

# 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, May 17, 2022

**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, Karen Kouba, Brian Benson, and Al Schulz., Supervisor Marlene Heal, Administrator Christina Peterson, Clerk Fortune Weaver. Commissioners Karen Kouba, Brian Benson, and Al Schulz.

**Not Present:** Commissioner Rebecca Flege

**Attendance List:** Bob Gollnik- MRRPC (Mississippi River Regional Planning Commission), Garrick Olerud (Next Home Prime Real Estate).

1. Call meeting to order by Bujan at 4:30 p.m.
2. Approve 4/26/2022 Minutes. Motion by Heal to approve minutes from 4/26/2022, second by Benson. Motion carried unanimously.
3. Citizens' Concerns. None.
4. Glen Drive Future Land Use. Peterson spoke about Garrick Olerud, a developer interested in the area by Glen Drive off Breidel Coulee Road. Peterson handed out Future Land Use Map previously approved (see attached) and reviewed previous discussions that determined which valleys would be most likely to be developed in the next 20 years. Peterson reminded the Commission that the Future Land Use Map has not been officially adopted by the Town or La Crosse County. If Mr. Olerud submits a plan for development right now, the existing maps would allow it, however, if the new maps are adopted as currently drafted, the opportunity to rezone would not be possible. Peterson asked the Commission if they would like the Town Board to revisit the Future Land Use Map draft to change that, so the developer can move forward. Olerud noted the development would be a total of 164 acres. Olerud has not looked at the slopes or spoken with La Crosse County about the slopes or water flow as he is in the early stages of planning. Mr. Olerud's offer is contingent upon the decisions made by the Town of Shelby and La Crosse County. Mr. Olerud is unsure of number of lots that would be planned, approximately 16-20 lots potentially less as the County had mentioned 8-10 lots in the proposed development. Peterson noted the number of lots would be controlled by La Crosse County Zoning Code. Discussion on concerns about dry run, developer will follow up with La Crosse County after the Town of Shelby meeting. No official map for the proposed development. Motion by Benson, second by Kouba to recommend Town Board change the Future Land Use Map Draft to include this valley as future residential. Motion carried unanimously.
5. Parcel 11-11-1 Certified Survey Map (CSM). Peterson reviewed the CSM. Peterson spoke with applicant last Summer/Fall. At that time, Peterson was never asked to bring the CSM to the board, and this was just recently dropped off. Peterson reviewed the subdivision ordinance and CSM ordinance, reminding everyone of the required 60-ft of road frontage for all lots subdividing. This would leave the new parcel landlocked and only accessible by an easement. Landlocked parcel has deed restrictions so house cannot be built there anyways. Peterson not sure if she can recommend that it meets the ordinance. Peterson further reviewed CSM ordinance. Schulz asked for clarification if the easement is for public access or is private access. Peterson clarified it's an access easement between property owners. Peterson recommends tabling to get more information and individual

# 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)

can be invited to the next meeting to provide more information.

Any comments would be helpful to discuss with the resident. Bujan commented some of the areas look tight for access. Motion by Kouba to table until the next meeting seconded by Heal. Motion carried unanimously.

6. Review Final Draft of Comprehensive Plan. Knutson mentioned orienting points for the maps to make the maps more user friendly for town officials and residents. Bob spoke about more detail on maps for Future Land Use, including providing PDFs and interactive PDFs for the website. Knutson noted other markers that would be useful for orienting individuals while using the plan for town actions. Bob will work closely with the board to try and make the necessary changes. Motion by Heal, second by Benson to schedule Public Hearing for June 21, 2022, at 6:00 p.m. at All Star Lanes. Motion carried unanimously.
7. Administrator Report.
  - a. Peterson reviewed meeting with attorney and noted where the town is with the boundary agreement. Formal response to the City of La Crosse in the next few months. Candahl stated becoming a village is very unlikely. Intent to move forward with negotiations as planned.
  - b. Procedure for reviewing and approving variances, conditional use permits, etc. is still not drafted. La Crosse County ordinance has not been updated to show the Town does not need to review certain requests and applications yet, still no new policy from them, new policy will be drafted for the Town of Shelby when La Crosse County ordinance changes.
8. Commissioners Reports. None.
9. Adjournment. Motion by Kouba, second by Benson to adjourn at 5:23 p.m. Motion carried unanimously.

Next Planning Commission meeting June 21, 2022, at 4:00 p.m. at Town Hall, 2800 Ward Ave.

Respectfully Submitted, Fortune M. Weaver, Town Clerk