

Village of Campbellsport –Public Hearing & Regular Plan Commission Meeting – November 25, 2008

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

The Public Hearing of the Plan Commission met at 5:45PM to hear the request for a Special Exception of Marion A. Zeller of 121 S. Fond du Lac Ave. for a proposed future purchase of building by Jason Heinecke for an auto repair business.

Jason explained what his intent of the building if approved and sold to him by Mrs. Zeller. He said he desires to purchase the building he can call his own. Jason said he currently leases a building for his business and has clientele which will follow him.

Neighbors were concerned about the integrity of the building. Jason said his plans are to take off the top 4 to 6 rows of block and redo. His only concern was the ability to put up scaffolding into the alley for the repair and neighbors said they had no objections if the building is repaired correctly and made safe.

Hours of operation were also discussed and Jason said the maximum hours would be 6AM-6PM

Time is a concern and Jason would like to get process started because he needs to have State Approved plans and State Review before pulling a building permit.

Item#1 – Plan Commission meeting was called to order by Chairperson Pat Twohig at 5:56P.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, Jeff Twohig, Duane Fenrick, Pat Twohig

Others in attendance: Bob Twohig, Don Stoffel, John & Laverne Kreif, Kevin Ebert & son, Jason Heinecke, Marion Zeller & guest, Nick Mueller, Atty Patrick Madden, Roger & Sharon Bartelt

Campbellsport News: Andrea Hansen Abler

Item#4 – **Motion** by Matt Mrochinski, seconded by Mark Gruber to approve the written minutes of the Aug. 26, 2008 planning commission meeting as presented with corrections. Ayes–7, Noes–0

Item#5 – No Drainage plans presented.

Item#6 – Request of Marion Zeller for a special exception at 121 S. Fond du Lac Ave. to permit an auto repair business in building. Mark Gruber reminded Jason Heinecke that property at 121 S. FDL Ave. will be subject to the water & sewer impact fees because service has been terminated for more than 2 years. Concern by Plan Commission members that tires, exhaust etc. waste would need to stored inside and only a dumpster on the outside for garbage.

Motion by Matt Mrochinski, seconded by Mark Gruber to recommend to the Village Board the approval of the Special Exception request to permit an auto repair business at the subject property of 121 S.FDL Ave. with the condition that there will be no outside storage of materials; maximum outside storage of five(5) vehicles and that any exterior lighting associated with the business be down lighting and not shining into the sky or lighting the entire block. Ayes-7, Noes-0

Item#7 – Clerk gave Plan Commission copies of draft Resolutions for the three different quadrants and a letter from Atty. Macy regarding draft resolutions and recommendation to consider before action. Attorney Madden said on behalf of Developer Nick Mueller of NJM Development LLC that he was confused by the recommendations of Atty. Macy and followed sample resolution supplied to him from the village on a previous development.

Items completed since last meeting at the lift station are: 1)Light pak on South side of building has been replaced and is working 2)East light on lift station needs to be replaced and developer is working on

locating the light fixture which is unique and comes only from Cooper Lighting 3)Vent pipe is now installed thru the roof the way the drawing showed per design 4)LW Allen has repaired the pump seal fail light

5)Wet Well need to have a deflector or curb built up to provide a funnel area to keep water from getting into the wet well(concerns about I & I) 6)A single slab of concrete of sidewalk in Soaring Eagle quadrant is cracked and needs to be replaced.

Concerns were raised about rust in the connections which could compromise the VFD's.

Recommendation by Developer that the water should be turned off by valve to eliminate any future problems.

It was recommendation by Plan Commission Members that Shane Zenz of Strand Engineering should be contacted to meet with a representative of LW Allen to go over the Scada Units for recommendation to the Village Board if life of the equipment was compromised and if warranty period should be adjusted.

Motion by Matt Mrochinski, seconded by Bill Grede that the Plan Commission recommend to the Village Board to accept the resolutions for dedication and improvements relating to Valley View Estates, Soaring Eagles Condominium and Valley View Commercial and upon receipt of written opinion from Strand Engineering as to the condition of the Scada system and written acknowledgment from the Developer that Wet Well cover will be sealed in some fashion acceptable to the Village. Ayes – 7, Noes-0

Skip Item #8 because Dennis Gloede and/or Bob Beining were not in attendance.

Item #9 – Request of Roger Bartelt to install an underground line to the stormwater catch basin. A map drawn up and presented for consideration for proposed 1 ½” line was explained by Mr.Bartelt.

After some discussion between Mr.Bartelt and the Plan Commission Members it was suggested that a 4” line be installed to avoid freezing in the line during the winter season. Mark Gruber asked Mr. Bartelt if he contacted the neighbors to the West and Mr. Bartelt said no. This would be a private utility and would desire that only one penetration be into the catch basin drain. Bill Grede suggested a “T” get put into the proposed line and drain into the stormwater system.

Motion by Matt Mrochinski, seconded by Bill Grede to allow Mr.Roger Bartelt to hook up to the stormwater system of the Village with his sump pump water and down spouts and condition this with future flexibility that at the right-of-way borders the line must be 4” diameter and that a tracer line also be installed in pipe Ayes-7, Noes-0

Item#8 – Maps distributed by Clerk that Bob Beining dropped off, but there were inconsistencies. Clerk also noted that Building Inspector told her intent was to build garage on a gravel base and not concrete.

Motion by Bill Grede, seconded by Mark Gruber to table issue because of lack of information available. Ayes-7, Noes-0

Item#10 - Announcements/Correspondence - Clerk presented letter from Robert Stephen regarding property located at 136 W. Main St.

Pat Twohig updated members on plan drawn up by representative from Vierbicher on dam restoration or removal. Cost for dam abandonment would be \$250,000 and \$395,000 to restore dam per DNR requirements. Would like to have general information given to the public on dam issue and place as a referendum question on the April election. There is no money for restoration of dams but money is available from River Alliance to remove dams.

Item#11 – **Motion** by Mark Gruber, seconded by Bill Grede to adjourn meeting at 7:37P.M.

Motion carried without a negative vote outcome

Respectfully submitted

Diane Lemke, Clerk/Treasurer CMC, WCMC
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