

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

APPROVED

Planning Commission Draft Minutes

Date: Tuesday, May 16, 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, Administrator Christina Peterson, and Clerk Fortune Berg.

Not Present: Supervisor Marlene Heal and Commissioner Rebecca Flege

Attendance List: David Fischer (1 Westover Road, TX), Vince Micha (1 Westover Road, TX), Aaron Herlitzke (N1499 Breidel Coulee Rd), Gene and Lori Schmitz (W5786 Hwy 14/61) and Jason Towner (Builder for Vanity Drive).

1. Planning Commission Meeting called to order by Bujan at 3:58 p.m.
2. Approve Minutes from 4/18/2023. Motion by Schulz to approve minutes from 04/18/2023, second by Kouba. Motion carried unanimously.
3. Citizen's Concerns. None.
4. Potato King Rezone Request – Parcel 11-1789-0. Berg noted the request received. Berg explained Potato King has had a Conditional Use Permit for many years and are requesting to rezone from Rural to Commercial to move forward with an expansion. Herlitzke reiterated the Conditional Use Permit obtained in 1983 that Potato King has been operating under and the zoning permit was denied by La Crosse County. Peterson noted future land use plan is consistent with rezoning to commercial. Discussion on notice to be sent by La Crosse County to neighbors because of this request. Motion by Kouba to recommend the Town Board approve the rezone to commercial, second by Benson. Motion carried unanimously.
5. David and Lori Fischer Variance Request – Parcel 11-1760-1. Berg noted the request received from the Fischer's to allow a variance to the height restriction of their building. Their home will reach 47 feet in one spot. Vince Micha, who is working on the project, explained natural topography and the sloping issues the Fischer's are trying to avoid. Motion by Kendhammer to recommend the Town Board recommend approval to La Crosse County, second by Bujan. Motion carried unanimously.
6. Eugene and Lorrie Schmitz Variance Request – Parcel 11-1757-1. Berg noted the request received from the Schmitz's to allow a variance to the height and size of a 2-car garage with an attached multi-purpose room. Peterson noted detached garages have limitations for size, their plans would exceed that limit at 2,200 square feet. Motion by Bujan to recommend the Town Board recommend approval to La Crosse County, second by Kouba. Motion carried unanimously.
7. Andrew Hermanson Variance Request – Parcel 11-783-0. Berg noted the request received from Mr. Hermanson is to have a second driveway accessing the back of his property where he intends to build a second garage in the future. Berg explained several of the neighbors by Mr. Hermanson already have a driveway accessing the front and back of their parcels. Schulz commented on the limited greenspace by adding another building and driveway. Peterson reviewed aerial maps and explained stormwater regulations or zoning regulations could limit the size of the building and the driveway. Peterson stated the options for the Planning Commission to move forward, reiterating this request is solely for the driveway. The Planning Commission wants more information about the proposed driveway and building to be able to decide on the driveway. No action taken.

8. Anthony and Cindy Freybler Variance Request – Parcel 11-2219-0. Peterson noted the request received. Peterson explained the slopes of the driveway leading to a proposed house. The county has given them building site options for the home with a slope of less than 30%, however the driveway would need to exceed a 10% slope. Jason Towner, the builder, spoke with the county and the owners of the property to move forward with the project. Towner stated the maximum slope of the driveway would be 11-13% and explained the path of the driveway. Peterson noted the slope is not too far over the standards, but the driveways should also need to be accessible for emergency vehicles. Peterson recommends deferring to the Town Board with conditions of verifying ownership of the driveway, verifying the shared portion of the driveway maintenance agreement or easement, and ensuring the Freybler's have full legal ownership. Motion by Benson to defer to the Town Board with conditions of verifying ownership of the driveway, verifying the shared portion of the driveway maintenance agreement or easement and ensuring the Freybler's have full legal ownership, second by Schulz. Motion carried unanimously.
9. Administrator Report.
 - a. Peterson reported La Crosse County looking at Airbnb ordinance. Upcoming meeting to discuss updates.
 - b. Land development there was a few questions about developing highway 35, Kunert property they are making updates to cul-de-sac and easement ownership.
10. Commissioner Reports. None.
11. Adjournment. Motion by Bujan, second by Benson to adjourn at 5:09 p.m. Motion carried unanimously.

Next regular meeting will take place Tuesday, August 15, 2023 @ 4:00 p.m.

Respectfully Submitted, Fortune M. Berg, Clerk