

## TOWN OF HOLLAND PLAN COMMISSION

February 5, 2020

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| <b>MEMBERS PRESENT</b> | Vice Chair Doug Klenke, Andrew Dobkoski, Ben Filter, Jeff Osgood, and Kathy Warzynski   |
| <b>EXCUSED</b>         | Chair Robert Stupi, Steve Mieden  |
| <b>OTHERS PRESENT</b>  | Mark & Jill Dunne, Mike Drugan, Peter Sloan, Adam Fleis, Chris Golding, Jane & Terry McKinney, Troy Gerdes, Ryan Wolle, Ivy & Jared Noffke, Daniel & Jaclyn Coenen, Sara & Ryan Compeau, Ben Kolpitcke, Lori & Mike McMorrow, Greg Stellrecht, Adrian Mosser, Steve Michaels (Town Chair), Marilyn Pedretti (Clerk) |

### CALL TO ORDER

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

### MINUTES

Motion by Dobkoski/Filter to approve the minutes of January 2, 2020. **MOTION** carried.

### CITIZENS' CONCERNS

Jared Noffke, N7105 Bice Avenue, asked if there was an emergency plan in place should we have another spring flood like last year. He asked if phone numbers would be available of who to contact, is someone checking areas for flooding, would the Fire Department be involved and if the Town had an overall action plan. Item will be added to next month's agenda.

### ZONING

Zoning Petition #2036: Mark & Jill Dunne, W7189 Heram Road, requested a rezone of their 35.1 acre parcel from General Ag District to the Rural District for one existing and two future residences. Mark Dunne reported they met with La Crosse County Zoning Monday night and they approved the request pending Town action. Klenke reported the County included three conditions to their approval. He noted the area is prone to spring flooding and asked that the future owners be made aware of the concerns. Dunne indicated he has already spoken to perspective buyers about the flooding. Klenke also noted that a driveway agreement will be required and asked that they consider providing an area for refuse/recycling containers.

Motion by Dobkoski/Osgood to approve Petition #2036 to rezone 35.1 acre parcel from General Ag District to Rural District for one existing and two future residences contingent on the conditions by the County. **MOTION** carried unanimously.

### VACATE REQUEST: LOCUST ST

Troy Gerdes, N7082 Birch Street, explained his request for the Town to vacate Locust Road (undeveloped road right-of-way just north of his home). He explained that if he were able to buy the southern portion of the right-of-way, he could have enough acreage to build an accessory building. Earlier in the day, Clerk Pedretti provided additional information on State Statute 66.1005 which states that if the Town vacates such right-of-way, it reverts to property owners within the platted subdivision (2 lots on north side). Gerdes expressed interest in exploring any other options.

Terry McKinney, W8029 Holland Drive, explained he owns one of the lots on the north side of Locust Street and has asked for the property since 2001. Sarah and Ryan Compeau, N7014 Birch Street, noted they own the other lot to the north and would be fine with taking ownership of that portion. Discussion followed concerning the history of the property and drainage concerns. No action taken. Item will be on next month's agenda.

### **WILDFLOWER TERRACE: FIRST ADDITION FINAL PLAT**

Greg Stellrecht, Developer, requested final approval of the Wildflower Terrace First Addition. He read a letter from his Engineer Richard Berg, explaining the stormwater plan is the same as in the original phase with an overflow between Lots 20 and 21. He is obtaining a quote for the blacktop and will share it with the Town so he can get a bond in place. Discussion followed. Motion by Filter/Warzynski to approve Wildflower Terrace First Addition final plat. **MOTION** carried unanimously.

### **STORMWATER MITIGATION**

Mitigation projects: Members were provided with the latest contract information from General Engineering Company (GEC). Pete Sloan, N7154 Erann Court, had questions concerning the proposal and whether a culvert would be installed under the road that would drain towards his property. Discussion followed concerning the proposed swale. Chris Golding, N7710 Van Dunk Place, asked if the engineering plan were made available. The clerk will post the engineering plans to the Town's web page. Adam Fleis, W7726 Van Dunk Place, asked who was responsible for allowing the undersized stormwater plans and asked if there were guarantees these new plans will be effective in 10-15 years. Steve Michaels, Town Chair, explained the Town is working to address flooding and taking these first steps to gauge impact. Discussion followed concerning the process and current plan.

Options to pay for mitigation: Klenke started preliminary discussions and listed four possible options to pay for stormwater mitigation. Ivy Noffke, N7105 Bice Avenue, asked for an example of the Town using special charges. Klenke noted that it has not been used. She was opposed to this option as it would cause hardship for a neighborhood and create animosity. Discussion followed. No action taken. Item will be on next month's agenda.

### **COMPREHENSIVE PLAN: FUTURE UPDATES**

No discussion. Item will be addressed at next month's meeting.

### **CSM: DRUGAN**

Osgood excused himself from the Commission as he was a neighbor to this parcel. Mike Drugan, W7567 Castle Mount Road, requested approved of a Certified Survey Map (CSM) for a half-acre parcel along Sylvester Road. He explained he has an offer for the lot but has to meet with the Village of Holmen and La Crosse County. Klenke expressed concern with the multiple CSMs along Sylvester Road and noted ordinance allows for only 4 parcels of 1 ½ acres in a 5 year period. Drugan stated the other CSMs were from a different parent parcel. Klenke asked if there were drainage issues with this parcel. Drugan explained the golf course provides a perfect area for silting and expressed his concern with the drainage issues caused by logging on the other side of his golf course.

Dan and Jaclyn Coenen, W7534 Sylvester Road, noted they live across the road from this parcel and had concerns with errant golf balls and, should the future residents vacate the parcel, it could become an eyesore. Discussion followed. Jeff Osgood, W7515 Sylvester Road, noted he lives

directly east of this parcel and had concerns with building limitations for this small lot. He explained some of the flooding issues along Sylvester Road. Discussion followed.

Motion by Filter/Dobkoski to postpone discussion on the CSM for Lot 1 for Mike Drugan at W7567 Castle Mound Road to March. **MOTION** carried (Osgood abstained). Klenke directed the clerk to obtain more information concerning the limit to CSMs.

#### **FUTURE AGENDA ITEMS**

Emergency Plan for spring flooding, Drugan's CSM, Stormwater mitigation and Comprehensive Plan updates.

#### **ADJOURNMENT**

Motion by Dobkoski/Filter to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:18 p.m.

Respectfully submitted,  
Marilyn Pedretti, Town Clerk