

TOWN OF SHELBY

County of La Crosse

State of Wisconsin



2800 Ward Ave

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APPROVED

Planning Commission Draft Minutes

Date: Tuesday, October 19, 2021

Time: 7:00 p.m.

Location: All Star Lanes, 4735 Mormon Coulee Rd, La Crosse, WI 54601

Town Officials Present: Planning Commission Chairperson Elliott Bujan, Commissioners Mike Kendhammer, Al Schulz, Rebecca Flege, Karen Kouba, Al Schulz, Administrator Christina Peterson, Clerk Fortune Weaver, Treasurer Sara Jarr, Town Board Chairperson Tim Candahl, Supervisors Renee Knutson, and Marlene Heal.

Attendance List: Abbey Nicewander (MRRPC), Isaac Zickert (W5410 E Helke Rd), Pete Jansson and Mary Temp (N2143 Irish Court), and Jed Olson (3401 Farnam Street).

1. Call meeting to order by Candahl at 7:00 p.m.
2. Approve 9/21/2021 Minutes. Motion by Heal to approve minutes from 9/21/2021, second by Kouba. Motion carried unanimously.
3. Citizens' Concerns. None
4. Rezone Request 11-1707-0. Peterson noted the location of the parcel, and the request. Noted that typically the neighbors would be notified, may be the County process. Candahl provided additional information on the area. Planning Commission deferred the decision to Town Board.
5. Comprehensive Plan – La Crosse County Comprehensive Plan Update. None.
6. Comprehensive Plan – Future Land Use Plan (continued). Peterson gave overview of the tour taken on October 18th with Planning Commission, Sanitary District No. 2 and Town Board and noted areas that would be great for development. Peterson will work with Nicewander to get maps made to show the areas that would be good for development. Maps will be ready for the next meeting. Flege requested that water and drainage included on the map with developable areas to help planning commission when reviewing the maps. Kendhammer noted soil densities in other area control the number of units that can be developed. Kendhammer would like to see the soil types in those areas as well. Kendhammer noted the soil type will dictate how much development can take place. Candahl gave information on septic systems and other issues related to soil and development. Taking the slopes, soil types and water issues could be developed into a formula to guide development density. Candahl noted areas off Highway 14/61 that have some ongoing soil saturation issues. Peterson noted that the County is looking at soil types as a factor for farmland preservation element of their comprehensive plan and that the county is meeting for land use soon, meaning the Town of Shelby needs to approve the future land use plan at the next meeting (before November 30th). Nicewander will send survey responses to staff to give updates to Planning Commission and Town Board. Zickert commented about La Crosse County's GIS system. This discussion will be continued at the next meeting with maps.
7. Comprehensive Plan – Housing. Nicewander reviewed housing and economic development elements. Question about multi-use and businesses in the housing element plan. Peterson and Candahl gave clarification on the planning for this area and how to allow for flexibility for it to guide Town Officials for years to come. Jed Olson (3401 Farnam St) made a point regarding the definition of a business or multi-use could be a pumpkin patch, apple orchard, pizza farm, etc. Which are both rural and business "zones". Olson asking for flexibility in the language to promote businesses that

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are smaller and growing, allowing Shelby to be forward thinking.

Isaac Zickert agreed but wants to know how we use language that separates the two. Jed Olson also mentioned flexibility for auxiliary living units (mother-in-law suites). Flege questioned how much the objectives rule/guide the growth and decisions. Nicewander noted this plan is meant to serve as guidance but can be flexible and can be amended or changed as necessary. Candahl noted the trend of people wanting a mix of rural and urban living while searching for homes and properties. Mary Temp (N2143 Irish Court) asked questions about the demographics of the Town of Shelby.

Discussion on the urban versus rural environments and areas in Shelby. Peterson commented that La Crosse County handles zoning for the Town, so ideas should also be communicated to La Crosse County. Bujan did question if language should be specific, Nicewander noted that it should be specific enough to guide growth and planning but flexible enough to allow for the Town to pursue new challenges and opportunities when appropriate. Temp commented that the commission should be thinking about objectives and goals differently. Comments on GIS usage from Temp. Candahl reiterated that work needs to be done with the surrounding entities to help with managing runoff and stormwater. Temp asked about lawn ordinance when mowed lawns offer less protection against erosion. Peterson noted that there is a flood mitigation plan and so water flow information would be more involved in that plan as opposed to this comprehensive plan. Peterson will pull together housing projections done by La Crosse County and try to incorporate those. Mention of park dedication fees and whether they should be included and other infrastructure guidelines.

8. Comprehensive Plan -Economic Development. Tabled until the next meeting.
9. Comprehensive Plan – Transportation. Tabled until the next meeting.
10. Comprehensive Plan – Utilities and Community Facilities. Tabled until the next meeting.
11. Administrator Report. None.
12. Commissioners. None.
13. Adjournment. Peterson re-iterated that the County is updating their comprehensive plan and their meeting information. Peterson also noted that public input for all elements of the Town of Shelby's plan is welcome at every meeting. There will be a meeting to review the final draft before it's approved by the Town Board and incorporated with La Crosse County. Schulz commented that environmental discussions are important and should be given more attention. Schulz mentioned that restrictions of different lawn and weed treatments should be restricted and any construction or materials that cause runoff or erosion issues should be disallowed to be replaced if or when they're damaged to stop the problem from reoccurring. Temp requested public education and Olson added the idea to offer financial benefits to offset the costs of making changes that will help improve drainage and runoff. Zickert offered realistic solutions as mentioned by Olson and education as mentioned by Temp is more beneficial to residents than making ordinances. Motion by Heal, second by Kouba to adjourn at 8:21p.m. Motion carried unanimously.

Next Planning Commission meeting November 16, 2021, at 7:00 p.m. at All Star Lanes.