

12/8/20 Plan Commission Meeting

Members Present: Craig, Barry, Mike, Dave

Others present: Jay Richardson

1. Son Bow

Mike gave background on what happened at last town board meeting. Mike said Cathy (Town attorney) said it was ok for Town to earmark the money for Jay's road from CC to his operation on 390th. Stated he would revise road agreement extension to reflect this and get draft to town board for Thursday meeting that potentially could be signed by Jay and Town. Or we can wait until January meeting. Jay asked if it was voluntary for him to sign. Mike said yes-both parties would have to agree to it and we can't force him to sign it. Jay wants more information on what happened in the first agreement. Said it was not so much a town meeting action with the original agreement but more discussion on the side with Paul and others. Asked about what Trip money was. Mike explained Paul told him Trip D money was used for about \$100,000 of the expense of the road reconstruction. Jay had given Paul info to apply for the Trip money per Jay. Craig agreed that's what happened. Craig said 390th cost Salem taxpayers more than any other road. State said it's a 10-yr road but we spent extra to put breaker rock in and did a lift on the road to make it better than what the state had spec'd. Mike said Ruth will pull numbers to know what Trip D and other contributions were to build the road. Mike said past is the past, lets assume Jay is right and already paid more than enough to build the road when it was built. Doesn't matter. All that matters is going forward we need help to have any hope of keeping it up. We have 2 heavy users and we have an agreement with one on the lower end, we need one with Jay on the upper end. Craig stated the road is cracking. The cracks are so bad it can't be crack filled. Craig said an expert told him seal coating is the only answer now because cracks are too wide. Craig stated we have never posted the road and we don't w Wiesers because he has an agreement.

Jay asked how he could get tax relief if his taxes go up. Basic answer was that if his go up for a general assessment, everyone's go up. Also if he does real estate improvements they will go up.

Jay said we could take road back to crushed rock. Craig asked him to consider that statement and Jay agreed it would be a mess if that was done.

Jay won't sign something this Thursday at board meeting. Wants info from Town regarding how road was paid for in 2010. Said he would think about it and wants to see what the wording would be. Wants "never post the road" in the addendum agreement. Mike said that can't happen because never is a long time. Jay said he will be out of this site in 5 years as an owner so wouldn't want the agreement to be more than 5 years.

Mike said he will get a revised draft addendum to board and Jay to review this Thursday. During term of 5-yr agreement no posting is what Jay would like. Mike said lets try to get this done at January meeting or sometime very soon after. Mike asked if Jay feels like we are closer and he said he just has to justify the payments to his partners.

2. General Rural Zoning

General discussion on the pros and cons of going to all GR and abandoning the Primary Ag zoning district. The point was made that we run into situations once in a while where a resident wants to sell a piece of land to a relative and doesn't have the density points in PA. Going to GR could alleviate these problems. Discussion centered around whether there was any momentum to do this or not. No strong feelings one way or the other so Mike will bring it up at Board meeting to see what the Town Board thinks about having the Plan Commission start this process or not. Mike explained that the basic process would be to have a couple of open houses to discuss with residents and then go to a County Land Management Committee meeting and then the full County Board. It could be done in a few months if we wanted to pursue it.

Motion to adjourn – Dave, second-John. All in favor. Mtg adjourned 8:23 pm

Plan Commission Meeting 10/5/20

Meeting called to order at 7:00 p.m. by Mike Graham
Members Present: Dave Gilles, Craig Flynn, Mike Graham
Also in Attendance: Andy Wieser

1. Wieser Concrete CUP

Andy shared plans for the 14x57' addition proposed for additional office space. Andy had talked to Brad Roy at Land Management office and was told to go to Salem to get their opinion on a CUP that is necessary because of the setback from Highway 10. County setback required from Highway 10 ROW is 77'; they will be 65' with new addition. Last addition in 2013/14 (CUP was approved) was 63' from ROW. Adding 1150 sf to west side of office – currently paved and yard space. With the new addition it will be more secure for them with truckers not having to come into office.

On County agenda – needs Town form by Friday morning. Andy will be at Town Board meeting Thursday.

Dave Gilles motion to approve CUP. Craig second. All in favor. Motion carried.
Mike will fill out Town form to recommend approval of the CUP for County to consider and bring it to Town Board meeting Thursday for consideration

2. John Murphy Rezone

Mike talked to John right before the meeting and he had forgotten about it. Said his son would come to discuss with us but he did not attend the meeting. Plan Commission discussed the situation of another residence being proposed on the 30 acres in Primary Ag owned by Mr. Murphy and that he would have to buy another 2.5 acres to get enough acreage for a second residence to have enough density points. Mike explained the criteria for General Rural zoning and that Murphy's parcel did not qualify. Mike said that he talked to Murphy about going with him to County LM office to talk to Andy Pichotta about what options there might be to do something. Mike will schedule and coordinate with Murphy.

Motion to adjourn – Dave, Craig second. All in favor. Adjourned at 7:45

Meeting of Salem Plan Commission 09/08/20

Meeting called to order @ 7:00 P.M. by Mike Graham, Chairman. A moment of silence was observed in memory of Doug Matzek who served for many years on the Plan Commission.

Members present: Craig Flynn, John Cuddy, Mike Graham, Barry Bunce, Dave Gilles

Others present: None

Agenda:

1. Son-Bow Road Agreement
2. John Murphy Possible Rezone
3. Journey Inn Possible CUP for Campground

No immediate business was before the Commission but the meeting was held as this was a mandatory quarterly meeting. Mike provided a summary of the status of the above recent issues that had come up and there was general discussion about each.

Son-Bow

We are waiting for a response from Son-Bow on the request for the road agreement extension that had been sent earlier in the year.

John Murphy

Owns 35 acres and has discussed a potential rezone with Jason Shingledecker. A driveway permit application has been submitted and has not yet been issued. Craig and Jason have not yet looked at the proposed driveway to make sure it meets our driveway permit criteria. No action required by the PC at this time.

Journey Inn

We have heard the owners are planning to sell all but 13 acres and planning to possibly build a cabin/residence on the 13 acres and sell the remaining land and facilities. A driveway permit has been/will be applied for but no action is required by the PC at this time.

Other Business

The PC discussed the possibility of the Town Chairman needing to appoint a new alternative member since the passing of Doug.

Motion to adjourn @ 7:35 P.M. was made by Dave Gilles, 2nd by Craig Flynn. M.C.

Minutes submitted by Mike Graham

6/8/20 Plan Commission meeting

Attendees: Barry Bunce, Craig Flynn, Mike Graham, Dave Gilles, John Cuddy

Meeting called to order at 7:00 p.m. by Mike

Agenda: 390th Road Agreement with Son-Bow Farms, Inc.

Mike stated that he talked to Jay Richardson on 6/8 at about 3:00 p.m. Jay was not able to attend tonight's meeting. Jay stated to Mike there was no reason for him to sign the road agreement extension. He assumed and understood the original agreement was used as a bridge to get us to the road re-construction. He considered the original agreement to be a one-shot deal and said he made his last payment this past January. Mike told him on the phone that, under the original agreement, that would be the last payment but that the Town Board may have a different opinion about what is to be done next in terms of an agreement.

The road was reconstructed in 2013 Craig thinks.

Barry – if you don't want to pay for it, we will put road bans on it.

Craig – his \$5k a year is insignificant and doesn't do a lot to keep the road up.

Dave – he is getting by cheap. He is a heavy user of the road.

Mike - It could get to the point that we turn it back to gravel.

If someone wrecks a road, we can charge them 2x what it costs to fix it (WI Towns association per Barry).

Craig - When this road falls apart again, people of Salem aren't going to want to fix it again. It was \$240k for us to fix it in 2013. His \$40k is really insignificant in the grand scheme.

Mike stated that Jay's point about the original agreement being done as a bridge to get the road reconstructed really didn't make any sense since the road was reconstructed in 2013 and that's when the agreement was signed and he agreed to make road maintenance annual payments of \$5k/yr. for 8 years until 2020.

People call Craig who are bringing trucks in to Son Bow and ask if it is posted and he says no. We have never posted it.

Look at Wieser's road agreement and we could do something like that in this case. We have spent \$18,000 about 3 years ago on seal coat for Son Bow's road.

Dave – annual payments are the cost of doing business. Very reasonable to only pay \$5k a year.

What obligation does the Town really have to keep this road in great shape essentially to serve a business?

Thoughts on a new agreement – time period and dollar value/yr? Leave it at \$5k (Dave). John – look at last 8 years and what's been spent and document it for Jay.

The road will fail at some point where he won't like it – Craig. John – he can make annual payments or take over reconstructing the road.

Silage and manure haulers – we can restrict them but not the milk haulers.

\$5k is 3 loads of patch which isn't even the higher cost patch we would have to use for this road.

When reconstructed in 2013 it was expected to be a 10 yr road.

Craig gives this road extra attention for safety. Hits it early, uses more salt than other roads.

Does he have the road extension in his hands? Mike stated that Richardson had the proposed extension. (Mike later verified that he and Ruth emailed about sending it to them on 3/10/20)

Wiesers are held to an agreement why not SonBow? We have to consider fairness especially in situations where there is one main user of the road which is contributing to its destruction.

Plan Commission proposes that the Town Board give him options such as 1) new agreement for 5k, 2) Richardson can pay to reconstruct the road as needed/when needed, 3) post year-around, 4) take it back to crushed rock, 5) post it during the spring when most vulnerable. Mike suggested the Town Board debate the whole issue and at some point when the Board decides what it wants to do he could draft a letter to send to Son-Bow.

Craig – move to adjourn, Dave 2nd. All in favor. Mtg adjourned 7:35 pm