

TOWN OF HOLLAND PLAN COMMISSION

March 7, 2018

7:00 p.m.

MEMBERS PRESENT	Chair Robert Stupi, Mitch Cholewa, Andrew Dobkoski, Mitch Fenske, Jeff Herlitzke, Kurt Kroner
EXCUSED	Doug Klenke
OTHERS PRESENT	Marilyn Pedretti (Town Clerk), Steve Michaels (Town Chair), Board members: Michael Hoffman, Jerome Pedretti & Kathy Warzynski; Steve Doyle (Town Attorney); Charlotte & Mike Stange, Jay & Deb Bratberg, Ben Schafer, Todd & Andrea Trocinski, Greg Stellrecht

CALL TO ORDER

Chair Stupi called the meeting to order at 7:02 p.m. Notices were properly posted.

MINUTES

Motion by Herlitzke/Dobkoski to approve the minutes of January 3, 2018. **MOTION** carried.

CITIZENS' CONCERNS

Jay Bratberg, N7274 Casberg Coulee Road, asked that the Town replace the tattered flag. State Representative Steve Doyle offered that his office could provide a new flag.

ROTTERDAM ROAD EXTENSION

Stupi explained that Rotterdam Road in Prairie Woods is 100' to 200' feet short of pavement to meet a new subdivision being developed in the Village of Holmen. He noted that connecting the streets would allow for an alternate way for residents to exit the subdivision as well as provide fire and ambulance access. Stupi reported a survey was sent to residents of Prairie Woods and Prairie Meadows subdivisions asking if they want to connect to the new subdivision, with a deadline of March 14th for responses. He explained that the long range plans were designed to connect Rotterdam from MH to 53.

Attorney Steve Doyle stated it is the Town's land to do as they deem appropriate. He noted that while the road does appear in the long range plan as going through, there are other lands that are not planned. He suggested the Town consider if having fire hydrants closer will benefit residents, if vehicle access will be detrimental/helpful to the Town residents, if the Village was willing to negotiate picking up the costs of paving, and whether the Boundary Agreement obligates the Town in connecting.

Town Chair Steve Michaels reported their neighborhood Facebook page currently has a majority opposed. He noted another neighborhood had a cul-de-sac that was recently opened up by the Village to a new subdivision without any notice and he wants to see the residents protected. Discussion followed. No action taken.

COMPREHENSIVE PLAN AMENDMENT REQUESTS

Review input from hearing: Stupi reviewed the resident input at the hearing.

Changes or additions: Stupi noted the map and applicants' "Amendment Form" were in the packets and no changes were reported.

Resolution 2018-3: The clerk read the resolution into the record:

**RESOLUTION 2018-3
AMENDMENT TO THE COMPREHENSIVE PLAN MAP
OF THE TOWN OF HOLLAND**

WHEREAS, the Town Board of the Town of Holland established a Plan Commission for the purposes of preparing a recommended Comprehensive Plan for the Town of Holland; and

WHEREAS, a Comprehensive Plan was recommended by the Plan Commission and adopted by the Town Board on January 10, 2007; and

WHEREAS, amendments to the Comprehensive Plan may be appropriate throughout the lifecycle of the Plan, particularly if new issues emerge or trends change; and

WHEREAS, on January 3, 2018, the Plan Commission reviewed the request to amend the map for Parcel 8-319-2 from Exclusive Ag District to Mid-Lot Residential district to allow for continued residential use and recommended amending; and

WHEREAS, members of the public were invited to make comments at meetings, wherein the amendment to the Comprehensive Plan Map was reviewed and commented upon by members of the public; and

WHEREAS, the Town of Holland Plan Commission has reviewed the recommended amendment to the Comprehensive Plan Map at a regular monthly meeting; and

WHEREAS, after said public hearing, the Town Board will decide whether to adopt by ordinance the amendment to the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Town of Holland Plan Commission that the Comprehensive Plan Map is hereby amended as follows: From “Active Ag” to “Mid-Lot Residential”: Parcel 8-319-2

BE IT FURTHER RESOLVED, that the above listed parcel has been amended as a part of the Town of Holland’s Comprehensive Plan pursuant to s.62.23 and s.66.1001, Wis. Stats. and that the Plan Commission recommends said Comprehensive Plan Amendment to the Town of Holland for adoption by ordinance.

Motion by Dobkoski/Herlitzke to approve Resolution 2018-3. **MOTION** carried unanimously.

WILDFLOWER TERRACE FINAL PLAT

DNR Stormwater maintenance agreement: Developer Greg Stellrecht explained the ditching system. Discussion followed concerning enforcement of the standards. Stellrecht offered to include the maintenance agreement as part of the covenants. Motion by Fenske/Cholewa to recommend approval of the stormwater maintenance agreement. **MOTION** carried unanimously.

Final plat: Stupi reviewed the letter from the Town engineer. Discussion followed. Stellrecht stated he will install several 4x4 posts at the end of the paved road to prevent vehicle traffic on the southern half of the plat. Motion by Dobkoski/Cholewa to recommend approval of the final plat for Wildflower Terrace Subdivision Phase I and that the end of the road be protected with barriers at the end of Phase I. **MOTION** carried unanimously.

ZONING ORDINANCE INPUT

Stupi explained the County Zoning amendment that would allow for household livestock in platted subdivision with a limit of 5 chickens, rabbits or fowl but no swine or roosters.

Discussion followed. Fenske suggested wording to disallow guinea fowl and peacocks. He also suggested it should be a “majority” of neighbors rather than “all” contiguous property owners to sign off on the permit. Stupi noted Klenke asked that clarification be made on who enforces and what happens when things get out of hand.

REPORTS

Safe Routes to School: Dobkoski reported they will be meeting next month.

ADJOURNMENT: Motion made by Herlitzke/Cholewa to adjourn. **MOTION** carried unanimously. Meeting adjourned at 7:49 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk