

BOARD OF ADJUSTMENT PUBLIC HEARING

Thursday, May 28, 2015
Campbell Town Hall
6:00 P.M.

MEMBERS PRESENT: Chairman Steve Earp, Travis Suiter, Alternate Timothy Dahl
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Secretary Cassie Hanan, Zoning Administrator Chad Hawkins

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. 7-2015 Doug Curtis, 822 Richmond Ave., La Crosse, WI 54603. Permit denied to construct a 26' x 30' detached garage that would lie within the required 60' setback from the centerline of Pierce Ave. Property is described as: RICHMOND ADDITION W80FT LOT 1 BLOCK 4 in Section 12, T16N, R8W. Tax Parcel #4-1792-0. Property Address: 822 Richmond Ave.

Appearing In favor: Doug Curtis, 822 Richmond Ave. Mr. Curtis explained that he would like to build a 2 ½ car garage on his property.

Travis Suiter commented that if the garage were placed at the setbacks, it would be in the middle of the backyard. It would fall in line with other garages on Richmond Avenue.

Chairman Earp explained that section of Pierce Avenue is currently a dead end, and three homes are to be built on the end of Pierce Avenue.

Correspondence: None

Motion by Suiter to APPROVE APPEAL #7-2015, seconded by Dahl. Motion carried 3-0.

APPEAL NO. 8-2015 Stuart & Tamara Hyttinen, 2545 1st Ave. E., La Crosse, WI 54603. After-the-fact appeal to construct an addition attaching a detached accessory building to the main structure. The main structure now lies within the required 25' setback from the rear yard lot line and within the required 8' setback from the side yard lot line. Property is described as: ISLAND PARK ADDITION LOT 28 & N 23FT LOT 27 BLOCK 3 in Section 18, T16N, R7W. Tax Parcel #4-255-0. Property Address: 2545 1ST Ave. E.

Appearing in favor: Tamara Hyttinen, 2545 1st Ave. E. Mrs. Hyttinen explained that she was contacted by the Town and told she would need a variance. She was originally given a building permit and was not informed of the need for a variance at that time.

Chairman Earp questioned Zoning Administrator Chad Hawkins as to why that occurred. Mr. Hawkins replied that at the time the building permit was issued, he did not take into account that once the addition was attached, the whole structure would be out of conformity.

There was some discussion about the footings and whether and how the addition was attached. There was also a discussion about when the building inspections were completed.

Appearing in opposition: Eileen Peterson, 2540 1st Ave. E. Ms. Peterson commented that the Building Inspector should be present to verify what the Hyttinens were saying about the inspection. She did not believe the addition was attached to the garage until after the inspection was completed.

There was more discussion about building codes and the timeline of the inspections.

Tim Dahl commented that the Board should hold over this appeal until more information is available from the Building Inspector.

Mr. Hawkins and Deputy Clerk Hanan both explained that the purpose of the Board of Adjustment is to look at the zoning for a property, not necessarily the building codes.

Chairman Earp replied that because the Board does not know whether or not the addition is actually attached, the Board should hold over the appeal.

Correspondence: Letters read from Eileen Peterson, 2540 1st Ave. E. and Robert & Marilee Wuensch, 2543 1st Ave. E. (attached)

Motion by to HOLD OVER until next month's meeting by Dahl, seconded by Suiter. Motion carried 3-0.

APPEAL NO. 9-2015 Brian Hanson, 1621 La Crescent St. La Crosse, WI 54603. Permit denied to construct a 28' x 32' detached accessory building that would lie within the required 60' setback from the centerline of Bissen Pl. Property is described as: PRT GOVERNMENT LOT 6 BEG 546.7FT N INTER N LN GODDARD ADDN & W R/W LACRESCENT ST S88D33MW 145.8FT N5D52ME 99.6FT N88D33ME 148.6FT TO W R/W ST S7D30MW 100FT TO POB in Section 19, T16N, R7W. Tax Parcel #4-834-0. Property Address: 1621 La Crescent St.

Appearing in favor: Brian Hanson, 1621 La Crescent St. Mr. Hanson explained that he would like to tear down his existing garage and construct a new garage. The current garage has become too small for his needs. The new garage would be six feet closer to the house and four feet closer to the road. The elevation of his home sits 62 inches higher than the floor of his garage. The elevation would make it difficult to attach the garage to his home. The new garage would sit 35 feet from the centerline of Bissen Place. If the garage were placed at the setback, he would have no backyard. Mr. Hanson stated that he contacted ten of his neighbors, none of which disapproved of the variance. Mr. Hanson read a letter of support from a neighbor.

Andrew Kapanke 1629 La Crescent St. Mr. Kapanke stated that he lives just north of Mr. Hanson. He spoke in favor of the variance.

LeRoy Wilder, 1619 La Crescent St. Mr. Wilder stated that he has no objections to the variance.

Travis Suiter stated that both Bissen Place and La Crescent Street are low traffic streets.

Correspondence: None

Motion by Suiter to APPROVE APPEAL NO. 9-2015, seconded by Dahl. Motion carried 3-0.

APPEAL NO. 11-2015 Matthew & Melissa Sawyer, 2731 Marion St., La Crosse, WI 54603. Permit denied to construct a 1,296 square foot pool and deck that together with an existing detached garage will exceed the limit for detached accessory buildings AND will exceed the allowable 25% building area on this .27 acre lot. Property is described as: PRT FRAC SW-SW COM SW COR E 36.8FT N 825FT E 190FT TO POB E 140FT N 82.5FT W 140FT S 82.5FT TO POB in Section 7, T16N, R7W. Tax Parcel #4-16-0. Property Address: 2731 Marion St.

Appearing in favor: Matthew Sawyer, 2731 Marion St. Mr. Sawyer explained that he would like to place a pool in his backyard. He presented a letter of approval from his surrounding neighbors.

Cassandra Hanan, 2806 Lakeshore Dr. asked Mr. Sawyer about the construction of the deck. Mr. Sawyer explained that the underside of the deck will be covered.

Correspondence: None

Motion by Suiter to APPROVE APPEAL NO. 11-2015, seconded by Dahl. Motion carried 3-0.

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