

Village of Campbellsport –Regular Plan Commission Meeting – May 24, 2011

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, Matt Mrochinski, Randy Zielieke, Duane Fenrick, Pat Twohig

Others in attendance: Keith Glasko, Bob Beining

Campbellsport News: Andrea Hansen Abler

Item#4 – **Motion** by Mark Gruber, seconded by Matt Mrochinski to approve the written minutes of the April 4, 2011 planning commission meeting as presented with amended corrections. Ayes–7, Noes–0

Item#5 – Drainage plan for Eric Walker of 532 Ladwig St. was presented and explained by Mark Gruber. He would like to run his sump pump line across his basement and hook into the gravity stormsewer line on his West property line. The Village has allowed others to do the same procedure and will save him time and monies from draining across his entire backyard and into the stormsewer.

Motion by Matt Mrochinski, seconded by Tim Albrecht to recommend to the Village Board the approval of the drainage plan submitted by Eric Walker of 532 Ladwig St. as presented and if Jeff Twohig of 522 Ladwig St. would like to direct his downspouts in to the same drainage line it would be OK. Ayes-7, Noes-0

Item#6 – Request of Keith Glasko representative of St. Joseph’s Convent to install a guardrail fence on the property by the St. Francis Center at 328 N. Helena St. Keith Glasko explained the main concerns of St. Joseph’s Convent is the safety of the Sisters and personnel who work in the St. Francis Center. Primary concern is because of motor vehicle accidents and near misses that have occurred in the driveway and parking between the Post Office and St. Francis Center. The other concern is maintenance to property owned by St. Joseph’s and used by patrons of the Post Office. St. Joseph’s would like to install a durable, low maintenance guardrail not more than 36” high with reflective bullseye or reflective stripping.

Motion by Mark Gruber, seconded by Duane Fenrick to approve the installation by St. Joseph’s Convent of a guardrail fence structure on convent property as presented and installed off the lot line to accommodate space for maintenance to the structure if needed. Ayes-7, Noes-0

Item#7 – Chairperson Twohig informed and presented drawing to the Plan Commission members of the Tax Increment District #1 Plan in the Village of Campbellsport. The engineers have drawn up a sketch of the area with roadway, detention ponds and lots for four or five businesses. Land will be farmed with agricultural short term crops until construction begins and has been discussed with Mr. Beck.

Item#8 – Discussion with Mr. Bob Beining and the Plan Commission took place on items that could be improved to make the mobile home area look even better. The Plan Commission complimented Mr. Beining and thanked him for all he had done so far. The Plan Commission said they know he will probably not be able to get down to the density of 7 trailer per acre as stated in the ordinance, but open space and newer model trailers should be moved in when possible to improve the value and appearance of the trailers.

Chairperson Twohig asked Mr. Beining if he could move trailer no. 9(Enright) and the metal stairs to West further off the lot line infringing on the neighboring property. Mr. Beining said believes the trailer

is not bothering the neighbors and cannot move the trailer. He has tried to get the tenant of the trailer evicted but tenant has rights according to the court system. Beining' Mobile Home Park currently has 18 trailers. It was discussed and Mr. Beining said he could maybe change the entrance into trailer no.9 to the West side providing more room on property lot line.

Motion by Matt Mrochinski, seconded by Mark Gruber to recommend to the Village Board when granting/renewing the trailer park license consider when tenant in trailer no. 9 would move out and trailer is vacant that Mr. Beining would see fit to replace trailer and trailer would be moved to that the secondary egress is on the West side of trailer and relocated so that porch/stairs also complies with ordinance setbacks. Ayes-7, Noes-0

Per conversation with Jim Rinas with C.C. Cody's trailer park. Jim said will not be able to remove any trailers at this time, but if vacated trailer will be moved out. Concerns were brought up about motor vehicles in different stages of disrepair and should be addressed. Village Clerk did speak to Jim Rinas and he said he would see that vehicles are removed or be in working order.

Item #9 – Chairperson Twohig updated commission members on the Mill Pond Dam removal project. Stormsewer drainage from St. Joseph's Convent is planning on being rerouted. Mainhole north of River St. will be relocated back into intersection of River & Mill. We are currently waiting for approval from DNR. Drawing for removal of the dam were put together in early May and approved by DNR & NOAA. Advertising for bidding the project will be in Campbellsport News June 1st & 8th. Pre bid meeting with contractors on site will be on June 17th and bid opening will be on June 24th.

Item#10 – Chairperson Twohig presented to the Plan Commission Members a program that is currently be utilized in the City of Fond du Lac. The program is the Community Development Block Grant(CDBG) and if chosen at random federal monies would be granted to the municipality and available interest free to residents to repair low to moderate income households. Health & safety issues are a big part of the rehab program. Households who can't afford to make these crucial repairs are assisted and are able to remain in their homes.

Motion by Matt Mrochinski, seconded by Tim Albrecht recommend to the Village Board pursue application for a Community Development Block Grant. Ayes-7, Noes-0

Item#11 - Announcements: 1)Zoning/Plan Commission workshop on June 1 at Sheboygan 2)Painting of water tower is proceeding and should be completed by July 4th weather dependent.

Item#12 - Motion by Matt Mrochinski, seconded by Jim Gigowski to adjourn meeting at 7:50P.M. Motion carried without a negative vote outcome

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

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