

## TOWN OF HOLLAND BOARD MEETING

April 11, 2018

<b>MEMBERS PRESENT</b>	Chair Steve Michaels, Supervisors Mike Hoffman, Jerome Pedretti, Robert Stupi
<b>MEMBERS EXCUSED</b>	Kathy Warzynski
<b>STAFF PRESENT</b>	Clerk Marilyn Pedretti, Town Crew Norman Clark

### CALL TO ORDER

Chair Michaels called the meeting to order at 7:00 p.m. Notices and two addendums were properly posted.

### MINUTES

Motion by J Pedretti/Hoffman to approve the minutes of March 14, 2018. **MOTION** carried unanimously.

### TREASURER'S REPORT & BILLS TO PAY

The March Treasurer's report was reviewed. The bills to pay were reviewed. Motion by Stupi/Hoffman to approve pay the bills in the amount of \$52,395.50. **MOTION** carried unanimously.

### CITIZENS' CONCERNS

John Wetzel, N8020 Amsterdam Prairie Road, provided a hand-out and explained a potential expansion by the DNR of the Metro Deer Hunting Zone in La Crosse County. He asked that the Town schedule a presentation by the DNR which would outline high deer population areas in the Town and other areas north of I-90.

### COUNTY SUPERVISOR REPORT

Patrick Barlow, County Supervisor, noted the recent election results. He reported on a vote by the Public Works Committee to move ahead in conjunction with the Village of Holmen on the County Road HD project, which would re-pave a portion south of MH and pave a portion north.

### PUBLIC WORKS

Pick-up trucks: Michaels reviewed the current situation with the Chevy's transmission issues and the aging, but functional, Ford pick-up. Discussion followed. The Town Crew was directed to provide a list of the items they would like included in the next truck purchase.

Heram Road funding: Clerk Pedretti reported there was no word on grant funding.

Updates: Norman Clark, Town Crew, highlighted some of the work the crew performed over the past month.

Wolfe Road erosion work: Clerk Pedretti explained the erosion situation on the east end of Wolfe Road and the County Highway Department's suggested repairs. Discussion followed. Motion by Stupi/J Pedretti to authorize the Town Chair to spend up to \$10,000 with the La Crosse County Highway Department to repair erosion control issues along Wolfe Road. **MOTION** carried unanimously.

### PLAN COMMISSION

CUP - Airbnb: Karla Walker, W7898 Amsterdam Prairie Road, requested a Conditional Use Permit (CUP) to operate an Airbnb. Stupi reported the Plan Commission discussed the request and unanimously recommended approval with two conditions: (1) she complies with the items outlined in her impact statement and (2) that she complies with any future

Town licensing requirements. Discussion followed. Motion by Stupi/J Pedretti to approve the Conditional Use Permit for Karla Walker, W7898 Amsterdam Prairie Road to operate an Airbnb with conditions of impact statement and she comply with any future Town of Holland licensing ordinance. **MOTION** carried unanimously.

Rezoning Petition Schafer: Benjamin Schafer, W6688 Moe Coulee Road, requested a rezone of 4.49 acres from Exclusive Ag to Rural for continued residential use. Stupi reported this request pertains to the recent amendment to the Comprehensive Plan. The Plan Commission unanimously recommended approval. Motion by Stupi/Hoffman to approve the rezone petition for Benjamin Schafer, W6688 Moe Coulee Road, to rezone of 4.49 acres from Exclusive Ag to Rural for continued residential use. **MOTION** carried unanimously.

Wildflower Terrace Phase I Final Plat: Stupi explained the need to revisit the final plat approval for Wildflower Terrace. He reported the Plan Commission discussed Mr. Stellrecht's request to switch from a bond to a cash deposit and the condition that language be added to the covenants to inform residents that no dogs are allowed on the Holland Sand Prairie. Discussion followed. Ben Filter, W7935 Prairie Meadows Street, asked if Town has allowed this cash option in the past and does this request show preferential treatment. Stupi explained the options available and how the Town would be financially covered. Michaels expressed concern that posts at the end of the pavement have not yet been installed. Stupi noted that condition still remains before the plat can be signed.

Motion by Stupi/J Pedretti to amend the subdivision final plat conditions of Wildflower Terrace Phase I to allow that a cash deposit to cover the costs of the road construction is adequate for final approval of the plat and changing language in the covenant agreement for the homeowners that no dogs are allowed on the Holland Sand Prairie property. **MOTION** carried unanimously.

Rotterdam Road extension: Stupi reported the Plan Commission discussed whether to connect Rotterdam Road with a new subdivision being developed in the Village of Holmen just north of the Prairie Woods subdivision. He noted they talked about the survey with 64 responses of which 48 were no and 18 were yes. Stupi reported they discussed the merits of connecting: fire hydrant access, safety access, insurance rates, bike/walk access, cost effectiveness of installing during current construction cycle and the recognition of the Long Range Plan for Rotterdam being a collector street. It was noted at the meeting that Town Chair Steve Michaels had opposed connecting. Discussion followed.

Motion by J Pedretti/Hoffman to extend and connect Rotterdam Road to the new Village of Holmen subdivision. **MOTION** carried 3 to 1 (Michaels). It was the consensus to contact the Village for contact information in order to negotiate completion of the connector street.

Report on 4/4/18 meeting: Stupi noted the Plan Commission discussed possible policies regulating short-term rentals and licensing sand mines and it was the consensus to study both further.

## **PARKING LOT & WALKING TRAIL**

Clerk Pedretti explained the bidding packet, the park budget and quote tabulator. Jeff Herlitzke, W7922 Country Avenue, asked if the Town can better enforce the parking by people who are using the ballfields. Michaels explained the group has shown improvement and they are aware of the issue. Doug Klenke, N6954 Sunrise Lane, suggested graveling the majority of the lot since the soil will most likely not support grass and because it will be difficult for the Town to prevent parking and damages in the undeveloped area. Discussion followed. Motion by Hoffman/J Pedretti that we use Strupp Trucking for parking lot Part A and Part B walking trail in the amount of \$10,789. **MOTION** carried unanimously.

## **VILLAGE OF HOLMEN PRELIMINARY PLATS**

The Village of Holmen asked for input concerning the following preliminary plats:

Bluffview Heights: Clerk Pedretti explained that this was Village property north of the cemetery on Bluffview Court which will include zero lot line homes. Discussion followed.

Motion by Stupi/Michaels to recommend input from the Town of Holland on Bluffview Heights subdivision that the cul-de-sac be eliminated and have a connection directly to Bluffview Court so there is an additional entrance for safety reasons. **MOTION** carried unanimously.

Kings Bluff: Clerk Pedretti explained that this was Village property south of Old 93, referred to as the McHugh farm, and the preliminary plat has mixed use. Discussion followed.

Members expressed concern with the amount of overall housing being proposed in the Village and the original understanding that this area was planned for commercial development. No official input given.

## **ZONING AMENDMENT: HOUSEHOLD LIVESTOCK**

Klenke expressed concern with policing and how violators will be addressed. Discussion followed concerning the new language and process. No action taken.

## **FIRE BOARD**

Fire truck repair or lease: J Pedretti reported the ladder truck needs approximately \$10-15,000 repair that cannot be handled locally. The Fire Board discussed a lease option which would cost \$99,000 a year. Discussion followed and it was the consensus to continue exploring the regional sharing approach.

24/7 service: J Pedretti reported there is some talk of going to a 24/7 service. He noted that with an average of 70-80 calls a month, which is 3 calls per day, that notion appears to be unsustainable. Discussion followed.

Report on 3/15/18 and 4/4/18 meetings: Michaels reviewed the Fire Board minutes.

## **APPOINTMENTS**

Board of Review: Motion by Hoffman/J Pedretti to re-appoint Kimberly Phillips, N7103 Birch Street, for a five-year term on the Board of Review. **MOTION** carried unanimously.

Plan Commission: Plan Commission members Mitch Cholewa, N7768 Amsterdam Prairie Road, Andrew Dobkoski, W7704 Van Dunk Place, and Jeff Herlitzke, W7922 Country Avenue, have agreed to a three year term renewal. Motion by Stupi/Hoffman to appoint the three names submitted for a three year term on the Plan Commission. **MOTION** carried unanimously.

## **REPORT: FIDUCIARY RETIREMENT**

The Board reviewed the written report provided by Treasurer Marla Wagner covering the Nationwide Retirement contributions for 2017.

## **BOR TRAINING**

The Board of Review training was scheduled for Wednesday, May 23<sup>rd</sup> at 6:00 p.m.

## **ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

Reminder that the annual Town elector meeting is next Wednesday at 7:00 p.m. Clerk Pedretti reported that the April 3<sup>rd</sup> election went well and the recount was successful. Stupi requested the DNR be contacted to schedule a presentation.

**CLOSED SESSION**

Motion by J Pedretti/Stupi to enter closed session under Wisc. Statutes 19.85(c) for "... consideration of employment, compensation or performance evaluation data..." of Town employees, to wit: review job descriptions and discuss Town crew opening. **MOTION** carried unanimously. Entered closed session at 8:32 p.m. Clerk Pedretti was asked to remain.

Returned to open session at 9:20 p.m. No action taken during Closed Session.

**ADJOURN**

Motion by Hoffman/J Pedretti to adjourn. **MOTION** carried unanimously.  
Adjourned at 9:21 p.m.

Respectfully submitted,  
Marilyn J. Pedretti  
Town Clerk