

Village of Campbellsport – Regular Plan Commission Meeting – November 29, 2005
Meeting of the Village Plan Commission was held in the Village Council Room, 177 E. Main Street

Item#1- Meeting called to order by Chairperson Dean Uelmen at 6P.M.

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, Bill Grede, Mark Gruber, Heidi Olson, Dave Schellhaass, Don Stoffel, Dean Uelmen

Others in attendance: Mike Mercer-owner Black Swan, Steve Lentz, Ron Weis, Ken Schwartz, Max Franzen-Excel, Jeff Pinno – RA Pinno

Item#4 – Motion by Don Stoffel, seconded by Mark Gruber to accept the minutes of the Oct. 25th and Nov. 7th meetings as printed. Ayes-7, Noes-0

Item#5 – No Public Comments

Item#6 – Drainage Plans: Black Swan Mini storage units for proposed and future buildings. Mike Mercer owner explained he would like to construct a 22 unit building and probably in the Fall of 2006 another small unit building. Drainage flows to West and South into the deep Precision Dr. ditch. Mercer was unaware of drainage problems of neighbors to the North such as Campbellsport Building Supply, Olson's, Johnson Bus, etc. and is willing to try to keep ditch in front of his property cleaned out for better flows.

Motion by Don Stoffel, seconded by Dave Schellhaass to accept the drainage plan as submitted by R.A. Pinno for Black Swan Mini storage for proposed and future construction of storage units on remainder of property. Ayes-7, Noes-0

Item#7- Review Final Plat of WLM –Valley View Subdivision(Duplex quadrant) as submitted by Ron Weis and knows there will be a condition put on document for Stormwater Management document to be submitted at a later date. Documents are being produced currently for review by village attorney.

Questions were raised by Planner-Warren Utecht about walkway between lots 10 & 11 of who is responsible to install and maintain. Ron Weis indicated that developer will install concrete walkway (not sure if walkway will be equally divided on two properties or just on one) and property owners will be responsible to maintain in future. Weis stated easement will be recorded on deed of property affected. Accel, decel lanes on Hwy “V” are type C as required by Fond du Lac County. Pres.Uelmen reminded developers to make sure walkway is ADA compliant

Motion by Dan Boldt, seconded by Mark Gruber to make recommendation to approve the Final Plat for WLM-Valley View Subdivision the Duplex quadrant. Ayes-7, Noes-0

Item#8 – Special Exception proposed for filling station on existing Piggly Wiggly site by Utica Energy Renew E-85, LLC

Max Franzen of Excel explained company would like to construct a 52' x20' gas hut with canopy and two gas pumps for ethanol and unleaded gas. Computerized system with no attendant on site. There would be 2-12,000 gallon tanks underground. Possible loss of 28 parking stalls for Piggly Wiggly customers. Company would be leasing land from Schultz-Sav-0.

Recommendation of Plan Commission that Max Franzen contact owners with list of concerns:
1)Fuel Company Representative at next meeting 2)Access to lot to the North 3)Loss of parking
4)Klotz's –owner of Piggly Wiggly thoughts 5)Schultz-Sav-0 representative at next meeting
6)who/how do complaints about fuel hut go to 7)how info about fuel will be given to public
8)traffic flow 9)pavement markings 10)tank setbacks??

Item#9 – Letter from Martenson & Eisele distributed concerning comments at open session on the Comprehensive Plan. Jon Bartz will come to Dec. or Jan meeting to discuss.

Item#10 – Meeting with Attorney Goldin regarding mobile home parks - Meeting is scheduled for Dec. 1 at 4P.M.

Dan Boldt said the issue needs to be addressed as a safety & health issue.

Items that should be discussed are:

- 1)Trailers on ROW
- 2)Both Trailer Courts treated the same
- 3)Definition of trailer court? - trailers built inside house? - doublewides?
- 4)Age of trailer
- 5)Condition and or value of trailer
- 6)Green space
- 7)Who should do inspections – Committee? /Assessor? / Fire Chief / Police Chief /DPW
Building Inspector

Item#11 Announcements

Mark Gruber stated he was called by Steve Schickert to look at driveway entrance that was being corrected by Del Ponte Bros. to meet code as directed by Village Board before Dec. 1

Heidi Olson distributed information on pool language that the Plan Commission members should read and be ready to discuss at an upcoming meeting.

Item#12 – Motion by Don Stoffel seconded by Heidi Olson to adjourn meeting at 8:10 P.M.
Motion carried.

Respectfully submitted,
Diane Lemke, Clerk/Treasurer