

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
OCTOBER 1, 2013

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 and asked for approval of the minutes for the August 6, 2013 commission meeting. The commission did not meet in September, 2013.

Joe Weitekamp moved the minutes for the August 6 meeting be approved as presented.
Steve Hockenbery seconded the motion. The motion passed unanimously.

Since there was no Old Business, the chairperson called for the one item under New Business.

Darcy Lenser, 402 Avon Street, La Crosse, WI asked to rezone parcel #4-556-0, located at 319 Hinkley Road, in the Town of Campbell, from Residential "A" to Residential "B" for continued multifamily use.

Ms Lenser represented herself. She stated the rental property as built as a duplex in 1974 by Jim Allen but was not properly zoned at the time. It has remained a duplex since its construction. It was previously sold as a rental duplex.

Sarah Hemker, realtor, supported Ms Lenser's statement that the property had been sold previously as a rental duplex with current zoning. She added that since Ms Lenser has a buyer for the property, it must be rezoned to enable the buyer to obtain financing and the buyer intends to improve the property.

When asked by the chairperson, Cassie Hanan replied the La Crosse County Zoning had no record of any action take on rezoning the property when it was built but obviously a building permit was issued.

Dave Collins, 1901 La Crescent Court, neighbor to the property, stated that as far as he could remember the property always existed as a rental duplex and he had no objection to rezoning the lot to comply with the financial institution's requirement as a condition for financing.

Three additional residents appeared in favor of the rezoning but did not speak:

Jim Benson, 810 Breezy Point Road (prospective buyer)
John Benson, 1907 La Crescent Court
Gary Kessler, 310 Hinkley Road

No resident appeared in opposition to the rezoning petition.

Joe Weitekamp moved the commission approve the zoning change at 319 Hinkley Road from Residential "A" to Residential "B". Scott Johnson seconded the motion.

During the discussion phase of the motion, Jacob Burch asked if there were separated utility meters and heating systems for each section of the duplex. Ms Lenser said no but thought it was not an unusual situation, especially for a duplex built in the 1970s. Steve Hockenbery said there were requirements for separate meters and heating systems even then. He also suggested that the building not be enlarged to make it bigger than the existing duplex.

The chairperson called for a vote on the motion and it passed five to two.

Ms Lenser was told the commission's decision would be presented to the Campbell Town Board at its next meeting, October 8, and she would have to appear before La Crosse County Zoning to confirm the town's decision.

Cassie Hanan said the November meeting of the commission would be a public hearing on the map amendments in the Comprehensive Plan.

Scott Johnson moved the meeting be adjourned. Mitch Brohmer seconded the motion. The motion passed unanimously.

These minutes have not been approved.

Helen Vitale

