



**Minutes of Planning Commission Meeting
Tuesday, June 14th, 2022 – 6:15 pm
Campbellsport Municipal Center – Community Room
470 Grandview Ave.**

1. Meeting called to order at 6:15PM
2. Members Present: Twohig, Krebs, Schickert, Zielieke, Gruber, Keceli

Also Present: Charlie Kudy, Wally Sedlar
3. Approval of Meeting Minutes 5-10-22
 - a. Clerical corrections were issued, to be corrected by Kudy
Motioned By: Gruber
Seconded By: Schickert
Vote: All in Favor
4. Review and Approval of Merger of V02-13-19-99-TH-300-00 and V02-13-19-99-TH-310-00
 - a. Kudy state that lot combination in Theisen Trails has previously been allowed, and if this one proceeds, will be the fifth lot combination.
 - b. Gruber state that combining these lots is not in the best interest of the village in regards to utilities and growing the tax base. The utilities set into these lots lay dormant, and as most of these lots become yard or have accessory structures, do not produce as much tax revenue as another home would.
 - c. Gruber stated that in future subdivisions, minimum lot sizes should be observed, as well as promoting diversity of lot sizes available for purchase.
 - d. Motion to approve merger of V02-13-19-99-TH-300-00 and V02-13-19-99-TH-310-00
Motioned By: Zielieke
Seconded By: Gruber
Vote: All in Favor
5. Review Programs and Actions
 - a. Began with general review of Comprehensive Plan edits up to now
 - i. Blue signifies changes that Wally has made



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- ii. Yellow highlighted areas are questions that Wally has for the Plan Commission
- iii. Future Land Use
 - 1. The commission identified areas of interest surrounding the village
 - 2. Gruber commented on the abilities to extend utilities into the identified areas, which factored into their selection.
 - 3. Storm water management will need to be a consistent topic of discussion as further development happens
- iv. Development Opportunities
 - 1. Residential
 - a. Gibraltar and Hillcrest Developments
 - b. Theisen Trails Developments
 - 2. Commercial
 - a. North and South V
 - b. HWY W
- v. Plan and Implementation
 - 1. Target is July 2023 for Completion
 - 2. Ordinance
 - a. Plan Commission adopts a resolution of recommendation, Village Board approves an ordinance and the village is bound by the plan
 - 3. Official Map Ordinance
 - a. This is setting where the roadways are going to go
 - b. May go into the extra territorial
 - c. Krebs said we did not need this, was struck. Plan Commission agreed.
- vi. Measurement of Progress
 - 1. Is the Village compliant with the comprehensive plan?
 - 2. This usually takes form in an annual report presented at a meeting of the Plan Commission, and reported out the Village Board.
- vii. Plan Implementation
 - 1. Director of Public Work and Administrator have been suggested as being tasked with guiding the plan and development as necessary
- viii. Review the Survey Monkey Questions



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1. Advertise this on the water bills, as well as make postings in the newspaper and normal posting places (National Exchange Bank, Library and Village Hall)
 2. **July 1st to August 31st for the survey distribution**
 3. Newspaper notice, website and Facebook notice
 - ix. Issues and Opportunities Edit Suggestions
 1. Municipal Utilities installed in 1935
 2. Water Tower Reconstructed in 1989
 3. Fireman’s Park in place of Ron Rholinger Field
 - b. The Plan Commission will review the full Programs and Actions section before the next meeting, and will submit and edits or suggestions to Kudy. Kudy will be in communication with Sedlar as far as these edits are concerned.
6. Review Survey Monkey Questions
- a. Gruber asked how we could ensure that it is only Village of Campbellsport residents taking the survey online, and not just anyone with a Campbellsport address
 - b. Keceli proposed the idea of using a question regarding polling places in order to filter through responses, as only Village residents would be voting at Village Hall.
 - c. Kudy will provide Sedlar with a list of polling places that may use Campbellsport as their address, but are not part of the Village
 - d. The commission agreed the survey will be distributed in the months of July and August, exact dates yet to be determined; however, physical and electronic copies must be made available.
 - i. Advertising in the Campbellsport News for residents to take the survey, and list the availabilities was also emphasized by Schickert in order to make sure everyone has the opportunity to participate.
7. Review Census Data
- a. Population over all dropped
 - b. Median incomes, single and household have increased and kept pace with the county and the state



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- c. Biggest income increase was \$100K-\$159K
 - d. Median age dropped from 44 to 39 years old
 - e. Poverty level dropped drastically, and is ahead of the state and the county
 - f. A summary of this data is also reflected in the "Population Characteristics" portion of the updated comp plan
8. Adjournment
- a. Motion to Adjourn at 8:00PM
Moteded By: Krebs
Secodeded By: Gruber
Vote: All in Favor