Village of Salem Lakes
9814 Antioch Road Salem, Wisconsin 53168

Village of Salem Lakes Planning Commission

June 19, 2019

PLEASE TAKE NOTICE, that a public hearing will be held by the Village of Salem Lakes Planning Commission on Wednesday June 19, 2019 at 6:00 pm, at the Salem Lakes Village Hall Building, 9814 Antioch Road, Salem, WI 53168.

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN MEETING COMPLIANCE CHECK

1. Presentation and discussion on a conceptual Primary Environmental Corridor mitigation plan for a proposed development on Tax Parcel Numbers 70-4-120-083-4210, 70-4-120-083-4214, 70-4-120-083-4212, 70-4-120-083-4255 and 70-4-120-083-4260. For informational purposes only these parcels are located on the west side of CTH ‘B’ approximately 400 feet north of Lakeview Drive and south of Dells Road.

2. Recommendation to the Village Board regarding adoption of proposed amendments to the shoreland/floodplain zoning ordinance as part of the codification of Village ordinances

3. Approve minutes from May 15, 2019

4. Adjournment.

This Notice was posted at the following places:
Salem Lakes Village Hall Municipal Building.
Website at WWW.VILLAGEOFSALEMLAKES.ORG
June 5, 2019

Eileen Anderson (Sig)
Eileen Anderson
Planning Commission Secretary
Village of Salem Lakes

9814 Antioch Rd; P O Box 443; Salem WI 53168
Phone: (262) 843-2313  Fax: (262) 843-4432
Dear Village of Salem Lakes Property Owner:

As indicated on the enclosed agenda and/or application form, a property owner in your area has applied for a:

(See checked request(s) along left side)  Meeting date: June 19, 2019 – 6 pm

___ COMPREHENSIVE PLAN AMENDMENT

___ REZONING

___ CONDITIONAL USE PERMIT

___ PRELIMINARY SUBDIVISION PLAT

___ FINAL SUBDIVISION PLAT

X Primary Environmental Corridor Mitigation Plan
(Bear Development/Silver Lake)

___ VARIANCE

___ TEMPORARY USE PERMIT

If you wish to comment on a petitioner's proposal, written comments will be received PRIOR to the public hearing on the aforementioned requests or you may attend the public hearing to voice your comments.

Should you have any questions or comments, Please attend the Village of Salem Lakes Plan Commission meeting on June 19, 2019 – 6 pm at the Village Hall building - 9814 Antioch Road Salem, WI

VILLAGE OF SALEM LAKES
LAND & DEVELOPMENT
Good Evening Brad:

I hope all is well.
Following our Village Plan Commission meeting, we reached out to SEWRPC to determine if there were alternative ideas to the PEC Mitigation. 
As you know, the plan they initially offered up included planting 1600 trees; which we determined to be unfeasible.

We presented SEWRPC with a parcel of property Bear own's near ST H 50 and B. Its an environmentally sensitive property which includes wetlands, farmed wetlands, woods and a creeks that eventually drains to Silver Lake. The property includes a large portion of PEC and we proposed to expand the PEC on the property by re-mapping approximately 6 acres.

SEWRPC staff including the Executive Director and 3 biologists visited the site to determine the feasibility of enlarging the PEC. As it turns out, they saw the value in protecting this land and presented the attached PEC Restoration Plan. After reviewing the plan, we determined that it the restoration can be done economically.

Obviously, the Village of Salem Lakes must be in agreement with the plan so a Sewer Service Area amendment can be advanced.
Can you please review the attached Restoration Site Plan with your staff and Village Officials and let me know your thoughts?
If acceptable, we would like to advance the sewer service amendment plan and concurrently move forward with the Concept Plan approvals for the Silver Lake parcel.

We feel that the alternative plan that is attached, provides a more impactful and cost effective method of restoring Primary Environmental Corridor in the Village of Salem Lakes.
It will provide additional PEC land and provides a plan that has a very high chance of successful restoration.
We were never comfortable with the long term success or impact of planting seedling trees at the Community Park. The costs alone for the trees alone exceeded $50k, not including planting, watering, maintenance etc.

I am available at your convenience to discuss. We are hopeful this is a compromise Bear, the Village and SEWRPC can all get behind.

Thanks Brad.

Dan Szczap
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
Direct: 262.842.0556
Mobile: 262.949.3788
dan@beardevelopment.com
Prairie Planting (~4.6 acres)

Open areas not designated for tree planting should be planted to native tallgrass prairie. We recommend that a consultant be used to design and execute the planting and initial maintenance. Any planting should include at least 20 native species and consist of no more than 60% grasses by weight.

Tree Planting (~1200 linear feet on 0.8 acres)

Planting Composition

The tree planting should consist of at least eight species of eastern North American hardwoods and consist of at least 20% oak.

Suitable species include the following:

- American linden (*Tilia americana*)
- American sycamore (*Platanus occidentalis*)
- Black cherry (*Prunus serotina*)
- Black walnut (*Juglans nigra*)
- Chinkapin oak (*Quercus muehlenbergii*)
- Eastern cottonwood (*Populus deltoides*, in wet areas)
- Hackberry (*Celtis occidentalis*)
- Ironwood (*Ostrya virginiana*)
- Kentucky coffee tree (*Gymnocladus dioicus*)
- Northern pecan (*Carya illinoensis*)
- Overcup oak (*Quercus lyrata*, in wet areas)
- Red oak (*Quercus rubra*)
- Shagbark hickory (*Carya ovata*)
- Silver maple (*Acer saccharinum*, in wet areas)
- Sugar maple (*Acer saccharum*)
- Swamp white oak (*Quercus bicolor*, in wet areas)
- Kingnut hickory (*Carya laciniosa*, in wet areas)
- Tulip poplar (*Liriodendron tulipifera*)
- Yellowbud hickory (*Carya cordiformis*)

Planting Density

The recommended density of the tree planting depends the size of the trees planted on the site. Stock that approximately 3/8" in diameter at the base of the stem (bare-root, potted, or container-grown) should be planted five to eight feet apart in rows (~150-240 trees). Spacing between rows should be approximately ten feet. Alternatively, larger balled and burlapped, potted, or container-grown (not bare-root) stock not larger than 1.5" in diameter may be used and planted at a lower density (10-15’ apart, ~80-120 trees).
After three years, the planted trees should be evaluated. If 3/8" diameter/bare-root trees were planted and there remain fewer than nine healthy trees per 100', additional trees should be planted to bring the density in each row up to twelve trees per 100'. If larger balled and burlapped, potted, or container-grown trees were planted and there remain fewer than six healthy trees per 100', additional trees of similar size should be planted to bring the density in each row up to eight trees per 100'. Any such planting should adhere to the care guidelines given below.

**Planting Care**

Small diameter potted stock (1 to 3 gallon container size) is most recommended. Bare root plants will experience higher mortality and higher planting densities will be needed, or dead trees will need to be replaced. The roots of bare-root stock must be kept moist at all times before planting, which should occur as early as possible in spring. Watering from a tanker trunk may be necessary during periods of dry weather during the first growing season in order to avoid high mortality regardless of planting stock type.

Competing vegetation, including herbaceous weeds, need to be controlled by maintaining 3-5 ft. vegetation-free areas around the trees for at least three years to allow young trees to establish. Mulches, shallow diskig (no deeper than 3") to within no closer than with 6" of the trees, and/or appropriate herbicides may be used to control weeds. Mowing is not advised as a weed control measure, as it can promote perennial grasses that compete well for water and nutrients. A good summary of weed control in tree seedling plantings has been compiled by Iowa State University (ISU) Extension\(^1\).

Planted trees require protection from deer and rodents. Good weed management will limit damage from rodents. However, cages or ventilated tree shelters with mesh caps to prevent entrapment of birds should be used on slower-growing oaks and hickories to protect from deer browse. Any non-biodegradable materials associated with shelters should be removed before trees grow too large. ISU Extension has also produced a publication about tree shelters\(^2\).

Reputable Midwestern producers of native tree stock include, but are not limited to:

Johnson's Nursery (https://www.jnimplants.com/)
Forrest Keeling Nursery (https://www.fknursery.com/)
Possibility Place Nursery (https://www.possibilityplace.com/)

\(^1\) https://www.extension.iastate.edu/forestry/care_maintenance/weeds.html
\(^2\) https://www.extension.iastate.edu/forestry/publications/PDF_files/F-364.pdf
Proposed Corridor Restoration
SE Quarter, Section 5, T1N-R20E
Village of Salem Lakes, Kenosha County

Legend
- Project Area
- Existing Primary Environmental Corridor (PEC)
- Ultimate Extent of PEC Following Restoration
- Potential PEC Restoration (54 acres)
- Tree Planting Restoration Zone and Row Configuration (84 acres)
- Mosaic/Wet Mosaic Prairie Restoration (43 acres)
- Farmed Wetland Restored to Low Prairie (53 acres)
- Wetland
- Access for Maintenance
- Surface Water
- Flow Direction

Source: SEWRPC
Date of Photography: 2013
CAM108 141