

APPROVED

TOWN OF SHELBY  
PLANNING COMMISSION MINUTES

DATE & TIME: March 19, 2015; 4:30 PM

LOCATION: Shelby Town Hall

COMMISSION MEMBERS PRESENT: Mary Faherty, Joyce Wichelt and Mary Ellen Prinsen

ALSO in ATTENDANCE: Jeff Brudos, Administrator

Attendance sheet attached

1. Meeting called to order at 4:33 by Mary Faherty.
2. The minutes of the March 19, 2015 meeting were reviewed. Wichelt added "The Commission should conduct a physical tour of the site" to paragraph 4 on the March 19 minutes. Motion by Prinsen, second by Wichelt to approve the minutes as amended. Motion carried.
3. Gerald and Donald Jorgenson appeared and requested a variance from Town ordinances relative to allowing a parcel to be split off Gerald Jorgenson's property located at W5648 US Highway 14/61 for the purpose of constructing a home. A variance is needed to allow an easement to be used for access to the property as the CSM requirement states the property must have access to the public road. The State of Wisconsin DOT has access control on this area, and a new driveway would not be allowed by the DOT. Jorgenson has not yet submitted a formal request for CSM approval, is trying to determine the Commission's position prior to having a formal drawing completed. Motion by Prinsen, second by Wichelt to recommend approval of the variance, to approve the CSM when submitted. Motion carried.
4. Dick Berg appeared before the Commission relative to approval of the preliminary plat of Quarry at Irish Hills. A letter from attorney Brandon Prinsen was presented. A new drawing of the preliminary plat was presented. The new plat has three lots less than the previously submitted plat, has a 6 foot walkway on the south side of the road and has 4.03 acres of land dedicated for public land. The new plan has one road going into the subdivision rather than the two roads in the originally submitted plat. The road is two 11 foot traffic lanes plus the six foot walking lane. The proposed subdivision sites will have "on site" private septic systems and community wells serving 4 to 5 lots. Discussion on the use of the green space. Discussion on the size of lots in the proposed subdivision, if the lots have sufficient useable space to be developed. Also discussion on drainage from the road and from the subdivision. Residents from the area expressed concern regarding allowed exterior lighting, additional traffic on Knobloch Road, Skyline Blvd, and the capacity of the intersection of Hwy 33 and Knobloch Road. Also discussion on traffic speed on Hwy 33 and access issues from Norseman Road. The Commission decided to take no action on the subdivision. Commission to set up special meeting in the next couple of weeks to tour the property and possibly act on the plat. Meeting time to be late afternoon. Data is to be requested from DOT relative to the capacity of the Knobloch Road/Hwy 33 intersection.
5. Administrator updated the Commission on Coulee Vision 2050. City of La Crosse has had discussions with Shelby representatives relative to cooperation and boundary agreements. La Crosse has also been meeting with other municipalities.

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6. Administrator updated the Commission on the water for the Hwy "F" / Knobloch Road area. Developers and land owners have meet to discuss the project and given a preliminary cost estimates.
7. Administrator indicated the State DOT will meet with various stake holders relative to the plan. Commission indicated the desire to have the DOT give a presentation in Shelby, in June, after the next newsletter.
8. Next regular meeting to be held April 29<sup>th</sup>, 2015 at 3:00 PM.  
Meeting adjourned at 5:30 PM.