

TOWN OF SHELBY

County of La Crosse

State of Wisconsin



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APPROVED

Town Board Meeting Minutes

Date: Tuesday, April 20, 2021

Time: 4:00 p.m.

Location: 2800 Ward Ave, La Crosse, WI 54601

Town Officials Present: Town Board Chairman Tim Candahl, Town Board Supervisors Renee Knutson, Marlene Heal, Tim Padesky and Tim Ehler, Sanitary District #2 President Kurt Knutson, Sanitary District #2 Secretary Steve Lundsten, Planning Commission Chair Marlin Helgeson, Planning Commissioners Mike Kendhammer, Brian Benson, Karen Kouba, Elliott Bujan, Al Schulz, Rebecca Flege, Treasurer Sara Jarr, Clerk Fortune Weaver, Administrator Christina Peterson, and Public Works Terry Wright.

Town Officials Excused: N/A **Attendance List:**

1. Meeting called to order at 4:00 p.m. by Chairman Candahl.
2. All members of the Planning Commission, Town Board, Sanitary District #2, and Town Employees present introduced themselves.
3. Peterson reviewed the roles/ duties of committee and board members.
4. Peterson laid out the infrastructure that is currently in place in the Town of Shelby, specifically water systems (see attached maps). Currently, there are five (5) wells including the new well that just went up in Arbor Hills.
5. Peterson discussed current zoning in Shelby that is recognized by La Crosse County (see attached map). This zoning map is subject to change depending on the outcome of the new comprehensive plan currently being drafted.
6. Chairman Candahl provided additional information about the Boundary Agreement. Different zones within the Town of Shelby in the current draft of the Boundary Agreement and what the zones mean was explained. Different objectives of the Boundary Agreement discussed along with what options benefit both the City of La Crosse and Town of Shelby. Negotiations stalled due to COVID-19. Sewer agreement is also in negotiations that has been making some progress over the last year but is not yet complete.
 - a. Helgeson commented that with the Comprehensive Plan we should take into consideration letting our residents know more information about the Boundary Agreement, so they have that knowledge to best respond to the potential survey for the Comprehensive Plan. Discussion with Candahl and Peterson to update the website with the most recent documentation that can be made public. Peterson discussed that the Boundary Agreement should follow the Comprehensive Plan and Future Land Use Plan, as they will have to follow each other. Land use and development is a large part of the Comprehensive Plan, but it should not be affected in total by the Boundary Agreement.
 - b. Schulz added that he agrees that we need more education to improve the response from our residents.

- c. Ehler discussed that in the past a lot of time and resources were spent to inform the public, not much has changed since then, but people still do not know enough about it to make informed choices or ask informed questions.
 - d. Candahl answered questions about what boundaries mean/how they were created. What the initial start of the Boundary Agreement looked like and changes since then that can be shared with the public.
 - e. Helgeson commented similarities and differences of what is best for Shelby back then versus now.
 - f. K. Knutson discussed that major progress was made last spring with Sanitary District #2 sewer agreement discussions.
 - g. Helgeson noted that the Comprehensive Plan includes intergovernmental cooperation and that should be acknowledged going forward.
7. Potential for Extending Water and Sewer
- a. Peterson discussed the options to extend water and sewer. We have our own water systems, so we are not reliant on the City of La Crosse. For sewer we do rely on them to a certain extent because we send our sewer and storm water to the City of La Crosse plant. Part of extending sewer and water is going to rely on a plan of what growth we want to see in Shelby as we want to make sure that we are doing what is best for the Town and it is reasonable to accomplish.
 - b. K. Knutson discussed what the actual process looks like we need to make sure that we have the infrastructure in place to support water flow because we cannot just lay a pipe and then water is just at a development.
 - c. Candahl brought up I& I (Infiltration & Inflow) and what we are being charged by the City of La Crosse currently.
 - d. K. Knutson stated the City is unable to keep up with services and would not be able to extend into certain areas, so it falls to the Town of Shelby.
 - e. Peterson elaborated costs necessary to complete these extensions. What options are realistic for taking water to the top of the ridge. Additional information on what typical assessments look like and how much that would mean for each lot. If it were a developer not a resident, we would have more flexibility. Fire protection fees would provide more revenue to put towards the project. Elaborated on the difference between and impact fee versus assessment.
 - f. R. Knutson asked if there is an agreement in place for if a current well goes down, the resident is then required to hook onto Shelby water.
 - g. K. Knutson commented that a gentleman for County F was interested in town water up there because he maintains a community well up there. The gentleman stated that fire protection should not be used for that area. Need for education to the residents because it takes years of financial and practical planning to extend water.
 - h. Peterson discussed feasibility of extending water versus the cost to a private resident to maintain/ fix a private well and the pros and cons of that option.
 - i. Heal questioned the insurance costs that add to the cost of a well. And the insurance savings if the home is located near a fire hydrant.

8. Comprehensive Plan Update Process
 - a. Peterson explained the Comprehensive Plan Law sheet (see attached). Why we are updating now is because we need to update it every 10 years and we need to present this plan to the county when changing zonings or when we are making certain decisions for the town/ during the Boundary Agreement.
9. Resident Surveys
 - a. Peterson discussed the draft of the survey that potentially could be sent to residents to get their input for the Comprehensive Plan. Helgeson suggested creating a master timeline and work back to create goals and timeframes when we want different things accomplished. Helgeson suggested electronic format would be more user friendly but would like to also have paper copy for residents who are not confident with using computers. Discussion on development plan and guidelines. Helgeson suggested different things that should appear on the survey and what needs to be put in place to make sure the survey gets out and has the proper education along with it to inform residents and get the surveys processed in a timely manner.
10. Adjournment. Candahl noted that they will be scheduling a joint meeting once a year to make sure all boards and committees communicate with each other for the benefit of the Town of Shelby. Candahl also mentioned some challenges and opportunities for growth expected in the coming year. Meeting adjourned at 5:41 p.m.

Respectfully submitted, Fortune M. Weaver