

Village of Campbellsport –Regular Plan Commission Meeting – May 26, 2009

Meeting of the Village Plan Commission was held in the Village Council Room,177 E. Main St. Campbellsport, WI 53010

Item#1 – Plan Commission meeting was called to order by Chairperson Pat Twohig at 5:56P.M.

Item#2 – Meeting notice was given to the Campbellsport News, National Exchange, Library, Post Office and posted at the Village Hall in compliance with the open meeting law.

Item#3 – Roll Call: Mark Gruber, Larry Martiny, Jeff Twohig, Duane Fenrick, Pat Twohig

Excused: Bill Grede, Matt Mrochinski

Others in attendance: Dave Schellhaass, Steve Schickert, Joanne Del Ponte, Bob Beining, Janet Hafemann
Campbellsport News: no reporter

Item#4 – **Motion** by Mark Gruber, seconded by Duane Fenrick to approve the written minutes of the Feb. 24, 2009 planning commission meeting as presented. Ayes–5, Noes–0

Item#5 – No Drainage plans presented.

Item#6 – Mark Gruber explained he was called by Jeff Lindsley and Tim Perron to Perron Trucking property because Perron is planning to add a 70ft. extension onto their existing building. Perron would like drainage to flow off lot(East) into a common ditch swale line(between Perron & Greene’s). Sewer line is off of Precision Dr. and cannot find the cleanout because no tracer line was ever placed with the line.

Plans are being sent to the State for approval for building onto the existing building.

Item#7 - Mr. Bob Beining of the Beining Mobile Home Park brought plan to the Plan Commission to remove trailer no. 18 and move trailer no. 17 to the East to provide more space between trailer no. 16 and trailer no. 20.

Motion by Mark Gruber, seconded by Jeff Twohig to approve the new plan presented by Bob Beining to remove trailer no.18 and dismantle on the present site and move trailer no.17 over and increase spacing on both sides between trailer no. 16 & 20 and landscaped and be completely done by Sept. 15, 2009.

Ayes – 5, Noes-0

Item #8 – Chairperson Pat Twohig said that in speaking with Matty Serwe he is still interested and would like the Plan Commission and Village to continue the process of constructing and installing Clarke St. between S.FDL Ave. and S. Elm St. At this point it would be very difficult for the village to come up with the money to complete this project. Matty Serwe told Pat Twohig that he does not have any definite time table to have it completed, but still wants to proceed.

If Matty Serwe comes to the village and wants the street constructed, because he owns the majority of the frontage he could force the village to move forward and put Clarke St. in.

Item #9 – Update on Mill Pond by Chairperson Twohig.

Chairperson Twohig said he has made a few phone calls. He spoke with DNR – Dave Stertz who did original presentation down at the library and uncertain if the village would be obligated to do a flood plain analysis or the condition when the dam would be removed.

Twohig said he also called the Dam Safety Engineer for the State – Meg Galloway who is the supervisor for Dave Stertz. No calls were returned, but it looks like the village will need to do a dam flood plain analysis based on the dam not being there.

Twohig said he also spoke with Joe Dorava of Vierbicher and cost estimate could be \$7-15,000.

Item#10 – Update on Kid’s Clubhouse - Chairperson Twohig said plan to install curb & gutter along Grandview Ave. up to where there is curb & gutter on the West side or where the stormwater is located along Grandview.

Mark Gruber said he sent application to FDL County and Pat Rank said that FDL County will determine how far the curb & gutter will need to be installed.

Chairperson Twohig said his main concern is that the original plan showed collection basin on the West side of driveway and flow under the driveway. A culvert may not be needed, but an open channel or grate in the curb or something like that to divert water across the lawn before entering the stormwater system.

Mark Gruber presented the plan sheets that were made by Excel Engineering in July of 2005 and shows the contour lines all go to the East into the stormwater system. Plan was paid for by 4-Seasons.

Original plan presented by 4-Seasons to the village included the 3acre parcel and a detention pond, but contour lines all point to the East.

Item#11 - Chairperson Twohig said that a concerned citizen asked if the impact fees would be completely waived when building permits are issued in the village. According to the way Ordinance #295 is written appeals must come before the Plan Commission and recommendation to the Village Board. Reasoning for impact fees is that a new well was needing to be built because of limited capacity to the residents with existing wells. There was also concerns about pumping capacities at the lift station and study was done by Strand and unit prices were investigated and determined.

Stipulation from Standard & Poor’s for our rating on the bond borrow was to keep the impact fees intact and keep revenue coming into the utilities to keep the enterprises in good economic conditions.

Motion by Mark Gruber, seconded by Duane Fenrick to make recommendation to the Village Board to keep the impact fees as presented and referenced by the Ordinance and study done by Strand and Martenseon & Eisele. Ayes-5, Noes-0

Item#12 - Announcements/Correspondence - none

Item#13 – **Motion** by Jeff Twohig, seconded by Larry Martiny to adjourn meeting at 6:52P.M.

Motion carried without a negative vote outcome

Respectfully submitted -Diane Lemke, Clerk/Treasurer CMC, WCMC

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