

Village of Campbellsport – Regular Plan Commission Meeting – March 27, 2007

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

Item#1 – Plan Commission meeting was called to order by Chairperson Dean Uelmen at 6:00P.M.

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

Item#3 – Roll Call: Dan Boldt, Bill Grede, Mark Gruber, Matt Mrochinski, Dave Schellhaass, Don Stoffel, Dean Uelmen

Others in attendance: Beth Klahn – Building Inspector with Independent Inspections, Joann Schrauth, Nick Mueller, Mary Jo Greene, Michele & Robert Guenther, Joanne Del Ponte, Bruce & Jennifer Waechter, Howard Floeter- Calbre and Vicki & Glen Rendermann

Chairperson Uelmen read the Public Hearing notice for Robert & Michele Guenther requesting a special exception to build a new detached garage on their property located at 154 S. Barton Rd. which is zoned a commercial district. Discussion involved interaction with Building Inspector that special exception was required because property is in a commercial zoned district and that all setbacks are met and garage will not bring accessory buildings over the specified percentage.

Item#7 - Motion by Matt Mrochinski, seconded by Bill Grede to recommendation to Village Board approval of a conditional use(special exception) for the detached garage; also 03-002 property listed for Robert & Michele Guenther. Ayes-7, Noes-0

Item#4 – **Motion** by Dave Schellhaass, seconded by Mark Gruber to approve the written minutes of the Jan. 23rd planning commission meeting with noted corrections as presented. Ayes-7, Noes-0

Item#5 – No Public Comments

Item#6 – No other small Drainage plans submitted for review

6a. Drainage Plan/Grading Plan for Valley View Estates – Single Family quadrant was submitted for review to the Plan Commission after an initial review by village staff and engineer. Developer Nick Mueller explained he wanted Plan Commission to review for stricter or definite restrictions(major changes) of the village, but ultimately the DNR has the final review that must be abided by. Comments from Engineer Rank and Planner Utecht will all need to be addressed and approved by DNR.

Nick Mueller said this new plan more closely meets the contour of the land and the two entrances are closer together toward the North per requirement of FDL County. Plans are to only develop about 1/3 of the northern part of single family quadrant and see how sales go.

Motion by Tr.Boldt, seconded by Tr.Stoffel that Plan Commission recommend to the Village Board that we allow WLM to sum up the drainage plan for the single family quadrant and send to the DNR for review and approval. Ayes-7, Noes-0

Item#8 – Presentation and discussion regarding fence not constructed according to plan submitted to Building Inspector and approved on July 13, 2006 on property located at 228 S. Elm St., Campbellsport.

Beth Klahn- Building Inspector said when resident came in applying for building permit a picture was submitted with pickets on one side, but fence constructed is a privacy fence with pickets on both sides and does not comply with municipal code. Letter was sent to property owners that they were not in compliance and would need to comply to apply for a variance.

Bruce and Jennifer Waechter- owners said they did bring in the picture of fence with pickets on one side and open space, but they saw neighbors privacy fence and constructed shadow box with pickets on both sides. According to code the fence must be 50% see through and also keeps animals and children in backyards.

Clerk stated if variance is requested that the property owner must come into the village office and make out application form and neighbors within 100ft. for variance along with \$100. Process will take approximately 1 month because of publication notices and meeting of Zoning Board to meet and make a decision. Zoning Board does not make recommendation to Village Board; Zoning Board decisions are final

Item#9 – Presentation by Howard Floeter for clients interested in property located on the corner of Grandview Ave. and Knights Ct. for daycare center.

Howard Floeter referred to 1)email correspondence from Tom Janke- FDL Hwy Dept. regarding an addition access onto Hwy W(Grandview Ave.) and placed directly across from the Elementary School driveway on the West side of roadway. Floeter said they know that Hwy W would need to be fully improved to the north property line similar to what was done to the south of proposed property line.

2)Building land disturbance will probably be under one(1) acre of land and does not need to be submitted to DNR if under one(1) acre for stormwater retention. If over one acre or under is the village going to request stormwater retention or control??

3)Address for building will be Grandview Ave.

4)Floeter asked about setback requirements from Village. Two front yards, one rear yard(East), one side yard(north) and verified by Building Inspector

5)Question by Floeter about requirement of sidewalk along Granview Ave. side. Members of Plan Commission answered yes and will be recommending to Village Board because of existing sidewalk in subdivision. Floeter stated he was thinking a crosswalk would someday be incorporated on the NE corner of Knights Ct. and Grandview.

6)Playyard for daycare approaching backyard setback and Building Inspector saw no problem with proposed drawing.

Floeter concerned about stormwater runoff on this parcel of land and how Strand Associates saw drainage and if retention would need to be placed on parcel and how it would be handled. Mark Gruber will check with engineer and find out if maps were developed and how stormwater was suggested to be directed or retained.

Motion by Matt Mrochinski, seconded by David Schellhaass to the matter of access move that Plan Commission recommend to the Village Board approval of the single 24ft. wide two lane frontage driveway between both parcels of property at this time off of Knights Ct. to the north. Ayes-6, Noes-0, Abstain-1(Grede)

Motion by David Schellhaass, seconded by Matt Mrochinski to recommend that future sidewalk be constructed in front of daycare center as designed on preliminary review drawings and make permanent from Knights Ct. to the north lot line of daycare lot parcel. Ayes-6, Noes-0, Abstain-1(Grede)

Motion by Matt Mrochinski, seconded by Mark Gruber to make recommendation to Village Board to require an onsite retention area for stormwater even if land disturbance site is less than 1 acre of land and that DNR will need to be notified if land disturbance goes over 1 acre. Ayes-6, Noes-0, Abstain1(Grede)

Item#10 – Announcements - none

Item#12 - **Motion** by David Schellhaass, seconded by Matt Mrochinski to adjourn meeting at 7:25 P.M. Motion carried.

Respectfully submitted by Diane Lemke, Clerk/Treasurer CMC

MinspcMarch272007