

Village of Campbellsport – Regular Plan Commission Meeting – February 26, 2008

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 Pat Twohig at 6:00P.M.

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

Item#3 – Roll Call: Bill Grede, Mark Gruber, Larry Martiny, Matt Mrochinski, Don Stoffel(arrived 6:18)
Pat Twohig

Excused absence: Steve Wolf

Others in attendance: Ken Schwartz, Joanne Del Ponte, Henry Straub, Paul Ziebert, Roger & Sharon Bartelt, Glen Renderman

Item#4 – **Motion** by Mark Gruber, seconded by Bill Grede to approve the written minutes of the January 22nd planning commission meeting as presented. Ayes–5, Noes–0

Item#5 – No Drainage plans presented

Item#6 –Clerk Diane Lemke said Dennis Hahn was unable to attend meeting tonight, but requested consideration of Village to let him acquire a small parcel (V02-13-19-99-BR-005-00) and attach unto his property. Question was raised why the village had this property and the only comment was that it was used for putting up signs years ago.

Motion by Matt Mrochinski, seconded by Larry Martiny to recommend to the Village Board that the Village permit Dennis Hahn to acquire (BR-005) specific parcel of village property and be responsible for all costs and fees associated with transfer. Ayes-5, Noes-0

Item#7 – Chairperson Twohig reviewed that the Plan Commission at the January meeting had samples of signage ordinance language from Wauwatosa, Ashwaubenon and Waupun. Some members also looked at City of Ripon’s website for sign ordinance and were unable to read easily. Clerk requested paper copy from Ripon which was distributed to Plan Commission Members and Paul Ziebert for comments tonight. Pres. Twohig was impressed with language with only a few suggested deletions and changes. Paul Ziebert said overall the language would be appropriate to Campbellsport, but found some items outdated.

Twohig said he found some concerns in language where the village currently has signage that does not comply. Mrochinski along with Ziebert said those situations would fall under the wording that non-compliant signage would need to be brought into compliance if replaced, relocated or maintained in the future.

Ziebert said signs can be regulated for sizes, location, color, but cannot regulate what a sign says, which is a violation of 1st amendment rights. He also recommended a buffer between zoned areas such as commercial next to residential. Signs can also be regulated when a sign is creating a safety hazard in ROW. Ziebert said West Bend is focused on aesthetics and using a percentage of building materials in a monument sign like Dean Uelmen used on his dental sign. Some other items to consider are height of pole signs(lollipop), location, material etc.

Ziebert volunteered to be on a committee to review the Ripon sign ordinance language along with members of the Plan Commission (Bill Grede & Matt Mrochinski) and suggested two Chamber members and bring back draft to March Plan Commission for discussion and recommendation to the Village Board. Diane, Clerk will contact all members about exact date and time.(Monday or Wednesday- March 3 or 5.

Item#8 –Roger Bartelt of 549 Ladwig St. has been draining his sump pump water onto the street creating a safety hazard and street was closed down by police dept. for a period of time.

Mr. Roger Bartelt stated he has pulled back his line by 10ft. and water does not go directly onto street now. He does not want to spend any money on piping to get water direct to a catch basin. He believes the village should pay for expense to get water drainage to stormwater catch basin.

Mark Gruber & other Plan Commission Members stated the precedence has been set that property owners are responsible to get excessive sump pump drainage to a stormwater catch basin like Mr. Doss did on Poplar St. Mark brought out lot grading plan maps drawn up by Excel Engineering for Timbers LLC for the lots on Ladwig St. The lot in question is "F". These maps indicate the drainage plan and grading levels that the lots need to meet when houses are built. The street has a 40" plastic stormwater pipe with a catch basin mid block and the next closest, East before Jenny St.

Suggestion by Mark is to have Roger Bartelt run pipe down his property line to the East and connect into the stormwater catch basin on Jenny St.

The other lots(D & E) could pipe to common swale line between the two lots and pipe into the back of the catch basin.

Mr. Bartelt said he will pull his line back to the 17ft ROW line and let water pool on his property and ROW, but not shoot unto and over the curb.

Motion by Mark Gruber, seconded by Don Stoffel to recommend to the Village Board to notify Timbers LLC that once weather permits that Lots D & E of Timbers Development on Ladwig St. must be brought up to the approved grade on the grading plan along with Mr. Bartelt's lot F and swale lines followed per design. Ayes-6, Noes-0

Item#9 – Pres.Twohig said that with amount of ice we have around the community that he and Mark were driving around village and Mr.Grede called about flow line and ice dam build up by the driveway entrance of the daycare center.

The original drainage plan that was approved, showed a culvert across the driveway. Culvert would run to some unknown location. Bill Grede said that the water flows to a catch basin which the Greene's do not want the water to drain too. The whole site was designed to flow to that catch basin. Water has a natural flow. Bill has spoken to Greene's many times and they want water to flow the opposite direction. Mark & Bill discussed that if the water goes into the retention pond or into the street catch basin it (the water) still flows down into the same stormwater system.

Don Stoffel said their was a natural flow line across the (Theisen property parcel- sold to Renderman's) and flowed to the East until that property was filled during the development of Theisen Trails subdivision.

Recommendation was that Bill Grede contact Ron Cunzenheim who did design of property and look at sizing to slow water that would flow into the ROW Maybe a swale between the playground equipment and

*Recommendation to check with the League of Municipalities on legal rights, ramifications and outcome.

Item#10 - Announcements/Correspondence - Mark told Plan Commission Members that Christian Tscheschlok from FCEDC reiterated more than once that he was impressed with the Village Comprehensive Plan and the amount of time spent in detailing the future of the village. Congratulated the people responsible for putting time and work into the document.

Item#11 – **Motion** by Mark Gruber, seconded by Matt Mrochinski, to adjourn meeting at 7:50P.M. Motion carried without a negative vote outcome

Respectfully submitted

Diane Lemke, Clerk/Treasurer CMC, WCMC

minspcFeb262008