

Town of Holland Kick Off Meeting  
COMPREHENSIVE PLAN  
December 6, 2005

**Question # 1: What will the Town of Holland look like in 20 years?**

**Group Discussion/Summary:**

- Well defined plan w/specific locations of commercial, residential development and areas to be preserved
- Housing that maintains green space
- Designated commercial areas w/jobs and economic growth
- Subdivisions should have to border existing subdivisions so don't have leap frog development - interconnected roads
- Control development near natural areas - bluffs, river bottoms - Areas adjacent to the NR should be off limits for development
- Interchange should be preserved for commercial growth - N/S of 35 and N of 53 - commercial mode.
- Residential should be W of bluffs - sandy soils. E of bluffs steep slopes and heavier soils. Exclusive agriculture E of bluffs.
- Concern w/home businesses scattered around the Town too many CUP's
- In commercial areas - sewer/H2O extensions would help ensure quality growth/jobs. Explore w/Holmen - Boundary agreement possibility
- T may need H2O district - municipal well - water tank near quarry
- As Holmen grows N along HD - would like H2O District so Town maintains some land - commercial
- Sidewalks in subdivisions so kids/peds don't have to use streets. Better ped access to parks/Bike Trail
- Consider impacts of ind. Septics on groundwater - w/sandy soils other areas nearby already having problems
- Concerned 53 will be 4 lanes and will bi-sect Town - want Ped/bike access and wildlife access N of 35. Concerned w/E/W access. Need connection to McGilvary bridges - to Trempealeau County
- No billboards
- Sign Design guidelines for billboards - set backs, size, lighting not w/in 1000 ft of subdivisions

**Post Cards:**

- A residential area with lots of recreational areas
- Places: Businesses along the Hwy 35 corridor. Fishing, hunting and walking our many natural areas
- The small town feel but to have many opportunities to explore different areas
- Residential growth North of MH and West of 53. Commercial development along 35. A water district in the 35 - 53 area. Villages of Holmen annexing land along HD to 53. Prairie land south of 35 and north of NA.
- Would like to see jobs brought in.

- Housing that maintains green space (cluster housing) so the area doesn't look like one big development/city. Also, would like to see designated commercial land flourish with businesses that provide jobs and economic growth.
- Protect ground water. Too many subdivisions in sand soils will create water problem in the future.
- More parks – open space
- Neighborhoods and sidewalks/walking trails/bike trails
- Attractive growth commercially on Great River Road
- A suburb of Holmen
- The rural respite after traveling through the chaotic sprawl from Lacrosse through Onalaska and Holmen
- Somewhere just south of S.T. H. 35, U.S.H. 53 will occupy a land bridge (or tunnel) to accommodate pedestrian, bicycle, and wildlife access east and west through a broad greenway connecting the wetlands on the west to the bluff lands on the east, with access through the McGilvary Bridges connecting with Trempealeau County.
- No Billboards!
- Commercial in the areas that are supposed to be developed
- Preserve the natural grass lands that we have – set them aside
- Keep development away from the bottoms
- Keep businesses, the Industrial Parks and Village – no businesses scattered throughout the Township.
- The natural beauty of the bluffs and bottoms.
- Holland and Prairie is a terrific start. Would like to see the agriculture land preserved. Keep the rolling hills greens, farms, preserved.
- Visit the DNR land, Holland Sand Prairie, use the river, bike and hike the trail.
- Hopefully they'll get a rural feeling with a friendly welcome.
- Housing will increase – but not as fast.
- We need to have green spaces
- We need to have motels – people will visit historic sites like 7 Bridge
- Golf Courses will be used
- People will use bike trail/hiking trail

## **Question # 2: What are your goals for this process?**

### **Group Discussion/Summary:**

- Smaller lots, 5 -10 acre lots now – need smaller lots
- In areas w/drainage problems – had to keep 10 acre lots. In sandy soils – could go/should go much smaller
- Want plans to be more than just a vision – need action plan – get businesses, developers to do the right thing – implementation!
- Select areas to preserve and protect the important natural areas so we have something to pass on. Will be carried on by future generations. 20 yrs short-sighted. Need to think 100 + yrs out to protect environment.

### **Post Cards:**

- Urban sprawl and lack of commercial tax base. Working with the U.O.H.
- Smaller Lots (cluster area)
- A plan that works for everyone but yet protects what makes us the T.O.H.
- Try to get people to come to the meetings
- The speed of development in the Coulee areas
- Change the flat sand areas from 10 acres per 1 house to  $\frac{3}{4}$  acre lots
- Want the plan to be more than just a map of our vision. Would like to see actual action items that will be done in the following years to make the vision happen (i.e. what steps will we take to try to bring the types of businesses we want to our commercial land? How do we get developers to start using cluster housing concepts more? Etc).
- Discussion w/Town and Village about services
- Housing
- More schools
- Maintain agriculture
- Open community forums
- Expand the short-sighted 20 yr horizon to a more practical 100 yr (or 7 generations).
- Infill and infiltration
- Designate the sites which must be saved, because everything else will eventually be developed
- Sprawl needs to be stopped or limited
- Clustering – keep development close to village
- Economics will control the sprawl and spread of development
- Need to address rural development – slow it down
- Old plan had too many 5 acre lots – too much sprawl. Need more public access trails/parks
- Would like to see development contained near other development – see a plan that can be easily followed w/out having millions of exceptions
- Public transportation
- More controlled housing development