

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
AUGUST 6, 2013

PRESENT:

Mitch Brohmer
Jacob Burch
Steve Hockenbery
Scott Johnson

Pat Post
Helen Vitale

Town Clerk/Treasurer Chadwick Hawkins
Town Office Assistant Cassie Hanan
Town Board Supervisor David Wilder

EXCUSED:

Joe Weitekamp

Chairperson Post called the meeting to order and asked for approval of the minutes for the commission's June 4 meeting. The commission did not meet in July, 2013.

Mitch Brohmer moved the minutes be approved as presented. Steve Hockenbery seconded the motion. The motion passed unanimously.

The chairperson called for the item under Old Business, the discussion on the update of the Comprehensive Plan and a review of the accompanying map.

In response to Steve Hockenbery's suggestion that we take a group tour of the areas under consideration, Chairperson Post responded the commission members who were not on the original planning committee/commission look at the actual properties involved. She asked Mr. Hockenbery to arrange a tour with Mitch Brohmer and Jacob Burch.

Steve Hockenbery moved he, Mitch Brohmer and Jacob Burch look at the three Robers, Pickett and Sheet Metal Shop properties. He added, at our next meeting, everyone should be prepared to share their opinion to amend the Comprehensive Plan involving those specific properties. Scott Johnson seconded the motion. The motion passed unanimously.

After a lengthy discussion, it was suggested we change the designation only for the selected properties and not make any extensive changes at this time. Mrs. Post stated, "Our Comprehensive Plan map needs to be changed to reflect our original intentions. There are errors on the future land use map that were overlooked when the plan was published." Discussion, including a public hearing, will continue. Most property on the south end of the island is now commercial, mixed with some residential. At this time, the Robers lots, the Pickett property at 907 La Crescent Street and the Sheet Metal Shop location on Caroline Street could be included any commission decision.

Chairperson Post asked Chad Hawkins to find out the steps needed to adopt the commission's decision. It might be necessary to hold a public hearing to amend the Comprehensive Plan future land use map.

Helen Vitale brought up the possibility of rezoning both sides of North Bay Shore Drive to Residential A. There appears to be inconsistencies in defining the use of the property as currently zoned by the county. She will continue to investigate the situation.

The chairperson moved on to New Business, discussion relating to a moratorium on rental properties in the Town of Campbell.

Mitch Brohmer said there could be future problems if landlords purchased a large number of Campbell homes with a view to using them as rentals. He pointed out that 55% of the residential properties in the City of La Crosse are now rentals. There appears to be tendency for homes not owner occupied to deteriorate, thus decreasing the value of the property and the neighborhood. There is evidence many La Crosse rental houses are owned by landlords who do not live in the area and or in Wisconsin.

Pat Post replied that our Comprehensive Plan states we want the majority of our homes to be owner occupied single family dwellings.

Steve Hockenbery commented we should devise a way to require landlords to maintain their houses according to a written code.

Scott Johnson said we should provide for those who want to rent their houses while waiting to sell them or to rent them to family members. Presently, there is no way to control the number of non-related people living in one house. He asked, "Should we require rentals to be licensed and controlled or just registered? How can exceptions be made?"

Helen Vitale added the commission always asked people wanting to build condos in Campbell, if the condos were to be rentals or owner-occupied. The commission has favored owner-occupied homes.

Resident Bea Foellmi commented on a very substandard house in her neighborhood. The chairperson said the board has tried to correct the situation but can not gain legal access to the house.

Scott Johnson said rental properties are a good issue to investigate before it becomes a problem in Campbell and suggested we find out what other municipalities are doing concerning rentals and consult our town attorney to see what can be done.

Chairperson Post asked Cassie Hanan to find out how La Crosse and Onalaska handle registering or licensing rental property and present the information to the Campbell Town Board at its next meeting.

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

These minutes have not been approved.

Helen Vitale