

TOWN OF HOLLAND PLAN COMMISSION

May 6, 2020

MEMBERS PRESENT	Chair Steve Michaels, Andrew Dobkoski, Jared Noffke, Jeff Osgood, and Kathy Warzynski
OTHERS PRESENT	Mike Richgels, Jeff Moorhouse, Ivy Noffke, Patrick & Becky Brockman, Steve Lindvig, Jon Hoff, Frank Meyer, Steve Buchardt, Sue Heilman, Bob Stupi, Fred Hilby and Mike Drugan; Buck Manley (Fire Chief); Jeff Herlitzke, Ben Filter and Steve Mieden (Town Supervisors), Marilyn Pedretti (Clerk)

CALL TO ORDER

Chair Michaels called the meeting to order at 7:00 p.m. Notices were properly posted. Michaels welcomed new Commissioner Jared Noffke.

MINUTES

Motion by Warzynski/Osgood to approve the minutes of March 4, 2020. **MOTION** carried.

CITIZENS' CONCERNS: none.

ZONING

Zoning Petition #2040: Steve Lindvig, W6248 County Road V, requested a rezone of two parcels from Exclusive Ag district to the Rural District for continued residential use (parcels 8-270-0 and 8-270-1). He explained his request was in order to tear down an existing building and build a new one but that he would need to combine the two parcels, which have different zoning districts, in order to qualify for the reconstruction. The clerk reported this rezone does not change the current use and would conform to the Comprehensive Plan. Motion by Dobkoski/Warzynski to recommend rezone of two parcels from Exclusive Ag to Rural district for parcels 8-270-0 and 8-270-1. **MOTION** carried unanimously.

PRE-PLAT: HIDDEN PRAIRIE

Jeff Moorhouse, Paragon Associates, provided a copy of their responses to the Town's engineer report concerning the preliminary plat for the Hidden Prairie Subdivision. He addressed several of the items and answered questions. Discussion followed concerning the park and road requirements. Chair Michaels opened the discussion to the public.

Frank Meyer, W8114 Old NA, expressed his concern with current traffic problems on Old NA and that adding another 28 residents would make it worse. He also asked if the park would be made available to the general public. Michaels noted all parks with Town equipment are available to the public.

Jon Hoff, W8142 Old NA, was also concerned with the traffic on Old NA, speeding and the blind spot at the corner. He asked that, with all the development in the area, had a survey been conducted concerning the aquifer. Moorhouse was not aware of any survey.

Becky Brockman, W8088 Old NA, explained their lot is in the middle of the plat and was concerned with water drainage. She was also concerned about the traffic on Old NA.

Patrick Brockman, W8088 Old NA, was concerned with drainage, slopes and clear cutting of the woods. He suggested the development could be designed to access County Road XX instead of Old NA.

Sue Heilman, W8103 Old NA, was concerned with the placement of the entrance across from her property as relates to the hill, speed and pedestrian traffic.

Fire Chief Buck Manley stated he reviewed the plat and liked that there were no cul-de-sacs. He handed out some information concerning fire codes and turning radius of their trucks for future reference.

Mike Richgels, developer, explained their work and willingness to look at options. Chief Manley asked that any changes to the plat be submitted to his department for review.

Discussion followed concerning traffic, speed bumps, speed limits, access to County Road XX, changing one access point to a cul-de-sac, grading/swaling possibilities, fire codes and tree cutting along lot lines.

Motion by Osgood/Noffke to table until the June meeting. **MOTION** carried unanimously.

DRAFT CONDO PLAT: DRUGAN

Mike Drugan, W7567 Castle Mound Road, introduced developers Roger Lowry and Dave Herlitzke and engineer Fred Hilby to speak on the draft condo plat at the intersection of Highway 53 and Castle Mound Road.

Fred Hilby, 1206 South 3rd Street, outlined the 20 unit condominium proposal, noting one private drive with 10 units and the other 10 units accessing Castle Mound Road. He asked for feedback from the Commission.

Discussion followed concerning road upgrades, a turn around for road maintenance, well/septic and stormwater requirements and emergency vehicle access. Drugan offered to check for access to Highway 53 for emergency vehicles. Hilby asked if they were required to follow Town code or the fire code and noted that if they had to follow fire code, it would kill the project. Manley noted variances were possible. No action taken.

COMPREHENSIVE PLAN: FUTURE UPDATES

Warzynski suggested contacting the original drafters of the Comprehensive Plan to get a quote to provide updating services. Discussion followed on what would be involved in a plan update. The clerk was directed to contact Schreiber Anderson & Associates and the La Crosse Area Planning Commission to obtain quotes for updating the plan.

ADJOURNMENT

Motion by Dobkoski/Osgood to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:17 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk