

Village of Campbellsport –Regular Plan Commission Meeting – July 23, 2013

Meeting of the Village Plan Commission was held in the Village Council Room, 177 E. Main St. Campbellsport, WI 53010

Item#1 – Plan Commission meeting was called to order by Chairperson Pat Twohig at 6:00 P.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: Jim Gigowski, Mark Gruber, Tim Albrecht(arrived at 6:02PM), Randy Zielieke, Duane Fenrick, Pat Twohig

Others present: Steve Schickert, Bob Guenther, Glen Renderman, Albert Fleischman, Todd Platt(Developer Partner), James Lundberg,(Point of Beginning – designer)

Item#4 – **Motion** by Randy Zielieke, seconded by Duane Fenrick to approve the written minutes of the May 28, 2013 planning commission meeting as presented Ayes–5, Noes–0

Item#5 – Albert Fleischman of Campbellsport Building Supply(Drexel Builders) presented a drawing and explained the plan to take down two building on the East side of the former PMI building and drainage flows to the West and South to stormwater ditches. This will create more impervious surface, but at current time no plans for putting up any buildings. Business is growing and very busy.

Motion by Randy Zielieke, seconded by Jim Gigowski to approve the drainage plan for CBS(Drexel Builders) following presentation by Albert Fleischman on cleaning up the property and drainage flows to stormwater ditches Ayes-6, Noes-0

Item#6 – Presentation by Todd Platt – Developer Partner and James Lundberg of Point of Beginning to request approval of a drainage plan and site plan for a Dollar General store on lot#1 CSM #7232-52-37 located to the north of Kids Clubhouse property. Lundberg explained a bio-retention basin is planned for stormwater runoff with overflow into proposed storm manhole, Time schedule goal is for approval from DNR in approx.. 3 weeks as well as approval from FDL County for driveway unto Grandview Ave.. Steel building to be built in late summer or early fall and takes 3 to 4 months to complete. Store hours are 7AM-10PM seven days a week. One delivery truck per week once store is established and stocked. Platt explained his firm is the exclusive developer for Dollar General and has built 50 stores in WI. Developer builds and Dollar General as tenant(corporate) runs the stores. Mark Gruber requested for safety and extra foot traffic that a sidewalk be installed in ROW across the entire Kids Clubhouse property and partially on Dollar General lot.

Motion by Jim Gigowski, seconded by Duane Fenrick to make recommendation to the Village Board for approval of the drainage plan with bio-retention basin for the proposed Dollar General store on Lot #1 CSM #7232-52-37 which is located north of the Kids Clubhouse property. Ayes-6, Noes-0

Motion by Gigowski, seconded by Duane Fenrick to make recommendation to the Village Board for approval of the site plan to include sidewalk installation for the proposed Dollar General store on Lot 1 CSM #7232-52-37 as presented by Point of Beginning and Developer partner- Todd Platt Ayes-6, Noes-0

Item#7 – Review and discussion of village ordinance No. 285 regarding driveway construction specifications and maintenance took place between plan commission members. Steve Schickert said that Lomira does not have any regulations and someone can install across entire lot if desired. Schickert does not believe the village should be setting a width for driveway opening because people are building larger garages each year. Jim Gigowski said he felt driveways can be built wider and within reason, but cul-de-sacs should be limited. Mark Gruber stated ordinance was developed for consistency, water flows, parking and based on surrounding communities guidelines.

Motion by Randy Zielieke, seconded by Jim Gigowski to add wording to Ordinance #285 for Driveway construction specifications and maintenance to allow certain parties that request a wider driveway to apply to the Plan Commission for an exception and approval also from the Village Board and bring back revised ordinance to a future Plan Commission meeting for review Ayes-6, Noes-0

Item#8 - Chairperson Twohig updated the commission members that bid requests for finishing work at the dam site were distributed to local contractors and due back to the village office by Friday, July 26, 2013 at 2 P.M. Clerk did check with NOAA and Davis Bacon act does not need to be met for this portion.

Some of the items to be taken care of are: 1)cut down west end of berm for future gazebo construction 2) remove stumps and logs from dam area and move upstream 3)use rocks to line river bank with fabric for weed control 4)create walkway from parking lot to gazebo and required signage per NOAA 5) create walkway from Hwy 67 bridge along east river side to gazebo

Comment to have reed canary grass cut so river is visible from bridge and sides

Item#9 – Announcements – None

Item#10 - **Motion** by Randy Zielieke, seconded by Mark Gruber to adjourn meeting at 7:45P.M. Motion carried without a negative vote outcome

Respectfully submitted -Diane Lemke, Clerk/Treasurer CMC, WCPC

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