

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
June 6th, 2017

PRESENT:

Mitch Brohmer, Steve Hockenbery, Terry Schaller, Joe Weitekamp, Al Macka and
Kelsey Craig

EXCUSED:

Jonathan Konkel

Chairman Mitch Brohmer called the meeting to order at 6:00 p.m. Joe Weitekamp motioned to approve minutes from May 2, 2017 pending a change. The motion to approve Petition # 03-2017 needs to be changed from 6-0 to 5-0 because Joe Weitekamp abstained from voting. Steve Hockenbery seconded the motion. The motion carried 6-0.

1) Public Hearing:

- **Petition # 04-2017**- No one showed. Moved on to next business.
- **Petition # 05-2017 – Jeffery Reabe** – 2929 N. Bayshore Dr. La Crosse, WI 54603. Conditional use permit to operate a small aviation parts testing and assembly business out of a residential home at 2929 N. Bayshore Dr., zoned rural residential
 - **Jeffery Reabe 2929 N. Bayshore Dr.** - Showed the board the parts he would be inspecting and explained the process of inspecting.
 - **Fran Kakuska 2914 N. Bayshore Dr.**– Asked if the parts will ever get larger in the future?
 - **Helen Vitale 2913 N. Bayshore Dr.** – Concerned about the Airbnb and setting a precedence. She is not against this. Gale Cleary called Helen to have her tell the board that she is against the conditional use permit because it could devalue the houses in the neighborhood. Doesn't like the pull shed in the backyard of Mr. Reabe's property she is afraid that they might be tempted to expand the business into that shed. She suggested a renewal clause.
 - **Mitch Brohmer** - stated there is a review process in the ordinance.
 - **Fran Kakuska 2914 N. Bayshore Dr.** – Wanted to know if there is a review process.
 - **Ken Graves 2918 N. Bayshore Dr.** – There have been situations in the neighborhood with creeping elegance. He wants to be a good neighbor, but he also wants to preserve the residential space that they all have. Asked about the review process and thinks that's more palatable.
 - **Jeffery Reabe 2929 N. Bayshore Dr.** – Asked about review process when that will occur?
 - **Mitch Brohmer** – Stated that this only happens if the board receives complaints.
 - **Jeffery Reabe 2929 N. Bayshore Dr.** – Stated he went door to door and the only neighbor he couldn't get a hold of was Ms. Cleary.
 - **Steve Hockenbery** – Asked if Mr. Reabe had been through this process before?

- **Jeffery Reabe 2929 N. Bayshore Dr.** – Said this was the first time he has had to go through this process.
- **Helen Vitale 2913 N. Bayshore Dr.** – Said she didn't get to talk to every neighbor. Stated that Patsy Pippin is against the conditional use permit.
- **Jeffery Reabe 2929 N. Bayshore Dr.** – Stated his son and him are trying to invent a new idea.
- **Joe Weitekamp** – If they invent the new idea will Mr. Reabe need a new conditional use permit?
- **Mitch Brohmer** – Thinks we could incorporate the new idea into the conditional use permit right now, provided if Mr. Reabe provides notice to the board.
- **Al Macha** – If the test facility needs to change would there be notification?
- **Jeffery Reabe 2929 N. Bayshore Dr.** – The FFA would not communicate this to the board, Mr. Reabe would have to notify the board. He is also going to store boats in his shed.

- **Steve Hockenbery** motioned to approve Petition # 05-2017 with the understanding that Mr. Reabe must notify the board of any changes and Joe Weitekamp seconded.
 - Motion carried 6-0
- **Steve Hockenbery** motioned to deny Petition # 04-2017 because petitioner did not show and seconded by Al Macha.
 - Motion carried 6-0

Kelsey Craig made a motion to adjourn. Steve Hockenbery seconded the motion. The motion carried 6-0.

These minutes have not been approved.

Kelsey Craig