

Village of Campbellsport – Plan Commission Meeting – September 6, 2005
Meeting of the Village Plan Commission was held in the Village Council Room, 177
E. Main Street

Item#1 -Meeting called to order by Chairperson Dean 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: Bill Grede, Mark Gruber, Dave Schellhaass, Don Stoffel, Dean Uelmen. Dan Boldt arrived at 6:14 P.M.

Excused absence: Heidi Olson

Other in attendance: Warren Utecht-Martenson & Eisele, Pat Twohig, Joann Schrauth

Item#4 – Motion by Mark Gruber, seconded by Dave Schellhaass to approve the Aug. 23, 2005 meeting minutes as presented. Ayes-5, Noes-0

Item#5 – No Public Comments

Item#6 – Drainage plans will be acted upon after presentation by Warren Utecht

Item#7 – Warren Utecht distributed updated Public Facilities Needs Assessment document. Changes from previous document are: pages 7, 8 & 9 specifically details on Soccer field/parking lot, Pedestrian Trail System 2.113 miles to network and be dictated by new growth and would equate to more trails in the future.

User fees could be collected and part of the building permit and set aside in a Park Fee Fund. Based on proposed 323 new housing units over fifteen years a fee of \$210 would not be excessive. Fee would be assessed to every buildable lot or unit(duplexes 2x\$210). Sub-Division Ordinance should substantiate fee

Trail System should be shared with future developers and show plans of future trails and have plat and dedicated area set aside before village board would accept the preliminary plat.

Warren will put language into document stating that CBRF would be exempt as well as nursing homes. Warren will also get a sample of what other like size municipalities are charges for park fees.

Warren strongly suggested that Park Fee should be collected up front when final plat is accepted and recorded. Sub-divisions already in progress will need to have park fee collected when building permit is obtained.

Meeting to be set up for presentation to the entire Village Board by Warren Utecht before meeting is set for Public Hearing.

Motion by Don Stoffel, seconded by Dan Boldt to make recommendation to Village Board the Sub-Division Ordinance with changes as discussed. Ayes-6, Noes-0

Motion by Boldt, seconded by Dave Schellhaass to adopt the Public Facilities Needs Assessment study as presented by Warren Utecht of Martenson & Eisele with additions as discussed. Ayes-6, Noes-0

Item#6 – continued - Drainage Plan presented by Mark Gruber for 4-Seasons on behalf of Scott Theisen to put fill material on parcel owned by Scott Theisen abutting Hwy W. Developers are looking for a site to put fill on and use later during project and also with Scott Theisen approval to fill in low areas. Village Engineer, Jerry Groth was contacted and stated drainage plan looked pretty straight forward. Hay bales would be place on West lot line for check dams

Mark Gruber also explained conversation with 4-Seasons, Matt Stephan-Excel, Rick Carpenter and himself on how drainage and flow lines would be handled on Agnesian property. It was agreed upon that low areas would be identified, pipe a field inlet and into a stormsewer outlet drain on NE corner.

Motion by Don Stoffel, seconded by Bill Grede to allow 4-Seasons on behalf of Scott Theisen to accept the temporary drainage plan for permanent fill area while grading is in progress on Theisen Trails Development. Ayes-6, Noes-0

Item#9 – Dan Boldt shared mobile home ordinance language from Omro and Lomira and suggested using most of verbiage from Omro and some of Lomira definitions.

Permits, inspections and improvements should all be considered.

After a lengthy discussion it was decided to have entire Plan Commission read over each document and come back with suggestions and go through section by section at a future meeting. Garbage pickup was discussed and clerk will look into contract, discuss with League and waste contractor on manner in which waste is collected.

Clerk to also check with League on mobile homes in the ROW and direction and options by the village to correct.

Item#10 – Announcements – 1) Zoning Board will be meeting on Monday, Sept. 19, 2005 to hear testimony of Steve Schickert on request to have a wider driveway approach than code allows. Plan Commission members are encouraged to attend.

2)Swimming pool regulations should be addressed and ordinances updated

Item#11 – Motion by Dan Boldt, seconded by Dave Schellhaass to adjourn meeting at 8:02 P.M. Motion carried.

Respectfully submitted,
Diane Lemke, Recording Clerk