

Village of Campbellsport – Regular Plan Commission Meeting – October 23, 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 7:00P.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: Mark Gruber, Larry Martiny, Don Stoffel, Pat Twohig

Excused – Bill Grede, Matt Mrochinski Absent: Steve Wolf

Others in attendance: Laura Lueders, -River Alliance project manager, Joanne Del Ponte, Mary Jo Greene, Joann Schrauth, Al & Debra Defatte, Dean Uelmen

Item#4 – **Motion** by Mark Gruber, seconded by Larry Martiny to approve the written minutes of the September 25th planning commission meeting with corrections as discussed. Ayes–4, Noes–0,

Item#5 – No Public Comments

Item#6 – No Drainage plans presented

Item#7 – Al & Debra Defatte presented information about splitting garage which used to be Add Auto Repair from the existing house to the North and create a new parcel. Mr. Defatte went thru the points in the village ordinance code regarding dimensional requirements. Lot would be 150 sq.ft. short of the required 10,000 sq.ft.; backyard is only 12 ½ ft. and short of the required 20ft. Sideyards and lot coverage are OK. Parcel is currently zoned RS- Single Family Residential.

Concerns presented by Mark Gruber was the shared lateral off of Railroad St. to the duplex on Railroad and the garage and also questioned if another driveway would be requested off of N. Barton Rd. Al Defatte said he would consider writing up a document for easement rights for the lateral problem so village could go onto property or would work with Village to find a better solution. The driveway for house and garage would be shared and written into deed or another comparable document.

Resident Dean Uelmen questioned what the Building Inspector said about creating a substandard lot with only a garage on and not a primary structure.

Chairperson Twohig said the plan commission had a lot of information to mull over and put on a future agenda to discuss.

Item#8 – Chairperson Pat Twohig introduced Laura Lueders, Project Manager of River Alliance of Wisconsin who is going to do a presentation of what or how they can assist the Village with a decision on repair or removal of the Mill Pond Dam.

Laura Lueders informed the Village of options when addressing the issues of the Dam.

Mission of River Alliance works with River Restoration Techniques, Local Groups and has a Water Policy Program which stays on water quality issues in the State.

The main object is to inform and educate the public by public information sessions and getting the DNR involved. Most dams were/are built to last 50 years

Some of the main topics to address are: 1)Environment 2)Economic issues 3)Funding Sources 4)Engineering and 5)Social Issues

Ms. Lueders said she was here to advise the Plan Commission/Village on the process and villages responsibilities. She said the first step would be to hire a consult to determine the Environmental and Cost Analysis and then do presentation to the public thru a public hearing.

Some individuals she recommended were, Mead & Hunt for engineering and design 608-443-0450;

Will Waworzyn, DNR 414-263-8699 and Adam Dowling-FDL at 920-923-3033, ext.3

She showed examples of dam removal costs compared to repair which usually runs three times more.

Don Stoffel questioned the ability to keep part of dam for a Memorial monument to the Village if the dam would be removed.

Don Stoffel also asked the procedure the plan commission was suppose to take in informing the public and village board members.

Mark Gruber asked if the Plan Commission was going to be the key people to continue looking at the dam process or he thought a joint meeting with the Village Board would be good to keep all parties involved because the Village Board would ultimately make the financial decision.

Laura Lueders left newsletters and her business cards if anyone had questions after tonight.

Item#9 – Announcements/Correspondence - 1) Chairperson Twohig said he and Mark Gruber met with Bill Grede and Glen Rendermann about the drainage plan for the Day Care Center and that it did not meet the design that was presented on the plan. He also spoke with Tom Janke and Tom had opinions but did not commit to anything until the property owners would request an easement opening onto Hwy W across from school entrance and then FDL County will look at stormwater management along the highway. 2)Dean Uelmen informed the members that he visited and had contact with people from Rockville who petitioned to keep their dam and he will look for a persons name and telephone number. Village should look at all options without a bias before proceeding.

Item#10 – **Motion** by Mark Gruber, seconded by Don Stoffel, to adjourn meeting at 8:22P.M.
Motion carried without a negative vote outcome

Respectfully submitted

Diane Lemke, Clerk/Treasurer CMC, WCMC

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