

## TOWN OF HOLLAND PLAN COMMISSION

October 7, 2020

<b>MEMBERS PRESENT</b>	Chair Steve Michaels, Andrew Dobkoski, Ben Filter, Bryan Nindorf, Jared Noffke, Jeff Osgood and Kathy Warzynski
<b>OTHERS PRESENT</b>	Erik Malvik, Mike Connors, Travis & Ethan Holak, Joe Kawatski, Scott & Angela Koelbl, Ellie & Code Keenan, Ivy Noffke, Bill and Deb Roth, Gary & Beth Sosalla, Abbey Nicewander (MRRPC), Marilyn Pedretti (Clerk)

### CALL TO ORDER

Chair Michaels called the meeting to order at 6:30 p.m. Notices were properly posted. He noted some items will be rearranged in the agenda.

### MINUTES

Motion by Warzynski/Filter to approve the minutes from September 2, 2020. **MOTION** carried.

**CITIZENS' CONCERNS:** none.

### PARK RENAMING

Erik Malvik, W7731 Country Avenue, proposed the Town rename Country Estates Park to the Lloyd Dresen Park to honor his many contributions to the Town. He gave background on the many projects spearheaded and supported by Dresen since he moved to Country Estates in 1984 and his service as a Park Committee member for 15 years. Malvik read a letter of support from Dave Skogen.

Mike Connors, W7736 Country Avenue, supported the renaming and noted Dresen's work in establishing the Country Estates Park and so much more.

Bill Roth, W7750 Park Avenue, spoke in favor of the renaming and noted it would be good to honor Dresen in this way.

Ellie Keenan, W8112 Beaver Road, spoke in favor of the renaming and noted she grew up near the park. She appreciated everything Dresen did for the neighborhood.

Motion by Osgood/Dobkoski to recommend renaming the Country Estates Park to Lloyd Dresen Park. **MOTION** carried unanimously.

### DONATION OF LAND

Mike Arneson, via zoom in Montana, explained his proposal to donate 2-3 acres of the land along Amsterdam Prairie Road, across from the McGilvary Bridges trailhead, which could be utilized for parking, restrooms and/or additional trails. He explained the Arneson family has owned land in Holland since 1870 and this property still has a foundation from the old homestead. Arneson expressed his family's desire to provide this perpetual legacy. Discussion followed concerning management, partnership with the Friends of the McGilvary Bridges, possible phasing of the amenities and possible use of the CapX funds for any expenses incurred to develop. Motion by Filter/Nindorf to recommend to the Town Board that we accept the

donation from the Arneson Family for the 2-3 acres of wooded property across from the Seven Bridges trailhead on Amsterdam Prairie Road. **MOTION** carried unanimously.

### **REZONE PETITION**

Scott Koelbl, N8467 O. Thompson Road, requested a rezone from Rural and Exclusive Ag District on a 22.54 acre parcel. He explained it would just be a shift in the boundary lines to allow for an addition to their garage. Koelbl spoke with his neighbors and no one had any objections. Discussion followed. Motion by Dobkoski/Noffke to recommend the rezone petition at N8467 O. Thompson Road to change the boundary lines and shift the zoning of Exclusive Ag and Rural districts on the 22.54 acre parcel. **MOTION** carried unanimously.

### **ZONING VARIANCE**

Joseph Kawatski, dba Kawatski Christmas Tree Farm, W7495 Council Bay Road, requested a variance to exceed the total number of accessory buildings allowed on their 18.29 acre parcel. Kawatski explained they purchased the property in 1978 and have slowly added buildings for their Christmas tree business and horses. He explained their request would reduce the square footage of the accessory buildings from 6,100 down to 4,500 and reduce the nine buildings down to six. Kawatski referred to the map and explained the proposed addition to a tool shed. Discussion followed and it was the consensus that this proposal would improve the property without adding any new buildings. Motion by Osgood/Filter to approve the variance for the property at W7495 Council Bay Road to exceed the number of accessory buildings, as explained in the variance request. **MOTION** carried unanimously.

### **FUTURE REZONE**

Travis Holak, N6814 Roberts, asked for input concerning a five acre parcel on County Road V (parcel 8-241-1) that they are interested in purchasing for a future single family home. He met with Dale Hewitt and Dan Hanley at La Crosse County and Holak provided a contour map showing a possible building site. Ethan Holak, N6814 Roberts, explained they are looking to close on the property at the end of October and asked for the Town's opinion on whether this could be rezoned. Clerk Pedretti explained the process to first change the Comprehensive Plan Map, which currently lists this as "active agricultural", and if amended, then it would go through a rezone process from "exclusive ag" to "rural". Discussion followed and it was the consensus that the parcel and surrounding area were not farmed and a single family home would be appropriate.

### **COMPREHENSIVE PLAN UPDATE**

MRRPC input: Abbey Nicewander, Senior Planner, Mississippi River Regional Planning Commission (MRRPC), reported she is updating sections 2-8 of the current Comprehensive Plan and map. She asked for any suggestions.

Survey: The draft survey was reviewed and input was given to incorporate. Discussion followed on timing and format for the survey. Motion by Nindorf/Filter to recommend to the Town Board that we put the town survey on the Town of Holland website for one month. **MOTION** carried unanimously.

Public participation plan: Discussion followed concerning the draft Public Participation Plan and suggestions were given for edits. Motion by Dobkoski/Noffke to recommend to the Board

for a Public Participation Plan to start as soon as possible with the changes made.  
**MOTION** carried unanimously.

### **GOLF CART ORDINANCE**

Dobkoski asked if the Commission wanted to move forward with a golf cart ordinance. Chair Michaels reported the County does not have an ordinance and the County Sheriff would not enforce a Town ordinance. An email from resident Dean Loeffler was reviewed. Discussion followed. It was the consensus to leave “as is” for now but to put a safety reminder in the annual newsletter.

**ANNOUNCEMENTS AND FUTURE AGENDA ITEMS:** Clerk Pedretti reminded members they can still vote absentee for the November 3<sup>rd</sup> election.

### **ADJOURNMENT**

Motion by Dobkoski/Osgood to adjourn. **MOTION** carried. Meeting adjourned at 7:56 p.m.

Respectfully submitted,  
Marilyn Pedretti, Town Clerk