

TOWN OF HOLLAND PLAN COMMISSION

October 2, 2019

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| MEMBERS PRESENT | Chair Robert Stupi, Andrew Dobkoski, Ben Filter, Doug Klenke, Jeff Osgood, and Kathy Warzynski |
| OTHERS PRESENT | Alex Parcher, Rich Kubal, Steve Mieden, Steve Horton, Mary Thompson, Jared Noffke, Kathy Cook, Fire Chief Buck Manley, Steve Michaels (Town Chair), Marilyn Pedretti (Clerk) |

CALL TO ORDER

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

MINUTES

Motion by Klenke/Filter to approve the minutes of September 4th and September 19th.

MOTION carried.

CITIZENS' CONCERNS

Commissioner Ben Filter suggested the Town should look at the issue of winter street parking and illegal plowing of driveways across town roads.

ZONING

Petition #2032: Alex Parcher, d/b/a Broadway Properties LLC, W7765 Parcher Court, requested a rezone of a 2.4 acre parcel at N8827 US Highway 53 from "General Agriculture District Conditions Not Recorded" to "Commercial District" for commercial storage rental units in existing detached accessory buildings. He explained his request to rezone in order to accommodate storage for both his campground and for rental units. Parcher reported that at the Monday night's County meeting, he was informed there was a driveway easement on the parcel and he has since received that information from his realtor and title company.

Mary Thompson, N1606 Meadow Ridge, La Crosse, stated she owns 35 acres abutting the Parcher parcel. She expressed her concerns with the driveway access, noting the DOT will no longer allow additional access points onto Highway 53. She stated the Long Range Plans shows "large lot residential". Stupi noted the Plan shows the area as a "commercial corridor". Discussion followed and the map was reviewed. Thompson further stated her concern that commercial zoning will detract from her future property values and that it may affect her litigation with the powerline.

Kathy Cook, N8118 Highway 53, stated she lives across the road and was concerned with her property value, the impact of people going in/out at all hours, and possible future expansion of the campground.

Discussion followed concerning the driveway access, shared driveway expectations, commercial development access along 53 and width of the commercial corridor. Parcher noted the County committee tabled the petition Monday night and he was willing to hold off until the driveway issue and powerline litigation were cleared. Discussion followed. Parcher withdrew his request in order to gather additional information.

Petition #2033: Steve Horton of Horton Surveying, o/b/o Nick Hansen & Hanson LLC, W7787 Amsterdam Prairie Road, requested a rezone of a 1.02 acre parcel from the "General Agriculture District and the General Agriculture District Deed Restrictions Not Recorded"

to the “Rural District” for continued residential use and to remedy a lot line encroachment of the private on-site wastewater treatment system. He explained the need for the petition and described the rezone map. Discussion followed concerning access to the 1.8 acre pastureland to the west of this parcel. Horton explained that the rezone would not land-lock the parcel and that an easement will be indicated on the Certified Survey Map he is drafting.

Motion by Dobkoski/Filter to recommend approval of Petition 2033 to rezone 1.02 acre parcel from the “General Agriculture District and the General Agriculture District Deed Restrictions Not Recorded” to the “Rural District” including the conditions set by the County that only one single family residence is authorized, no further subdivision of the lot and these deed restrictions shall be recorded in the La Crosse County Register of Deeds Office within 30 days of County Board approval or this zoning petition shall be voided. **MOTION** carried.

Boundary Agreement Input: The Village of Holmen submitted a proposed rezone petition within the Boundary Agreement area for Town input. The rezone is by Buck 47 Ventures LLC to rezone approximately 20 acres of property immediately north of Old Hwy 93 from (A) Agricultural District to (R-1) Single Family Residential District and (R-6) Zero Lot Line (single family twindo) Residential District. Discussion followed and concern was expressed with the amount of housing in the small area, whether there was a need for more housing and whether twindos were needed. No recommendations were made.

At 7:10, the Plan Commission recessed and reconvened in the Town Hall to conduct an Emergency Response Table Top Exercise.

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| EMERGENCY MANAGEMENT TRAINING ATTENDANCE | Keith Butler, Matt Meyers, Kent Stein, Mike Horstman, Brian Cessford, Patrick Barlow, Mike Hesse, Lucas Teska, Jerome Pedretti, Mike Hoffman, Jeff Herlitzke, John Frauenkron, Paul Westlie, Robert Stupi, Andrew Dobkoski, Ben Filter, Doug Klenke, Jeff Osgood, Kathy Warzynski, Steve Michaels & Marilyn Pedretti |
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TABLE TOP EXERCISE

Keith Butler, La Crosse County Emergency Management Coordinator, welcomed everyone and opened the floor for introductions. He then conducted the table top exercise which included an outline of the core capabilities, objectives and desired outcomes. He presented the emergency scenario and discussion followed with input from the attendees. Town Chair Michaels thanked those in attendance for their participation and thanked Mr. Butler for his work and wished him well in his retirement.

ADJOURNMENT

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

Respectfully submitted,
Marilyn Pedretti, Town Clerk