

TOWN OF HOLLAND BOARD MEETING

May 14, 2025

MEMBERS PRESENT	Chair Bob Stupi, Supervisors Michael Hoffman, and David Weber
MEMBERS EXCUSED	Rick Hauser and Jeff Herlitzke
STAFF PRESENT	Town Crew Supervisor John Frauenkron, Clerk Marilyn Pedretti

CALL TO ORDER

Chair Stupi called the meeting to order at 6:30 p.m. Notices were properly posted.

MINUTES

Motion by Hoffman/Weber to approve the minutes of April 9, 16 and 23. **MOTION** carried.

CITIZENS' CONCERNS: None given.

COUNTY SUPERVISOR REPORT

Dave Balduzzi, County Board Supervisor, reported their big issue is the sale of the county land in West Salem. He asked for any questions from the Town concerning the County, none given.

TOWN AUDIT

Pedretti reported no quotes were received for conducting a Town audit. Discussion followed and it was the consensus to seek input from area municipalities on their audits.

PLAN COMMISSION

Certified Survey Maps (CSM):

- (A) Mark and Karen Kohlwey, N6991 Elizabeth Drive, requested a CSM to realign property lines between parcels 8-1426-0 and 8-1425-0. Hoffman noted there were small adjustments to the lot line and reported the Plan Commission unanimously recommended approval. Motion by Hoffman/Weber approval for Mark and Karen Kohlwey, N6991 Elizabeth Drive, for the realignment of property lines between parcels 8-1426-0 and 8-1425-0. **MOTION** carried unanimously.
- (B) Dave and Kelly Potaracke, N8397 Amundson Coulee Road, requested a CSM to divide a 33.94 acre parcel into three lots. Kelly Potaracke explained the change to the CSM was to allow for the driveway easement and acceptable frontage on Lot 3, as requested by the County. Steve Horton, Horton Surveying, explained the change in acreage for Lot 2 and that he fixed some typos. Hoffman reported the Commission unanimously recommended approval. Motion by Weber/Hoffman to approve the CSM for Dave and Kelly Potaracke, N8397 Amundson Coulee Road, to divide a 33.94 acre parcel into three lots. **MOTION** carried unanimously.

Rezone request: Jolyn and Dave Oelfke, 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. Applicants were not present. Hoffman reported the Commission unanimously recommended approval. Motion by Hoffman/Weber to approve Jolyn and Dave Oelfke, N8545 O Thompson Road, request to rezone a 1.19 acre parcel (split from a 40 acre parcel) from Exclusive Ag to Rural for a future home. **MOTION** carried unanimously.

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

Quarry for asphalt producing during the 2025 season. Matt Knebes, representing Mathy, was present for questions. Hoffman reported this request was similar to the CUP from last year and the Commission unanimously recommended approval. Motion by Weber/Hoffman to approve the Conditional Use Permit for Mathy Construction at N7814 Bluffview Court, to place a portable asphalt plant in Milestone Materials' Kings Bluff Quarry for asphalt producing during the 2025 season. **MOTION** carried unanimously.

Variance request: 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). Hoffman noted the Commission did not make a recommendation as Mr. Ulberg was not present last week. Ulberg explained his request noting the hardships of the property lines including utility easements in the back yard, lack of viability of a perk test, and drainage issues in the area. He explained the building would be built with the same materials of his home. Ulberg offered to lower the height to 17' 8" and decrease the size to 1,038 square feet. Discussion followed. Motion by Weber/Hoffman to approve the variance request by Arlan Ulberg, W7661 James Street, for the construction of a detached accessory building that will exceed the maximum size on parcel 8-421-14 (a .51 acre parcel adjacent to his home), not to exceed 1,038 square feet and not to exceed 18' in height. **MOTION** carried unanimously.

Report 5/7/25: Hoffman had nothing else to report.

STORMWATER UTILITY COMMISSION

2025 Maintenance work:

- (A) Hoffman explained that the culvert work by Coulee Country Excavating has been completed. He reported a letter to homeowners who have not cleaned out their personal culverts will be mailed shortly by Lukasz Lyzwa, Project Engineer, General Engineering Company (GEC), giving them 30 days to complete the work or the Town will conduct the work at a charge. Discussion followed.
- (B) Hoffman reported the Commission is working with Lyzwa, GEC, to develop a policy concerning scraping along the roads to assist in maintaining the road sustainability. Discussion followed concerning the level of shouldering work to be conducted. John Frauenkron, Town Crew Supervisor, noted that cutting back the shoulders will help the water drain from the roads and noted cutting back the banks may be difficult but needed. Stupi suggested it would be the homeowners responsibility to spray the shoulder to prevent grass from overtaking the shoulders in the future. Doug Klenke, N6954 Sunrise Lane, noted Lyzwa suggested a "test" site of Garden Street and was confident there was a gravel base for most of the area roads. It was the consensus to scrape back and replace gravel if needed and to begin with a "test" site.

Culvert inserts: Stupi reported the quote approved last month did not include the mobilization fee and the new quote includes an additional two feet on one of the culverts. Motion by Hoffman/Weber to approve the quote from SubSurface Inc. in the amount of \$57,620 for culvert inserts. **MOTION** carried unanimously.

Gaynor Addition: Hoffman reported GEC is recommending lowering the first culvert at Gaynor and Sween in order to allow for better infiltration and then possibly lowering a second culvert next year. Stupi noted the expense will be covered by GEC. Discussion followed and it was the consensus to move forward with the recommendation.

Culvert on O Thompson Road: Hoffman reviewed the cost estimates and everything is in line to move forward with the culvert replacement. Frauenkron noted the work should be completed in May.

Culvert on Flaten Road: Hoffman reported the Town crew can assist with some of the work and purchase the culvert with Coulee Country Excavating conducting the ditch work. Discussion followed. Motion by Hoffman/Weber to approve the culvert work on Flaten Road not to exceed \$6,000 by Coulee Country Excavating and our Town crew.

MOTION carried unanimously.

Report 5/7/25 meeting: Hoffman noted no additional information.

PARK COMMITTEE

Wildflower Park: Stupi explained the concern with mowing around the large boulders. He reported on a quote to install mulch and native plantings was over the budget limitations. The Park committee recommended moving/removing boulders that make it difficult to mow around. Pedretti noted Coulee Region Ecoscapes could use some of the boulders for the future playscape area.

2025 Budget:

- (A) *Basketball/Pickleball courts:* Stupi explained the committee is continuing the discussions on replacing the basketball court with two pickleball courts and constructing a basketball half court at another spot on the grounds. He noted they are working with the Holmen Area Foundation on a possible partnership but no commitments have been made yet.
- (B) *Walking Trail:* Stupi noted the Park Committee revisited the request to construct a walking park around the Town Hall park. He reported they adjusted the trail to include a circular track and received a quote for less than last month's cost estimate. Klenke provided information on a possible partnership with a non-profit, which had been presented to the committee a few years ago. Discussion followed concerning economies of using the temporary asphalt plant (which will be located in the Town this year), multiple future uses such as exercise stations along the trail and the possibility of using current budget numbers for equipment replacement. Motion by Hoffman/Weber to go out for bid on a paved walking trail. **MOTION** carried unanimously.
- (C) *Town Hall climbing equipment:* Stupi reported the Committee has two recommendations for climbing equipment to replace the current older structure and that additional research into possible discounts will be conducted and reported back to the Committee. Klenke noted the crew has permission to remove parts of the structure if they become a safety issue.
- (D) *Hammes Park entrance/parking lot:* Stupi reviewed a quote received for double-seal coating and one for paving the driveway and parking lot at Hammes Park. He noted there are erosion issues after rain storms. Discussion followed. Motion by Hoffman/Stupi that we double-seal coat the Hammes Park entrance and parking lot for a cost not to exceed \$4,500. **MOTION** carried unanimously.
- (E) *Dresen Park crawling tunnel:* Stupi reviewed pictures of the crawling structure at Dresen Park and noted the cracks and sharp edges that need constant grinding. Discussion followed. Motion by Stupi/Hoffman to remove the climbing equipment at Dresen Park. **MOTION** carried unanimously.
- (F) *Dresen Park sandblast/paint equipment:* Stupi reviewed pictures of the equipment at Dresen Park that shows worn down paint. Frauenkron reported they could not get a quote at this time. Discussion followed. It was the consensus for the crew to sandblast or grind the equipment and paint with an epoxy as they are able.

Report on 5/12/25 meeting: Stupi reported the gazebo project has been completed and thanked Klenke for his work. He noted they will be ordering two picnic tables for the new gazebo.

PUBLIC WORKS

Loader tractor: Stupi reported the quote approved last month was only valid for a week and those tires had been sold. Frauenkron reviewed the updated quote from Degenhardt sent April 10th. Discussion followed. Motion by Hoffman/Weber to get the new tires for the loader not to exceed \$7,000 and to get quotes from Degenhardt and Poms. **MOTION** carried unanimously.

Road School: Frauenkron reported the Road School was good and referred to David Carlson's written report.

Town crew report: Frauenkron reviewed the Town crew report. Stupi noted the crew starts working four 10 hour days starting when the brush chipping has been completed.

FIRE DEPARTMENT: no Fire Board minutes were received from the April 22nd meeting.

LIQUOR LICENSES

Stupi reported that applications for liquor license renewals were sent to: Holmen Rod & Gun Club, Holmen Gunslick, Drugan's Castle Mound and Whispering Pines Campground. Approval will take place next month.

TREASURER'S REPORT AND BILLS

The Treasurer's report and invoices were reviewed. Motion by Weber/Hoffman to approve the treasurers report and pay the bills in the amount of \$92,028.05. **MOTION** carried.

ADJOURN

Motion by Hoffman/Weber to adjourn. **MOTION** carried. Adjourned 7:58 p.m.

Respectfully submitted,
Marilyn J. Pedretti
Town Clerk