

TOWN OF CAMPBELL  
PLANNING AND ZONING COMMISSION  
JUNE 4, 2013

PRESENT:

Mitch Brohmer	Pat Post	Town Clerk Chadwick Hawkins
Jacob Burch	Helen Vitale	Town Office Assistant Cassandra Hanan
Steve Hockenbery	Joe Weitekamp	
Scott Johnson		

Chairperson Post called the meeting to order and asked for approval of the minutes for the commission's April 9, 2013 meeting.

Joe Weitekamp moved the minutes be approved as presented. Mitch Brohmer seconded the motion. The motion passed unanimously.

There was no Old Business on the agendum.

Under New Business, there was only one request before the commission. Mark Prokes, 905 Breezy Point Road and Thomas and Dawn Adamson, N5651 Piske Road, Bangor, WI, petitioned to rezone parcel #4-645-0 from Residential "A" to Residential "C" for the purpose of constructing 6 to 8 town houses.

Thomas and Dawn Adamson were in attendance; Mark Prokes spoke for the petitioners.

Mr. Prokes said it is rumored 12 to 15 apartments would be built on the lot. He said although the lot size allows for two five unit buildings, they were looking to build one six unit building and possibly a second home and another two unit building and a couple of storage garages for unit use. They anticipated the rent would run from \$1,100 to \$1,200 per month. To begin with, the owners might decide to build only a duplex and a four-plex. Mr. Prokes mentioned several other options under consideration by the property owners.

Helen Vitale commented that the petitioners evidently do not know exactly what they plan to do with the property if it is rezoned. Mr. Prokes replied they have solid figures for a six unit building. If they would decide to do the six unit, they would build two buildings. The units would not be apartments but high end rental town houses with garages.

Chairperson Post confirmed that the property is now zoned Residential "A."

Scott Johnson asked how much fill would be required to build on the lot. Mr. Prokes answered he did not have the exact figures but would expect to build 1' to 1 1/2' higher than the existing level. He believes revised maps show the property is not in the flood plane. Buildings would be 40' to 50' from the edge of La Fond Avenue with a swale and/or a rain garden in the front to handle water run off. He realized the drive to the buildings would have to be high enough to allow water to run into the swale. Provisions would be made for drainage to keep water from running off into the house to the south and to the Bainbridge Street properties.

He said the people developing the properties would be willing to accept conditions that would keep the units from becoming an eyesore and occupant problem.

Mr. Prokes stated he owns the apartments at 1638 and 1642 Bainbridge Street and has made major improvements to upgrade them.

Chairperson Post asked what consideration had been given to increased traffic rental units would bring to the area. He responded that with six to eight additional families, he would not expect more traffic than is common on any typical residential street.

The chairperson announced the commission has received a petition against the rezoning signed by 38 residents who live in the immediate area. A large number of these individuals are in attendance at tonight's meeting. She also said the rezoning is not in agreement with our Comprehensive Plan.

When asked if he had discussed filling the lot with the DNR, Mr. Prokes said he had not discussed the plans with that particular agency. Several in the audience said they have seen 2' of standing water on the lot. The consensus was the proposed 1 1/2' fill would not be enough. When asked if the elevation of the lot had been professionally checked, Mr. Prokes said it had not, They had used a transit to check the level and chose an above ground well pipe on a neighboring lot as a guide.

To maintain order, Chairperson Post asked that the meeting be opened to public discussion. Helen Vitale moved we open the meeting to public discussion. Mitch Brohmer seconded the motion. The motion passed unanimously.

Scott Johnson said approval of a zoning change to allow rental property would go against our Comprehensive Plan in which we intended to encourage owner occupied single family dwellings rather than increase the number of rental properties in the town.

Mr. Prokes asked if the town would approve owner occupied condominiums that could be rented until sold. Pat Post said we would have to change our comprehensive plan to accommodate the zoning that would allow that kind of development. Changing the plan is a long process.

Bob Crooks, who has lived on La Fond Street for many years, said the rental properties would change the character of the primarily single family residential neighborhood. The street is only 33' wide and not suitable for increased traffic that would come with multiple dwellings. A great deal of foot traffic is now seen on a regular basis. Mr. Crooks believes many of the current homes in the area will be demolished eventually and replaced by newer upgraded single family homes. The street and neighborhood are unique. Putting a multiple dwelling rental complex in the area could keep major improvements from happening.

Willa Thingvold objected to the rezoning because: 1. Multiple dwelling rentals would add pedestrian and vehicular traffic to the narrow street. 2. Rental property would have a negative affect on the value of properties in the neighborhood. 3. People new to the area could trespass on private property to get closer to the river. 4. Rental properties are seldom maintained to the same standard that are single family dwellings. 5. La Fond Avenue is already overcrowded with walkers and with cars that use it as a speedway.

Jan Crooks expressed concern for La Fond Avenue itself. It was designed as a dike and not as a regular road. She, too, has seen many speeders use the street.

Scott Johnson moved we deny the rezone. Mitch Brohmer seconded the motion. The motion passed unanimously.

The second item under new business was the discussion of the Comprehensive Plan update.

After a short discussion, Chairperson Post asked Clerk Hawkins to obtain larger maps of the town from County Zoning. She suggested everyone exam the Comprehensive Plan and the Future Land Use maps before the next meeting and be ready to discuss areas that might be designated for mixed use in an updated Comprehensive Plan.

The commission decided it was better to correct one area at a time rather than do extensive Future Land Use updates. The next step should be to create a draft of the Future Land Use map to illustrate our original intended land use. The map would be for discussion purposes only. If the commission thinks it necessary, another map would be made showing the changes on which we have already voted. There will be additional commission meetings before public meetings.

Helen Vitale asked the clerk to discuss the date and purpose of special commission meetings with Pat Post and Scott Johnson, let her know the dates of the meetings. She will notify the commissioners.

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

These minutes have not been approved.

Helen Vitale