

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
APRIL 2, 2014

PRESENT:

Pat Post Steve Hockenbery Joe Weitekamp Scott Johnson
Deputy Clerk Cassandra Hanan

EXCUSED:

Helen Vitale

ABSENT:

Mitch Brohmer
Jacob Burch

Chairperson Pat Post called the meeting to order and asked for approval of the minutes of the January 7, 2014 commission meeting.

Joe Weitekamp moved the minutes be approved as presented. Scott Johnson seconded the motion. Steve Hockenbery stated that in the minutes from the January meeting he wanted to add that the reason he moved to deny the rezone was because of the public outcry against it. There was some discussion over whether Mr. Hockenbery needed to state a reason to deny the rezone. The commission assured Mr. Hockenbery that he did not need to state reason for denial in his motion. The motion to approve the minutes passed unanimously.

The first item on the agenda under Old Business was "Discussion regarding Chapter 17 of the Code of Ordinances of the Town of Campbell related to zoning."

Cassie Hanan addressed a few issues that were brought up at the last meeting. First, the references to non-conforming structures and uses will be left in the Town's zoning ordinance for the time being. The La Crosse County zoning ordinance has the same language regarding non-conforming structures and uses. Second, The Town Board granted authority to hold a public hearing to amend the zoning ordinance to change the minimum lot size to 10,000 sq. ft. from 20,000 sq. ft. in the Rural Residential District. Lastly, at the last Planning & Zoning Commission meeting, the possibility of creating two single family residential districts was discussed. At this time, it would be incredibly difficult to undertake such a large project without having a GIS system in place.

The next item discussed was the square footage limit for detached accessory buildings. There was some discussion on what percentage of the rear yard would be allowed to be occupied by accessory buildings.

Joe Weitekamp made a motion to recommend to the Town Board that the square footage limit for detached accessory buildings be set at 25% of the rear yard. Steve Hockenbery seconded the motion. Motion carried 4-0.

The next item on the agenda was “Consideration of the classification for Conditional Use Permits terminated by La Crosse County Zoning”.

Cassie Hanan explained that when the Town of Campbell adopted its own zoning code, the Conditional Use Permits granted by the County were effectively terminated. The Town Board now has to determine how to classify these permits.

Scott Johnson noted that the office personnel should look into how many of these permits were still valid. The consensus was to send out a letter to Conditional Use Permit holders to determine if they were still active or not. Those no longer active would be terminated. The rest would be treated as “legal non-conforming uses” under the Town of Campbell zoning ordinance.

Motion by Joe Weitekamp to recommend to the Town Board that the active Conditional Use Permits be reclassified as “legal non-conforming uses”. Scott Johnson seconded the motion. Motion carried 4-0.

Scott Johnson moved the meeting be adjourned. Steve Hockenbery seconded the motion. The motion carried 4-0.

These minutes have not been approved.

Cassandra Hanan