

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
MAY 6, 2014

PRESENT:

Mitch Brohmer	Pat Post	Town Office Assistant Cassie Hanan
Jacob Burch	Helen Vitale	
Steve Hockenbery	Joe Weitekamp	
Scott Johnson		

Chairperson Post called the meeting to order. Approval of the minutes for the April 2 meeting was postponed until later in the meeting.

The chairperson requested a motion to open the public hearing portion of the meeting. Steve Hockenbery moved the meeting be open to public comment. Joe Weitekamp seconded the motion. The motion passed unanimously.

Jerold King, 1503 La Crescent Street represented himself in his appeal #4-2014. The petition is to rezone parcel #4-1564-3 and parcel #4-1554-9 from the Rural Residential District to the Residential "A" District for the purpose of creating three single-family use lots. Mr. King said he will sell the three homes he plans to build.

One resident asked who was responsible for building and maintaining the proposed access road through an existing easement and beyond. Mr. King responded the 30' road, ending in a 70' turn around, is a private road not subject to the requirements of a town-maintained road. The town would not be responsible for maintenance of the black-topped road beyond the easement. All lots would have access to an adjacent alley.

Water drainage on and near existing streets and any changes planned for a water retention pond were concerns of three residents. Plans indicate the pond would remain the same and street drainage should not present any problems.

The consensus of the commission was that nothing could be done to require the homes remain single-family, owner occupied dwellings and not become rentals.

There was also concern about an increase of traffic through the adjacent alley. Mr. King believes there will not be a great deal of additional alley traffic from three homes because most people would prefer to use the Pierce Avenue access road.

Mr. King said the sewer connection would be at the Richmond corner.

In response to additional questions about connecting Pierce Avenue to the King property line, Scott Johnson replied the town would be responsible for building and maintaining the 150' connection from Pierce Avenue. Twelve years ago the town board had set aside money in a reserve fund for the project.

Scott Johnson added that when planned Richmond Street work was done, water drainage at Pierce and Richmond would be corrected appropriately as much as possible.

Chairperson Post called for a non-binding show of hands by the residents to indicate their reaction to Mr. King's request. Fifteen people voted approval. No one was opposed to rezoning the property.

Since there were no more questions, the chairperson requested a motion to close the public hearing. Scott Johnson moved the hearing be closed. Mitch Brohmer seconded the motion. The motion passed unanimously.

Residents in attendance speaking about the rezoning were:

Douglas Curtis, 822 Richmond Street
Wade Dennison, 2822 Bayshore Drive
Thomas Dunn, 806 Richmond

Lynn Hockenbery, 2904 Pierce Avenue
Wayne J. Hood, Jr., 2909 N. Bayshore Drive
William Lanzell, 2905 Pierce Avenue

After commissioners had nothing more to say, Chairperson Post asked for a motion to approve or reject Mr. King's rezoning request.

Steve Hockenbery moved the commission approve Jerold King's Appeal #4-2014 to rezone parcel #4-1564-3 and parcel #4-1554-0 from the Rural Residential District to the Residential "A" District for the purpose of creating 3 single-family use lots. Scott Johnson seconded the motion. With no further discussion, the motion passed unanimously.

The chairperson called for the discussion and possible action regarding size limits for detached accessory buildings.

Cassie Hanan reported what she had learned about how other municipalities, with lot sizes comparable to those in Campbell, determined the size limits for detached accessory buildings. Some listed maximum square foot limits, others had maximum percent of lots or parts of lots to determine building size, while still others used both building square footage and percent of lot sizes to specify the maximum building size allowed. (Mrs. Hanan provided the commission a chart of several municipality requirements.)

Chad Vandenberg at the La Crosse County Zoning and Land Information office suggested rather than a percent of a rear lot to determine building size, we use a maximum lot coverage and add a building size limit.

Steve Hockenbery cautioned against using only lot coverage percentages to determine the size of a detached accessory building. Some lots could allow those buildings to be bigger than the house. The commission agreed that any new specifications should limit the size of one detached accessory building. Size limits should encourage the building of a larger structure rather than using size specifications to allow two or even more small buildings.

Considering the information learned during her investigation, Mrs. Hanan recommended we set a lot coverage percentage and maximum square footage for a detached accessory building.

Joe Weitekamp moved we recommend to the town board that they adopt an ordinance allowing only one detached accessory building per lot, covering a maximum of 25% of the lot, and not exceeding 1,200 square feet in size. Jacob Burch seconded the motion. The motion passed unanimously.

Scott Johnson suggested commission members attend the May 13 meeting of the town board because there will be a discussion of boundary agreements and village incorporation.

Joe Weitekamp moved the meeting be adjourned. Steve Hockenbery seconded the motion. The motion passed unanimously.

The minutes of the April 2, 2014 meeting of the Campbell Planning and Zoning Commission will be approved at the commission's next meeting.

These minutes have not been approved.

Helen Vitale