

BOARD OF ADJUSTMENT PUBLIC HEARING

Thursday, July 20, 2017
Campbell Town Hall
6:00 P.M.

MEMBERS PRESENT: Steve Earp, Mike Solberg, Travis Suiter
MEMBERS EXCUSED: None
MEMBERS ABSENT: None

CALL TO ORDER

Chairman Steve Earp called the meeting to order at 6:00 P.M. Let the record show that this meeting was called in full compliance with the requirements of the Wisconsin Open Meetings Law.

APPEAL NO. 09-2017 Scott Gartner, 1335 Bainbridge St., La Crosse, WI 54603. Permit denied to move a home to an existing lot that would lie partially within the required 50 foot front yard setback from property line on Bainbridge St., AND will lie partially within the required 60 foot setback from center line on William St., AND will lie partially within the required 25 foot setback from the rear yard lot line. Legal Description: BOUCHERS ADDITION LOT 9 & 10 BLOCK 2 in Section 19, T16N, R7W, Tax Parcel #4-996-0. Property Address: 1335 Bainbridge St., Town of Campbell

Appearing In favor: Scott Gartner, 1335 Bainbridge St. Mr. Gartner explained that he would like to move a home from Nakomis Ave to the property located at 1335 Bainbridge St. Mr. Gartner stated that he would not be any different than his neighbor to the west regarding front yard setback. Mr. Gartner explained that a stormwater drainage area is required by La Crosse County on the west side of the lot.

Zoning Administrator Chadwick Hawkins explained to the Board that Mr. Gartner's original site plan had the house 10 feet closer to Bainbridge St. than the final proposed plan. Mr. Hawkins explained that he had asked Mr. Gartner to ask County Erosion Control to allow him to the extra 10 feet to the west for stormwater drainage. La Crosse County Erosion Control granted Mr. Gartner the extra 10 feet to allow for the required 80 foot from center line of Bainbridge St.

Mike Solberg stated that he does not believe Mr. Gartner will create any drainage problems for surrounding neighbors since Mr. Gartner would be the low spot. Mr. Solberg stated that he believes the setbacks are tight but acknowledges the fact it is only a 50 foot wide lot. Mr. Solberg stated that he does not have a problem with the 3 feet on Bainbridge St. from property line. Mr. Solberg also acknowledges the 7 foot setback on William St., but states it's hard to say no considering the house to the west was granted a variance for setbacks.

Travis Suiter stated that he likes the fact Mr. Gartner moved the proposed house location back from Bainbridge St. Mr. Suiter also acknowledges that the house to the west has been allowed to sit within the setback of William St.

Appearing in opposition: William R. Van Vleet, born and raised on the corner of Williams and Bainbridge, and representing his brother Edward V. Van Vleet. Mr. Van Vleet submitted to the Board, two letters written in opposition from Robert Wardwell, 1408 Caroline St., and himself acting as agent for Edward V. Van Vleet, 1403 Bainbridge St. Clerk Hawkins read both letters for the record. Mr. Van Vleet believes that the proposed 7 foot setback from William St. is incorrect. Mr. Van Vleet believes that the Town should not be bending zoning rules this much based on his experience. Mr. Van Vleet's biggest concern for the proposal is drainage of water runoff.

Steve Earp feels that if the County is not objecting to the project, that it says a lot for him.

Travis Suiter asked Mr. Gartner if the property to the south was going to be turned into a parking lot for Island Outdoors. Mr. Gartner stated that the current property at 1335 Bainbridge will be demolished once the new home is brought in. Mr. Gartner would like to put a product of grass pavers in and potentially use the lot as overflow for Island Outdoors in the future.

Correspondence: None

Motion by Solberg to APPROVE APPEAL #09-2017 with the condition that the new house being moved in lines up with 1340 Caroline St. on the north side, seconded by Suiter. Motion carried 3-0.

Motion by Suiter to adjourn, seconded by Solberg. Motion carried 3-0.

Respectfully submitted,

Chadwick Hawkins