

## **BOARD OF ADJUSTMENT PUBLIC HEARING**

Thursday, December 19, 2019  
Campbell Town Hall  
6:00 P.M.

**MEMBERS PRESENT:** Travis Suiter, Mike Solberg, Tim Larson

**MEMBERS EXCUSED:** None

**MEMBERS ABSENT:** None

### **CALL TO ORDER**

Chairman Travis Suiter called the meeting to order at 6:00 P.M. Let the record show that this meeting was called in full compliance with the requirements of the Wisconsin Open Meetings Law.

**APPEAL NO. 05-2019** Star of the Sean, LLC: Agent Eryn Dressler, 129 Clinton St., La Crosse, WI 54603. Permit denied to construct a 24-unit multi-family structure that, when tax parcels 4-859-1 and 4-859-5 are combined, will not meet the minimum lot size requirements on this 2.14 acre lot. Property address is: 129 and 131 Clinton St., Town of Campbell.

**Motion to open public hearing made by Solberg, seconded by Suiter. Motion carried 3-0.**

### **Appearing In favor:**

**Eryn Dressler**, Agent for Star of the Sea. Mr. Dressler explained that the 24 unit building met requirements of the zoning code that was posted online when the building was designed. When the zoning administrator reviewed the project, the correct revised code was used which would allow for 18 units, with the code requiring 5,000 square feet per dwelling unit, which is the reason for the appeal. He also noted that neighboring communities require less square footage per dwelling unit than the Town's zoning code.

**Mitch Brohmer**, 2402 Lakeshore Dr., stated that the Town's Comprehensive Plan is being revised to address mixed use developments like this one. No date presented for any future revisions.

**Terry Schaller**, 2312 Bainbridge St., stated that the Town has passed a Resolution in support of the project and suggested that the conflicting zoning codes on the Town website could be an argument for a hardship.

### **Appearing in opposition:**

**Bill Druliner**, Legal Objector, W653 Hidden Valley Rd, Holmen, WI 54636, stated that he has to conform to the zoning code for his building so should Star of the Sea.

**Steve Diamond**, Legal Objector, 1409 Richmond Bay Ct. Unit 1C La Crosse, WI 54603, submitted a perspective sketch showing the extreme height of the proposed building compared to others in his neighborhood. He stated that he does not believe there is a hardship present to conform to code.

**Appearing in favor:**

**Steve Franck**, 441 Larkspur Ln. Onalaska, WI 54650, stated that Campbell is a unique town situated on the water and it would benefit from this development.

**Andrew Gavrilos**, Town of Campbell Chief of Police, stated that there were no traffic concerns and he was in favor of the increased tax base.

**Jim Webb**, 1224 King St. La Crosse, WI 54601, stated that when he was designing the project, he used the outdated code that was posted on the Town's website. He believes the square footage requirement is excessive and could successfully be reduced to a smaller number. He stated they would still build the project to the permitted 121'-6" height. The allowed 18 units would then be enlarged to fill the volume.

**Correspondence:** Rendering of proposed tower compared to Richmond Bay Court condominiums submitted by Steve Diamond.

**Discussion:**

The Board discussed the hardship requirements with appellant as presented in the petition.

The Board clarified that the use had not changed since the previous petition and that no industrial use would occur as suggested in the petition.

**Motion by Suiter to DENY APPEAL #05-2019, seconded by Larson. Motion carried 3-0.**

**Motion by Suiter to adjourn, seconded by Solberg. Motion carried 3-0.**

Respectfully submitted,

Tim Larson