

Village of Campbellsport – Plan Commission Meeting – January 25, 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, Mark Gruber, Heidi Olson, Dave Schellhaass, Don Stoffel, Dean Uelmen. Bill Grede arrived at 6:04 P.M.

Others in attendance: Matt Stephan, Ron Cunzenheim, Jerry Groth, Ron Weis

Campbellsport News Reporter: Andrea Hansen Abler

Item#5 – Motion by Don Stoffel, seconded by Mark Gruber to approve the minutes of Dec. 28, 2004 as presented. Motion carried.

Item#6 – No Public Comments

Item#7 – Ron Cunzenheim representing Timbers LLC provided concept plan to Village Board for rezoning on August 23, 2004 and was approved. Preliminary plat follows concept plan and concerns brought up with the two traffic islands which will both be removed, concrete sidewalk easement on map will be connected to the existing concrete walkway and Outlot #1 paper work has been presented to village on Jan. 25, 2005 and will be signed and given back to Haza law office to record quit claim deed at FDL Register of Deeds office. Final plat will be submitted to State immediately and turn around time is 30-180 days

Motion by Mark Gruber, seconded by Dave Schellhaass to approve the Timber Park Estates No. 2 preliminary plat as presented. Ayes-7, Noes-0

Item#8 - Ron Weis withdrew Preliminary Plat of Duplex development for consideration at present time because of engineering and design layout changes to be made.

Item#9 – Ron Weis – WLM – presented updated CSM of Condominium Development. Items changed are: added landscape buffer(30’ft width) easement along rails to trails; 20’ stormsewer easement thru lot 1 to provide drainage pattern. Items on Conditional Approval Memo to be addressed were: 1)Street name of Veterans Circle – Don Stoffel plan commission member had suggested name and clerk and fire dept. had no conflicts. Street name will be Veterans Circle Items *’ed are site specific according to Weis and would like deferred until site plan development is reviewed and presented to commission. (A-Landscaping Plan, C-Parking Plan, D-Lighting Plan, E-Signage Plan, F-Traffic Plan, I-Open Space Plan, Q-Concept Plan, R-Dumpster location & screening Plan and S-Garbage/trash pick-up Plan)

Other items are land division plan issues and OK in Memo per Ron Weis. Jerry Groth of Strand Associates concurred with suggestions to defer specific items to site plan review time.

Sidewalk will be placed on South side of Campbellsport Dr. by developer(no sidewalk on North side). Sidewalk will be placed on circular drive on at least one side and will be shown on site plan. Additional 44.4 ft of property dedicated by developer for engineering needs to widen road at Campbellsport Dr. & Hwy V intersection and sidewalk placement

Easements shown for storm water basins per DNR and village engineer- Strand Associates.

Motion by Don Stoffel, seconded by Heidi Olson to accept the Condominium Development CSM with items (Landscaping, Parking, Lighting, Signage, Traffic, Open Space, Concept plan, Dumpster, & Garbage/trash Plans) being deferred until presentation of the site plan review. Ayes-7, Noes-0

Item#10 - Ron Weis- WLM presented updated CSM of Commercial Development and comments on Memo of Conditional Approval issues.

Updates to CSM map are the Egress/Ingress easement boxed out area noted as Outlot #1 and future home of lift station & utility building for access; landscape easement along rails to trails property(buffer area preserved with no buildings); ROW on Hwy V- request of FDL Hwy Dept. developer widened area to 50' consistent. Also items in NO. 8 requested to be deferred to submittal of site plan are: A-Landscaping Plan, B-Parking Plan, C-Lighting Plan, D-Signage Plan, P-Private street Plan, Q-Dumpster location and screening Plan, R-Garbage/trash pick up Plan, and S-Building elevation Plan.

Village should send letter to FDL County Highway Commission to reduce speed limit from 55 MPH to 35 MPH on Hwy "V" from Capital Dr. from the South to the Village limits to the North. According to Tom Janke the entrance from Commercial quadrant was moved to satisfy resident on West(correction to read East) side of Hwy V and acceleration, deceleration lanes and bypass lanes still exist.

Motion by Dave Schellhaass, seconded by Bill Grede to accept the Commercial Development CSM with items(Landscaping, Parking, Lighting, Signage, Private street plan, Dumpster location, Garbage/trash pick up and Building elevation Plans) being deferred until submittal of the site plan review. Ayes-7, Noes-0

Item#11 – Continue discussion on Driveway specifications for construction and street/terrace openings and permits required. Sample wording from Village of N.FDL was distributed, read thru and changes discussed to develop an ordinance which would pertain to Campbellsport. It was decided that Dean Uelmen would put document together with all changes discussed tonight and present draft copy at February meeting for presentation to village board in March.

Item#12 Announcements-

Diane Lemke said there was a Plan Commission Training Session available to this Board and elected officials on Thurs. Feb. 24 from 7-9PM at the N.FDL Community Center co-sponsored by FDL County UW Extension and Village of N.FDL. All members expressed interest in attending(Heidi Olson said she would out of town). Clerk to send in fee for government unit.

Dean Uelmen asked if anyone knew anyone interested in being an alternate on the Zoning Board, he is looking for at least two(2) individuals.

Item#13 – Motion by Dan Boldt, seconded by Bill Grede to adjourn meeting at 8:20 P.M. Motion carried.

Respectfully submitted,
Diane Lemke, Recording Secretary