

TOWN OF SHELBY

County of La Crosse

State of Wisconsin



2800 Ward Ave

La Crosse, WI 54601

Phone: (608)788-1032

Email: info@townofshelby.com

APPROVED

Planning Commission Draft Minutes

Date: Wednesday, December 1, 2021

Time: 4:30 p.m.

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

Town Officials Present: Planning Commission Chairperson Elliott Bujan, Commissioners Mike Kendhammer, Rebecca Flege, Brian Benson, Administrator Christina Peterson, Clerk Fortune Weaver, Town Board Chairperson Tim Candahl, and Marlene Heal.

Attendance List: None.

1. Call meeting to order by Bujan at 4:30 p.m.
2. Review of Subcommittee Meeting on 11/29/2021. At that meeting, Charlie Handy (La Crosse County) explained projected number of acres for development as it relates to the Town of Shelby. Preliminary results show negative four acres of available development. Flege reiterated that the number presented had no considerations for outside factors such as city's interference, boundary agreement, etc. and would be adjusted to reflect that. Handy was impressed with the process so far and maps created. Bujan and Flege agree that the meeting on Monday was a little bit of a shock because of the information that was shared. Once the table is adjusted it should reflect a different number for the Town of Shelby. Peterson reminded the commission that Handy did not have the calculations or numbers to share prior to the last meeting at All Star which is why it wasn't shared with the full Planning Commission at that point.
3. Comprehensive Plan- Future Land Use Plan- Map Adjustments and Comments for CPAC Meeting on 12/2/2021. Peterson recommends the commission create the map that Town of Shelby wants then to present the map to the committee and note the number of acres planned for development is what the Town of Shelby feels is reasonable. Peterson noted that if the commission sees any parcels that should be added, some of the larger areas marked could be scaled back to allow for additions in other areas. Peterson noted the boundaries of Sanitary District #2 may change based on capacity out on Highway 14/61. Candahl noted that there needs to be reasonable projections and decisions made because that will be looked at more favorably by the County. Candahl wants to be conservative but does not want to completely limit the development potential. Candahl noted that currently sewer capacity is not available in in the area where density exists, out near Highway 33. Peterson explained that the County understanding our Sanitary District boundaries would help them see where dense development makes sense. Peterson reminded committee that the boundaries of the Sanitary District's capacity can be figured out later. Peterson wants to plan for expansion of Sanitary District #2 which can be labeled as "Potential 14/61 Expansion of Sanitary District #2". Candahl noted the extension for sewer line to 10-mile hill would be about two miles. Kendhammer stated a sewer line expansion would be \$189.00 per foot equaling \$1,995,840.00 for two miles. Kendhammer also explained that exploring development densities or rather lot sizes that would help divide up the cost of the projects would make the project more likely to occur. Flege asked about Millstream. Candahl clarified that the Millstream septic systems are struggling, and the Town will try to alleviate the problem with ditching and other measures that will help alleviate some of the issues, this is to occur in the next few years. Handy has previously noted the importance of keeping density where water and sewer services are available. Peterson noted that Town should explain that dense

TOWN OF SHELBY

County of La Crosse

State of Wisconsin

2800 Ward Ave

La Crosse, WI 54601

Phone: (608)788-1032

Email: info@townofshelby.com

development in areas with water and sewer will be highly encouraged and in rural areas it wouldn't be discouraged, but it would likely be less dense. Flege noted that development along 14/61 should be pursued so that dense development is made possible for further down on 14/61. Flege recalled Handy explaining that development helps the whole community and school districts. Discussion on acreage potential and developable areas. Peterson explained the County will only approve development based on the County map, but if Shelby has their map showing differently, at least it's on record that Shelby wanted development in certain areas. Flege encouraged all potential developable areas be added, not because all the acres will be developed but because the Town should have flexibility which will encourage development. Commission agrees that landowners in Shelby want to be able to do what they choose with their land. Kendhammer noted that the issues with development occurring in Shelby is also due to the process of developing being so complicated. Peterson noted that for the County meeting, all that needs to be prepared is the map for residential development to show CPAC that the Town has put a lot of thought and work into this plan. Candahl explained areas where density will occur and where acreage is meant for less dense development. Candahl noted that the County will try and prevent excess lots because that just costs the Town and potentially County money to make up for lots that never were purchased or developed. Flege noted that County is probably trying to protect the Town from the issues that come with the unsold lots. Kendhammer noted the importance of a developer bond and ensuring it's paid upfront so that all infrastructure costs will be covered if a developer runs into financial trouble. The Town should not be held responsible for that. Candahl noted that the plan needs to protect the interests of the residents because if anything restricts the residents, they will just annex into the City of La Crosse if they need to sell their land for development. Peterson noted that getting a draft of the future land use plan to recommend to the board and show that to the CPAC would give it more weight. Discussion on map that will be presented by Candahl. Heal questioned about over estimating acreage to allow for some areas that are meant to be removed to accomplish a balance between the Town and County. Peterson explained that Shelby needs growth to survive, and the County is going to have to work with the Town to accomplish that. Kendhammer reiterated that overexplaining the unique situation that Shelby has been in with the Boundary Agreement and City of La Crosse extraterritorial review will help them empathize with Shelby. Candahl will attend meeting and speak on behalf of the Town.

4. Adjournment. Motion by Heal, second by Benson to adjourn at 5:51 p.m. Motion carried unanimously.

Next Planning Commission meeting December 21, 2021, at 7:00 p.m. at All Star Lanes.