

# 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](mailto:info@townofshelby.com)

## APPROVED

### Planning Commission Draft Minutes

**Date:** Tuesday, December 21, 2021

**Time:** 7:00 p.m.

**Location:** All Star Lanes, 4735 Mormon Coulee Rd, La Crosse, WI 54601

**Town Officials Present:** Planning Commission Chairperson Elliott Bujan, Commissioners Mike Kendhammer, Al Schulz, Rebecca Flege, Karen Kouba, Administrator Christina Peterson, Clerk Fortune Weaver, Town Board Chairperson Tim Candahl, Supervisors Tim Ehler and Marlene Heal.

**Not Present:** Brian Benson

**Attendance List:** Abbey Nicewander (MRRPC).

1. Call meeting to order by Bujan at 7:00 p.m.
2. Approve 11/16/2021 and 12/1/2021 Minutes. Motion by Heal to approve minutes from 11/16/2021 and 12/1/2021, second by Kendhammer. Motions carried unanimously.
3. Citizens' Concerns. None
4. Comprehensive Plan- Future Land Use Element and Map. Weaver overviewed Future Land Use Element. Bujan noted that the goals and objectives were created from the survey results and the work done by this commission. Nicewander further explained Future Land Use Districts. Candahl noted difference between mixed use and conditional commercial. Peterson commented how the county views mixed use, and why conditional commercial fits the town's needs better. Flege questioned the small-scale farming availability, Nicewander and Peterson clarified Large Lot Density. Schulz commented on zoning issues he has seen in the past. Schulz also commented on the need for discouraging the use of pesticides and restrictions on traffic. Peterson noted what can be addressed through ordinance and what can be addressed through other elements of this plan. Candahl commented on the development along 14/61 and stated it will not be coming for a few years. Peterson noted that stormwater management ordinances will be put in place. La Crosse County is stricter than the state and the town can be even stricter than county. All agree that when development happens, stormwater needs to be managed more effectively. Peterson wants the definition for "high-density" to be added to the plan, Bujan commented anything under an acre will be considered "high density". Kendhammer commented on the Winona County Sediment ponds. Peterson will get copy of stormwater requirements and send it to everyone. Motion by Kouba to recommend approval of the Map to Town Board, second by Heal. Motion carried unanimously.
5. Comprehensive Plan- Housing Element. Nicewander reviewed current housing element. Commission asked to send any other goals and objectives to Town Staff. Subcommittee formed to meet and discuss before the next meeting.
6. 2022 Regular Meetings. Commission agreed the next meeting will be held at Town Hall at 4:00 p.m. on January 18, 2022.
7. Administrator Report.
  - a. Peterson spoke with Charlie Handy from La Crosse County about getting a draft of the current boundary agreement map. This will be incorporated into the map.
  - b. City Planner was given information on the comprehensive plan. Discussion on town's input in the process.
8. Commissioners. None.

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9. Adjournment. Motion by Heal, second by Kouba to adjourn at 8:22p.m. Motion carried unanimously.

Next Planning Commission meeting January 18, 2022, at 4:00 p.m. at Town Hall, 2800 Ward Ave, La Crosse, WI 54601.