

TOWN OF SHELBY

County of La Crosse

State of Wisconsin



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APPROVED

Town Board Meeting Minutes

Date: Tuesday, September 7, 2021

Time: 5:00 p.m.

Location: 2800 Ward Ave, La Crosse, WI 54601

Town Officials Present: Chairman Tim Candahl, Supervisor Renee Knutson, Supervisor Marlene Heal.

Planning Commissioners: Brian Benson, Mike Kendhammer, Elliott Bujan, and Karen Kouba.

Administrator Christina Peterson, Clerk Fortune Weaver, Treasurer Sara Jarr.

Town Officials Excused: N/A

Attendance List: N/A

1. Meeting called to order by Chairman Candahl at 4:03 p.m. Candahl explained that this meeting is informational, and no decisions are to be made despite both the Town Board and Planning Commission having a quorum.
2. Comprehensive Plan- Future Land Use Plan. Peterson explained that both the Town and County are in the process of updating their respective Comprehensive Plans, including the Future Land Use Plan. Both the Town plan and La Crosse County's plan currently show most all of Shelby as future residential, allowing rezoning to residential. Recent discussions with the County Planner have indicated the County is looking at reducing the area of residential on the future land use map and preserve more agricultural area. Peterson recommended the Town should have a good plan together to designate areas in Shelby to be considered for future development. The Town would need to investigate which areas would be able to be reserved for development while still protected from annexation by the City of La Crosse. In review of the County's draft Farmland Preservation Plan, Knutson noted that the plan does reflect some pointed statements that may limit Shelby from developing and the plan has a statement about annexation to the city as the city is "meant to develop". Kendhammer mentioned the potential for property owners to experience a great financial loss if their property was no longer allowed to develop. Peterson also explained how the City of La Crosse would not be affected by the increase in farmland preservation because they have their own zoning. Candahl reiterated what areas are included to be annexed in the current draft of the Boundary Agreement.

Peterson noted that the timing for the Town Comprehensive Plan is right in line with La Crosse County updating their plan. There is not a Shelby representative on the County Comprehensive Plan Advisory Committee (CPAC). Shelby has not been involved in the CPAC discussions up to this point, but that is changing. Peterson is now on the invite list for the CPAC meetings. Peterson suggested the goal should be to work with the County to agree on a Future Land Use Plan. Peterson explained the process of presenting our future land use plan map and the process of objecting if necessary. La Crosse County Planner Charlie Handy will be at the next Shelby Planning Commission meeting.

Peterson noted that the Town Newsletter and Comprehensive Plan Survey will be mailed together to Shelby residents the first week of September. Peterson noted something can appear in the newsletter regarding the future land use plan coming up, and others agreed. Peterson explained the pros and cons of Shelby taking over its own zoning administration.

Consensus was that Shelby should make a statement to the County Committee earlier than later to record our concerns with a potential shift from residential to agricultural on the Future Land Use Plan. It was stated that Shelby has unique topography which limits area for development. In addition, the city growth area from the west is already taking some development away from Shelby. Preference was to maximize the options for residential development, allowing more choices of properties. There was general support for Farmland Preservation, but comment was made that there are not many farms in Shelby. Kendhammer commented that leasing out farmland is becoming more of a challenge since the renters do not want to travel so far in and haul back out. Meeting concluded with a plan to share the viewpoints with the La Crosse County Committee.

3. Adjournment. Meeting adjourned at 4:56 p.m.

Next Town Board Meeting – September 7, 2021 @ 5:00 p.m.

Next Planning Commission Meeting – September 21, 2021 @ 7:00 p.m.

Respectfully Submitted, Fortune M. Weaver, Clerk