

## TOWN OF HOLLAND PLAN COMMISSION

January 2, 2020

<b>MEMBERS PRESENT</b>	Chair Robert Stupi, Andrew Dobkoski, Ben Filter, Steve Mieden, Jeff Osgood, and Kathy Warzynski
<b>EXCUSED</b>	Doug Klenke
<b>OTHERS PRESENT</b>	Nathan Skemp, Jim Christenson, Rick Beyer, Jared Noffke, Ryan Ziegler, Kim Hottenstein, Jennifer Koop; Mike Hoffman & Jeff Herlitzke (Town Supervisors), Steve Michaels (Town Chair), Marilyn Pedretti (Clerk)

### CALL TO ORDER

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

### MINUTES

Motion by Warzynski/Osgood to approve the minutes of December 4, 2019. **MOTION** carried.

**CITIZENS' CONCERNS:** none given.

### VARIANCE: KOOP

Jennifer Koop, N8565 Holseth Road, explained her request to build a barn addition and a horse riding arena on a 27.36 acre parcel zoned "Rural". She provided maps and details of the property. Discussion followed concerning the square footage and number of accessory buildings, parking, drainage concerns and the possibility of acquiring adjoining land. Koop thanked the members for their input.

### ANNEXATION REQUEST

Jim Christenson and Rick Byer, RJ 35, LLC, requested annexation of parcels 8-1129-7 and 8-1129-0 (located at W8068 State Road 35) to the Village of Holmen. Stupi noted that the annexation requires a resolution in accordance with Section 4 of the Village of Holmen and Town of Holland Boundary Agreement because the property is outside the Boundary Agreement area.

Rick Beyer, RJ35 LLC, explained they purchased 11.5 acres of land (north of Highway 35 and west of Amsterdam Prairie Road) and have a contract for another 65 acres contingent on annexation. He explained that selling lots as a rural development will be difficult because the nitrate levels are so high in the area and that issue would be resolved by annexing to the Village. Warzynski asked what the nitrate levels were in the area. Jim Christenson, N3498 Sunset Lane, explained the levels are different in various areas but they have not tested yet.

Stupi explained the history of the Boundary Agreement and the many years of deliberating on how to address the needs of both communities. He noted part of the plan was to generate in-fill and to avoid balloon-on-a-string annexations. Stupi suggested the Town would work with the developers to create mid-lot residential development according to the Town's Long Range Plan. Christianson expressed concern that the math does not work to develop as rural.

Motion by Filter/Warzynski to not allow annexation at this time. **MOTION** carried unanimously.

## **STORMWATER MITIGATION**

Stupi reviewed a recent memo provided by General Engineering Company (GEC) that provided additional information as requested last month. Osgood expressed concern that the hydro-cad calculations, comparing pervious and impervious, addressed summer conditions, not winter. He noted that if the Town moved forward, he did not want to generate false hope that the stone trench scenario would alleviate the issue of flooding when the ground is frozen. Jared Noffke, N7105 Bice Avenue, suggested that the stone trench would allow any open water that runs through the culvert to soften the ground. Discussion followed drainage, ditching, pond sizing, French drains, engineering guarantees and whether additional (or a summary of) calculations were needed.

Ryan Ziegler, N6970 Bittersweet Road, noted that the GEC Option #3 for Bittersweet has the low spot downhill and would have to run uphill to the proposed drainage area. Kim Hottenstein, N6982 Bittersweet Road, agreed with Ziegler and expressed their wish not to have ditching all around their property. Discussion followed concerning swaling, safety and ditch depths. Filter suggested a hybrid option that would utilize culverts under the two driveways that would drain between the properties. Discussion followed. Mieden suggested the Commission make recommendations to the Board and let them prioritize.

Motion by Mieden/Filter to recommend to the Board Option #2 for resolution of stormwater issues on Bice Avenue and that would be the proposed infiltration trench at an approximate cost of \$85,000. **MOTION** carried unanimously.

Motion by Mieden/Dobkoski that we recommend to the Board Option #2 swale construction for stormwater mitigation on Erann Court at an approximate cost of \$20,000. **MOTION** carried 5 to 1 (Filter).

Discussion followed concerning Bittersweet options and whether a hybrid option would need re-engineering work before moving forward. Motion by Filter/Mieden to have the Board, on Bittersweet, have GEC look into an underground culvert running from N6982 through the drainage easement to Skogen's Field not to exceed \$35,000. **MOTION** carried 5 to 1 (Stupi).

## **SNOW EMERGENCY POLICY**

Stupi reviewed a memo with research obtained from the City of Onalaska and City of La Crosse. Filter stated a snow emergency would be for big snow storms and could be worked into the Town's emergency plan. Discussion followed. It was the consensus to table this issue until the Fire Department develops their proposed program which would notify the public.

## **FUTURE AGENDA ITEMS**

Stormwater mitigation.

## **ADJOURNMENT**

Motion by Dobkoski/Filter to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:22 p.m.

Respectfully submitted,  
Marilyn Pedretti, Town Clerk