

Village of Campbellsport – Regular Plan Commission Meeting – May 27, 2008

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: Pat Twohig, Mark Gruber, Matt Mrochinski, Larry Martiny, Duane Fenrick, Jeff Twohig

Excused absence: Bill Grede

Others in attendance: Joanne Del Ponte, Glen Renderman, Dave Schellhaass, Kyle Greene, Bart Welsh, Jerry Serwe

Item#4 – **Motion** by Mark Gruber, seconded by Matt Mrochinski to approve the written minutes of the February 26th planning commission meeting as presented with clarification of finished sentence to say sidewalk Ayes–6, Noes–0

Item#5 – No Drainage plans presented

Item#6 – Sign Ordinance language worked on by Committee consisting of Chamber Members, two Plan Commission Members and Paul Ziebert the Zoning/Sign Administer of City of West Bend. Committee feels the proposed signage language is a good fit for Campbellsport. Signs that are not compliant at the current time will not be in violation, but when repaired, replaced or owner change then signage will need to comply with village ordinance.

Some of the highlights are: 1)sign cannot exceed height of building 2)directly lit signs which include signs with panels and light bulbs 3)for sales signs have a specific period of time to be on property 4)swinging signs are prohibited and need to be securely mounted 5)Changeable signage and time limits on how often the message can change

Motion by Matt Mrochinski, seconded by Mark Gruber to recommend to the Village Board the Sign Ordinance language with corrections as discussed for their consideration and approval. Ayes-6, Noes-0

Item#7 – Chairperson Twohig reviewed the past history of the three way partnership of WLM Development which had some difficulties and became insolvent as a group. The Village is dealing with two different entities currently; National Exchange Bank(townhouse area) and Nick Mueller(Valley View Estates, Commercial and Single family areas).

Village did obtain Letter of Credit and put in village account for approx. \$96,000.

Chairperson Twohig said he contacted Dan Mueller about asphaltting all streets last year for approx.

\$72,000. Another problem was a water line break in the lift station, losing 21,000 gallons of water and causing damage to PLC electronic controls and undesirable condition for village. Cost by LW Allen to replace entire control panel is approx. \$38,000+ and under \$5000 to get PLC up and running There was no damage to generator. Mark Gruber said Shane Zens of Strand came to look at scada panel and recommends replacing all components except for a couple of contact relays because of sensitivity and getting as wet as it did. Heater exhaust design has not been fixed yet(heater quit working twice). Exterior light is burnt out. Wet well has been grouted by Visu Sewer

Property has not been deeded or dedicated from the developer to the Village and even after that point there will be a one year warranty on the property and equipment.

Developer's Agreement has deficiencies that need to be corrected and the village has not received comments or guidance from Attorney Macy on proposed document.

Motion by Mark Gruber, seconded by Jeff Twohig to table any action on the proposed Developer's Agreement as presented on behalf of NJM(Nick Mueller) Development upon further review by Attorney Macy . Ayes-6, Noes-0

Item#8 –Chairperson Twohig said he thought that all parties left a meeting in Fall with understandings that some things were going to be accomplished by June 1, 2008 regarding drainage from the Kids Clubhouse property. Glen Renderman said he did not have the same understanding. Clerk read minutes from Sept. 2007 meeting about action plan. Tom Janke of FDL County will not engineer project, but would like to look at plan before installation. There was ice & ponding issues by the driveway frontage creating hazards this past winter. Questions were again raised about how stormwater drains and who is responsible. How to get water to catch basin. After a lengthy discussion period the following plan was agreed upon: The Village will contact Strand to schedule for engineering to establish grades for installation of sidewalk, curb & gutter, asphaltting and landscaping up to the north developed property line and get quotes for all costs and to be bore by the property owner(Renderman's) and work to be completed by Aug. 15, 2008 before school starts in the Fall of 2008.

Motion by Matt Mrochinski, seconded by Larry Martiny that Village will extend project installation of curb & gutter, asphalt to the edge of the concrete gutter, landscaping including setting the grade for sidewalk to be extended to Aug. 15, 2008 and design to be completed by Village engineer ASAP and upon completion of plan; give to developer to have project completed and all costs to be bore by the property owner. Ayes-6, Noes-0

Time was lost because Plan Commission members thought that Bill Grede was contacting Ron Cunzenheim to look at the complete parcel for grades and development for a business adventure on the northern part of parcel and to include finishing the Kids Clubhouse parcel.

Item#8b – Chairperson Twohig explained issue of stormwater drainage is being addressed again. Two issues – All the water from parking lot and area West of parking lot drains to the driveway and onto the street just beyond the property line to a stormwater system and eventually into the retention pond located on the East end of development. Issues one of which Village has jurisdiction over; 1) Does village want Renderman's(Kids Clubhouse) to put in the culvert under the driveway and 2)water is entering the stormwater system that was built for a particular development and is responsibility of that development right now(village does not have jurisdiction on this point).

Kyle Greene of 4-Seasons questioned the occupancy of the daycare center and said they were only at meeting to hear about the process of stormwater drainage. Chairperson Twohig said even if property was or was not developed the water still flows the same direction and drainage plan approved should be followed by developer of 3 acre parcel(Renderman's).

Matt Mrochinski asked about capacity of pond behind day care center. Kyle Greene and Bart Welsh said pond was structured for future development of property. Currently there are 63 lots sharing the cost of any maintenance of pond thru a landowner's association document. No matter what anyone does the water is still going to go East and will entire the stormwater system.

Mark Gruber should contact Pat Rank of Strand for input and find out options on how to handle stormwater drainage from the 3 acre parcel and possibly talk about both issues.

Item#9 - Announcements/Correspondence -

Mark Gruber and Larry Martiny commented that Bob Beining took out and moved a newer trailer into a lot and has it blocked up and started hooking up utilities and steps. Chief Karoses stopped by and spoke

to Bob Beining to stop installation and get needed permits. Mr. Beining has been dismantling trailers on site and property looks worse now than it did before. Plan Commission will need to come up with an idea of what waivers the village will want to have Mr. Beining do to improve trailer court.

- 1)Agenda item for Plan Commission for June – Water problems on Ladwig Street and Timbers property on Poplar St.(weeds and grading).
 - 2)2010 Dam Failure Analysis study needs to be accomplished and information shared with Village residents.
 - 3)Park Impact fees need to be spent within 7years after being collected or returning to property owners.
- One topic would be to extend the trail around the village per the Comprehensive Plan.

Item#10 – **Motion** by Mark Gruber, seconded by Matt Mrochinski, to adjourn meeting at 8:02P.M.
Motion carried without a negative vote outcome

Respectfully submitted
Diane Lemke, Clerk/Treasurer CMC, WCMC
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DRAFT