



TOWN OF SHELBY

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Planning Commission Meeting Minutes – **APPROVED**

Date: Tuesday, February 10, 2026

Time: 4:30 p.m.

Location: Town Hall – 2800 Ward Ave, La Crosse, WI 54601

Present: Commissioners Karen Kouba, Mike Kendhammer, Dave Gebhart, Al Schulz (until 6:19 p.m.), Supervisor Marlene Heal, and Administrator Christina Peterson and Clerk Fortune Berg.

Excused: Chairperson Elliott Bujan and Commissioner Meg Paulino.

Attendance List: Grant Duchac (Engineer), Joe Casper (Engineer – Xcel Team), Tim Candahl (Town Chair), Joe Hauser (N2095 County Road F), Todd Hanson (N2153 County Road F), Arthur Sexauer (W4993 McLaren Road), Nicholas Weber (145 17th Street S), Ray and Cindy Hach (N2082 County Road F).

1. Meeting called to order by Kouba at 4:31 p.m.
2. Minutes from 01/13/2026. Motion by Heal Schulz to approve minutes from 01/13/2026, second by Schulz. Motion carried unanimously.
3. Public Comment. None.
4. Driveway Exception- Johnson (11-1205-0, 3725 Cliffside Drive). Berg reviewed memorandum for Driveway Exception. Motion by Kendhammer to recommend approval with required compliance in the future (must build to Town specs), the Town can require the driveway to be changed or brought into compliance if water problems are caused to neighboring properties or the Town road/right-of-way, and to add newsletter notification for driveway requirements of the violations, second by Schulz. Schulz added that there should be education sent to local contractors to avoid these problems in the future. Motion carried, Heal opposed.
5. Preliminary Plat Review – Featherstone Rise LLC (11-37-0, 11-16-0, 11-18-0, 11-35-1, County Road F and Highway 33). Discussion on Preliminary Plat. Peterson noted that the Preliminary Plat is being reviewed for the layout of the plat. Peterson noted that the current version reflects the changes suggested in the Technical Advisory Committee Meeting, and meets all State, County and Town requirements. Duchac confirmed the same. Discussion on retention ponds. Kendhammer suggested fencing around the retention ponds and commented on the diameter of the cul-de-sac. Discussion on public land dedication timeline, Duchac noted it would be finalized in the Developer's Agreement. Peterson noted the draft Developer's Agreement is ready for review and will be finalized prior to final plat approval. Discussion on radius of the cul-de-sac. Discussion on slopes of the retention ponds, the drainage plan, and maintenance plan.

Public Comment:

1. Joe Hauser (N2095 County Rd F) asked about Town maintenance procedures, and natural vegetation could mean 6 feet tall plants. Discussion on maintenance agreement and procedures. Stated his well is on an adjoining property, asked what would happen if the shared wells for this development causes problems for their well. Peterson noted she would check on well requirements. He asked about traffic and entrance onto County Road F, Peterson answered that the LAXCO Highway engineer approves this entrance point.
2. Arthur Sexauer (W4993 McLaren Road) asked about stormwater path, where does it flow to? Peterson and Duchac pointed out the proposed drainage and direction.
3. Ray Hach (N2082 County Road F) asked are the waterways being built prior to the construction? And asked about mosquito control. Discussion on construction timeline and maintenance procedures. Discussion on pond capacity and drainage.

Discussion on covenants. Discussion on aquifer capacity and shared wells. Motion by Schulz to recommend approval of the Preliminary Plat and provide comments from this meeting to the Town Board, second by Heal. Motion carried unanimously.

6. Certified Survey Map (CSM) Kramer (11-2329-0, N124 Cedar Hills Lane). Peterson reviewed CSM request and map. Discussion on private roads and lot splits. Cedar Hills Lane is a private road jointly owned by property owners. Discussion on acreage. Motion by Gebhart to recommend approval, second by Heal. Motion carried unanimously.
7. Administrator Report. None.
8. Commissioner Reports. None.
9. Adjourn. Motion by Heal to adjourn at 6:41 p.m., second by Kendhammer. Motion carried unanimously.

Next Regular Meeting April 14, 2026, at 4:30 p.m. at Town Hall.

Respectfully submitted, Fortune Berg, Clerk