

Village of Campbellsport – Regular Plan Commission Meeting – April 25, 2006

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

Plan Commission Members met at 5:30 PM at the ditch site of 235 N. Poplar St. & 152 Mill St. to look at concerns of Syl Neis and water drainage since work was done last year to remove rip rap and install sod by contractor for Harold Doss-owner of property.

Item#1 – Plan Commission meeting was called to order by Chairperson Dean Uelmen at 6:20 P.M
Because meeting lasted longer than expected at ditch site

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, Mark Gruber, Dave Schellhaass, Don Stoffel, Dean Uelmen

Excused: Bill Grede Unexcused: Heidi Olson

Others in attendance: Chuck Lichtensteiger, Syl & Joanie Neis (on ditch site only), Bob Beining

Item#4 – Motion by Don Stoffel, seconded by Dave Schellhaass to accept the minutes of the March 28th meeting as presented. Ayes-5, Noes-0

Item#5 - Drainage Plans – 310 S. FDL Ave. Steve Olig property. There is an existing second driveway approach on property and owner is requesting to put in concrete a driveway on the south side of his home and a circular concrete pad connecting both driveways.

It was decided to do a site visit to property after the remaining items on the agenda are addressed.

Mark Gruber presented two other drainage plans (Greg Jacobson) & as examples of plans that are submitted for minor additions or changes to lots in the village that drainage of lots is affected.

Item#8 – Mobile home draft of information for ordinance language was not received from Atty. Goldin's office. Mr. Bob Beining appeared at meeting and was told nothing was received and no phone calls received. Mr. Beining was informed he will be notified when the item will be addressed at a meeting.

Item#6 – Discussion and recommendation from drainage site by 235 Poplar St. & 152 Mill St. regarding concerns of Syl Neis.

Members voiced their opinions on what could be done to satisfy Syl Neis on how the drainage ditch was improved last year. Plan Commission were of the opinion that the ditch is functioning as designed and that when the lawn is established on the Poplar St. properties that sub pump water will be maintained on their lots and drainage ditch will work as designed.

Mark Gruber will contact Jim Bertram the representative for Harold Doss-owner on installing a 6-8" PVC pipe underground to the stormsewer on the lotline between 237 N.Poplar and 239 N.Poplar.

Currently could move hose on the other side of lot until lawn is established.

Village could require a professional engineering study on drainage before the parcel to the north(239 &241 Poplar) can obtain a building permit.

Swale between Daley/Walls residence on 306/302 Killdeer Ave. -- Clerk was advised to send letter or make a phone call to the Daley residence to notify them that rocks need to be removed in swale between their properties so water can flow without restrictions and until rocks are removed a letter of compliance will not be sent to new proposed owners/title company.

Item#7 - Clerk findings from other communities on required street lighting standards and upgrades

1)City of West Bend – Judy Nigh –engineer contacted: The standard is wood poles with cobra head - any upgrade to poles is responsibility of developer and energy/facility charges are figured out by WE energies and difference of the two agreements is figured times 12 months times 10 years and payment by developer upfront to the municipality to pay for the extra cost relating to more expensive poles and lights.

Village of Hartland – Developer pays for poles and lighting and municipality bills homeowner association for monthly street lighting facilities charges.

Village of Hortonville – Developer pays for fancier poles and extra cost for lighting and municipality will not allow more poles than normal standard.

Village of Mukwonoago – Developer pay for new poles and installation and municipality pay for service

Town of Harrison – According to their developers agreement, developer is responsible for cost of installing all street lamps and lots in subdivision are charged annually and placed on tax bill for operation and maintenance costs.

It was recommended that proposed amendment to the sub-division ordinance incorporating language roughly similar to Town of Harrison for street lighting be placed on the next Planning Commission meeting agenda.

Clerk passed out Plan Commission Member information sheets and requested that information be reviewed for correctness.

Motion by Don Stoffel, seconded by Dan Boldt to recess to 310 S. Fond du Lac Ave to view second driveway concrete request extension and concrete pad connecting both driveways. Motion carried without a negative outcome.

Motion by Mark Gruber, seconded by Dan Boldt to reconvene Plan Commission Meeting at 7:40P.M.in the meeting room. Motion carried without a negative vote outcome.

Plan Commission Members spoke to Steve Olig property owner at 310 S. Fond du Lac Ave. and informed him that a need for a driveway permit is required if he disturbs the driveway pans or sidewalk in the ROW. If driveway pan are disturbed he would be required to obtain driveway permit to maintain approaches.

Motion by Don Stoffel, seconded by Dave Schellhaass to accept the drainage plan for 310 S. Fond du Lac Ave. and recommendation that extended driveway and sidewalk connecting two driveways for placement on his personal property be approved. Ayes-5, Noes-0

Item#9 Announcements - Dan Boldt and Don Stoffel recommended a fine schedule be in place instead of the village getting involved in issues of violations of ordinance code
Dave Schellhaass said he was impressed with the tree trimming at Firemans Park and the safety issues that are now addressed. Mark Gruber explained about the type of trees purchased and how all trees in the village are maintained.

Item#10 – Motion by Don Stoffel, seconded by Mark Gruber to adjourn meeting at 8:12 P.M.

Motion carried.

Respectfully submitted,

Diane Lemke, Clerk/Treasurer