

TOWN OF HOLLAND PLAN COMMISSION

March 4, 2020

MEMBERS PRESENT	Chair Robert Stupi, Andrew Dobkoski, Ben Filter, Doug Klenke Jeff Osgood, Steve Mieden and Kathy Warzynski
OTHERS PRESENT	Jared & Ivy Noffke, Terry & Jane McKinney, Mike Drugan, Megan and Bjorn Broten, Steve Lindvig, Jeanne Keyser, Amy Deters, Hunter Young, Sarah & Ryan Compeau, Mark Etrheim, Lance Kowalsky, Buck Manley (Fire Chief), Jack Butzler, Shannon Deters, Mike Hoffman (Town Supervisor), Marilyn Pedretti (Clerk)

CALL TO ORDER

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

MINUTES

Motion by Dobkoski/Filter to approve the minutes of February 5, 2020. **MOTION** carried.

CITIZENS' CONCERNS

Jeanne Keyser, N7143 Erann Court, was concerned with flags in her yard and what the Town was going to do in the ditches. Chair Stupi invited her to speak to that item later in the agenda under stormwater mitigation

ZONING

Zoning Variance: Mark Etrheim, obo Shelley Lynne Acor, W6863 Heram Road, requested a variance to build a multi-purpose building on a 9.5 acre parcel which exceeds the square foot limit. Etrheim explained the owners purchased the property expecting 10 acres when in fact the survey came back with only 9.5 acres. He noted that difference of ½ acre changed the accessory building allotment from 5,000 square feet down to 3,200 square feet. He provided documents and explained various drawings and lot configurations. Discussion followed concerning square footage, possible future guest house, visibility and the hardship requirement. Motion by Mieden/Osgood to recommend approval of request for variance by Shelley Lynne Acor at W6863 Heram Road and request approval of 4,200 square foot building on 9 ½ acre parcel. **MOTION** carried unanimously.

CSM: DRUGAN

Michael Drugan, W7567 Castle Mound Road, requested approval of a Certified Survey Map (CSM) to split approximately ½ acre parcel from an approximately 38 acre parcel (#8-950-0) along Sylvester Road (east of Highway 53 and west of Holseth Road). Osgood excused himself from the Commission as he was a neighbor to this parcel. Drugan explained the questions raised last month were answered by the County. Discussion followed concerning lot size, possibility of errant golf balls, and placement of a septic system. Motion by Klenke/Stupi to approve Certified Survey Map for Mike Drugan, W7567 Castle Mound Road, to split ½ acre parcel from the 38 acre parcel. **MOTION** carried (Osgood abstained).

VACATE REQUEST: LOCUST ST

Terry McKinney, W8029 Holland Drive, explained his request for the Town to vacate Locust Street (undeveloped road right-of-way just north of his home). He noted the eastern third was vacated 20 years ago. Discussion followed concerning water drainage and potential future

stormwater access. Motion by Filter/Warzynski to put to the Town Board to vacate Locust Street behind W8029 Holland Drive and adjourning property with stipulation that the Town of Holland maintains the drainage easement, no building or filling it in. **MOTION** carried unanimously.

STORMWATER MITIGATION

Klenke stated his concerns with talk at last month's meeting that the stormwater issues were somehow the Town's fault. He noted he has been sitting on this commission since 2001 and has approved multiple subdivisions using the codes current to that year, but codes change as does the weather. He further noted the Town does the best they can but sometimes nature is more powerful than any town could plan for.

Mieden noted the Town is taking a pro-active look at the infrastructure issues that have developed over time and is addressing some of the issues. Osgood noted that some of the homeowners have added to the burden in the area by filling in ditches and not maintaining easements. He noted that the natural lay of the land has also added to some drainage issues. Stupi reported that the practice of running drain spouts directly from the house to the ditches has also added to the stormwater burden.

DNR grant: Mieden reported on a recent DNR webinar concerning stormwater grants that he, Filter, Stupi and Clerk Pedretti attended. He reported on a subsequent phone call with a DNR representative concerning eligibility of the grant in the area of water quality versus quantity. Discussion followed. Stupi will follow-up with our engineer and report to the Board next week on whether the Town should pursue with the April 15th deadline.

Mitigation projects:

Jared Noffke, N7105 Bice Avenue, asked if test results were back from the engineer. Stupi reported the engineer has had some delays due to snow coverage. He then explained the three areas of study (Bittersweet, Bice & Van Dunk and Erann Court) and reviewed the history of the work the Plan Commission has conducted over the past year.

Jeanne Keyser, N7143 Erann Court, expressed her concern that there is no flooding on her property so why does the Town need to dig it up and she noted they have a sprinkler system that could get damaged. Stupi explained the overall flooding issues in the area and noted anything installed within the right-of-way, other than utilities, would be the responsibility of the homeowner.

Lance Kowalsky, N7161 Erann Court, noted that the wash-outs end up on his driveway but they had no flooding. He explained why he thinks the Town's plan is not going to help the flooding. He later suggested the Town study the transmission line right-of-way as a possible holding pond area or get a second opinion for other options. Discussion followed.

Hunter Young, W7716 Volendam Street, expressed concern with all the water coming to the bottom of the hill and if more water is added from the east side it will have nowhere to go. Discussion followed.

Bjorn Broten, W7740 Volendam Street, asked about costs of the project. Discussion followed concerning the three options, the Town's support for the medium-priced option and that future options may need to be taken if the stormwater issues persist.

Shannon Deters, W7717 Volendam Street, asked if the Town took into consideration where the water came from and if they were aware that the pump used on Bice diverted water to other neighborhoods. Discussion followed. Fire Chief Manley explained the Holmen Fire Department's work during last spring's flood event.

Several residents expressed concern that they were not notified. Stupi explained that the Town has held two meetings every month for the past year and that there are still several stages to go through before any work commences. Mieden added that the Town is waiting for the engineer to finalize the concepts and then the Commission will study the costs. Osgood added that the engineer may find the elevations may not work as planned.

Megan Broten, W7740 Volendam Street, asked if the Town was intending to notify people before any digging occurred. Stupi suggested they would and noted the Town has not taken on such a project before.

Jack Butzler, W7747 Volendam Street, noted he lives by one of the drainage areas and this has been informative. He explained some of the issues his neighbors had with the last flood and thanked the Town for their help and the sand bags last year. He met with Curt Peterson, La Crosse County Land Conservation department, and they talked about the sentiment that is building in the ditches and the possibility of digging them out. Discussion followed.

Stupi will follow-up with the engineer with some of the concerns listed tonight.
Options to pay for mitigation: Stupi listed four possible options to pay for stormwater mitigation: (1) approve items that fall within allowable budget – which is \$39,100 in 2020; (2) take out a loan and add to general tax bill as a levy adjustment; (3) set up a “special charge” for property owners in affected area; or (4) obtain grant money. Discussion followed with input from citizens. No action taken. Item will return next month.

EMERGENCY PLAN: SPRING FLOOD

Stupi explained a table-top exercise held last fall, conducted by the La Crosse County Emergency Management department, and attended by multiple agencies. He noted the scenario was spring flooding and they discussed issues like pumping, communications, signage, and the use of sand bags. Stupi noted the “After Report” was available for review. Members discussed a hand-out on the RAVE alert system and Chief Manley reported their department’s participation. Clerk Pedretti also provided a hand-out on preparing for the coronavirus.

COMPREHENSIVE PLAN: FUTURE UPDATES

Stupi reported it is time to update the Comprehensive Plan which was implemented in 2005. Members will review the plan for possible updates.

FUTURE AGENDA ITEMS

Stormwater mitigation and Comprehensive Plan updates.

ADJOURNMENT

Motion by Mieden/Klenke to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:53 p.m.

Respectfully submitted,
 Marilyn Pedretti, Town Clerk