

**MINUTES**  
**REGULAR MEETING OF THE BOARD OF SUPERVISORS**  
**Monday, January 9, 2017 7:00 P.M.**

**Chairman Diann Tesar** called this Regular Meeting of the Town of Salem Board of Supervisors to order at 7:00 p.m., with the following present:

**CHAIRMAN:** Diann Tesar

**BOARD OF SUPERVISORS:** Dennis Faber, Mike Culat, Ted Kmiec and Dan Campion

**OTHERS:** Administrator Casey, Attorney Scholze, Brad Zautcke, Mike Murdock, and Cindi Dulaney

**PLEDGE OF ALLEGIANCE**

Chairman Tesar led the Pledge of Allegiance.

**OPEN MEETING COMPLIANCE CHECK**

The agenda was posted prior to 4:00 p.m. on Thursday, January 5, 2017 at the Town Hall Municipal Building and on the Town's website at [www.townofsalem.net](http://www.townofsalem.net)

**APPROVAL OF AGENDA SEQUENCE**

There was no change in the agenda sequence.

**CITIZEN COMMENTS**

Jim Woodke thanked the Board for all of the hard work they have done for the Town of Salem over the years.

Chairman Tesar announced that the February 13, 2017 will be the last meeting of the Salem Town Board. Cake or cookies and refreshment will be served following the meeting and invited everyone to attend.

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

**1.)** The Westosha Senior Citizens submitted an application for purchase of services for their need of a new dishwasher.

MOTION BY Supervisor Faber, second by Supervisor Culat to give to the Westosha Senior Citizens the amount of \$3,053 for purchase of service.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**BUILDING DEPT**

1.) A proposed raze order of a residential building on property located at 10433 266<sup>th</sup> Avenue, Salem, WI, Tax Parcel No. 66-4-120-281-0255, belonging to John A. Schammert, 2650 Marwood Street, River Grove, IL 60171 was presented. The Town Board has been working with Mr. Schammert as he improves

the property. The Board approved another month to review the status of this item with the owner. Mr Schammert was not in attendance at this meeting.

MOTION BY Supervisor Culat, second by Supervisor Kmiec to table this item until the February 13, 2017 meeting.

UNANIMOUS VOTE – AYE

MOTION CARRIED

## **PLANNING & ZONING**

**1.)** Ordinance No 17 01 09, An Ordinance Approving an Amendment to the Comprehensive Plan for the Town of Salem: 2035, on tax parcel # 66-4-120-212-1402 was presented.

The Town Planning & Zoning recommended approval of this Ordinance on a vote of 4-0.

MOTION BY Supervisor Culat, second by Supervisor Campion to take the recommendation of the P & Z and adopt Ordinance No 17 01 09, An Ordinance Approving an Amendment to the Comprehensive Plan for the Town of Salem: 2035, on tax parcel # 66-4-120-212-1402 as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**2.)** A request for a rezoning, by Lakeside Development Corp. & Glenda Dupons, 25450 60th St., Salem, WI 53168 (Owner), from R-11 (Multiple-Family Residential District), R-3 (Urban Single-Family Residential District), A-2 (General Agricultural District) & C-1 (Lowland Resource Conservancy District) to R-3 (Urban Single-Family Residential District), C-2 (Upland Resource Conservancy District) & C-1 (Lowland Resource Conservancy District) on Tax Parcel #66-4-120-212-1402 located in the Northwest ¼ of Section 21, Township 1 North, Range 20 East, Town of Salem was presented.

The Town Planning & Zoning recommended approval of this rezone on a vote of 4-0

MOTION BY Supervisor Faber, second by Supervisor Culat to take the recommendation of the P & Z and approve the rezone for Lakeside Development Corp. & Glenda Dupons, 25450 60th St., Salem, WI 53168 (Owner), from R-11 (Multiple-Family Residential District), R-3 (Urban Single-Family Residential District), A-2 (General Agricultural District) & C-1 (Lowland Resource Conservancy District) to R-3 (Urban Single-Family Residential District), C-2 (Upland Resource Conservancy District) & C-1 (Lowland Resource Conservancy District) on Tax Parcel #66-4-120-212-1402 located in the Northwest ¼ of Section 21, Township 1 North, Range 20 East, Town of Salem as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**3.)** Resolution 17-01-09, A Resolution of the Town Board of the Town of Salem, Kenosha County, Wisconsin to Approve and Authorize Execution of the CSM Originating from Tax Parcel No. 66-4-120-212-1402, draft dated August 10<sup>th</sup>, 2016 by Mark A. Bolender, to create one (1) 3.8-acre, one (1) 4.7-acre, one (1) 6.4-acre and one (1) 6.2-acre parcel from Tax Parcel #66-4-120-212-1402 was presented.

The Town Planning & Zoning recommended approval of this CSM resolution on a vote of 4-0

MOTION BY Supervisor Culat, second by Supervisor Faber to adopt Resolution 17-01-09, A Resolution of the Town Board of the Town of Salem, Kenosha County, Wisconsin to Approve and Authorize Execution of the CSM Originating from Tax Parcel No. 66-4-120-212-1402, draft dated August 10<sup>th</sup>, 2016 by Mark A. Bolender, to create one (1) 3.8-acre, one (1) 4.7-acre, one (1) 6.4-acre and one (1) 6.2-acre parcel from Tax Parcel #66-4-120-212-1402 as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**4.)** A request by Wisconsin Boy Scouts Sol Crown, 2745 Skokie Valley Road, Highland Park, IL 60035-1042 (Owner), Michael Hale, 2745 Skokie Valley Road, Highland Park, IL 60035-1042 (Agent), to amend a previously approved Conditional Use Permit to allow expansion of an existing campground in the PR-1 (Park-Recreational District) on Tax Parcel #67-4-120-311-0502 located in the Northeast ¼ of Section 31 and the Southwest ¼ of Section 32, Township 1 North, Range 20 East, Town of Salem was presented. Residents in attendance state they had found out about this conditional use change when they received a letter from Kenosha County.

A representative of the group indicated that they have multiple concerns including a 25 foot tower with no cover, the 5,000 square foot dorm room and the zip line located behind homes.

Discussion followed with the architect of the project, Joe Behles, giving a presentation on the proposed project and changes and answering questions.

The Town Planning & Zoning recommended approval of this Conditional Use Permit with the following conditions on a vote of 4-0:

1 - Assure adequate emergency vehicular access, with emphasis on the turning radiuses.

2 - Provide the capabilities for evacuation from the top of the tower if the stairs cannot be utilized.

MOTION BY Supervisor Faber to recommend further study of the project by the Town Planning & Zoning and talks with the property owners.

Administrator Casey told the Board that the use is allowed in the current zoning ordinance. The Planning & Zoning approve the conditions and the building and tower are allowed by code.

P & Z Administrator Brad Zautcke will set up a meeting between the owners, residents and Kenosha County Planning.

MOTION RESCINDED BY Supervisor Faber.

MOTION BY Supervisor Faber, second by Supervisor Campion to table the request by Wisconsin Boy Scouts Sol Crown, 2745 Skokie Valley Road, Highland Park, IL 60035-1042 (Owner), Michael Hale, 2745 Skokie Valley Road, Highland Park, IL 60035-1042 (Agent), to amend a previously approved Conditional Use Permit to allow expansion of an existing campground in the PR-1 (Park-Recreational District) on Tax Parcel #67-4-120-311-0502 located in the Northeast ¼ of Section 31 and the Southwest ¼ of Section 32, Township 1 North, Range 20 East, Town of Salem.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**5.)** A request for a variance by the Park, Salem, WI 53168 (Owner), Bradly Zautcke, Town of Salem Utility District (Agent), to construct a 10' x 10' accessory structure to be located 54' (required setback 75') from the ordinary high water mark of a channel to Center Lake and 14'/25' (required setback 40'/40') from the north/south property line on Tax Key Parcel #65-4-120-153-0200, property address 25875 93<sup>rd</sup> Street was presented. For informational purposes only this parcel is located at the end of 93<sup>rd</sup> Street approximately 1,100 feet west of the intersection with 256<sup>th</sup> Avenue.

The Town Planning & Zoning recommended approval of this variance on a vote of 4-0.

MOTION BY Supervisor Culat, second by Supervisor Faber to take the recommendation of the Planning & Zoning and approve the request for a variance by the Park, Salem, WI 53168 (Owner), Bradly Zautcke, Town of Salem Utility District (Agent), to construct a 10' x 10' accessory structure to be located 54' (required setback 75') from the ordinary high water mark of a channel to Center Lake and 14'/25' (required setback 40'/40') from the north/south property line on Tax Key Parcel #65-4-120-153-0200, property address 25875 93<sup>rd</sup> Street as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**6.)** A request for a variance by the Park – Public, Salem, WI 53168 (Owner), Bradly Zautcke, Town of Salem Utility District (Agent), (Section IV. F. 12.24-2(g)1: that that all structures shall be located at least 40 feet from the right-of-way of all other roads in the PR-1 Park-Recreational District) to construct a 10' x 10' accessory structure to be located 8' (required setback 30') from the right-of-way of 96<sup>th</sup> Street on Tax Key Parcel #66-4-120-212-0680, property address of 9590 273<sup>rd</sup> Avenue was presented. For informational purposes only this parcel is located at the intersection of 274<sup>th</sup> Avenue and 96<sup>th</sup> Street.

The Town Planning & Zoning recommended approval of this variance on a vote of 4-0.

MOTION BY Supervisor Faber, second by Supervisor Culat to take the recommendation of the Planning & Zoning and approve the request for a variance by the Park – Public, Salem, WI 53168 (Owner), Bradly Zautcke, Town of Salem Utility District (Agent), (Section IV. F. 12.24-2(g)1: that that all structures shall be located at least 40 feet from the right-of-way of all other roads in the PR-1 Park-Recreational District) to construct a 10' x 10' accessory structure to be located 8' (required setback 30') from the right-of-way of 96<sup>th</sup> Street on Tax Key Parcel #66-4-120-212-0680, property address of 9590 273<sup>rd</sup> Avenue as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**7.)** A request for a variance by the Town of Salem Utility District #2, PO Box 446, Salem, WI 53168-0446 (Owner), Bradly Zautcke, Town of Salem Utility District (Agent), to construct a 10' x 10' accessory structure to be located 65' (required setback 75') from the ordinary high water mark of the Fox River on Tax Key Parcel #67-4-120-303-1120, property address of 30585 Wilmot Road was presented. For informational purposes only this parcel is located on the east side of the Fox River approximately 430 feet south of CTH 'C' (Wilmot Road).

The Town Planning & Zoning recommended approval of this variance on a vote of 4-0.

MOTION BY Supervisor Culat, second by Supervisor Faber to take the recommendation of the Planning & Zoning and approve the request for a variance by the Town of Salem Utility District #2, PO Box 446, Salem, WI 53168-0446 (Owner), Bradly Zautcke, Town of Salem Utility District (Agent), to construct a 10' x 10' accessory structure to be located 65' (required setback 75') from the ordinary high water mark of the Fox River on Tax Key Parcel #67-4-120-303-1120, property address of 30585 Wilmot Road as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**8.)** Resolution 17-01-09A, A Resolution of the Town Board of the Town of Salem, Kenosha County, Wisconsin to Approve and Authorize Execution of the CSM Originating from Tax Parcel No's 65-4-120-141-0701 and 65-4-120-141-0704, draft dated November 21, 2016 by Michael A. Greeson, to create one (1) 2.58-acre, one (1) 2.59-acre and one (1) 32.86-acre parcel from Tax Parcel #65-4-120-141-0701 and 65-4-120-141-0704 was presented.

The Town Planning & Zoning recommended approval of this Resolution on a vote of 4-0.

MOTION BY Supervisor Faber, second by Supervisor Culat to take the recommendation of the Planning & Zoning and adopt Resolution 17-01-09A, A Resolution of the Town Board of the Town of Salem, Kenosha County, Wisconsin to Approve and Authorize Execution of the CSM Originating from Tax Parcel No's 65-4-120-141-0701 and 65-4-120-141-0704, draft dated November 21, 2016 by Michael A. Greeson, to create one (1) 2.58-acre, one (1) 2.59-acre and one (1) 32.86-acre parcel from Tax Parcel #65-4-120-141-0701 and 65-4-120-141-0704 as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**ADMINISTRATOR’S BUSINESS**

1.) Resolution No. 17 01 09B, A Resolution Accepting Land Dedication for Public Purposes was presented.

MOTION BY Supervisor Faber, second by Supervisor Campion to adopt Resolution No. 17 01 09B, A Resolution Accepting Land Dedication for Public Purposes as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**CLERK’S BUSINESS**

1.) The minutes of a Regular meeting on 12/12/2016 were presented for approval.

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the minutes of a Regular meeting on 12/12/2016, as presented

UNANIMOUS VOTE – AYE

MOTION CARRIED

2.) Operator License applications were 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.

Maria DelCarmen Morales Ferrer

Richard Hamlin

Mario Casillas-Vaca

MOTION BY Supervisor Campion, second by Supervisor Faber to approve the Operator Licenses as presented with approval contingent on background check clearance, completion of beverage server class, and payment of the necessary fees.

UNANIMOUS VOTE – AYE

MOTION CARRIED

3.) A Memorandum of Understanding to allow the Town Clerk to perform election duties for the Village of Salem Lakes was presented.

MOTION BY Supervisor Campion, second by Supervisor Kmiec to approve the Memorandum of Understanding to allow the Town Clerk to perform election duties for the Village of Salem Lakes as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

4.) The approval of the vouchers for December 13, 2016 through January 9, 2017 were presented as follows:

Vouchers issued from December 13, 2016 through January 9, 2017		\$ 415,737.24
Payroll #25 Ending	12/10/16	\$ 77,074.87
Payroll #26 Ending	12/24/16	\$ 67,195.33

\_\_\_\_\_

**Total** **\$ 560,007.44**

MOTION BY Supervisor Culat, second by Supervisor Campion to approve the vouchers as presented.  
UNANIMOUS VOTE – AYE  
MOTION CARRIED

**TREASURER’S REPORT**

1.) Chairman Tesar read the Treasurer’s report for December 1, 2016 through December 31, 2016 as follows:

**DECEMBER 2016- CASH REPORT FOR THE GENERAL ACCOUNT - TOWN OF SALEM**

December 1, 2016- Beginning Balance **\$2,324,637.79**

<b><u>RECEIPTS</u></b>	<b>\$ 4,511,295.95</b>
Transfers In	\$ 0.00
Prior Month Adjustment	\$ 2,000.00

<b><u>DISBURSEMENTS</u></b>	\$ 351,710.66
PAYROLL	\$ 261,810.62
Transfers Out	<u>\$ 0.00</u>
<b>Total</b>	<b>\$ 613,521.28</b>

December 31, 2016- Ending Balance **\$6,222,412.46**

State Pool - General \$ 1,069,212.77

Gen. Checking \$ 5,155,199.69

**Totals** **\$ 6,224,412.46**

\*\*\*\*\*

**DECEMBER 2016 - CASH REPORT FOR THE TAX ACCOUNT - TOWN OF SALEM**

December 1, 2016 - Beginning Balance **\$ 89.66**

<b><u>RECEIPTS</u></b>	\$ .03
Trnsfr from Gen. Ck.	\$ 0.00

<b><u>DISBURSEMENT</u></b>	
Trnsfr to LGIP #8	\$ 0.00

December 31, 2016 - Ending Balance **\$89.69**

\*\*\*\*\*

**DECEMBER 2016 - CASH REPORT FOR THE PARK ACCOUNT - TOWN OF SALEM**

December 1, 2016 - Beginning Balance **\$ 519,846.25**

RECEIPTS \$ 200.32

DISBURSEMENTS  
Transfer to LGIP 8 \$ 0.00

December 31, 2016- Ending Balance \$ 520,046.57

\*\*\*\*\*

**DECEMBER 2016 - CASH REPORT FOR THE MAINTENANCE ACCOUNT-SALEM**

December 1, 2016 Beginning Balance \$ 48,808.97

RECEIPTS \$ 18.81

December 31, 2016 Ending Balance \$ 48,827.78

\*\*\*\*\*

**DECEMBER 2016 - CASH REPORT FOR THE CAPITAL PROJECTS ACCOUNT – SALEM**

December 1, 2016 Beginning Balance \$ 2,017,820.46

RECEIPTS \$ 34,238.86  
Transfer In \$ 0.00

DISBURSEMENTS  
Transfer Out \$ 0.00

December 31, 2016 Ending Balance \$ 2,052,059.32

\*\*\*\*\*

**DECEMBER 2016- CASH REPORT FOR THE TRAILS ACCOUNT – SALEM**

December 1, 2016 Beginning Balance \$ 261,877.16

RECEIPTS \$ 100.91

DISBURSEMENTS

December 31, 2016 Ending Balance \$ 261,978.07

\*\*\*\*\*

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

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

Chairman Tesar reported that the Wilmot Mountain grand opening was held this weekend with a ground breaking being held outside. It was really nice and they've done big upgrades, putting \$13 million dollars into it.

The Library Board will meet on Monday, January 23<sup>rd</sup> at 6:30 pm in Twin Lakes.  
There will not be a Hooker Lake Management District meeting this month.

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

Supervisor Faber reported that CCLRD is getting ready to do chemical treatments on the entire lakes this year as opposed to just parts.

The Kenosha News had a news snip that in 1971 ground was broken for the new Salem Town Hall at a cost of \$70,000 on 12 acres of donated land.

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

Supervisor Kmiec reported that the ice skating rinks have been put up, but there is no water yet. He is looking forward to seeing the people using them.

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

Supervisor Culat said that the Highway Department is doing a great job on the roads and Brad is keeping things flowing at the sewer plant.

The past year, 2016 the Town building permits have almost doubled what we did in 2015.

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

Supervisor Campion attended the Wilmot Mountain grand opening and it was a great day. February 14<sup>th</sup> when we become the Village of Salem Lakes is coming up fast.

## **ADJOURNMENT**

MOTION BY Supervisor Culat, second by Supervisor Faber to adjourn this Regular Board meeting.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**This Regular Board meeting was adjourned at 8:14 pm.**

Respectfully submitted,

---

Cindi Dulaney, Clerk