



TOWN OF SHELBY

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Planning Commission Meeting Minutes – APPROVED

Date: Tuesday, December 9, 2025

Time: 4:30 p.m.

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

Present: Chairperson Elliott Bujan, Commissioners Mike Kendhammer, Karen Kouba, Dave Gebhart, Al Schulz and Meg Paulino, Supervisor Marlene Heal, and Administrator Christina Peterson and Clerk Fortune Berg.

Excused: None.

Attendance List: Jeffrey Butler and Supervisor Renee Knutson (Parks Committee), Grant Duchac (Engineer from Excel Engineer), Gary Thurk (11486 Emmons Street), Kris Hendrick Roesler (W4117 County Road M), Cindy Hach (N2082 County Road F), Joe and Dianne Hauser (N2095 County Road F), Tim Buisman (W4896 County Road FO), Paul Beckendorf (W4956 McLaren Road), Arthur Sexauer (W4993 McLaren Road), Dennis Justin (W4987 Woodhaven Drive), Delores Spies (2011 Liberty Street), and Nick Weber (145 17th Street S).

1. Meeting called to order by Bujan at 4:32 p.m.
2. Minutes from 11/11/2025. Motion by Heal to approve minutes from 11/11/2025, second by Kouba. Motion carried unanimously.
3. Public Comment. None.
4. Rezone Request, Exclusive Ag to Rural – Mark Roesler (11-1767-0, W5554 Highway 14/61).
Gary Thurk spoke on behalf of Mark Roesler. Roesler is looking to rezone part of the parcel to build a house, Thurk stated that the request to rezone is because of a recommendation from La Crosse County. Motion by Kendhammer to recommend approval of the rezone contingent on discussion with La Crosse County Zoning, second by Bujan. Motion carried unanimously.
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. Weber opened with the review of the maps provided, stated that his understanding is that this review is to discuss the parks portion of this development to help guide the TAC review and any major concerns. Discussion on home and septic locations proposed, Duchac noted septic sites are contingent on PERC tests and home locations are contingent on PERC tests and the preference of the buyer/ builder. Discussion on roads and plowing conditions. Discussion on park dedication. Discussion on the proposed park site and functionality. Discussion on safety. Motion by Heal to approve the park as proposed, second by Kouba. Motion carried, Commissioner Schulz not in favor.
6. Public Comment on Featherstone Rise LLC Item:
 - a. Dennis Justin – W4987 Woodhaven Drive concerned about traffic on County Road F and how the development will affect that traffic, likes the park as proposed.

- b. Arthur Sexauer – W4993 McLaren Road commented on water on the ridge. Asked if there is room for septic systems to fail on each parcel. Noted the area is in two different school districts that would mean two bus systems navigating the area. Noted street access for County F is a blind corner. Duchac responded County has approved the sight distances and commented on restrictions from DOT on Highway 33 access. Duchac stated there is room for two septics on each lot. Peterson addressed the concern with the water extension to the ridge. Discussion on DNR requirements for spillways during larger rains. Asked about the size of the cul-de-sac on the dead end street, to be reviewed at the TAC meeting.
- c. Tim Buisman – W4986 County Road FO asked if the engineer knows how deep he is going to need to dig the wells or test soil, asked how the lots can be approved without testing. Peterson explained the plat is preliminary, added that any final approval would be contingent on testing. Buisman asked about retention ponds, how they function, Duchac answered and explained the function, they should be dry within 24 hours.
- d. Joe Hauser – N2095 County Road F commented that the park is half an acre. Commented on lot size and said it's too condensed for the area. Concerned about water and drainage as well. Duchac responded some buyers are in favor of smaller lots, meets the requirements for two septics and the wells are shared. Duchac noted the location of the well is designed by a well contractor wells located at the highpoints to use gravity to assist with flow.
- e. Renee Knutson commented on existing park sizes.
- f. Diane Hauser – N2095 County Road F commented she likes the park, likes the idea of adding a safer pedestrian path along the entrance for walkers, asked if there will be fencing separating the neighbors and managing stormwater, Duchac noted there will be stormwater management plan. Peterson asked about well inventory of existing wells. Duchac noted its managed through the well contractor.
7. 2026 Meeting Dates. Berg reviewed meeting schedule for 2026. No action taken.
8. Administrator Report. Peterson noted next meeting the County will attend and give us more information on updating our Comprehensive Plan and also providing more clarity on processes that involve approval by the Town and County.
9. Commissioner Reports. None.
10. Adjourn. Motion by Heal to adjourn at 6:54 p.m., second by Kouba. Motion carried unanimously.

Next Regular Meeting January 13, 2026, at 4:30 p.m. at Town Hall.

Respectfully submitted, Fortune Berg, Clerk