

TOWN OF SHELBY

County of La Crosse

State of Wisconsin



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APPROVED

Planning Commission Draft Minutes

Date: Tuesday, September 20, 2022

Time: 4:00 p.m.

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

Town Officials Present: Commissioners Elliott Bujan, Mike Kendhammer, Brian Benson and Al Schulz, Town Board Chair Tim Candahl, Supervisor Marlene Heal, Administrator Christina Peterson, and Clerk Fortune Weaver.

Not Present: Commissioners Karen Kouba and Rebecca Flege.

Attendance List: Garrett and Kristine Fischer (N2419 Terry Ct), Kurt Zoerb (352 French Rd)

1. Town Board Meeting called to order by Chairperson Bujan at 4:02 p.m.
2. Approve Minutes from 8/16/2022. Motion by Heal to approve minutes from 8/16/2022, second by Kendhammer. Motion carried unanimously.
3. Citizen's Concerns. None.
4. Variance Application 11-267-0. Fischer stated he would like to build a second garage. Fischer plans on moving the garage up 20 feet as to not disrupt drainage for this property and the surrounding properties. Peterson confirmed that Fischer needs a variance for the setback. Peterson reviewed the map, noting the 30–35-foot setback from the center line. This garage will meet the requirement for Terry Court but not Troy Road. Peterson and Fischer agree this was previously a separate parcel, but the Fischer's purchased it and combined it with their parcel. Bujan asked if the second driveway would require a separate permit, Peterson confirmed and noted driveway permits are issued by staff. Peterson noted this application will be reviewed at the Town Board Meeting tonight, the Planning Commission is making a recommendation to the Town Board and the Town Board will make a recommendation to La Crosse County. Motion by Bujan to recommend that the town board recommend approval of the variance to La Crosse County and town board approve second driveway, second by Heal. Motion carried unanimously.
5. Certified Survey Map (CSM) Review 11-530-0. Peterson noted Kurt Zoerb is in attendance, he is currently using land owned by La Crosse Floral and is in the process of purchasing that land. It would be parceled off in addition to another sliver of land being sold to a neighbor. Lot 1 is what Zoerb would be purchasing, this CSM is parceling off the land he wants to buy from La Crosse Floral. Peterson noted this map meets the requirements of a CSM except the town requirement of 60 feet of public road frontage. Peterson noted the board can approve as low as 25 feet of public road frontage. Neighbors might need to be informed if variance is pursued. Peterson reviewed ordinance language to remind the commission of the requirements. Heal asked if the land will be used to build a house, Zoerb stated that's not the plan right now, but down the road it may be something he pursues. Heal asked if there is a flooding issue, Zoerb confirmed there is no water issues. Schulz asked about water flow issues that could occur, discussion on property water flow, easements with La Crosse, and existing drainage. Zoerb reiterated the only reason he has the public road frontage is to meet the CSM requirements. Peterson reiterated that the existing frontage is enough to approve the CSM, and if Zoerb were to build down the road, he would be able to access this parcel from Floral Lane which is a private road. Motion by Kendhammer to defer this decision to the Town

Board, second by Benson. Motion carried unanimously. Will be reviewed at the October 4th meeting and Peterson will work with Zoerb to get more information before that meeting.

6. Comprehensive Plan – Resolution Recommending Adoption through Ordinance to Town Board. Peterson noted Weaver made changes and cross referenced the different versions to make sure the plan has been adopted per previous discussions. Motion by Heal to sign resolution and recommend adoption to the Town Board, second by Benson. Motion carried unanimously.
7. Variance Application Tippetts. Candahl noted what building they're looking at. This is a variance after the fact to bring this building into compliance with La Crosse County Zoning. Motion by Kendhammer of no objection, second by Benson. Motion carried unanimously.
8. Administrator Report. None.
9. Commissioners Reports. None.
10. Adjournment. Motion by Heal, second by Benson to adjourn Planning Commission Meeting at 4:42 p.m. Motion carried unanimously.

Next regular meeting will take place Tuesday, October 18, 2022 @ 4:00 p.m.

Respectfully Submitted, Fortune M. Berg, Clerk