 60656

**PLANNING & ZONING**

- 1.) Discussion and possible action on a rezoning request by Thomas D. & Teresa M. Murphy, 8741 Fox River Road, Burlington, WI 53105-8006 (Owner), Jeremy Tekampe, 8851 Fox River Road, Burlington, WI 53105-8006 (Agent) from R-1 (Rural Residential District) to R-2 (Suburban Single-Family Residential District) on part of Tax Parcel #65-4-120-182-1114 located in the Northwest ¼ of Section 18, Township 1 North, Range 20 East, Town of Salem.
- 2.) Discussion and possible action on a variance request by Patrick W. & Kimberly D. Cowles, 24608 82nd Street, Salem, WI 53168 (Owner), Chris Bucko, 6109 242nd Avenue, Paddock Lake, WI 53168 (Agent), to be located in the street yard (side or rear yard required) and a 16' 6" x 20' 4" attached garage addition onto an existing single-family residence to be located 1.9' (required setback 10') from the west side property line on Tax Key Parcel #65-4-120-113-0216, Southwest ¼ Section 11, Township 1 North, Range 20 East, Town of Salem. (Section V. 12.27-6(f): which states that one accessory building shall be limited to a maximum of 720 sq. ft. in area and that all detached accessory buildings shall be located in the side or rear yard only and Section IV. C. 12.21-4(g)3: which states that principal structures shall be not less than 10 feet from a side property line in the R-4 Urban Single-Family Residential District) to construct a 25' x 40' detached accessory structure to be 1,000 sq. ft. in area (720 required). For informational purposes only this parcel is located on the southwest corner of 81st Place and 246th Avenue.

3.) Discussion and possible action on a request for approval of a Temporary Use Permit by Donald R. Happ Jr., 24129 Wilmot Road, Trevor, WI 53179-9662 (Owner), to temporarily use a barn and an adjoining field to operate a haunted house and hayride in the R-2 (Suburban Single-Family Residential District) and A-2 (General Agricultural District) on Tax Parcel #66-4-120-262-0420, West 1/2 Section 26, Township 1 North, Range 20 East, Town of Salem. (Section VII. B. 12.36-5(a)5: states that all temporary uses require the Board of Adjustments to hear and grant an application in any district). For informational purposes only this parcel is located on the south side of CTH 'C' (Wilmot Road) approximately 1,000 feet west of the intersection with STH '83' (Antioch Road).

4.) Discussion and possible action on a variance request by Albert Cesnovar & Susan Cesnovar, 16580 84th Street, Bristol, WI 53104 (Owner), Bruce A. Johnson, 4244 97th Street, Pleasant Prairie, WI 53158 (Agent), to construct a 68' 8" x 70' 2" single-family residence to be located 20' (required setback 30') from the right-of-way of 238th Avenue and 8.32' (required setback 10') from the right-of-way unimproved 81st Street on Tax Key Parcel #65-4-120-114-0231, Southeast ¼ Section 11, Township 1 north, Range 20 E, Town of Salem. (Section IV. C. 12.21-4(g)1: which states that all structures shall be no less than 30 feet from the right-of-way of all other roads and in the R-4 Urban Single-Family Residential District). For informational purposes only, this property is located at the northwest corner of unimproved 81st Street and 238th Avenue.

#### **SEWER UTILITY DEPARTMENT**

1.) Discussion and possible action on Partial Payment Request No. 3 by Staab Construction Corporation, in the amount of \$209,582.35 for the Wastewater Treatment Plant Upgrades.

2.) Discussion and possible on Change Order No.1, for the Wastewater Treatment Plant Upgrades, for a reduction (credit) of \$9,081.00.

#### **STORM WATER DEPARTMENT**

1.) Discussion and possible action on a possible Project Payment, by Wanasek Corporation for the 2014 Drainage Improvement Project.

#### **HIGHWAY DEPARTMENT**

1.) Discussion and possible action on a possible Project Payment, by Black Diamond Corporation for the 2014 Road Paving Project.

#### **ADMINISTRATOR'S BUSINESS**

1.) Discussion and possible action on the July 1, 2014 – June 30, 2015 Union Contract.

2.) Discussion and possible action relative to the lease agreement of 40 acres, located on CTH "C", between R & C Hawkins Farm and the Town of Salem.

#### **CLERK'S BUSINESS**

1.) Motion: Approval of the minutes of the previous meeting of a Regular Board meeting on 8/11/2014.

2.) Discussion and possible action on Operator License applications filed with the Town Clerk as follows. Approval is contingent on background check clearance, completion of beverage server class, and payment of the necessary fees.

Janelle Sanchez Tonya Tapia

3.) Discussion and possible action on Operator License applications filed with the Town Clerk as follows. Approval is contingent on background check clearance, completion of beverage server class, and payment of the necessary fees.

Katelyn McGraw

4.) Discussion and possible action on a Salvage Yard license application filed with the clerk, with approval contingent on payment of delinquent taxes, assessments, and all necessary fees.

Highway 50 Auto and Truck Salvage

5.) Discussion and possible action on the approval of the vouchers for August 12, 2014, through September 8, 2014, as presented.

#### **TREASURER'S REPORT**

1.) Treasurer's report for August 1, 2014 through August 31, 2014.

#### **REPORTS ON PREVIOUS COMMISSION MEETINGS, FUTURE AGENDA ITEMS, AND UPCOMING SCHEDULED MEETINGS**

1.) Discussion and possible action on the appointment of members to the Incorporation Committee.

**Chairman Tesar** (Library Board, Hooker Lake, & Administration, Public Works, Public Safety & Communication Committees) report.

**Supervisor Faber** (CCLRD, SEWRPC, P&Z Joint Liaison, Board of Review, Public Safety & Communication Committees) report.

**Supervisor Culat** (Park & P & Z Commissions Joint Liaison, Public Works Committee) report.

**Supervisor Kmiec** (Park Commission Joint Liaison, Administration, Public Safety, & Communication Committees) report.

**Supervisor Campion** (County & Voltz Lake Liaison, Administration, Communication & Public Works Committees) report.

#### **ADJOURNMENT**

***This Notice was posted at the following places:***

Camp Lake Post Office  
Salem Post Office  
Trevor Post Office  
Wilmot Post Office  
Salem Town Hall Municipal Building

September 3, 2014

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Cindi Ernest, Clerk

*Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact Clerk Cindi Ernest at 262-298-5702.*

*“Notice is hereby given that it is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be present at this above stated meeting to gather information about a subject over which they may have decision making responsibility. No action will be taken by any other governmental body except by the governing body noticed above. It is intended that this notice shall constitute an adequate notice of meeting pursuant to State ex rel Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W. 2d 408 (1993)”*