

BOARD OF ADJUSTMENT PUBLIC HEARING

Thursday, March 23, 2016
Campbell Town Hall
6:00 P.M.

MEMBERS PRESENT: Chairman Steve Earp, Mike Solberg, Travis Suiter, Alternate Tim Dahl
MEMBERS EXCUSED: None
MEMBERS ABSENT: None

CALL TO ORDER

Chairman Steve 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. 05-2016 Janet Steele, 1718 Bainbridge St., after-the-fact appeal to retain an 8'x10' detached accessory building that lies within the required 25' setback from the right-of-way of La Fond Ave. and lies within the required 60' setback from the centerline of La Fond Ave. Property is described as: GREENWOOD PARK ADDITION BLOCK 6 EX BEG S TIP BLK 6 NELY 203.26FT NWLY AT R/A TO LAFOND AV TO E R/W BAIN BRIDGE ST S TO POB & S1/2 EVERGREEN ST in Section 19, R7W, T16N. Property Address: 1718 Bainbridge St. Town of Campbell

Appearing In favor: None

Appearing in opposition: Sharon Syverson, 1703 La Fond Ave. spoke in opposition to the variance request. She stated that she did not feel there is enough room on the lot for the shed.

There was some discussion about the foundation of the shed.

Mike Solberg discussed the option of moving it to the north side of the house.

Zoning Administrator Chad Hawkins stated that there is a slope on the north side of the lot. Fill would need to be brought in to bring the elevation up for the shed to be placed there.

Correspondence: None

Motion by Suiter to DENY APPEAL #05-2016, seconded by Solberg. Motion carried 3-0.

APPEAL NO. 06-2016 Troy Littlejohn, 2710 Marion St. La Crosse, WI 54603. Permit denied to construct two (2) detached accessory buildings, the first (on proposed lot #1) that would lie partially within the required 8' side yard lot line, the second (on proposed lot #2) that would exceed the 1,200 square foot limit for detached accessory buildings, AND would exceed the 17' maximum height limit AND together with the first proposed building would exceed the limit for number of detached accessory buildings AND

would exceed the area requirements for detached accessory buildings on this 0.46 acre lot. Approval of proposed variances would be contingent upon approval of a Certified Survey Map dividing the current parcel into two conforming parcels. Legal Description: CERTIFIED SURVEY MAP NO. 108 VOL 13 LOT 1 DOC NO. 1486530 in Section 18, R7W, T16N. Property Address: 2422 Bainbridge St. Town of Campbell

Appearing in favor: Troy Littlejohn, 2710 Marion St. described his plans to split the property into two conforming lots and build a garage on each lot. He explained that he would like a setback variance on lot #1 to have some room in between the proposed garage and the catwalk. He would also like to not have to remove the existing trees.

Scott Campbell, W4293 Ceresa Dr. West Salem, WI 54669. Mr. Campbell explained that he would be the owner of proposed lot #2. He would like to build the garage for boat storage. Due to the size of the boat, he would need a 3 foot height variance and an area variance of 32 square feet. He would be moving the boat twice a year, once in the spring and once in the fall.

Appearing in opposition: Brian Liethen, 2425 N. Bainbridge St., stated his opposition to the appeal. He would not like to see two unattached storage facilities in that area. He would prefer to see a single family residence.

Jackie Henke, 810 Lancaster St., stated that she owns the adjoining property. She expressed her opposition to the size of the garages.

Gary Groleau, 2500 N. Bainbridge St., stated his opposition to the appeal.

Scott Campbell stated that the lots would be split and would be conforming. The lot is bordering the interstate and there is a garage on the adjoining lot.

Troy Littlejohn stated that he would like some separation between the catwalk and the proposed garage.

Correspondence: 1) Letter of opposition from Kelsey Henke, 2500 1st Ave. E. La Crosse, WI 54603 **2)** Letter of opposition from Kathy Thiede, 2505 1st Ave. E.

Town Chairman Terry Schaller, 2312 Bainbridge St., stated that he had talked to some of the neighbors and they were opposed to the appeal.

Mike Solberg stated that he feels it is an appropriate place for the buildings and they would be taking up less lot area than a home. There would not be a lot of activity associated with the garages. He would like to see the side yard setbacks met. He stated that a post could be moved in on the garage on proposed lot #2 to make the square footage in compliance.

Travis Suiter asked Mr. Littlejohn what he would be using the garage for. Mr. Littlejohn replied that he would be using the garage for personal storage.

Zoning Administrator Chad Hawkins explained that if at any point the buildings were going to be used for anything other than personal storage, a Conditional Use Permit would be required.

Travis Suiter stated that if he was a resident in the area, he doesn't know if he would like to look at two garages.

Troy Littlejohn explained that he does not have plans for a house on the lot (proposed lot #1), but if he was granted the setback variance, there would still be room for a house on the lot.

Scott Campbell asked the Board if he would be in compliance with all zoning regulations if he would still be able to park the boat on the lot. Zoning Administrator Chad Hawkins stated that was correct. Mr. Campbell explained that he would prefer to store the boat in a garage but would park it on the lot if he had to.

Mike Solberg asked about setbacks on an unattached building. Zoning Administrator Chad Hawkins stated that since the garage would be the primary structure on the lot, it would have to meet all the zoning requirements of a primary structure, not an accessory structure.

Zoning Administrator Chadwick Hawkins reminded the Board that they cannot deny the variance based on the use of the property, in this case, two garages.

Motion by Suiter to DENY setback variance and to APPROVE THE REMAINDER OF APPEAL #06-2016, seconded by Solberg. Motion carried 3-0.

Secretary Hanan asked for clarification on the motion. The motion was to deny the setback variance request and approve the height variance, area variances, and the variance for the number of detached accessory buildings contingent on approval of a Certified Survey Map dividing the lot into two conforming lots.

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

Respectfully submitted,

Cassandra Hanan