

BOARD OF ADJUSTMENT PUBLIC HEARING

Thursday, December 19, 2013
Campbell Town Hall
6:00 P.M.

MEMBERS PRESENT: Chairman Steve Earp, Timothy Dahl, Travis Suiter
MEMBERS EXCUSED: Michael Solberg
MEMBERS ABSENT: Brandon Cody
OTHERS PRESENT: Secretary Cassie Hanan

CALL TO ORDER

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

APPEAL NO. 14, 15 -2013, James & Lindsey Wille, 3025 Edgewater Ln., La Crosse, WI 54603. (14) Appeal to construct a 40' x 30' detached garage that exceeds the allowable 768 sq. ft. allowable area and 17' height restriction for an accessory building on this .33 acre lot. (15) Appeal to construct a 12' x 11' addition that will lie within the required 60' setback from the centerline and within the required 25' setback from the right-of-way of Edgewater Lane. Property is described as: ASSESSORS PLAT OF NE1/4 OF SEC 12-16-8 LOT 90 PRT S1/2-NE COM SE COR SW-NE W 206FT N2D32ME 381.3FT N1D 4MW 168.4FT N86D40ME 150FT TO E LN RD & POB N86D40ME 100FT N1D4MW 50FT S86D40MW 100FT S1D4ME 50FT TO POB & PRT UNNUMBERED PRCL OF AP OF PRT NE1/4 SEC 12-16-8 COM SW COR LOT 31 BREEZY POINT ADDN S0D11M52SW 168.49 FT & POB S0D11M52SW 50.03FT S86D45M36SW 41.04FT N0D29M 55SW 50FT N86D45M36SE 41.65 FT TO POB & PRT SW-NE COM SE COR SW-NE N6D53M26SW 563.45 FT TO SE COR LOT 90 & POB N1D4M0SW 50FT TO NE COR LOT 90 N86D6M48SE 25FT S1D4M0SE 50FT S86D6M48SW 25FT TO POB SUBJ TO ESMT IN V373 P231 & DOC NO. 1616179 in Section 12, T16N, R8W. Tax Parcel #4-1717-0. Property address is 2035 Edgewater Ln. Town of Campbell

Appearing in favor: Attorney Phil Addis representing James and Lindsey Wille

Mr. Addis explained the situation with this portion of Edgewater Lane. When the Willes purchased the property, the zoning was controlled by La Crosse County. In January of 2013, The Town of Campbell started administering its own zoning code. There was some debate over who controlled that section of the road. The La Crosse County zoning department had that portion of Edgewater Lane listed as an easement while the Town of Campbell believed that portion of the road belonged to the Town.

Mr. Addis explained the compromise that was agreed to by the Town and the property owners. The Willes would deed over that portion of Edgewater Lane to the Town as a town road. The Willes still need a variance to construct the garage and addition to their home. They had originally planned to attach the garage to the house. They would not have needed a height or area variance for the garage if it had been attached to the home. Due to the garage being placed across the road, it now becomes a detached

structure which is subject to stricter guidelines. Under La Crosse County's zoning code, they would not have needed a variance for the home addition either. Due to that portion of the road being deeded to the Town, they now need variances for that construction.

Chairman Earp asked about neighbor concerns. Mr. Wille presented a letter from Tom and Agnes Neumeister stating that they had no concerns with the variances. Mr. Addis noted that at a previous meeting, several neighbors stated that they had no concerns with the project. An adjoining property owner had previously expressed concerns with the project but was not present at this meeting to state his concerns.

Appearing in favor: James Wille, 3025 Edgewater Ln.

Mr. Wille explained that they were trying to reach a compromise with the Town. He explained that the construction would help them to better utilize their property.

Appearing in favor: Campbell Town Chairman Scott Johnson

Chairman Johnson stated that he felt this was a good compromise between the Town and the Willes. He encouraged the Board to support the variance because it was beneficial for all involved.

Appearing in Opposition: None

Motion Suiter to Approve subject to obtaining an airport height permit if necessary, Seconded by Dahl. 3 Aye, 0 No. Motion carried 3-0.

APPEAL NO. 16-2013, J F Brennan, Inc., 820 Bainbridge St., La Crosse, WI 54603. Appeal to construct a 260' x 30' storage building that will lie partially within the required 25' setback from the side lot line. Property is described as: PRT GOVERNMENT LOT 6 COM ON W LN GL 6 835 FT S OF N LN E 1267FT TO E R/W RD N8D47ME 5 64FT TO POB N6MW 277.7FT E 8 38FT S4D30ME 284.8FT S89D 2M in Section 30, T16N, R7W, Tax Parcel #4-1282-0. Property address is 820 Bainbridge St. Town of Campbell

Appearing in favor: Will Kratt from I & S Group

Mr. Kratt explained that the building will be used for cold storage. The existing warehouse building has semi-truck traffic driving through that area. Due to the turn radius of the trucks, lacing the building at setbacks it would make it very difficult for that truck traffic to make it through such a small space.

The Board members stated that when they inspected the site, they could see why J F Brennan would need the variance. If the storage building was placed at the required setback, semi-trucks would not be able to access the existing building.

Appearing in Opposition: None

Motion Dahl to Approve, Seconded by Suiter. 3 Aye, 0 No. Motion carried unanimously.

Motion by Suiter to Adjourn, Seconded by Earp, 3 Aye, 0 No. Motion carried unanimously.