

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
APRIL 6, 2016

PRESENT:

Pat Post Steve Hockenbery Joe Weitekamp Terry Schaller
Mitch Brohmer Jacob Burch (arrived at 6:01 p.m.) Zoning Administrator Chad Hawkins
Deputy Clerk Cassandra Hanan

EXCUSED:

Jonathan Konkel

Chairperson Pat Post called the meeting to order at 6:00 p.m. Steve Hockenbery made a motion to approve the minutes from March 1, 2016. Terry Schaller seconded the motion. The motion carried 5-0.

Joe Weitekamp made a motion to open public comment. Steve Hockenbery seconded the motion. The motion carried 6-0.

Attorney Bryant Klos spoke on behalf of Carroll Johnson, 1310 Caroline St. Mr. Klos explained that Mr. Johnson owns a residential property that is zoned Commercial. Mr. Johnson's bank is refusing to give him a loan due to the current zoning. There was some discussion regarding lending and restoration of legal non-conforming structures. Zoning Administrator Chad Hawkins explained that Wisconsin State Statute 60.61 (5m) allows for restoration of non-conforming structures. The Planning & Zoning Commission is also exploring the possibility of allowing for residential use in the Commercial District through the issuance of a Conditional Use Permit.

The only item on the agenda was: Discussion on possible amendments to the Town of Campbell zoning ordinance.

Cassandra Hanan spoke on several possible amendments to the Town of Campbell Zoning ordinance including: Increasing the minimum lot area in the Residential "B" District to 10,000 for a single family and 7,200 feet per family for two families, increasing the minimum lot width in the Residential "B" District to 75 feet, increasing the minimum lot area in the Residential "C" District to 10,000 for a single family and 5,000 feet per family for two or more families, increasing the minimum lot width in the Residential "C" District to 75 feet, allowing for permitted uses in the Residential "A" district as a Conditional Use in the Commercial District, complying with Wisconsin State Statute 60.61 (5m) regarding restoration of non-conforming structures, and adopting new off-street parking provisions.

Joe Weitekamp made a motion to go forward with the changes as discussed. Jacob Burch seconded the motion. The motion carried 6-0.

The Planning and Zoning Commission will hold a Public Hearing on the proposed zoning amendments on Thursday, April 28, 2016. Immediately following the public hearing, the Town Board will hold a special meeting to vote on the proposed zoning amendments.

Steve Hockenbery made a motion to adjourn. Terry Schaller seconded the motion. The motion carried 6-0.

These minutes have not been approved.
Cassandra Hanan