

## **BOARD OF ADJUSTMENT PUBLIC HEARING**

Thursday, October 20, 2016  
Campbell Town Hall  
6:00 P.M.

**MEMBERS PRESENT:** Steve Earp, Mike Solberg, Tim Dahl

**MEMBERS EXCUSED:** Travis Suiter

**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. 17-2016** Rick Beyer, 1406 Nakomis Ave. La Crosse, WI 54603. Permit denied to construct a 34' x 24' two story attached garage/living space that would lie partially within the required 25' setback from the right-of-way of Nakomis Ave. AND would lie partially within the required 60' setback from the centerline of Nakomis Ave. AND would not meet the combined sideyards of 25 feet for a two-story building AND would exceed the allowable 25% lot coverage on this 0.34 acre lot. Legal Description: HIAWATHA ISLANDS ADDITION LOT 2 in Section 19, R7W, T16N, Tax Parcel #4-1130-0. Property Address: 1406 Nakomis Ave. Town of Campbell

**Appearing In favor:** Rick Beyer, 1406 Nakomis Ave. Mr. Beyer explained that this is an existing property that was built as a duplex in 1965.

Chairman Earp stated that this would line up with everything else on the street. He asked if the all of the neighbors were alright with this project.

Mr. Beyer stated that he had spoken to a couple of the neighbors and they had no problem with it.

Mike Solberg and Tim Dahl both stated that it would line up with the other homes on the street.

**Appearing in opposition: None**

**Correspondence: None**

**Motion by Solberg to APPROVE APPEAL #17-2016 contingent on the property being rezoned to the Residential "B" District, seconded by Dahl. Motion carried 3-0.**

**APPEAL No. 18-2016** Ronald Asfoor, 1619 Nakomis Ave. La Crosse, WI 54603. Permit denied to construct a 672 square foot detached garage that combined with the existing square foot home will exceed the maximum 25% lot coverage on this 0.27 acre lot. Legal Description: 2ND ADD HIAWATHA ISLANDS ADD

LOT 26 in Section 19, R7W, T16N, Tax Parcel #4-1154-0. Property Address: 1619 Nakomis Ave. Town of Campbell

**Appearing In favor:** Ron Quillin, attorney for Ron Asfoor. Mr. Quillin stated that Mr. Asfoor tore down his deteriorating garage planning to rebuild it. When Mr. Asfoor went to get the building permit, he was told that he would be exceeding the maximum 25% buildable area.

Tim Dahl and Mike Solberg both stated that as long as Mr. Asfoor isn't exceeding the current footprint of the garage, they see no issue with it.

**Appearing in opposition: None**

**Correspondence: None**

**Motion by Dahl to APPROVE APPEAL #18-2016, seconded by Solberg. Motion carried 3-0.**

**APPEAL NO. 19-2016** Paul Urbanek, 101 Sperbeck St. O.B.O. Hillbilly's Bar & Grill, Inc., 1322 La Crescent St. La Crosse, WI 54603. Permit denied to construct a 20' x 14' roof that would lie within the required 25 foot setback from the right-of-way of William St. AND would lie within the required 60 foot setback from the centerline of William St. AND would lie partially within the required 60 foot setback from the centerline of La Crescent St. Legal Description: PRT GOVT LOT 5 & PRT LOT 6 BLK 4 BEAUDETTES ADDN BEG NW COR LOT 6 S 138FT E TO W LN BLK 3 BOUCHERS ADDN N TO S LN WILLIAMS ST W ALG SD S LN TO POB & W 2FT LOTS 9 & 10 BLK 3 BOUCHERS ADDN in Section 19, R7W, T16N, Tax Parcel #4-864-0. Property Address: 1322 La Crescent St. Town of Campbell

**Appearing In favor:** Paul Urbanek, 101 Sperbeck St. Mr. Urbanek stated that there is a beer garden outside of the bar. He would like to put a roof over the top to make it dry for his customers and to make it look better. It would not extend further than the concrete and fence that are currently there.

Tim Dahl asked if the roof would be attached to the building. Mr. Urbanek stated that the roof would be free standing.

Beatrice Foellmi, 1315 La Crescent St. asked about beer garden regulations regarding roofing. She was concerned about the taverns and rental properties in her neighborhood.

**Appearing in opposition: None**

**Correspondence: None**

**Motion by Solberg to APPROVE APPEAL #19-2016, seconded by Dahl. Motion carried 3-0.**

**APPEAL NO. 20-2016** Lynch Holdings, LLC, 108 Clinton St. La Crosse, WI 54603. Permit denied to construct a 24' x 24' addition that would be within the required 80 foot setback from the centerline of Clinton St. Legal Description: PRT GOVT LOT 5 COM INTER C/L BAINBRIDGE ST WITH S LN OF WASHBURN ST E ALG S LN 223FT TO POB E 150FT S 104FT W 150 FT N 104FT TO POB SUBJ TO ESMT IN DOC NO. 1387373 in Section 19, R7W, T16N, Tax Parcel #4-874-0. Property Address: 108 Clinton St. Town of Campbell

**Appearing In favor:** Mike Lynch, 108 Clinton St. Mr. Lynch explained that the structure is in disrepair and he would like to rebuild in the same footprint. It would be used for storage only. It would be more functional and safer.

Mike Solberg stated that it is an eyesore and it would be nice to construct a new building in the same footprint.

**Appearing in opposition:** None

**Correspondence:** Letter from Ron Chamberlain, La Crosse County Highway Commissioner, stating no concerns with the appeal.

**Motion by Solberg to APPROVE APPEAL #20-2016, seconded by Dahl. Motion carried 3-0.**

**APPEAL NO. 21-2016** David Bokor, 103 Jenkins Ln, La Crosse, WI 54603. Permit denied to construct a 10' x 10' attached deck that would lie within the required 25' rear yard setback. Legal Description: CERTIFIED SURVEY MAP NO. 40 VOL 8 LOT 1 DOC NO. 1196405 SUBJ TO ESMT ON MAP in Section 19, R7W, T16N, Tax Parcel #4-624-1. Property Address: 103 Jenkins Ln. Town of Campbell

**Appearing In favor:** David Bokor, 103 Jenkins Ln. Mr. Bokor stated that his lot is oddly shaped. The current home does not meet the 25 foot rear yard setback. He would like to replace the rear steps which were in disrepair. He stated that he spoke to his neighbors and none of them had an issue with the appeal.

**Appearing in opposition:** None

**Correspondence:** Letters from seven neighbors stating no opposition to the appeal.

**Motion by Dahl to APPROVE APPEAL #21-2016, seconded by Solberg. Motion carried 3-0.**

**APPEAL NO. 22-2016** John Noyes, O.B.O. F.J. Robers, 816 Bainbridge St. La Crosse, WI 54603. Permit denied to construct a 5,288 square foot commercial structure that would lie partially within the required 60' setback from the centerline of Usher St. Legal Description: CERTIFIED SURVEY MAP NO. 64 VOL 16 LOT 1 DOC NO. 1651818 in Section 30, R7W, T16N, Tax Parcel #4-1366-1. Property Address: 131 Usher St. Town of Campbell

**Appearing In favor:** John Noyes, 816 Bainbridge St. Mr. Noyes stated that Usher St. is a low traffic street and the egress will be on Bainbridge St. He spoke with the neighbors and they were all supportive of the project. There will be a rain garden to help contain the stormwater.

Chairman Earp stated that he believes this will improve the area.

Mike Solberg stated that area will eventually all be commercial in the future.

**Appearing in opposition: None**

**Correspondence: None**

**Motion by Solberg to APPROVE APPEAL #22-2016, seconded by Dahl. Motion carried 3-0.**

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

Respectfully submitted,

Cassandra Hanan