

# TOWN OF SHELBY

County of La Crosse

State of Wisconsin



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**APPROVED**

## Planning Commission Draft Minutes

**Date:** Monday, April 1, 2024

**Time:** 4:00 p.m.

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

**Town Officials Present:** Chairperson Elliott Bujan, Commissioners Mike Kendhammer, Karen Kouba, Brian Benson, Town Supervisor Marlene Heal, Clerk Fortune Berg and Administrator Christina Peterson.

**Not Present:** Commissioner Al Schulz.

**Attendance List:** Wendy Stachowitz & Dale Jacobson (W4917 Battlestone Station Road) and Scott Dunnum (2211 Mississippi St).

1. The Planning Commission Meeting called to order by Bujan at 4:01 p.m.
2. Approve Minutes from 2/20/2024. Kouba noted grammatical correction. Motion by Kouba to approve minutes from 2/20/2024 with changes, second by Heal. Motion carried unanimously.
3. Public Comment. None.
4. Irish Court – Jacobson (11-1031-0) Variance Request. Peterson reiterated previous discussions and reviewed maps. Stachowitz gave additional information about the intent to build single family home on a slab and reviewed variance request that is being sought out from La Crosse County. Dunnum reviewed setbacks for the property and added that the request is to follow a 25-foot setback. Peterson noted she was reviewing ordinances, and La Crosse County says setback is potentially 30-feet, (60 feet from centerline). Discussion on County setbacks specifically relating to this property. Peterson reviewed the difference between County zoning setbacks versus WisDOT rights-of-way. Peterson noted storm sewer present in the WisDOT right-a-way. Peterson reviewed the Board of Adjustment application. Discussion on septic system plans and options if sewer connection is not allowed at this time. Discussion on flood plain boundaries. The surveyor explained the flood plain mapping, and flood study. Peterson explained options for moving forward. Motion by Kouba of no objection to La Crosse County provided the driveway stays north of the WisDOT right-of-way, second by Heal. All in favor, Kendhammer abstained.
5. Stone Haus Addition – Preliminary Plat. Peterson reiterated the information previously reviewed showed six lots. La Crosse County wanted to see all phases and layout of the lots. Peterson explained the road that goes through a Town park. Kendhammer asked if the developer is waiting for municipal sewer to make it to the area, Peterson confirmed the developer is moving forward without municipal sewer. Peterson explained maps and plats/plans received from developer. This plat will be reviewed by La Crosse County on April 29<sup>th</sup>. Peterson wants to make sure the Town is requiring everything up front that ordinance and state law requires. Peterson will bring this back to the Planning Commission for review and recommendation at the April 16<sup>th</sup> meeting. Kendhammer noted developer is looking for setback variance and is concerned about setting precedence for a setback. Peterson reiterated that the Planning Commission and Town Board need to approve or deny the subdivision. Kendhammer recommends viewing other municipalities ordinances (specifically Winona, Minnesota) to see if applicable sections could be adopted by Shelby. No action taken.
6. Administrator Report.
  - a. Peterson noted sewer data and inventory for City of La Crosse negotiations.

- b. Peterson stated Arbor Hills Well research is ongoing.
  - c. Peterson noted anticipated projects for Summer 2024 – redo Boma Road (including large culverts), new storm sewer on Valley Road (maybe 2025), Millstream Addition street project and stormwater improvements (meetings and planning for their water table being high) some residents are having trouble with their septic systems.
7. Commissioner Reports. None.
  8. Adjournment. Motion by Kendhammer, second by Kouba to adjourn at 5:09 p.m. Motion carried unanimously.

Next regular meeting will take place Tuesday, April 16, 2024 @ 4:00 p.m.

Respectfully Submitted, Fortune M. Berg, Clerk