

Village of Campbellsport – Special Plan Commission Meeting – November 7, 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 Clerk Diane Lemke 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.

Excused: Dean Uelmen Absent: Heidi Olson

Others in attendance: Ken Schwartz, Tom Meiklejohn, III, Architect for Hometown Bank Corp.

Dustin M. – Designer for Hometown Bank, Ron Cunzenheim, Joel Fleischman, Albert Fleischman, Rosie & Francis Pierret

Reporter: Andrea Hansen Abler

Motion by Mark Gruber, seconded by Bill Grede to nominate Don Stoffel as the chairperson for tonight's meeting of the Special Plan Commission because of absence of Dean Uelmen. Motion carried without a negative vote outcome.

Item#4 – Public Comments – none

Item#5 – Drainage Plans: Campbellsport Building Supply addition by Albert Fleischman tabled until he arrives

Item#6 – Special Use Exception for Improvements of gas station/convenience store & Branch Bank(Secondary use(Bank) in existing facility.

Presentation by Tom Meiklejohn III, Architect for Hometown Bank Corp. of request for Special Use Exception. Remodel existing building on East side and remove freezers and complete square look of building(14'x14'). Stripping will be painted to designate parking on East side as well as drive thru window service area. Two offices(one on north end and one on the south end), providing walk up and drive up window service, extending the roof to provide overhang and soffit. Entrance and exit will only be from the inside of convenience store.

Hours of operation probably less than the gas station/convenience store.

Parking stalls are 15 – in back of building on East side of lot and West side of lot.

Anticipates most people will frequent both gas station & bank and length of stay will be short.

Dan Boldt concerned about heavy flow of traffic and congestion on corner and the parking stalls in NorthEast corner.

Don Stoffel concerned about type of parking stalls on West side – should possibly be parallel to ease traffic to car wash during busy times.

Motion by Dave Schellhaass, seconded by Bill Grede to make recommendation to Village Board to grant special use exception to Tom Meiklejohn III on behalf of Hometown Bank Corp.

allowing secondary use of existing facility(convenience store/gas station) for a branch bank.

Ayes-5, Noes-0

Item#5 – Drainage Plan for Hometown Bank

Tom Meiklejohn III presented drainage plan for remodeling construction of Hometown Bank unto existing gas station building. All pavement was asphalt and will continue to sheet drain to stormwater catch basins as before. No new elevation.

Motion by Mark Gruber, seconded by Dan Boldt to approve the drainage plan for Hometown Bank at 259 N. Fond du Lac Ave. as presented by Tom Meiklejohn III. Ayes-5, Noes-0

Albert Fleischman of Campbellsport Building Supply presented visuals of his site as well as areas around. He has approximately 5 acres of land and other property that drains to ditch line behind his property thru a 36" pipe is another 5 acres. Approximately 430sq.ft of water during a 5yr. rain goes to ditch that flows to open ditch on Precision Dr.

Proposed building is 4000 sq.ft cabinet store with a connected breezeway to existing building. Fleischman suggested the greatest problem is the ditch running north to south toward Precision Dr. and needs cleaning out for better flow.

Don Stoffel and Clerk indicated that the village cannot clean out ditch because no easements are recorded to enter private property and would create a liability.

Fleischman stated he would like Clerk to get names and addresses of persons who abut the ditchline to send a letter of petition to the Village to obtain easements and clean out the ditch for better flows.

Mark Gruber stated that normally stormwater easements are 20ft so work can be done on each side if necessary.

Francis & Rosie Pierret wanted to be put on record that they are requesting the village to look into cleaning the ditch.

It was recommended by Plan Members to Albert Fleischman to put roof gutters on building and direct water to storm drain tiles, bring water down the middle of Campbellsport Building Supply property and push snow away from the West ditchline when melting occurs.

Fleischman said he would be OK to put in a small retention pond to retain waters on property before entering the ditch line.

Motion by Dan Boldt, seconded by Dave Schellhaass to make recommendation to accept the drainage plan for Campbellsport Building Supply and grade water to the middle of the property for drainage before reaching the ditch line area. Ayes-5, Noes-0

Item#7 – no announcements

Item#8 –Motion by Dave Schellhaass, seconded by Bill Grede to adjourn meeting at 7:08 P.M.
Motion carried.

Respectfully submitted,
Diane Lemke, Clerk/Treasurer CMC