

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
JANUARY 2, 2013

PRESENT:

Steve Hockenbery	Jeff Schroeder	Town Clerk/Treasurer Chadwick Hawkins
Scott Johnson	Helen Vitale	
Pat Post	Joe Weitekamp	

ABSENT:

Steve Earp

Chairperson Post called the meeting to order and asked for approval of the minutes of the December 4, 2012 meeting.

Jeff Schroeder moved the minutes be approved as presented. Joe Weitekamp seconded the motion. The motion passed unanimously.

No resident appeared to make comments and there was no Old Business on the agenda. The chairperson called for New Business.

There was one request under NEW BUSINESS.

Michelle Nowlon, 1019 Deerfield Street, Holmen, WI requested a variance for a new metal roof and extensive landscaping on property she owned at 1842 La Fond Avenue.

Ms. Nowlon represented herself. She said the new metal roof would add 3 inches on two sides of the roof and 24 inches on another. The larger overhangs would help protect planned new siding.

When a new well was installed before her purchase, the well digger severely damaged erosion control features on the lot and the house's entry steps made of railroad ties. The current owners intend to grade the lot, add a natural rock retaining wall, seed the yard, plant rain gardens in appropriate places, add steps down to the waterfront, repair the drive way, and add new entry steps on the house. New roof gutters will divert the roof's run off water in a safe direction.

The property's river and road setbacks overlap, making the variance necessary.

Ms. Nowlon said she has contacted all county agencies involved. They apparently agreed with her plans and made few changes. The county zoning department told her since she was not building an addition to the cabin, the plans changed the footprint of the structure only slightly and should not be an issue.

The owners would like to do more but because the assessed value of the building is only \$9,000, under current ordinances, they can only do \$4,500 worth of improvements.

In response to a question by Jeff Schroeder, Ms. Nowlon replied Mary Jo Webster of the County Land Conservation Department had visited the site. Ms. Webster made recommendations. Ms. Nowlon is willing to comply with those suggestions.

Joe Weitekamp moved we approve the variance as requested. Helen Vitale seconded the motion. The motion passed unanimously.

There was no further business.

Scott Johnson moved the meeting be adjourned. Joe Weitekamp seconded the motion. The motion passed unanimously.

These minutes have not been approved.

Helen Vitale