

TOWN OF HOLLAND PLAN COMMISSION

January 2, 2019

MEMBERS PRESENT	Chair Robert Stupi, Mitch Cholewa, Andrew Dobkoski, Jeff Herlitzke, Doug Klenke, Kurt Kroner
EXCUSED	Mitch Fenske
OTHERS PRESENT	Jay Clark, Amanda McCoy, Mike Hoffman (Town Supervisor) and Jeff Osgood

CALL TO ORDER

Chair Stupi called the meeting to order at 7:00 p.m. Notices were properly posted.

MINUTES

Motion by Klenke/Dobkoski to approve the minutes of November 7, 2018. **MOTION** carried.

CITIZENS' CONCERNS: none.

REZONE: MCCOY

Tyler and Amanda McCoy, N8141 Amsterdam Prairie Road, requested a rezone of a 5.01 acre parcel from general Agricultural to Rural (east side of Amsterdam Prairie Road, north of Old 93). Amanda McCoy explained the land was received from her family and they plan to build a home. Stupi explained the area is within the Boundary Agreement with the Village of Holmen but it was not clear whether the portion was within Area A or Area B. The Clerk was directed to seek clarification from the Village and to coordinate with the applicant. Discussion followed. It was the consensus that it was consistent with the Town's Comprehensive Map. Motion by Dobkoski/Klenke to recommend the rezone of 5.01 acre parcel from General Agriculture to Rural, parcel east side of Amsterdam Prairie Road, north of Old 93. **MOTION** carried unanimously.

ZONING APPEALS

Clerk Pedretti explained that both zoning appeal requests have not yet been filed with the County so the items were postponed.

COMPREHENSIVE PLAN MAP

Stupi explained that an overlay was missing from the Comprehensive Plan Map of an area east of Highway 53, including portions of Sylvester Road, all of Evans Valley Road and Holseth Road and an area south of the quarry. Discussion followed concerning the intent. Motion by Herlitzke/Klenke to confirm the intent of the map overlay of the area north of the quarry was "mid-lot residential" and south of the quarry was "conservancy". **MOTION** carried unanimously.

REZONE REQUEST

Jay Clark, W7312 Sylvester Road, requested input on a possible rezone of 1.06 acres of a 6.77 acre parcel from General Agricultural to Rural for a future home. He noted that the rezone would fit within the "mid-lot residential" designation in the Comprehensive Plan Map. Discussion followed. It was the consensus the rezone would be suitable and he was referred to the La Crosse County Zoning office to begin the process.

NITRATE TASK FORCE REPORT

Stupi explained the recent report by the County Nitrate Task Force and that the Town was asked for input on the five policy recommendations:

1. Develop processes to inform current and potential residents of the nitrate contamination hazard through realtors, builders, county and municipal governments.
2. Extend municipal water systems from the Village of Holmen and City of Onalaska to existing residential developments where cost effective.
3. Allow new residential developments in the Towns of Holland and Onalaska in areas where homes can be connected to public water systems or protected community wells.
4. Rent or purchase lands currently used for row crops and replace with green spaces or land used for recreation.
5. Require green zones in all new subdivisions to protect wells. Green zones are areas with vegetation where no chemicals, manure or other harmful substances are added to the landscape.

Discussion followed. It was the consensus that (1) the Town could assist the County with the first recommendation in educating the public; (2) that the development of subdivisions will be very limited due to the Boundary Agreement with the Village of Holmen; and (3) the Town could appoint delegates to meet with the Village to discuss the possibility of future utility services that could be offered Town residents. This item will be referred to the Town Board.

POLICY DEVELOPMENT: NONFERROUS METALLIC MINING

Cholewa and Klenke reported on a UW-Extension workshop on “Local Government Regulation of Nonferrous Mining” held on December 11th. They both indicated that the workshop did not seem to be relevant to the Town’s situation. Clerk Pedretti reported on a conversation with La Crosse County planner concerning mining in La Crosse and the protections currently in place. Discussion followed. It was the consensus that the Town not develop additional policy regulating frac sand mining.

FUTURE AGENDAS & ANNOUNCEMENTS

Stupi announced that member Mitch Fenske is moving out of the town and the vacancy will need to be filled.

ADJOURNMENT

Motion made by Dobkoski/Herlitzke to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:00 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk