

TOWN OF HOLLAND PLAN COMMISSION

June 5, 2019

MEMBERS PRESENT	Chair Robert Stupi, Mitch Cholewa, Ben Filter, Doug Klenke, Jeff Osgood and Kathy Warzynski
EXCUSED	Andrew Dobkoski
OTHERS PRESENT	Steve Mieden, Jared and Ivy Noffke, Richard Berg, Steve Horton, Marilyn Pedretti (Clerk)

CALL TO ORDER

Chair Stupi called the meeting to order at 7:00 p.m. Notices were properly posted.

MINUTES

Motion by Warzynski/Klenke to approve the minutes of May 1st. **MOTION** carried.

CITIZENS' CONCERNS: none.

CSM: CLARK

Richard Berg, Berg Enterprise, W7463 Sylvester Road, spoke on behalf of Jay Clerk, W7312 Sylvester Road, who requested approval of a Certified Survey Map (CSM) to split his 6.77 acre parcel into two parcels. Berg noted this was a follow-up to a previous rezone. Klenke expressed concern with the future driveway and it was noted the Town's driveway permit would address those concerns. Motion by Cholewa/Filter to approve the Certified Survey Map for Jay Clark. **MOTION** carried.

REZONE & CSM: DUMMER FAMILY FARMS

Steve Horton, Horton Surveying, N6183 Jason Street, Onalaska, spoke on behalf of James Dummer, N6642 County Road XX and Shirley Dummer and Dummer Family Transfer LLC, N6595 County Road XX, relating to a parcel at N6642 County Road XX. Horton explained the intent of the rezone and the CSM was to reconfigure the triangle lot and to adjust the zoning from the current General Ag and General Ag with Conditions Not Filed to the Rural District. Osgood expressed concern that the property lines were to the center line rather than the right-of-way line. Horton explained his conversations with the County. Discussion followed concerning the configuration, gaps that were created and future transfer of land.

Motion by Warzynski/Stupi to recommend approval of the zoning changes for Petition #2024 from General Ag with Conditions not recorded to Rural District. **MOTION** carried. Motion by Filter/Cholewa to accept the Certified Survey Map of Petition #2024. **MOTION** carried.

ADAMSON/HOLSETH CSM OF 1979

Stupi explained that a CSM was adopted by the Town in 1979 for a parcel on the east side of Amsterdam Prairie Road that included eight lots and land dedicated for a Town road; however the road was never built and now the owner on the south end is asking the Town to put in a road for access to his lots. Stupi questioned whether the Town was obligated to provide a road and referred to information provided by the Wisconsin Towns Association (WTA). Clerk Pedretti reported on a cost estimate provided by the County Highway Department for both a gravel and a paved road. Discussion followed. Stupi reported that after the discussion, the Town was highly

reluctant to put in the road. He will meet with the Town attorney and then discuss options with the Town Board at the June 12th Board meeting.

MITIGATION OF DRAINAGE ISSUES

Stupi explained that he assigned John from the Town crew to conduct data collection after each storm in ten different drainage areas around the Town. The results were provided in the packet. He noted the preliminary data suggests the areas are infiltrating within 48 hours.

Steve Mieden, N7123 Bice Avenue, questioned the data collection spots and felt the Town was not comparing apples-to-apples. Ivy Noffke, N7105 Bice Avenue, noted the stake on their property is not in the pond area. Jared Noffke, N7105 Bice Avenue, also questioned the spot of the stake and noted the disturbed area is draining but not the pond area. Discussion followed. It was the consensus that the Noffkes will move the stake to the pond area and the Town will continue to monitor all ten sites.

The Clerk reported she was not able to connect with the DNR on any historical information concerning the easements and the process for disposal of material from scraping. Discussion followed concerning the Town's responsibility versus property owners, access to private drainage areas and rain gardens. This item will continue to be discussed next month.

EMERGENCY MANAGEMENT PLAN

Stupi reported that Keith Butler, La Crosse County Emergency Management Department, offered to conduct a table top exercises on October 2nd with a planning meeting scheduled on August 7th. Preliminary list of invitees: area fire departments, hospitals, EMT, police departments, County Sheriff, DNR, school district, County Highway Department, Red Cross and possibly volunteer groups.

SUBDIVISION ORDINANCE: DRAINAGE EASEMENTS

Warzynski highlighted three areas in the Subdivision Ordinance that address drainage easements: 4.02(G), 7.08, and 9.07. Discussion followed concerning mechanisms for making sure the easements are maintained, development of a system for regular maintenance of drainage areas, documentation of elevations at the time of plat acceptance in order to determine sedimentation and research possibilities of assessing maintenance costs to property owners. Stupi suggested researching a sample stormwater or drainage easement maintenance ordinance that could be adopted by the Town. Warzynski noted that the Town does have a Citation Ordinance to add teeth to enforcement.

ANNOUNCEMENTS & FUTURE AGENDA ITEMS

Due to the Independence Day holiday, the July meeting was moved to Tuesday, July 2nd.

ADJOURNMENT

Motion made by Filter/Osgood to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:50 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk