

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: Tuesday, March 15, 2022

Time: 4:00 p.m.

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

Town Officials Present: Planning Commission Chairperson Elliott Bujan, Al Schulz, Karen Kouba, Rebecca Flege, Brian Benson, Supervisor Marlene Heal, Administrator Christina Peterson, Clerk Fortune Weaver.

Not Present: Commissioner Mike Kendhammer.

Attendance List: Abbey Nicewander - MRRPC (Mississippi River Regional Planning Commission), Isaac Zickert (W5410 E Helke Road), and Steve and Stacy Kreibich (W4873 Mill Street).

1. Call meeting to order by Bujan at 4:02 p.m.
2. Approve 2/22/2022 Minutes. Motion by Heal to approve minutes from 2/22/2022, second by Kouba. Motion carried unanimously.
3. Citizens' Concerns. None.
4. Comprehensive Plan- Utilities and Community Facilities Element. Weaver noted the slight differences between plans as far as formatting and the parks information being separated. Kouba commented on water capacity that now there is less water capacity than in the previous plan, despite a new well just being put in. Peterson commented on municipal table, specifically noting that the name of the table does not reference Shelby directly. Peterson also explained that many factors account for capacity, buildings in Shelby such as Town Hall are on a municipal service, but they are on the City of La Crosse water system. Peterson commented that having an idea of what capacity is recommended and what exists to help better plan for the future. Schulz questioned the gallons, Peterson explained further. Nicewander can look at providing a column to provide a summary of the information. Schulz questioned if, hypothetically, Shelby had issues with PFAS and wells were closed, what storage capacity is going to protect residents and how would that work or how would the Town compensate? Peterson briefly explained the DNR requirement of duplication and storage capacity, as well as restrictions, and regulations. Peterson noted that going above and beyond the requirements would not be feasible, Peterson also noted standing water can go stale so that would be less desirable to have more storage capacity than needed. Peterson also noted that experts have commented that at this time PFAS is not an issue for Shelby. Bujan asked for additional comments on the plan. Schulz asked about the off-site waste disposal. Peterson explained that off-site waste disposal is referring to the La Crosse treatment plant whereas on-site would be referring to private septic systems. Peterson explained the idea of a shared septic if a smaller subdivision were being built and it was not feasible to add it to the La Crosse system, a small shared system would make more sense which would serve as a mini treatment plant essentially. Whether or not the town were responsible for the system would depend on the situation. Bujan noted his comments on Goal 1 (see email attached). Bujan noted that Goal 1 might be difficult to achieve. Is there a way to draft a goal in a very general way and address the specific areas in objectives so that they're more manageable? Kouba agreed that there are such a wide range of needs covered by this chapter, breaking them up into objectives would be a better way to keep track of everything. Bujan questioned about lower crime rates and things of that nature and if that belongs in this chapter,

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Nicewander confirmed. Public safety can be fire protection, police, etc. Bujan and Christina discussed the specific objectives.

5. Discussion on Timeline/Schedule. Subcommittees will be formed as necessary to draft the rest of the chapters, if no subcommittee is necessary, staff will draft the chapters and the Planning Commission will review. The remaining chapters will be reviewed at the April Meeting, a final draft will be reviewed in May, allowing for any last-minute changes or additions. In June the public hearing will take place. In July any final comments and any changes from the public hearing will be made. Weaver will update the Schedule online. Schulz asked if someone makes a major objection to part of the plan and it takes this committee back to the drawing board, would the schedule be changed. Peterson noted that if the June meeting means major changes, the July meeting will allow for discussion. The public hearing will be advertised for 30 days, but there is no requirement to have two public hearing it would just be a regular meeting that is open to the public.
6. Conditional Use Permit - N2063 Joy Lane. Peterson provided information on transient rental (less than one month at a time). Conditional Use Permit is part of the Zoning Code. "Permitted" uses for a property do not require special permission, however, "conditional use" may allow uses with certain conditions. Peterson explained an example would be garbage pickup needs to be increased or have special regulations because it's a rental and the owner might not be paying close attention to the garbage cans. Peterson explained procedures to complete zoning and different recommendations because La Crosse County is the zoning authority. The county is the entity to notify the neighborhood. Peterson explained that if the town also sends notification, it leaves room for errors and there is a lot of confusion, so the town of Shelby will leave that up to the county. Peterson noted the Planning Commission reviews and makes a recommendation to the Town Board and the Town Board reviews and makes recommendations to La Crosse County Zoning. Peterson believes the CUP application is reasonable because it follows the zoning code. Bujan asked if the Planning Commission needs to establish any conditions or if conditions will be imposed by the zoning code. Peterson responded the County can add conditions so that there is consistency with their review of CUPs. Motion by Bujan to recommend the Town Board recommend approval of the conditional use permit, second by Schulz. Motion carried unanimously.
7. Administrator Report. None.
8. Commissioners. None.
9. Adjournment. Motion by Kouba, second by Benson to adjourn at 4:49 p.m. Motion carried unanimously.

Next Planning Commission meeting March 15, 2022, at 4:00 p.m. at Town Hall, 2800 Ward Ave.

Respectfully Submitted, Fortune M. Weaver, Town Clerk