

**TOWN OF CAMPBELL  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
AUGUST 15, 2012**

**PRESENT:**

Steve Hockenbery	Jeff Schroeder
Scott Johnson	Helen Vitale
Pat Post	Joe Weitekamp

**RESIDENTS:**

Darla Chester	Jim Wille
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**ABSENT:**

Steve Earp

Chairperson Post called the meeting to order.

Because the minutes of the commission's August 7 meeting are long and just received by the members, Steve Hockenbery moved we delay approval of the August 7 meeting until September 4. Pat Post seconded the motion. The motion passed unanimously.

Since there was no Old Business and no resident requested assistance from the commission, the chairperson called for discussion of Campbell opting out of La Crosse County Zoning and developing our own zoning.

Chairperson Post distributed copies of the Wisconsin statutes governing towns doing their own zoning. Applicable sections are outlined in yellow.

Helen Vitale reported she had contacted Nate Sampson, current director of County Zoning, who explained we had to have a draft of our zoning ordinance presented to the county board by October 15, 2012 because it is a time frame issue. The town has to meet all publication notice dates, hearing requirements, act on the zoning issue, and present our decision to the county board twice by January 30, 2013.

Mr. Sampson had very few comments on our declaring a moratorium on zoning changes.

Mrs. Vitale reminded the commission Charles Handy suggested we use the county's ordinance as our model and retain Campbell's current zoning to expedite the process. If

we make any zoning changes, we must notify the county of those changes. Zoning changes could be made later under Campbell zoning ordinances. She also emphasized that we must make our decision by January 30, 2013 either to stay with county zoning or have our own zoning in place. If we do not do either of these, we will have NO zoning and that would not be good.

Mrs. Vitale suggested we call the Towns' Association to see if they had a list of attorneys or consultants who specialized in writing town zoning ordinances. A consultant would assure us we were in compliance with all applicable state statutes.

Scott Johnson said even if we do our own zoning, we would have to get county approval for zoning changes but set backs and variances would be under our control. There are some zoning changes that should be made now and some that can be made when our ordinances are in place.

Jeff Schroeder said keeping county definitions and zoning when we present our plan to the county board will make acceptance by the board easier. Keeping county zoning definitions would not prohibit us from controlling set backs and variances.

Mr. Johnson reminded us West Salem is comparable to Campbell and does its own zoning.

Joe Weitekamp repeated we want to amend a future land use map and not do extensive zoning changes.

Helen Vitale pointed out that zoning maps are inconsistent in their designation of zoning areas.

Scott Johnson said he was reluctant to hire a consultant to help us write our zoning ordinance since the county told us they were willing to assist us. He will ask the town clerk Chadwick Hawkins and office assistant Cassandra Hanan to contact the county zoning and land use office.

Helen Vitale moved we ask Chadwick Hawkins and Cassandra Hanan to consult the La Crosse County Planning, Zoning and Land Use Office to find out what has to be done and to begin writing our new zoning ordinance. Joe Weitekamp seconded the motion and it passed unanimously.

Scott Johnson said we should amend the required set backs for all streets and roads, except for county roads. The change would reduce the number of requests for variances when alterations were made to the exterior of a building.

Helen Vitale suggested we find out the definition of some county zoning terms before we present any maps to the residents at public hearings required for doing our own zoning.

Scott Johnson volunteered to compare West Salem's zoning ordinance with the county's ordinance.

At the August 7 meeting, Charles Handy from the county zoning office said they based their future land use map on the map in Campbell's Comprehensive Plan. Members of the commission questioned the accuracy of the information transfer. Scott Johnson will have someone in Campbell's office compare the maps and note any differences.

The chairperson will call a special commission meeting when material becomes available for discussion.

Chairperson Post suggested we have both any changes of the Comprehensive Plan and our doing our own zoning be on the agenda at the same public hearing.

Helen Vitale asked we check the current county flood plane maps for accuracy, citing the example that the Vitale property has been placed in the flood plane and is 35' above the water. This property and surrounding lots have never been flooded.

Because the August meeting of the Campbell Town Board was about to begin, the chairperson asked for a motion to adjourn.

Scott Johnson moved we adjourn. Joe Weitekamp seconded the motion. The motion passed unanimously.

These minutes have not been approved.

Helen Vitale