

Village of Campbellsport

Planning Commission Meeting

December 10, 6 PM

Village Hall Council Room

177 E Main Street

Members present were Jim Gigowski, Mark Gruber, Pat Twohig, Randy Zielieke; absent Tim Albrecht. Guests were the engineers for the Fond du Lac County Highway Building. Steve Schickert and Becky Tellier were also in attendance.

Engineers involved in the planning for the Fond du Lac County Highway Department presented site plans. The canopy on the building will signify the entry and will protect visitors from the elements. There will be six people inside the pre-engineered building most days. The plan uses sandwiched insulation for energy efficiency. There will also be a solar panel array which will be flat. The fueling station will be used county-wide and will be double-walled. The salt bay will be inside the building. The building will have a sign "Fond du Lac County Highway Department" diagonally facing the business park that will be about 12-feet wide. The trench-drain will run down the middle of the building. The area between the 8-foot high fence and the property line will be grass. The water line lateral will be 8-inches; the meter size will be determined at a later date. Bids for the building will be accepted in February with construction to begin in late March or early April. The building height will be 33-feet to the gable, 21-feet to the eave, and the door will be 18' by 20'. Mark Gruber made the motion to accept the site plans as presented and Jim Gigowski seconded the motion. (Aye-6, Nay 0)

Drexel Building Supply applied for a variance application for their new sign. The sign is bigger than allowed by the current ordinance but the committee agreed that the sign looks fine. Randy Zielieke made the motion to grant the sign variance and charge double the permit application fee and the cost of publication. Duane Fenrick seconded the motion. (Aye-6) Nay-0)

There are some issues with the Johnson School Bus sign:

- 1) It's located on Tim Perron's property,
- 2) It's closed to Barton Road than the previous sign was, and
- 3) The sign is double-sided.

The previous sign was grandfathered in because it existed before the Village had a sign ordinance. So, if the new sign would have been in the same place there would not be an issue. Jim Gigowski made the motion to leave the sign as is for now as long as the following conditions are met:

- 1) Johnson School Bus should provide the Village with a signed document from Tim Perron allowing the sign to be on his property,
- 2) Johnson School Bus will pay the Village double the regular permit fee since they did not apply for a permit before putting up the sign,
- 3) Johnson Bus Company will complete a variance application and pay for the publication of the approved variance.

Duane Fenrick seconded the motion. (Aye-6, Nay-0)

Larry Martiny's driveway is finished but the approach has not been completed. The amount of impervious surface is an issue because this is residential property. Larry purchased the lot adjacent to his original property and now would like an additional driveway. The debate is over the 26' driveway opening. Allowing the opening to be 35' would allow enough room for a vehicle to drive straight into either bay. Randy Zielieke made the motion to provide provisions for residents who want to exceed the current driveway width of 26' by applying for a variance at double the regular permit fee and if the variance is approved they would also pay the publication fee. Jim Gigowski seconded the motion. (Aye-6, Nay-0)

The motion to adjourn at 7:45 pm was made by Jim Gigowski and seconded by Duane Fenrick. Motion carried on a voice vote.