

TOWN OF SHELBY

County of La Crosse

State of Wisconsin



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APPROVED

Planning Commission Draft Minutes

Date: Tuesday, June 21, 2022

Time: 4:00 p.m.

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

Town Officials Present: Commissioners Mike Kendhammer, Karen Kouba, Al Schulz, and Rebecca Flege, Supervisors Marlene Heal and Renee Knutson, Administrator Christina Peterson, and Clerk Fortune Weaver.

Not Present: Chairperson Elliott Bujan, Commissioner Brian Benson.

Attendance List: Ben Tippetts (Owner of La Crosse Mobile Home Park, W7931 Cty Rd ZB), Marc Fortney (LAX Holding Trust, N1938 Summit Drive), Dan Miller (2 Copeland Ave) and Weston Meyers (W4802 Meyers Road).

1. Call meeting to order by Commissioner Kendhammer at 4:03 p.m.
2. Approve 5/17/2022 Minutes. Motion by Kouba to approve minutes from 5/17/2022, second by Heal. Motion carried unanimously.
3. Citizens' Concerns. None.
4. Conditional Use Permit – Parcel 11-996-0 (Tiffany McCorkle, W5379 Norseman Drive). Peterson reminded the commission about the process for the approval of the Conditional Use Permit. Peterson provided parameters for what would disqualify approval. Peterson called for any objections, none made. Motion by Heal, second by Kouba to recommend approval to La Crosse County Zoning. Motion carried unanimously.
5. Certified Survey Map – Parcel 11-1527-0 (Tippetts Rentals, LLC, 4625 Mormon Coulee Road). Peterson introduced Ben Tippetts, owner of La Crosse Mobile Home Park. La Crosse Mobile Home Park wants to parcel off the house on the property that is to be owned separately. Tippetts is proposing that both the park and the private residence would continue to use the same driveway. Peterson noted the town typically does not allow this, however, it's an existing driveway and has been used as a shared driveway for quite some time. Peterson also noted that with a shared driveway the parcels still maintain the 60-foot road frontage as required by the ordinance. Peterson noted because of the road frontage, it is in line with the town ordinance. Peterson stated that this request would also need to go through La Crosse County. Tippetts stated that the State of Wisconsin is unlikely to approve another entrance onto the road. Motion by Heal, second by Kouba to recommend approval to the Town Board. Tippetts noted that there are no construction changes planned in the foreseeable future to the parcel. Motion carried unanimously.
1. Certified Survey Map – Parcel 11-11-1 (Weston Meyers, W4802 Meyers Road). Peterson reminded the commission of the last time this CSM was reviewed. Peterson explained the new plan that would comply with requirements. Peterson stated that Meyers will need to show that he has the legal access through that area. Discussion on the required footage. Kendhammer asked about legality of the easement, Meyers confirmed it was written into the purchase agreement. Peterson asked about easements that were granted and access that was granted when the property was split up and when that took place, Meyers provided general information but was unsure about the exact language of the easements and access granted. Peterson recommends having the "pinch point" be 25 feet wide minimum. Motion by Kendhammer to let the Town Board make the decision about recommending

approval or denial to La Crosse County Zoning, second by Kouba. Motion carried unanimously. Discussion on the easement, co-ownership, and what would benefit both landowners.

2. Variance Request – Parcel 11-2515-0 (LAX Holding Trust, N1938 Summit Drive). Dan Miller (contractor) explained project details. Including the detached garage, the way the house is positioned on the lot, and because of the house positioning there is no way to attach a garage without moving the well. The garage will be 10-15 feet away from the house anything measuring over 1,080 square feet needs further review. 1,400-1,500 square feet proposed. In order to move forward, there is accessory building requirements that need to be met including a recommendation from the town. Architecturally and aesthetically the garage will match the house. Peterson noted that if the garage was attached, they wouldn't have the limitations for size. Variance is needed because of the lot size in relation to the garage square footage. Miller further commented that setbacks are met, every other qualification is met, but not the size because it's not attached. Motion by Heal, second by Kendhammer to recommend the Town Board recommend approval to La Crosse County. Motion carried unanimously.
3. Monthly Meeting Days and Times Discussion. Peterson noted that the county meetings are board of adjustment meeting and planning and zoning and the days they meet. Peterson proposed considering changing the date the town planning commission meets so the meeting will fall between when the county sends their notice and when they have their meeting versus being out of step as the town is currently. Knutson noted it was moved to work with the town board meetings. Tabled until the next meeting.
4. Administrator Report.
 - a. Peterson reported on well in Arbor Hills. The new well has high iron. Sanitary District meeting on Thursday will hopefully clarify a lot of questions as engineers will be giving a full report.
 - b. Break from Comprehensive Plan this meeting. The next meeting will be on July 19th at All Star Lanes Banquet Hall. This will be the public hearing for the Comprehensive Plan Draft and will begin at 6:00 p.m. This hearing will be advertised on the Facebook page and website. Peterson can contact newspaper to see if they will do more than just a legal add for it. Weaver will update the digital sign.
5. Commissioners Reports. None.
6. Adjournment. Motion by Kouba, second by Heal to adjourn at 4:49 p.m. Motion carried unanimously.

Next Planning Commission meeting July 19, 2022, at 6:00 p.m. at All Star Lanes 4735 Mormon Coulee Road (Public Hearing for Comprehensive Plan).

Respectfully Submitted, Fortune M. Weaver, Town Clerk