



MEMBERS PRESENT

A.M. Clausen, D. DeGroot, J. Franke, R. Richardson, and F. Risler

MEMBERS ABSENT

J. Thorsen

STAFF PRESENT

A. Marcuvitz (von Briesen), A. Roschke (von Briesen), S. Schultz, A.M. Smetana, C. Smith

MINUTES

1. Call to Order

R. Richardson called the CDA to order at 4:00 PM. A quorum of the CDA was present.

2. Public Hearing

a. Recommendations and public comment on whether the property located at 4207 and 4707 East South Frontage Road (aka 4207 and 4707 Highway 41), owned by Erickson Truck Sales & Salvage, Inc., is blighted as defined in Wis. Stat. Section 66.1333(2m)(bm)

R. Richardson opened the public hearing. A. Marcuvitz reviewed the applicable statutory and meeting procedures. A. Marcuvitz reviewed the items submitted for the record, including the public hearing notice, the affidavit of mailing, the history of the access acquisition to the property, the violation notice issued to the property, photos of the property, and a letter received from Attorney D. Bach on behalf of the current property owners. S. Schultz reviewed a map of the property location and photographs of the property from the morning of June 21, 2021.

D. Bach, J. Erickson, and C. Erickson represented the property. D. Bach reviewed the history of the property in regards to the condition of the property, access of the property during the pandemic, the difficulty of removing materials from and gaining access to the property, the amount of materials removed from the property over the previous year, and prior plans for the property. J. Erickson stated that they cooperated with the remediation experts, expressed misunderstanding with former Village orders to remove materials from the property, stated it would take two years to remove all materials from the land, stated that businesses in other states operate trailer construction rather than scrapping business, and reiterated the difficulty in removing materials from the property. C. Erickson stated that she does not like the building looking like its current condition but cannot access it to clean it up.

J. Franke asked a question regarding access to the property. A. Marcuvitz replied that the Village acquired the access in coordination with the Wisconsin State Department of Transportation and paid severance damages at that time. D. Bach stated that they intend to file an appeal regarding the amount of severance damages paid.

C. Erickson stated that they received previous approvals and wished to expand the business in Mount Pleasant and had difficulty contacting representatives.

A. Marcuvitz stated that the Village offered to purchase the entire property or relocate the business elsewhere in the Village, which the property owners declined.

A. Marcuvitz stated that the Village referenced the State Statutes. D. Bach said his testimony was mainly in response to the Village ordinance regarding blighted premises.

J. Erickson stated that he believes the land the Village offered to relocate the business was not a suitable property for his business. J. Erickson also stated that he wants his business to locate along the interstate due to its nature as a trucking-oriented business. He also stated that he did not think the award of damages was enough to purchase similar property along the interstate.

3. Adjournment

With no additional public comment, R. Richardson closed the public hearing at 4:38 PM.