

TOWN OF HOLLAND PLAN COMMISSION

May 7, 2025

MEMBERS PRESENT	Chair Mike Hoffman, Doug Klenke, Bryan Nindorf, Anne Paape, and Jamie Schloegel (6:04 pm)
MEMBERS EXCUSED	Ron Knapmiller and Jared Noffke
STAFF PRESENT	Lukasz Lyzwa (General Engineering Co., 6:45 pm), John Frauenkron (Town Crew, 7:00 pm), and Marilyn Pedretti (Town Clerk)

CALL TO ORDER

Chair Hoffman called the meeting to order at 6:30 p.m. Notices were properly posted. Hoffman expressed appreciation to Jeff Osgood, who served on the Plan Commission/Stormwater Utility Commission for six years. He noted a certificate of appreciation will be sent and stated Jeff will be missed.

MINUTES

Motion by Nindorf/Klenke to approve the minutes of April 2nd. **MOTION** carried.

CITIZENS' CONCERNS: none.

CERTIFIED SURVEY MAPS

Mark & Karen Kohlwey, N6991 Elizabeth Drive, requested a Certified Survey Map (CSM) to realign the property lines between parcels 8-1426-0 and 8-1425-0. John Krage, Arrow Land Surveying, explained there were some minor changes to the CSM. Mark Kohlwey, N6991 Elizabeth Drive, explained his request to take 2/10" of an acre from one parcel to move to the other. He noted this includes an area they cleared on the southern lot to include in the northern lot (their current home). Discussion followed. Motion by Klenke/Paape to recommend approval of the Certified Survey Map for Mark & Karen Kohlwey at N6991 Elizabeth Drive, to realign the property lines. **MOTION** carried unanimously.

Dave and Kelly Potaracke, N8397 Amundson Coulee Road, requested a CSM to divide a 33.94 acre parcel into three lots. Pedretti noted the surveyor had a slight change to the CSM and will provide a clean copy next week. Kelly Potaracke, N8397 Amundson Coulee Road, explained their request to split the parcel in order to allow for a house with a deed restriction so no other homes will be built on the acreage. She noted they have discussed with La Crosse County Zoning and they are checking the setbacks. Motion by Nindorf/Klenke to recommend approval of the Certified Survey Map for David and Kelly Potaracke at N8397 Amundson Coulee Road. **MOTION** carried unanimously.

REZONE

Jolyn and Dave Oelkfe, N8545 O Thompson Road, requested a rezone of a 1.19 acre parcel (split from a 40 acre parcel) from Exclusive Ag to Rural for a future home. Jolyn Oelkfe, N8545 O Thompson Road, explained their request was to allow them to build a home that would be "elderly" friendly and that a deed restriction would be placed on the remaining parcel. Discussion followed. Motion by Nindorf/Paape, to recommend approval of the rezone of 1.19 acre parcel from Exclusive Ag to Rural. **MOTION** carried unanimously.

CONDITIONAL USE PERMIT

Mathy Construction Company, N7814 Bluffview Court, requested a Conditional Use Permit (CUP) to place a portable asphalt plant in Milestone Materials' Kings Bluff Quarry for asphalt

producing during the 2025 season. Matt Knebes, Mathy Construction, explained the request was to provide a temporary asphalt plant at the Kings Bluff quarry to assist with the County Road XX project. Hoffman noted this is similar to the CUP from last year. Discussion followed and it was noted no complaints were received in the past. Motion by Klenke/Nindorf to recommend approval of the Conditional Use Permit for Mathy to place a portable asphalt plant in Milestone Materials' Kings Bluff Quarry for asphalt producing during the 2025 season. **MOTION** carried unanimously.

ZONING VARIANCES

Arlan Ulberg, W7661 James Street, requested a zoning variance to construct a detached accessory building that will exceed the maximum size on parcel 8-421-14 (a .51 acre parcel adjacent to his home). Pedretti reported Mr. Ulberg was unable to attend but will be present next week. Discussion followed concerning the request and the hardship listings. Members expressed concerns with the lean-to adding significantly to the square footage requirement, height fitting the neighborhood and the purchase of the lot knowing the allowable uses. No recommendation made.

Rena Patterson and Tom Weber, W7443 County Road T, requested to split and realign parcels 8-930-6, 8-932-4 and 8-932-5 that would result in building lots under the minimum acreage requirement. Weber reviewed their written request noting they have 31.7 acres that they would like to split into four lots. Discussion followed concerning the Comprehensive Plan requirement of "Large Lot Residential", realignment and lot sizes, differences accessing lots on the County road versus the Town road, and how the smaller lot might fit within the neighborhood on Aspeslet. Motion by Paape/Nindorf to recommend to move forward with the plan to divide up existing parcels understanding that two of them will meet the current Town rules for Comprehensive Plan with one lot that is smaller but we have discussed and feel that it fits the flavor of the neighborhood and understand that the next step is a CSM with more details spelled out. **MOTION** carried unanimously.

UPDATES: Hoffman noted the Board adopted the recommendations concerning the Road Implementation Plan. He reported attending the Village of Holmen Plan Commission meeting concerning their Comprehensive Plan, at which they discussed the surveys.

ANNOUNCEMENTS: Hoffman welcomed new commissioner Jamie Schloegel and thanked her for her willingness to serve.

ADJOURNMENT: Motion by Klenke/Paape to adjourn. **MOTION** carried. Meeting adjourned at 7:16 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk