

Village of Campbellsport – Plan Commission Meeting – March 22, 2005

Meeting of the Village Plan Commission was held in the Community Center, 163 E. Main St., Campbellsport, WI 53010

Item#1 – Meeting called to order by Chairperson Dean 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, Don Stoffel, Dean Uelmen Absent: Dave Schellhaass

Others in attendance: Tim Perron, Jason Rose, Beth Klahn, Matt Stephan, Jon Bartz, Mary Baker, Ken Schwartz, Henry Straub, Barb Knickel, Tom Matenaer, Wendy Volz Daniels, Joann Schrauth

Item#5 – Motion by Don Stoffel, seconded by Mark Gruber to accept the minutes of the Feb. 22, 2005 meeting as presented. Motion carried without a negative vote outcome

Item#6 – Public Comment – Henry Straub stated he read article in Milwaukee Journal about matters Vinton Construction was involved in. Straub questioned Excel working for village and other companies such as inspections. Did Vinton have a licensed plumber on job?

Dan Boldt and Matt Stephan commented that Vinton was banned from State jobs and Village could not reject their bid without violation.

Meeting is set for April 18, 2005 to discuss cleanouts and all parties are invited.

Item#7 – Building Inspector items to consider:

1. Fence definition from property line will be looked into by commission for further investigation of code and for what reasons restrictions were implemented

50% open area is required for all fences currently - study entire fence code for future action

2. Max height for accessory building – Inspector to obtain sample ordinance language from other communities limiting height of accessory buildings

3. Fences 17.36.020(D) questioned different setbacks on corner lots –curb line or lot line? Visibility criteria on corner lot(vision triangles)

4. More than on principal structure on a parcel – Campbellsport already has this happening

5. Look at sample from other communities on Pool Code

6. RD District – none exists in village. According to Atty. John Macy conversation the development of RD for building duplexes in specific areas would be beneficial for new and upcoming common occurrences. Clerk will work with Building Inspector to develop and present for action

7. Certification – foundation & final grade(inspections) Drainage Plan implementation; how handled?? Inspector not qualified to do inspections

Beth Klahn – building inspector suggested bond payment (\$400-500)

Temporary occupancy permitted and when final grade is complete bond could be returned

Who would do certification & inspection??

Jon Bartz stated Omro hires firm to do final inspection and fee(\$300) not returned, used to pay for service

Policy (when building permit is issued)should be implemented – Village hire surveyor – stake house out, set bench mark, footings and final grade inspection

Bill Grede will contact some surveyors to come to meeting to discuss fee, services & research

8. Street line means Street ROW

9. Beth to refine language in ordinance specifying description of side yard

Item#8 – Drainage & grading plan for Timbers LLC Ladwig St. project was presented by Matt Stephan engineer from Excel hired by Timbers. Map change should show new date in revision box of March 11, 2005.

Lots on North side of Ladwig St. show a change of drainage. Low point on village property will drain along south property line of Lot#1 to catch basin in Ladwig St. Lots #1, #2 & #3 will drain from front to back to North. Drainage will be 25ft from power line(no easement recorded in FDL by power company) on north property line(2 wall high density polyethene pipe (like black drain pipe) and will run 135 ft. from West to East and along Matenaer property with 20ft easement for maintenance.

Property owners must keep clean and could be assessed back for expenses if village needs to get involved for maintenance on stormwater manholes along north lot lines of lots A,B & C.

One drainage plan was presented, but can be approved in three separate pieces, per Tim Perron and he confirmed that three separate CSM's will be produced.

Motion by Don Stoffel, seconded by Heidi Olson to make recommendation to approve proposed drainage plan map for Timbers LLC Ladwig St. Project dated March 11, 2005 for Lots A, B & C on North side of Ladwig St. with new discussed revisions that will be presented before Village Board. Ayes-6, Noes-0

Swales on all Lots D, E, F, G & H and Matenaer property would need to submit his own drainage plan which faces Jenny St.. After discussion by all parties it was agreed that drainage plan map presented is for the lots as they appear on this map and if lot lines change in any way a new drainage plan will need to be presented.

Motion by Dan Boldt, seconded by Bill Grede to make recommendation to approve drainage plan map for Timbers LLC Ladwig St. Project dated March 11, 2005 for Lots D, E, & F as presented with current property lines. Ayes-6, Noes-0

Motion by Don Stoffel, seconded by Mark Gruber to make recommendation to approve drainage plan map for Timbers LLC Ladwig St. Project dated March 11, 2005 for Lots G & H subject to lot lines as presented on current map. Ayes-6, Noes-0

Item#9 – Review of **Visioning Workshop Report** by Jon Bartz of Martenson & Eisele. Workshop was done on October 25, 2004 and group came up with Vision Statement and reviewed series of questions that was used to determine future for village. Jon mentioned there was passionate discussion regarding status of dam.

Narrative responses were discussed and some people read their favorite comments.

Item #10 -Community Survey was reviewed by Jon Bartz and stated the response rate of 40% was tremendous. Rural is mentioned several times

Issues & Opportunities – 98% good place to live, threat 51% property taxes??. Need improvement- 53% Job opportunitites, Top for little improvement 76%-Fire Protection

Planning for Growth - New growth in retail shopping-78.7%, 75% businesses in industrial park, 74% housing options for seniors.

Housing - 60% stated Campbellsport does not need multi-family housing

49% felt a little more medium single family housing

Transportation – No improvement on Hwy 67, fewer than 9% feel neighborhood streets need improvement.

Natural Resources – Air and Water quality question needs to be separated because residents think water is drinking water and should be the rivers & streams

Economic Development – Village faces serious job shortage, safe neighborhoods, good public schools

Utilities & Community Facilities – good education in school system; utilities scored 60% or higher, Needed bike paths pedestrian traffic

Land Use & Implementation – Concerned about comment: New home construction & business development should be limited in order to preserve farmland surround Campbellsport, Usually a comment by town residents.

Correction in fourth paragraph should read “The development of ****multi*(two)-family** housing should be encouraged

Tell us about Yourself – Survey response is close to the 2000 Census data

Item#11 – Review of Initial Future Land Use Plan Map – Plan Commission Members and others in the audience were invited to look at updated map and make any corrections or additions to coloring of parcels and future outlook on surrounding area.

Item#12 – Review Driveway Ordinance - Clerk spoke with Mike Tolvstad of NFDL who stated their village code states only one opening for duplexes with side-by-side garages. If someone is redoing a driveway approach the property owner would need to redo per code or request variance. Variances are granted by Zoning Board of Appeals.

Committee members to check around village and take pictures of existing driveway approaches.

Duplexes and residences with 3 car garages – should exception be made in width opening(32ft.)? Issue to be revisited at upcoming meetings before making recommendation to Village Board. Dan Boldt suggested; 26ft for single, 32ft for duplex-garages together; investigate before proceeding

Mark Gruber shared with Committee Members samples of three drainage plans submitted to date and the wide range of diversity.

Motion by Bill Grede, seconded by Mark Gruber to adjourn meeting at 9:05 P.M. Motion carried.

Respectfully submitted,
Diane Lemke, Recording Secretary