

TOWN OF CAMPBELL  
PLANNING AND ZONING COMMISSION  
FEBRUARY 5, 2012

PRESENT:

Steve Earp	Pat Post	Town Office Assistant Cassandra Hanan
Scott Johnson	Helen Vitale	Town Supervisor David Wilder

EXCUSED:

Jeff Schroeder	Joe Weitekamp
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ABSENT:

Steve Hockenbery

Chairperson Pat Post called the meeting to order and asked for approval of the minutes of the January 2, 2013 meeting.

Scott Johnson moved the minutes be approved as presented. Steve Earp seconded the motion. The motion passed unanimously.

The chairperson rearranged the order of the meeting and asked for the second item on the agenda to appear first. Michael Stolpa, 901 Linden Drive #7, Holmen, WI, requested permission to construct a single family home at 1711 Lakeshore Drive that will lie within the required 60' setback from the highway center line and the required 25' setback from the highway right-of-way line. Mr. Stolpa represented himself.

Mr. Stolpa said you can not build a house on the lot without variances because a house would sit within the required road and waterfront setbacks. The proposed house is 44' x 30'. He proposed three options for the house. One option would place the house at an angle to the road and be compliant with the setbacks but would not look pleasing and not be in line with the other houses along the road. Individuals at the county zoning office said if the town would grant the variances, they would be willing to consider them.

The county zoning office was concerned with water runoff and would require rain gardens to control the run off. Mr. Stolpa has commercial experience with building rain gardens and is willing to construct whatever is required.

While the proposed compact two-story house is small, the owner would have the living space he needs. A deck would add 10' to the house. The house would sit 5' or 6' into the road setbacks and in line with the other houses on the street. A couple corners of the house would be within the shoreline setbacks and the county could approve, if the town grants the variance.

Cassie Hanan said that even though the variance would process through the county shoreline district regulations, the request would come before the Campbell Board of Adjustment.

Mr. Stolpa understands the town has authority to grant the variance on the road setbacks and he would have to get county approval for the waterfront variances. The house would be clear of the water drain pipe that runs through the property.

Steve Earp moved we approve the variances needed that would place the front of the house in line with the existing houses along the street. Scott Johnson seconded the motion. The motion passed unanimously.

Supervisor Wilder asked for clarification of the approval process. Mr. Stolpa has received the commission's approval of the required variances. He is required to appear before the county and then comes back to Campbell's Board of Adjustment. Cassie Hanan said the Campbell Board of Adjustment would meet the last week in March.

The chairperson called for item one on the agenda. Tom Faella, La Crosse Area Planning Committee presented an update on the Coulee Vision 2050 Project.

Mr. Faella gave the commission a summary of the findings of the survey taken among the various members of the La Crosse Area Planning Committee and a more complete draft of the final report to the town office. The object of the planning study is to provide guiding principles for the communities within the L.A.P.C. to develop in the future consistent with the expressed desires of the people who live within the area.

The emphasis appears to be on infill rather than sprawl development and on building communities where people can walk to work and services. There is a trend to building up rather than moving out into new areas. Another concept is to expand public transit.

A third concept found in the study was inter-community cooperation, suggesting cities and towns develop boundary agreements relative to annexation and services.

When Mr. Faella mentioned Campbell was currently seeking village status, Chairperson Post pointed out that Campbell is not currently seeking village status because under our current agreement with La Crosse, we can not begin seeking village status until June of 2024. Our agreement with La Crosse states the boundary agreement is in affect until January 1, 2025 and we can not begin to seek village status until six months before the expiration of the agreement.

If Campbell can not achieve village status, Mr. Faella suggested we try to negotiate an expansion of the current boundary agreement.

Helen Vitale asked if the L.A.P.C. had considered the La Crosse Airport Ordinance when they were making plans. Mr. Faella said he was not really familiar with the ordinance. It was suggested he review the ordinance.

Chairperson Post said she noted the handout said Campbell's Comprehensive Plan does not agree with the overall vision statement. Mr. Faella replied probably the only disagreement was with a north-south corridor. Campbell's plan seems to support the building of new roads where the Vision Statement seeks to find solutions other than road building to eliminate traffic congestion and facilitate regional commuter traffic.

Scott Johnson said Campbell's Comprehensive Plan is flexible and can be modified, if desired and/or necessary. He also asked if an objective of the Vision Statement was to direct federal funds into certain areas based upon the plan. Mr. Faella replied the objective was to determine how people wanted to see the area developed over the next 20 to 30 years. He considers the Vision Statement a consensus of what the people want.

When meeting with the La Crosse Planning Committee, Mr. Faella suggested the city make agreements with their neighbors to supply services without annexation. The suggestion was not met with great enthusiasm by the committee members.

Scott Johnson stated he does not see Campbell taxes “going out of sight” should we become a village, especially if we control our spending. He also believes that expanding territory does not alleviate tax burdens.

Mr. Faella said a Regional Transit Authority is not legal under current state statutes. If it becomes available, he suggests local communities get together discuss implementing one. An R.T.A. would be more efficient than the several transit systems currently operating in the area.

After a short discussion of the new I90 bridges, the chairperson called for item 3 on the agenda, a discussion of the terms of Campbell Planning and Zoning Commission members.

State statutes allow only two members of the town board to sit on the commission. Jeff Schroeder's election to the town board made three members of the commission board members. We are required to replace one of the town board supervisors who serves as a commissioner. Mr. Schroeder has volunteered to resign from the commission.

In addition to selecting a new commissioner, it is time to reinstate the varying length of terms and possibly open the commission to new members. Current members are eligible to reapply.

There has been little response to the request for persons to serve on the board of adjustment. Supervisor Wilder suggested a town wide postcard mailing. Others suggested a quarterly mailing of town activities. Mrs. Hanan reminded us there is a deadline in place to appoint a board of adjustment.

Chairperson Post suggested each commissioner make phone calls encouraging applications for commission and board of adjustment membership. These applications may be made at the town hall office.

Scott Johnson moved the meeting be adjourned. Steve Earp seconded the motion. The motion passed unanimously.

These minutes have not been approved.

Helen Vitale