

TOWN OF CAMPBELL  
PLANNING AND ZONING COMMISSION  
OCTOBER 6, 2015

PRESENT:

Pat Post            Steve Hockenbery            Joe Weitekamp            Helen Vitale            Terry Schaller  
Jacob Burch      Mitch Brohmer            Zoning Administrator      Chad Hawkins  
Deputy Clerk      Cassie Hanan

ABSENT:

None

Chairperson Pat Post called the meeting to order at 6:00 p.m.

The only item on the agenda was: **Petition #18-2015**: Daniel Nelson, O.B.O. Star of the Sea LLC, Petition to rezone parcel #4-859-1 from the Rural Residential District to the Commercial District for the purpose of operating a restaurant and marina.

Attorney Kara Burgos appeared on behalf of Mr. Nelson. Ms. Burgos stated that the property is currently zoned Rural Residential. The property would be better suited with the existing surrounding properties if it were rezoned to the Commercial District. The rezoning petition would have no negative impacts on surrounding residential properties. The rezone and subsequent remodel would serve to improve the property value for the business and the surrounding area. Ms. Burgos spoke about Mr. Nelson's operation of his other business, Tom Sawyer's. She stated that there were no issues with the Department of Transportation. Mr. Nelson is currently working with the DNR, FEMA, and La Crosse County to make sure the lot is in compliance with all regulations.

Helen Vitale asked how many slips would be in the marina and if the marina customers would be permanent or transient. Mr. Nelson replied that he is hoping to secure 35-40 slips and he would have both types of customers.

Terry Schaller asked about the parking situation. Mr. Nelson replied that he does not foresee any parking issues in the future. He explained that they currently monitor the parking situation at Tom Sawyer's. Ms. Burgos stated that they plan to install 27 parking spaces on the recycled asphalt. They also lease parking from the bait shop.

Joe Weitekamp asked about signage. Mr. Nelson replied that he would like to expand the current Tom Sawyer's sign. If he needed additional signage, he would then apply for a permit from the Town.

Jacob Burch asked about the hours of operation. Mr. Nelson replied that he sees this as a seasonal operation. The hours of operation would be approximately 10:30 or 11:00 a.m. and close at 10:00 p.m.

Steve Hockenbery made a motion to open public hearing. Mitch Brohmer seconded the motion. The motion carried 7-0.

Ted Welch, 1411 Richmond Bay Ct., stated that he is in favor of the rezone. He would also like to see the empty lot next to the bait shop filled in.

Dave Lafond, 3115 Howry Ave., spoke in favor of the rezone. He stated that the island looks a lot better than it used to and this will improve the area.

Todd Hammes, 2640 Bayshore Dr., spoke in favor of the rezone. It will create jobs and look a lot better than it does currently.

Steve Hockenbery made a motion to close public hearing Jacob Burch seconded the motion. The motion carried 7-0.

Joe Weitekamp made a motion to approve Petition #18-2015, seconded by Jacob Burch. Motion carried 7-0.

Helen Vitale made a motion to adjourn. Joe Weitekamp seconded the motion. The motion carried 7-0.

These minutes have not been approved.  
Cassandra Hanan