

Village of Campbellsport – Plan Commission Meeting – March 28, 2005
Meeting of the Village Plan Commission was held in the Village Council Room, 177 E. Main St. Campbellsport, WI 53010

Public Hearing called to order by Chairperson Uelmen at 6:03 P.M. for request of Scott Theisen owner on behalf of 4 Seasons Development LLC to rezone approx. 80,000 SF from RS to Duplex buildable zoning. Discussion between parties regarding whether sidewalk would be installed in proposed development. Concern about safety of children traveling to schools and into the village. The other concern was that duplex units be kept together and not scattered about Second Public Hearing was request of Wayne Wegenke for a Special Exception to construct a 20 unit CBRF on Lot #1 in Timber Park Estates. Positive comments from audience on assisted facility being built. Wayne fielded questions from Board Members and the audience. This is a for profit organization. An RN will operate the facility with 3 caregivers per shift and a person for ground maintenance.

Special Meeting of the Plan Commission

Item#1 – Meeting called to order by Chairperson Uelmen at 6:37 P.M.

Item#2 – Pledge of Allegiance recited followed by a Moment of Silence

Item#3 – Meeting notice given to Campbellsport News, National Exchange, Library, Post Office and posted at Village Hall

Item#4 – Roll Call: Dan Boldt, Bill Grede(arrived 6:12PM) Mark Gruber, Dave Schellhaass, Don Stoffel, Dean Uelmen. Excused: Heidi Olson

Others in attendance: Chuck Lichtensteiger, Wayne Wegenke, Ken Schwartz, Mary Baker, Chris & Mary Jo Greene, Scott Theisen, Kyle Greene, Bart Welsh, Matt Stephan, Joann Schrauth, Karen Van Beek, Sister Joanne, Mike Bowe, Mike Serwe, Henry Straub, Barb Knickel
Reporter: Andrea Hanson Abler

Item#5 – No comments from Public

Item#6 – Request of Scott Theisen current property owner on behalf of 4 Seasons Development LLC to rezoning approximately 80,000 S.F. of Exhibit A from RS-Single Family to RS-Duplex to build duplexes on lots. Question came up regarding if sidewalk would be required in development. Chris Greene stated they were not planning on installing sidewalk. Discussion of children walking to school and to businesses may necessitate sidewalks, but Village Board will make decision when plats are presented. Proposed Commercial property is shown along Hwy W and would need to be rezoned. Scott Theisen stated Agnesian has withdrawn offer to purchase and Greene's are waiting for approvals and will be purchasing the entire remaining parcel of land.

Motion by Dan Boldt, seconded by Dave Schellhaass to make recommendation to Village Board on April 11, 2005 to grant Scott Theisen on behalf of 4 Seasons Development LLC the rezoning/special exception to allow building of only duplexes on approx. 80,000SF on map designated as Exhibit A. Ayes-6, Noes-0

Item#7 – Request of Wayne Wegenke for special exception to construct 20-unit assisted living facility on Lot#1 in Timber Park Estates. Building will be placed in residential area and should add approx. \$1Mil to tax roll and is approx. 11,000SF. Utility need is for 6in water lateral. According to Wayne Wegenke a condition of purchasing property is the removal of the two boulevards and constructing sidewalk along south property line of Lot#2 to connect to existing sidewalk.

Motion by Don Stoffel, seconded by Bill Grede to make recommendation to grant special exception to Wayne Wegenke to construct 20 unit Community Residential Facility on Lot #1 in Timber Park Estates purchased from Timbers LLC Ayes-6, Noes-0

Item#8 – Presentation of drainage plan for Wayne Wegenke proposed purchase of Lot #1 from Timbers LLC and all water to flow to the East. Natural drainage and small swale on property and erosion silt fence will be in place during construction.

Motion by Mark Gruber, seconded by Dan Boldt to accept drainage plan for Wayne Wegenke's proposed Assisted Living Facility in Campbellsport for Lot #1 purchased from Timbers LLC in Timber Park Estates. Ayes-6, Noes-0

Item#9 – Bill Grede stated surveyors were unable to attend March meeting, but will plan on attending April 26, 2005 meeting

Item#10 – Driveway approach openings. Dan Boldt took pictures of four(4)examples in Village. Standard opening is 26ft., Duplexes with both garages(double doors) in middle – 32ft.

If a duplex has garages on opposite ends then special exception would be required for two 26ft openings.

Commission suggested that a detail drawing be included in packet with driveway permit with all the requirements (Width, cut by firm or redo curb length affected by driveway approach
Chairperson Uelmen made a list of changes proposed for driveway ordinance for presentation to Village Board in April:

- 1 – maximum width opening of 26 ft. at the ROW
- 2- duplexes with garages in middle – 32ft max. width opening at the ROW
- 3- setbacks for driveways from property lines – check with building inspector(3ft?)
- 4- drawing of approach for example in packet – top of curb to top of curb
- 5- mandatory cut by firm (approx.\$300) from list of vendors supplied by village
- 6- shall conform to standards that are adopted by the Board or enacted at the time the permit is issued.

Motion by Don Stoffel, seconded by Tr.Schellhaass to make recommendation to Village Board driveway specification changes to draft Ordinance 285 with recommended changes from Plan Commission on March 28. Ayes-6, Noes-0

Item#11 – no drainage plans were presented

Item#12 – No announcements

Item#13 – Motion by Mark Gruber, seconded by Dan Boldt to adjourn meeting at 7:37 P.M.
Motion carried.

Respectfully submitted,
Diane Lemke, Recording Secretary