

**Village of Campbellsport – Regular Plan Commission Meeting – February 28, 2006**  
**Meeting of the Village Plan Commission was held in the Village Council Room, 177 E. Main Street**

Item#1 – Plan commission meeting called to order by Chairperson Uelmen at 6:00 P.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, Mark Gruber, Dave Schellhaass, Don Stoffel, Dean Uelmen

Excused absence: Bill Grede & Heidi Olson

Others in attendance: Ken Schwartz, Henry Straub, Joann Schrauth

Item#4 – Motion by Dan Boldt, seconded by Don Stoffel to accept the minutes of the Jan. 24<sup>th</sup> meeting as presented. Ayes-5, Noes-0

Item#5 – No Drainage plans were presented.

Mark Gruber presented sample supplied by Building Inspection of Conditional Occupancy Permit as used in City of Hartford. Mark read through language and stated this form would make builder and homeowner responsible for listed items before inspector would close building permit.

After a lengthy discussion it was recommended to look at our current ordinance language on enforcement and how fines are implemented and how building inspector would utilize this form and assure compliance.

Problem with Daley & Walls property relating to drainage was brought up and decided that a letter should be drawn up and sent to each property owner notifying them to let new owner know of solution agreed upon by Village and property owners. Send copy to Daley & Walls and place another in property file.

Item#6 – Discussion took place on if Plan Commission and Village Board should restrict how many duplex lots in Theisen Trails should be allowed to have two entrances. No firm decisions were made.

Motion by Don Stoffel, seconded by Mark Gruber to allow two driveway openings on Lot #38, 308/310 Autumn Lane for Greene Properties LLC. Ayes-5, Noes-0

Item#7 – Two summary documents were in the Plan Commission packets put together by Heidi Olson for discussion by members. Commission members discussed the difficulty to distinguish between pools and ponds. Difficult to come up with language to cover all aspects. Some of the items to take into consideration are lights, smells, mosquitoes, geese, drainage. It was decided to put together pool language into ordinance form and then tackle pond ordinance language.

Clerk to call City of West Bend to find out if swimming pool requirements used in the office of the building inspector is policy or ordinance code.

City of West Bend and Town of Cedarburg codes were read and reviewed. Commission members took the one page document that Heidi Olson produced and changed some wording and put additional language into document. A new document will be produced and put on agenda for March meeting for review before presenting to Village Board.

Item#8 – Clerk stated contact was made with Atty. Goldin and mobile home ordinance review was not completed and will notify office when he is ready for presentation to Plan Commission. Clerk was informed to make sure mobile home park owners are notified about meeting date

Item#9 – 1)Clerk has been in contact with Waste Management – Ron Mashin who is checking into the manner in which the trailer parks are being collected and negotiating contracts with Bob Beining and Jim Rinas for large dumpsters on sites for garbage and recycling. Waste Management will also contact Sarah Yoho of Fuzzy Feebies if she is paying the correct amount.

- 2) Don Stoffel requested that Clerk contact WE energies to come to a meeting to discuss options of lighting and utility placement on lots for new development. This issue was discussed previously.
- 3) Reminder about Workshop in NFDL regarding land use etc. – car pooling was discussed – leave 6:15PM
- 4) Letter from FDL Planning – Sam Tobias updating status of new recreation trail which passes through Campbellsport to Eden.
- 5) Mark Gruber updated Commission Members on grading of lots which were in error because of wrong map with elevation numbers used by the first contractors. Recertification of lots caught this error when submitted to building inspector.
- 6) Clerk stated there is interest by a developer looking at lot to the north of the Piggly Wiggly and negotiations between FDL County and 4-Seasons with developer for access unto streets.

Item#10 – Motion by Don Stoffel, seconded by Dan Boldt to adjourn meeting at 9:00 P.M.  
Motion carried.

Respectfully submitted,  
Diane Lemke, Clerk/Treasurer

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