

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
MAY 1, 2012

PRESENT:

Steve Earp
Steve Hockenbery
Scott Johnson
Pat Post
Jeff Schroeder
Helen Vitale
Joe Weitekamp

Chairperson Pat Post called the meeting to order

Steve Hockenbery moved we approve the minutes of the April 4 meeting as presented. Jeff Schroeder seconded the motion. The motion passed unanimously.

There was no Old Business and the chairperson moved to New Business.

The first appeal was from Kim Novak, 2705 Grand Avenue who asked for a variance for a 20' x 25' deck that will be 12.5' from the lot line.

Ms Novak represented herself. A variance had been granted for an addition to the house before Novaks bought it. She said the new deck will not extend further out than the existing structure.

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Joe Weitekamp moved we approve the requested variance. Jeff

Schroeder seconded the motion. The motion passed unanimously.

The second appeal was from Mark Vehrenkamp, 383 E. Tilson Street, West Salem, Wisconsin. He requested a zoning change from Commercial B to Commercial C on a lot located at 1638 Caroline Street.

Mr. Vehrenkamp represented himself and stated he intends to move his business, Dave's Sheet Metal, Inc., from the city of La Crosse to the Town of Campbell. He presented a letter from the neighbors of the Campbell property stating they had no objection to the zoning change.

The sheet metal business is small and has only one or two employees. Noise from the operation is minimal and traffic very light. Altra Credit Union, current owners of the property, could not sell the property if a previous ground water problem had not been solved. The owners told Mr. Vehrenkamp the DNR had "signed off" on the ground water situation.

The purchase includes a vacant lot. The seller will sell the property with the building on the condition the buyer purchases both lots. The request for rezoning is only for the lot that now has the building on it.

Scott Johnson said he prefers rezoning only the building lot at this time, asking the owner to return should he require rezoning of the now vacant lot.

New La Crosse County zoning definitions indicate the zoning be Light Industrial rather than the previous designation of Commercial C.

Steve Earp moved we approve the zoning change from Commercial B to Commercial C, now called Light Industrial, on the lot with the building but not the vacant lot. Jeff Schroeder seconded the motion. The motion passed unanimously.

The third appeal was from Bill Bauman, 2717 Bayshore Drive, requesting permission to replace the existing 15' x 21' garage with a new detached 24' x 28' garage.

Mr. Bauman represented himself and brought a letter from his neighbors stating they had no objection to the new garage. Builder Bill Craig assisted in the presentation.

Water drainage into the existing garage and additional auto storage room are the main reasons for building an improved new garage.

Scott Johnson asked how Mr. Bauman planned to control the water runoff. He replied that there is a plan to install gutters and direct the water underground to the street. In addition, he and a neighbor will construct a shallow drainage ditch filled with rocks to further handle the runoff.

Scott Johnson moved to approve Bauman's request as presented. Joe Weitekamp seconded the motion. The motion passed unanimously.

zoning.

Mrs. Post reported that she, Jeff Schroeder and Helen Vitale attended a Towns' Association meeting held in the Town of Hamilton on April 23 to gather information on a town adopting self-zoning.

Chairperson Post asked Richard Stadleman of the association how we might obtain the services of consultants if needed in zoning matters. He replied townships often joined together and shared experts in the various fields, paying for the services on the basis of frequency of use.

Campbell already has several necessary requirements in place, for example, subdivision ordinances and the planning and zoning commission. We could need consultants in some fields. Although the exact number or identity of towns in our area doing self-zoning is unknown, there are 250 statewide doing it. Small villages are required to do their own zoning and it appears it is no problem. The process is the same as we are now doing, except for involving the county.

The decision to do our own zoning should be made by the end of this year. By the commission's June meeting, Scott Johnson will find out what surrounding townships plan to do concerning the self-zoning issue. Sharing services with several other townships could greatly reduce costs to all involved. Some ordinances would have to be rewritten with the knowledge Campbell's needs might be very different from basically agricultural townships.

adjustment would be necessary. This board would consist of five appointed residents and not elected members of the town board.

Helen Vitale added self-zoning would cost residents less than county zoning does now. There would also be the advantage of granting variances more in line with the town's needs than a general county requirement. Self-zoning would provide greater local control.

The decision to do our own zoning needs to be approved by an electors vote or a referendum. New ordinances differing from county ordinances would require county approval. Mrs. Post said she doubted there would be opposition from the county when modifying existing ordinances. The University of Stevens Point has a web site with a great deal of information on self-zoning.

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

These minutes have not been approved.

Helen Vitale