

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
NOVEMBER 5, 2013

PRESENT:

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

Board of Adjustment Members: Michael Solberg and Travis Suiter

A list of residents attending the public hearing is available at the Campbell Town Hall during regular business hours.

ABSENT: Mitch Brohmer

Chairperson Post called the meeting to order and asked for approval of the minutes for the October 1, 2013 meeting.

Joe Weitekamp moved we accept the minutes as presented. Steve Hockenbery seconded the motion. The motion passed unanimously.

The chairperson stated the zoning map in the published Comprehensive Plan was not done as we had intended and the parcels listed in the resolution should be rezoned properly. This difference requires that we amend the plan. Mrs. Post asked Joe Weitekamp to read the proposed Comprehensive Plan Map amendments of the Town of Campbell, Resolution #13-11-5 and opened the meeting to comments from the floor.

Scott Johnson moved we approve the proposal as read. Jacob Burch seconded the motion.

During the discussion phase of the motion, the commission agreed the changes make common sense and would benefit the town and residents. No one spoke in opposition to the motion. The motion passed unanimously. A copy of the approved Resolution #13-11-5, complete with the required signatures, is available at the town hall during regular business hours.

The chairperson called for discussion of the second New Business item on the agendum, Chapter 17 of the Code of Ordinances of the Town of Campbell related to zoning and especially to the allowable size of attached and unattached garages. It appears regulations are outdated and too restrictive to meet the current needs of residents.

Cassie Hanan reported the Board of Adjustment receives many requests for variances to permit building a garage larger than the current allowable size, even when the proposed building lot is large. She added the board would like to meet with the commission at least once a year to discuss the most-requested variances to see if zoning could be adjusted to current needs and eliminate some of the variance requests.

After a lengthy discussion, including the consideration of varying lot sizes, relative square foot size of the proposed garages and affected green space, commission members and board of adjustment members present agreed that the current allowable garages are too small to meet the needs of most Campbell residents. Even on very large lots, the Board of Adjustment hears many requests for variances that would allow larger unattached garages.

Mr. Hawkins pointed out Campbell has a large amount of shoreline and La Crosse County still controls what can be placed on those properties. He also suggested we consider percentages of property available for building without obtaining a variance.

When Chairperson Post asked if anyone disagrees with the suggestion we increase the allowable size of unattached garages, no one objected.

To help us make decisions, the chairperson asked Mrs. Hanan and Mr. Hawkins to research the question and report to the commission at the December meeting which variances are most requested and what surrounding municipalities require regarding garage sizes.

Helen Vitale asked about erosion control of the sand piles on a lot just east of Robin's Nest on Goddard Street. Mr. Hawkins is currently working with the land owner and the situation is temporary.

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

These minutes have not been approved.

Helen Vitale