

Village of Campbellsport – Regular Plan Commission Meeting – March 28, 2006
Meeting of the Village Plan Commission was held in the Village Council Room, 177 E. Main Street

Item#1 – Plan commission meeting called to order by Chairperson Uelmen at 6:00 P.M.

Item#2 – Meeting notice given to the Campbellsport News, National Exchange, Library, Post Office and posted at Village Hall

Item#3 – Roll Call: Dan Boldt, Bill Grede, Mark Gruber, Dave Schellhaass, Don Stoffel, Dean Uelmen

Excused absence: Heidi Olson

Others in attendance: Ray Jachimiec- WE Energies, Joann Schrauth

Item#4 – Motion by Mark Gruber, seconded by Dave Schellhaass to approve the minutes of the Plan Commission Feb. 28th meeting as presented. Ayes-6, Noes-0

Item#5 – No Drainage plans were presented.

Mark Gruber brought up issue of the drainage ditch between Syl Neis and property to the North. Mr. Neis concerned and unhappy that ditch was not put in correctly. Board Members should take a look at ditch line and will discuss at the next meeting. Mark stated ditch is wet, but believes ditchline is working as designed.

Item#6 – Presentation by Ray Jachimiec of WE Energies regarding utility placement and street lighting in developments.

- 1) WE prefers to do back(rear lot line installation) Because of wetlands and wooded areas, front installation is often necessary and municipality should set a safe amount of footage for pod units for trouble shooters and the general public.
- 2) LED street lighting is in infancy stage and not practical right now – OK for traffic lighting
- 3) Street lighting in a new sub-division is dictated by municipality, but developer must pay for installation and facility charge can be handled in various ways. Municipality pays for facility charge, Facility Fee paid by developer or property owner for a period of time or developer/property owner pays difference of lowest facility charge to street light selected or required Street lighting is for street not sidewalk illumination. Shorter poles(15ft.) with decorative tops look more like a residential/housing area and not so institutional. Clerk to check with other communities on who pays for facility fees or how charges are kept track of and billed to another party(West Bend, Greenville, etc.). Facility charges are not subject to rate increases at the current time. Suggestion that facility charges from new development with upgraded street lighting be put on water bills as a fee per household.
- 4) Wood pole with cobra head is least expensive and then can go to fiberglass pole or decorative poles & light fixture

Recommendation that clerk should report on findings from other communities, how facilities charges are handled and who pays and report at the next meeting.

Bill Grede & Dave Schellhaass questioned letter from 4-Seasons about request from developers about list from Village for requirements and expectations to be documented prior to beginning development process. Chairperson Dean Uelmen explained this letter was probably sent because Jerry Groth-Engineer sent letter to 4-Seasons after an article was in Kewaskum Statesman. Atty Macy and Engineer advised responding to 4-Seasons that no list will be given and advise developer to look at sub-division ordinance. Land is currently not annexed into village

Item#7 – Reviewed changes to pool ordinance language since last meeting. Discussion on when existing pools would need to be compliant. It was decided to give residents 1 season/year to comply. Suggested additional language will be incorporated and ordinance will be recommended to village board for passage.

Motion by Don Stoffel, seconded by Dave Schellhaass to make recommendation for adoption the pool ordinance language with additional language as proposed to the Village Board for adoption. Ayes-6, Noes-0

Item#8 – Dan Boldt said he contacted Atty. Goldin and came up with understanding on when mobile home ordinance review would be completed and shall be completed within 30 days and ready for April Plan Commission meeting. Bob Bielinski should be coming to Campbellsport in a week to view mobile home parks and plan commission members are welcome to attend.

Item#9 – Announcements 1)Bill Grede said it was brought to his attention that one of Advanced Carpentry houses has setback problems according to neighbors. No official complaints has been made. 2)Chair Uelmen requested clerk to reaffirm terms of Plan Commission Members

Item#10 – Motion by Dan Boldt, seconded by Bill Grede to adjourn meeting at 7:48 P.M.
Motion carried.

Respectfully submitted,
Diane Lemke, Clerk/Treasurer

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