

**MINUTES
TOWN OF SALEM
SPECIAL BOARD MEETING OF THE TOWN BOARD OF SUPERVISORS
Monday, June 29, 2015, 6:00 pm**

Chairman Diann Tesar called this Special Meeting of the Town of Salem Board of Supervisors to order at 6:00 p.m. with the following present: Town Supervisors Dennis Faber, Mike Culat, Ted Kmiec and Dan Campion. Administrator Casey, Attorney Wanasek, Brad Zautcke, Mike Murdock and Clerk Ernest.

1.) A written request was submitted for a review of his denied Direct Sellers Permit, from Peter Suhm. Mr. Suhm was not in attendance at this time and his request will be reviewed when he arrives at this meeting.

2.) A request by Salem Business Park, LLC, 5500 6th Avenue, Suite #200, Kenosha, WI 53140 (Owner), for a Planned Unit Development Overlay District (PUD) on property zoned (BP-1) Business Park District and .Section 27, Township 1 North, Range 20 East, Town of Salem was presented.

The Town of Salem Planning & Zoning Commission approved this rezone on a unanimous vote of 5-0.

MOTION BY Supervisor Faber, second by Supervisor Culat to take the recommendation of the Planning & Zoning Commission and approve the rezone request by Salem Business Park, LLC, 5500 6th Avenue, Suite #200, Kenosha, WI 53140 (Owner), for a Planned Unit Development Overlay District (PUD) on property zoned (BP-1) Business Park District and .Section 27, Township 1 North, Range 20 East, Town of Salem as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

3.) A request by the Town of Salem, PO Box 443, Salem, WI 53168 (Owner), Salem Business Park, LLC, 5500 6th Avenue., Suite #200, Kenosha, WI 53140 (Agent), for a Planned Unit Development Overlay District (PUD) on property zoned (BP-1) Business Park Dist. and (C-1) Lowland Resource Conservancy District on Tax Parcel #66-4-120-271-0400 located in East ½ Section 27, Township 1 North Range 19 East, Town of Salem was presented.

The Town of Salem Planning & Zoning Commission approved this rezone on a unanimous vote of 5-0.

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the rezone request by the Town of Salem, PO Box 443, Salem, WI 53168 (Owner), Salem Business Park, LLC, 5500 6th Avenue., Suite #200, Kenosha, WI 53140 (Agent), for a Planned Unit Development Overlay District (PUD) on property zoned (BP-1) Business Park Dist. and (C-1) Lowland Resource Conservancy District on Tax Parcel #66-4-120-271-0400 located in East ½ Section 27, Township 1 North Range 19 East, Town of Salem as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

4.) A request by Salem Business Park, LLC and Town of Salem (Owners) for approval of a Certified Survey Map (draft dated June 2, 2015 by Shane M. Zodrow of R.A. Smith National, Inc.) to create one (1) 23.08-acre parcel, one (1) 31.18-acre parcel and one (1) 20.53 from Tax Parcels #66-4-120-274-0125 (Salem Business Park, LLC) and 66-4-120-271-0400 (Town of

Salem), along with public road dedication. Part of the East Half of Section 27, Township 1 North, Range 20 East, Town of Salem was presented. For informational purposes only these parcels are located at the intersection of 254th Court and CTH "C" (Wilmot Rd).

The Town of Salem Planning & Zoning Commission approved this Certified Survey Map on a unanimous vote of 5-0.

MOTION BY Supervisor Culat, second by Supervisor Faber to approve the request by Salem Business Park, LLC and Town of Salem (Owners) for approval of a Certified Survey Map (draft dated June 2, 2015 by Shane M. Zodrow of R.A. Smith National, Inc.) to create one (1) 23.08-acre parcel, one (1) 31.18-acre parcel and one (1) 20.53 from Tax Parcels #66-4-120-274-0125 (Salem Business Park, LLC) and 66-4-120-271-0400 (Town of Salem), along with public road dedication. Part of the East Half of Section 27, Township 1 North, Range 20 East, Town of Salem as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

5.) The proposed Business Park Protected Deed Restrictions and Protected Covenants was presented.

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the Business Park Protected Deed Restrictions and Protected Covenants as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

6.) A Developers Agreement between the Town of Salem and Salem Business Park, LLC was presented.

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the Developers Agreement between the Town of Salem and Salem Business Park, LLC with the possibility of amending the financing in the future, as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

7.) Resolution No 15 06 29, A Resolution Authorizing the Sale of Real Estate in Connection with the Development of Salem Business Park was presented.

MOTION BY Supervisor Campion, second by Supervisor Culat to adopt Resolution No 15 06 29, A Resolution Authorizing the Sale of Real Estate in Connection with the Development of Salem Business Park as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

Todd Battle, with KABA, stated that it has been a pleasure working with the Town on this development. A feasibility study led to the partnering with the Town. The closing on the Simon property will take place on Wednesday, July 1st. After the closing, the Town will begin engineering and putting in infrastructure later this year. He feels we will do well with this development.

Discussion followed regarding marketing and how the acreages will be marketed.

1. Revisited) A written request for a review was received from Peter Suhm. He was denied a Direct Sellers Permit based on the activity on his background check. Mr. Suhm was not in attendance at this meeting.

MOTION BY Supervisor Culat, second by Supervisor Faber to deny the appeal of the Direct Sellers Permit from Peter Suhm as presented.

UNANIMOUS VOTE – AYE
MOTION CARRIED

AJOURNMENT

MOTION BY Supervisor Culat, second by Supervisor Campion to adjourn this Special meeting.

UNANIMOUS VOTE – AYE
MOTION CARRIED

This Special Board meeting was adjourned at 6:21 p.m.

Respectfully submitted,

Cindi Ernest, Clerk