

**Village of Campbellsport – Regular Plan Commission Meeting – July 24, 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 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, Steve Wolf, Pat Twohig

Others in attendance: Joanne Schrauth, Ken Schwartz, Janet Hafemann, Steve Schickert, Jim Rinas, Bob Beining, Mr. & Mrs. Elwing, Dean Uelmen, Gary & Betty Bakken, Nick & Patti Mueller

Item#4 – **Motion** by Matt Mrochinski, seconded by Steve Wolf to approve the written minutes of the June 26<sup>th</sup> planning commission meeting as amended. Ayes – 7, Noes – 0

Item#5 – No Public Comments

Item#6 – Drawing submitted which was drawn up by Strand showing drainage plan for Village Water dept. property and neighboring property to the East currently owned by Jeff Twohig. In conversations with Jeff Twohig he agrees that his property was not graded per plan submitted for approval and pay toward project so drainage of water gets to inlet.

**Motion** by Don Stoffel, seconded by Bill Grede to approve drainage plan for the Village Water Dept. property along S. Helena St./Ladwig along with Jeff Twohig paying toward work to be completed. Ayes-7, Noes-0

Item#7 – Chairperson Twohig informed Plan Commission Members that Mark Gruber, Don Stoffel and himself have met on site with Timbers LLC(Denny Rahn & Albert Fleischman) who is requesting that Village turn over property parcels(44 & 16 ft.) 001-016 and 001-006 to them and attach to property to the North. Village has concerns about the drainage stormwater ditch which is located on those parcels.

After presentation and discussion Item #7 was tabled at this time.

Item#8 – Application request from Bob Beining on proposed updated waivers of Village Code on Mobile Home Parks along with Property Improvement Plan for 2007-2027. Questions were raised by Plan Committee Members as to what is actually going to be done for improvements to the Mobile Home Park. Suggestions were made to follow suggestions by the Plan Commission at the June meeting to reduce density and increase green space. Bob Beining response was that it would cost too much money and would displace families for a long period of time.

Dean Uelmen said the only practical way to reconfigure the Trailer park is through attrition. Village should require trailers to be removed when they become dilapidated and unlivable and not replaced with another to reduce density.

**Motion** by Steve Wolf, seconded by Larry Martiny to approve property improvement plan for Mr. Bob Beining for 2007-2008 and change to a one year waiver & move trailers 7, 11, 10 four(4) feet West of proposed location & trailers 8 & 9 five(5) feet West of current location. Ayes –4, Noes – 3(Gruber, Stoffel, Mrochinski)

Item#9 – Application Request from Jim Rinas for waiver of Village Code on Mobile Home Parks. Mr. Rinas presented drawings of his existing parks and expressed his long term intentions for his park. Trailer No. 2 and 4 will be moved.

**Motion** by Steve Wolf, seconded by Mark Gruber to accept the Jim Rinas waiver request for his trailer park with the stipulation of eliminating trailer #2(two) and move the yard shed into vacated space within one year. Ayes –7, Noes – 0

Item#10 – **Motion** by Don Stoffel, seconded by Larry Martiny to lower the letter of credit for WLM Developers and amend their developers agreement to \$100,000.00 Ayes-7, Noes-0

Item#11 – There are two objections: one being eliminating the letter of credit and the other being the fact that the proposal presented wants to eliminate the need to come before the Plan Commission for any amendment to the Developers Agreement

**Motion** by Matt Mrochinski, seconded by Bill Grede to deny approval of the proposed amendment for 4-Seasons Developers per their Developers Agreement as presented. Ayes-6, Noes-1(Twohig)

Item#12 – Chairperson Twohig said he wanted this item on agenda because of issue of someone unloading a piece of equipment and leaving a trailer on the street. Don Stoffel said persons should contact the Police Dept. to get a special exception to leave on the street for a specific limited basis.

Item#13 – 1)Issue of Dam maintenance and individuals from the DNR have been spoken too as well as a group called Wisconsin Rivers.com who will assist with public info about removing dams.

2)Impact fees on parks was implemented and these monies could be used to connect the trail around the village.

3)Possible meeting on site by the Plan Commission by the Kids Clubhouse for visual concept for grading and landscaping of property.

Item#14 – **Motion** by Don Stoffel, seconded by Bill Grede, to adjourn meeting at 8:00P.M.  
Motion carried without a negative vote outcome

Respectfully submitted by Mark Gruber / Diane Lemke

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