

TOWN OF SHELBY

County of La Crosse

State of Wisconsin



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APPROVED

Planning Commission Draft Minutes

Date: Tuesday, February 28, 2023

Time: 4:00 p.m.

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

Town Officials Present: Commissioners Elliott Bujan, Mike Kendhammer, Karen Kouba, Brian Benson, Al Schulz, and Rebecca Flege, Supervisor Marlene Heal, Administrator Christina Peterson, and Clerk Fortune Berg.

Not Present: N/A

Attendance List: Tyler and Maida Fortune (W5050 Knobloch Road).

1. Planning Commission Meeting called to order by Kendhammer at 3:58 p.m.
2. Approve Minutes from 10/18/2022. Motion by Kouba to approve minutes from 10/18/2022, second by Benson. Motion carried unanimously.
3. Citizen's Concerns. None.
4. Driveway Variance Request for Tyler and Maida Fortune (W5050 Knobloch Road). Peterson explained the proposed garage plan for the Fortune family. The proposed plan is to turn the existing garage into living space and add on a garage with a side/west entry. Tyler Fortune explained that the location of the shared well and electrical service limit the options for the proposed garage. The issue is that the proposed west garage entrance to the house will be further from the front door and at a lower elevation making accessibility into the home difficult. They would like a second driveway entrance in order to have the driveway run past the main level of the home. Maida Fortune reiterated setback, well head and septic limitations and stated they are following the architect's recommendation. Peterson asked about the width of the driveway and Kouba asked about the runoff concerns. Maida noted that the water flows north, and the width has yet to be mapped out. Schulz asked about the existing farm access for the sheds. Peterson questioned if the proposal is then for a third driveway opening since there are two existing driveway openings. Schulz recommends approval to ensure the property is accessible. Motion by Kendhammer to recommend approval to the Town Board provided all the other regulations are met and it remains for single-family residential use, second by Heal. Motion carried unanimously. Peterson informed the applicant that a driveway application should be submitted, and staff will review prior to the March 7th Town Board meeting. One example of a driveway requirement is that it must intersect the street close to perpendicular. The driveway requirements will be forwarded to the applicant.
5. Preliminary Plat – Stone Haus Addition (Skemp Road). Peterson reviewed the plat information. Peterson spoke with La Crosse County, and they shared their plat review process. Discussion on the need for cul-de-sac and increased traffic on Skemp Road. Peterson noted more information will be coming between now and the next meeting to help guide discussion.
6. Administrator Report.
 - a. Peterson reported work on the Boundary Agreement is ongoing, now focusing on the Sewer Agreement.
 - b. Sanitary District has hired an engineer to do feasibility study to address the high iron in Arbor Hills Well #2.
 - c. Ordinances are being reviewed and updated as needed.

- d. Discussion on future meeting dates: Tues., March 28th, Tues., April 18th, Tues., May 16th.
7. Adjournment. Motion by Kouba, second by Schulz to adjourn at 4:46 p.m. Motion carried unanimously.

Next regular meeting will take place Tuesday, March 28, 2023 @ 4:00 p.m.

Respectfully Submitted, Fortune M. Berg, Clerk