

BOARD OF ADJUSTMENT PUBLIC HEARING

Thursday, June 26, 2014
Campbell Town Hall
6:00 P.M.

MEMBERS PRESENT: Chairman Steve Earp, Michael Solberg, Travis Suiter
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Secretary Cassie Hanan

CALL TO ORDER

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

APPEAL NO. 6-2014 Alan Wandling, 2431 Lakeshore Dr., appeal to construct to construct a 13'x 16' attached deck that would lie within the required 25 ft. setback from the rear yard lot line. Property is described as: CERTIFIED SURVEY MAP NO. 21 VOL 13 LOT 2 DOC NO. 1456163 in Section 13, T16N, R8W. Tax Parcel #4-1924-10. Property Address: 2431 Lakeshore Dr. Town of Campbell

Appearing In favor: Alan Wandling, 2431 Lakeshore Dr., La Crosse, WI 54603

Mr. Wandling explained that he applied for a variance with the County when he first bought his property. The Town of Campbell Plan Commission and Town Board had recommended approval of the variance to the La Crosse County Board of Adjustment. He stated that the variance was denied and he then had to redesign the home. He stated that the house was built on all four setbacks. He poured a patio and would like to build a deck to support a hot tub.

Mike Solberg stated that he had viewed the property. He stated that Mr. Wandling knew what the lot size of the property was when he purchased it.

Mr. Wandling commented that his neighbors have a thirty foot setback from Lakeshore Drive and that the Town had indicated that they would like Mr. Wandling's property at the same setback. He stated that a mistake was made when the thirty foot setback was granted.

Mike Solberg questioned whether Mr. Wandling could use concrete to support the hot tub instead of a deck. Mr. Wandling replied that it would be a problem if the tub gets replaced and it is not the same size. Chairman Earp asked Mr. Wandling if he had considered using patio block. Mr. Wandling replied that he had used patio block at first but it did not work out.

Chairman Earp stated that the Board had to act on the law. The County had previously ruled that this was not a hardship case.

Mr. Wandling stated that he did create his own hardship but he felt that the County did not handle the situation correctly.

Travis Suiter commented that although the Town had previously recommended granting this variance, the law states that there must be a hardship.

Correspondence:

- **Email from Nathan Sampson, La Crosse County Planning & Zoning Director, explaining Mr. Wandling's previous appeal to the La Crosse County Board of Adjustment. In that case, the Board found that Mr. Wandling's hardship was self-imposed. He had thirty days to appeal the ruling to circuit court and chose not to. Mr. Wandling is essentially appealing the denial of his previous appeal.**

Motion by Travis Suiter to deny, seconded by Mike Solberg. Motion carried 3-0.

APPEAL NO. 7-2014 Jason Stratman, 3209 Lakeshore Dr., appeal to construct to construct a 14' x 8' addition to the existing home that would lie within the required 83 ft. setback from the centerline of Lakeshore Dr. Property is described as: ASSESSORS PLAT OF NE1/4 OF SEC 12-16-8 OUTLOT 1 IN Section 12, T16N, R8W Tax Parcel #4-1618-1. Property Address: 3209 Lakeshore Dr. Town of Campbell

Appearing In favor: Jason Stratman, 3209 Lakeshore Dr., La Crosse, WI 54603

Mr. Stratman explained that he would like to add an entryway addition onto his home. The addition would be the same size of the deck that is currently there. The addition would lie further back from Lakeshore Drive than where the house currently sits.

Mike Solberg stated that the house is already within the setback from Lakeshore Drive. There is already an existing deck where the proposed addition will lie. The addition will not infringe on the setback any more than the deck already does.

Travis Suiter stated that most of the other homes in that area are within the setback from the centerline of Lakeshore Drive.

Correspondence:

- **Email from Ron Chamberlain, La Crosse County Highway Commissioner, opposing the variance due to possible future project considerations on Lakeshore Drive.**

Motion by Travis Suiter to approve, seconded by Mike Solberg. Motion carried 3-0.

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