

TOWN OF CAMPBELL
PLANNING & ZONING COMMISSION MEETING
Tuesday September 1, 2020
6:00 P.M.

Members in attendance: Mitch Brohmer, Terry Schaller, Steve Hockenbery, Al Macha, Luke Raymer, Joe Weitekamp; (Jason Stratman joined the town board, and was required to resign from the Zoning Commission to eliminate the possibility of a town board quorum on the Zoning Commission.) Zoning Administrator Cassie Hanan

Members excused: N/A

Chairman Brohmer called the meeting to order at 6:00 p.m.

Approval of minutes: July 7, 2020 and August 4, 2020

Motion by Steve Hockenbery seconded by Terry Schaller to approve the minutes. **The motion carried 6-0**

Motion to enter Public Hearing Motion by Al Macha seconded by Terry Schaller to enter into public comment. **The motion carried 6-0**

Bruce Becker 3111 Lakeshore Drive, La Crosse, WI 54603 requested the possibility to make comments regarding revision to the comprehensive plan.

Motion close public comment by Steve Hockenbery seconded by Terry Schaller to enter into public comment. **The motion carried 6-0**

New Business:

Item 2. Site Plan Review for Parcels 4-139-0/4-140-0/4-134-0/4-137-0 Michael C. Mattingly and Garrett Regan 101 E. 10th St. Suite 300, Hastings, MN 55033 spoke to the plan via phone.

The plan assumes a continuation of the utilization of the easement on the south end. Remain French Island LLC has considered purchasing the two properties south of their proposed development but a pricing agreement wasn't reached. They haven't actively held discussions recently.

Mitch Brohmer asked if they would consider having one way in, and one way out of the property. The main concern is to reduce traffic driving past existing properties.

Mitch Brohmer asked how far the biofiltration basin is from the lot line of the neighbor to the south? It is estimated to be a minimum of 30 feet from the lot line.

Mitch Brohmer asked what material(s) will be used for the parking lot. Answer – There will be a concrete apron around the building and eventually asphalt for the rest. Mitch requested the surface be completed as soon as possible due to dust issues with a gravel surface.

A general question was asked about construction timing – The planned timing is to get the development done as soon as possible but the pandemic is hampering firm plans. They need to start building construction by June of 2021 per the State of Wisconsin permit.

Mitch Brohmer asked what the landscaping plan will include? Some existing trees will be augmented with a landscaping plan. They are looking for guidance from the Town of Campbell or the Zoning Commission.

Motion to approve the plan as presented by Steve Hockenbery, second by Al Macha. **Motion carried 5-0 with one abstention by Terry Schaller.**

Item 1. Ordinance 2020-4 Cassie presented highlights of the proposed amendments to the ordinance. Motion to approve Al Macha, second by Joe Weitekamp. **Motion carries 6-0**

Item 3. Discussion of Town of Campbell Comprehensive Plan revision questions from the Mississippi River Regional Planning Commission (MRRPC) –

Motion to enter Public Hearing Motion by Mitch Brohmer seconded by Steve Hockenbery to enter into public comment. **The motion carried 6-0**

Bruce Becker 3111 Lakeshore Drive, La Crosse, WI 54603 Should we have a water service in the plan because it there was a previous referendum in which a water system was voted down.

It was recommended that the water utility remain in the plan in case grants become available. A referendum would be required to establish a water utility regardless of whether this is in the plan or not.

Should there be a public input survey? Consensus of the Commission was that it would be a great idea.

Are there designated trucking or bicycle routes? The county should be completing the planning of county road upgrades within the next month. This information will be conveyed to the MRRPC.

A general question was asked about TIF districts– Cassie Hanan answered that the Town doesn't have a \$500 million assessed value required for creation of a TIF district.

Is there a new Harbor Commission plan since 1999? Cassie Hanan will pursue this.

Solid Waste Disposal, recycling, and Contract updates will be pursued by Cassie Hanan.

What happened to the Transmission Line plans for passing through French Island? Cassie Hanan will pursue this.

General Discussion ensued regarding the major areas of vacant land available for development. The members of the Zoning Commission should review the maps available online and provide input to

Cassie Hanan. She will also make sure that filling the hole between Kwik Trip and Castaway's appears in the comprehensive plan.

Motion close public Hearing was made by Steve Hockenbery and seconded by Al Macha. **The motion carried 6-0**

We need to also include information about incorporation. Cassie Hanan will convey this information to the MRRPC.

Adjournment of Meeting: Motion by Joe Weitekamp seconded by Luke to adjourn. **Motion carried 6-0.** Meeting adjourned at 7:06 p.m.

Respectfully Submitted,
Joe Weitekamp
Secretary Campbell Planning & Zoning Commission