BOARD OF ADJUSTMENT PUBLIC HEARING

Monday, February 17, 2014
Administrative Center – Basement – County Board Room
6:00 p.m. – 6:24 p.m.

MEMBERS PRESENT: Howard Raymer, Barbara Frank
MEMBERS EXCUSED: Larry Warzyński
MEMBERS ABSENT: None
OTHERS PRESENT: Nathan Sampson, Scott Custer (recorder/minutes)

CALL TO ORDER
Howard Raymer, Jr., Chair, called the meeting to order at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of Wisconsin Open Meetings Law.

APPEAL NO. 2014-01 Ken Peterson of J.F. Brennan Co., 820 Bainbridge St, La Crosse, WI 54603. Permit denied to construct an 8,970 sq. ft. cold storage building that will partially lie within the required 75-ft setback from the Ordinary High Water Mark (OHWM) of the Black River on land zoned Industrial District, with no resulting change in % of impervious surface. Property described as part of Gov’t Lot 6 in Section 30, T16N, R7W. Property address 820 Bainbridge St. Town of Campbell.

Appearing in favor: Ken Peterson of J.F. Brennan Co., 820 Bainbridge St, La Crosse, WI 54603. There is a fence between our property and Skipperliner. We currently have storage containers there. We would like to put in a proper cold storage building. We would like to get as close to the fence as possible, with regards to storm water issues, and runoff from the roof. On the north side of our shop, this is where we back semis into. This is the reason we have a jog in the building, so we can fit a full semi in there. We placed the building where it is, just for that reason, and that puts us roughly 63’ from the Ordinary High Water Mark.

Question Frank: It’s indicated here there is no change in impervious surface?
Answer Peterson: There is already concrete there. There will be a storm sewer. There is already crushed asphalt and it would be made concrete.

Question Raymer: Would there be a catch basin?
Answer Peterson: There is a catch basin and another as depicted on the plans.

Question Peterson: Is neighbor associated business comparable something that needs to be talked about (in regards to doing a project that are comparable to neighboring projects, Skipperliner)?
Answer Raymer: We don’t look at it that way. We look at the project on its own.

Appearing in opposition: None.

Remark Sampson: To clarify, everything that is there is considered impervious. There is no net increase. In addition, every variance is considered unique, when comparing variances on other properties.

Correspondence: 1.) an email from Michael Wenholz dated February 14, 2014 addressed to myself (Nathan Sampson). In regards to the variance being heard February 17, 2014: There will be no net increase in impervious surfaces, the project will partially lie within the setback from the ordinary high water mark, this is an industrial related area, and a Special Exception permit was granted on February 3, 2014 for work related to this request. The department recommends the building be located outside the Ordinary High Water Mark setback. The applicant must demonstrate that they meet the three standards for a hardship if a variance is to be granted. 2.) There were e-mails from The FAA and the City of La Crosse in regards to airport height permits, and e-mails from Mary Jo Webster of Land Conservation addressing storm water issues.

Question Raymer: So the Town of Campbell has their own zoning but we are considering this only because there is water?
Answer Sampson: Correct.
**Question Peterson:** Could you clarify the three criteria for the hardships?

**Answer Raymer:** You addressed all three of these in the packet you submitted. We have already read your responses.

**Comment Peterson:** The two buildings that are there will be removed. It will clean the area up and look better.

**Discussion:** Raymer and Frank agreed this would look better and they satisfied erosion controls requirements. Sampson noted the special exception permit had a project completion date of June 30, 2015 and Raymer and Frank agreed this projection completion date should coincide with that.

**Motion Frank/Raymer to approve 2 Aye, 0 No, and 1 excused (Warzynski). With the condition the project be completed by June 30, 2015. Motion carried unanimously.**

**Motion Raymer/Frank to adjourn at 6:24 pm. 2 Aye, 0 No, and 1 excused (Warzynski). Motion carried unanimously.**