

**Village of Campbellsport – Plan Commission Meeting – February 8, 2005**  
**Meeting of the Village Plan Commission was held in the Village Council Room, 177 E. Main Street, Campbellsport, WI 53010**

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

Item#2 – Pledge of Allegiance recited followed by a Moment of Silence

Item#3 – Meeting notice given to the Campbellsport News, National Exchange, Library, Post Office and posted at Village Hall

Item#4 – Roll Call: Dan Boldt, Bill Grede, Mark Gruber, Heidi Olson, Dave Schellhaass, Don Stoffel, Dean Uelmen

Others in attendance: Rick Carpenter, Mary Jo and Chris Greene, Matt Stephan-Excel, Ken Schwartz, Phil Twohig, Mary Baker, Chuck Lichtensteiger, Kyle Greene, Bart Welsh  
Cport News Reporter: Andrea Hansen Abler

Item#5 – Chris, Mary Jo Greene, Kyle Greene and Bart Welsh make up 4-Seasons developers who have been negotiating with Scott Theisen for purchase of land annexed into the village but not yet developed. Concept plan drawn up by Excel was presented by the group for comments and suggestions for develop of the property. The group would like to proceed with purchase and development of all streets and infrastructure in 2005 with permission of village. Developers will instruct Excel to draw up preliminary plat, have a public hearing on plan and follow steps as directed by village.

Phil Twohig and Rick Carpenter representing Agnesian Healthcare are very interested in building a new medical clinic on approximately 1.5 acres of the annexed Theisen property located directly north of their existing facility. They would like to break ground in March 2005. After a lengthy discussion concerning access to the property, infrastructure, and the need to follow proper procedures, Agnesian suggested that they could give up their option to purchase the approximately 1 ½ acre parcel if it would help expedite development of that proposed site. According to Matt Stephan-Excel, a detention pond will likely be required on property and possibly to the East for retainage of stormwater runoff.

Plan Commission requested a copy of proposed area surrounding current parcel and that was spoke about for future purchase and development and how it might impact how streets are layed out and utilities constructed.

Item#5\* - Chuck Lichtensteiger presented Plan Commission with document (Plat of Survey for Jim Bertram representing Harold Doss-owner) of Lot #4 and proposed drainage plan for parcel. Request that in the future that maps be presented 1 week in advance in the village office. Mark Gruber questioned lateral into property and Lichtensteiger stated he was going to Siamese into each unit.

Motion by Don Stoffel, seconded by Dave Schellhaass to approve drainage plan for Lot#4 by Chuck Lichtensteiger for Harold Doss property on N.Poplar St. Ayes-7, Noes-0

Item#6 – No announcements

Item#7 – Motion by Bill Grede, seconded by Dan Boldt to adjourn meeting at 7:35 P.M. Motion carried.

Respectfully submitted,  
Diane Lemke, Recording Secretary