

TOWN OF HOLLAND BOARD MEETING

July 10, 2019

Special Meeting

MEMBERS PRESENT	Chair Steve Michaels, Supervisors Jeff Herlitzke, Mike Hoffman, Jerome Pedretti, Robert Stupi
STAFF PRESENT	Town Attorney Steve Doyle, Clerk Marilyn Pedretti
OTHERS PRESENT	Cordell & Marlene Adamson, Vivian Jones, Eugene Holseth, Carol Holseth, Joan Holseth, Roxann & Jeff Trapnell

CALL TO ORDER

Chair Michaels called the meeting to order at 5:30 p.m. Notices were posted.

1979 CSM

Stupi gave background concerning the Certified Survey Map (CSM) recorded in 1979 that included a parcel designated as a Town road which was never built, never named nor did the Town receive any road aids. He explained the process for subdividing and dedicating Town roads and noted the Town is not in the road building business. Stupi reported the Plan Commission and Town Board discussed the issue, referred to State Statutes and offered the following two options:

1. the property owners construct the Town road to standards and the Town would then take over the maintenance; or
2. the Town would vacate the road and return to the property owners with an easement for the Holseth driveway.

Town Attorney Steve Doyle noted that no local government in the County installs roads for a subdivision but rather it is the developer who provides that work. He explained that a CSM gives permission to the landowner to install roads, dedicate park land, install stormwater, allow for utilities and such. He further noted that a CSM is not a contract and does not obligate the Town to do anything.

Eugene Holseth, W8239 Sternford Street, asked why, if it says it is a Town road, the Town doesn't pay for it. Cordell Adamson, N8210 Amsterdam Prairie Road, asked who dropped the ball in 1979 when they designated it as a Town road. Doyle noted that when it says "Town Road" it is a designation that it will become a Town road when it is developed and, minus any contract stipulating the build out, the person this defaults to is the developer.

Discussion followed concerning what constitutes a Town road, how the easement access developed for the Holseth driveway, history of older roads paved by the Town, current development requirements, whether the Town would provide some gravel to upgrade the current driveway for access and whether access for the other seven lots could be granted across the designated road.

Roxann Trapnell, N8234 Amsterdam Prairie Road, asked if they would be responsible for paying for pavement if they do not want to partake. Doyle recommended the three property owners get together to determine the best option as a group.

Carol Holseth, N8222 Amsterdam Prairie Road, asked if the road would end at her driveway or does it require a cul-de-sac. Discussion followed concerning future development, emergency access, school bus service and the boundary agreement requirement for input from the Village of Holmen.

Adamson asked that he be able to sell his lots and requested an agenda item be added to the Plan Commission and Town Board agendas that specifically asks for an easement for his four lots to get access across the Town property. Doyle will do additional research on case law concerning access.

Michaels thanked the property owners for their input and noted that the Town will do further research and that the Town wants to assist but it must be done within the limits of Town government.

ADJOURN

Motion by J Pedretti/Stupi to adjourn. **MOTION** carried unanimously. Adjourned at 6:40 p.m.

Respectfully submitted,
Marilyn J. Pedretti
Town Clerk