

TOWN OF HOLLAND PLAN COMMISSION

June 6, 2018

MEMBERS PRESENT	Chair Robert Stupi, Mitch Cholewa, Mitch Fenske, Doug Klenke, Kurt Kroner (excused at 8:00 pm)
EXCUSED	Andrew Dobkoski, Jeff Herlitzke
OTHERS PRESENT	Marilyn Pedretti (Town Clerk), Kathy Warzynski (Board member), Leroy Wipf, Jim Webb, Karl Schilling

CALL TO ORDER

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

MINUTES

Motion by Kroner/Fenske to approve the minutes. **MOTION** carried.

CITIZENS' CONCERNS: none.

ZONING

Zoning Petition #2012: Leroy Wipf, W8043 Vermeer Street, Holmen, on behalf of Jay Just, W6836 County Road T, requested a rezone of 12.62 acres from General Ag District and General Ag District deed restrictions not recorded to the Rural District. He explained his wish to build a 40'x50' pole shed for storage, which is over the square foot limitations under the current configuration. Discussion followed. Motion by Fenske/Cholewa to recommend approval of Rezone Petition 2012. **MOTION** carried unanimously.

Zoning Petition #2013: Jim Webb, PE, 1224 King Street, La Crosse, acting on behalf of Karl Schilling d/b/a/ Property Logic, 2435 Hauser St, La Crosse, requested a rezone of property at N7757 Amsterdam Prairie Road from the Commercial District with conditions recorded to the Commercial District with no conditions. Webb explained the request to add additional storage buildings and possibly office space. Schilling said he has had some interest in something different for local contractors. Discussion followed concerning the history of the property, the current restrictions, outside storage, parking, fencing, safety, vehicle access, square footage of buildings and anticipated usage. Stupi talked about the Town lighting ordinance and Webb anticipated researching the foot candles and using photo metrics to design within our regulations. Further discussion followed concerning limiting outside storage. Motion by Stupi/Klenke to recommend approval of the zoning change to Commercial District with Conditions of temporary outside storage limited to 30 days and any permanent storage be within a fenced area. **MOTION** carried unanimously.

Zoning variance: Jim Webb, PE, 1224 King Street, La Crosse, acting on behalf of Karl Schilling d/b/a/ Property Logic, 2435 Hauser St, La Crosse, requested a variance from the side-yard requirement of 25' to 12' for property at N7757 Amsterdam Prairie Road. Webb explained the 12' setback would allow for better parking and access down the middle. He noted the Town ordinance allows for 12' but La Crosse County allows for 25'. Discussion followed concerning storm water run-off, emergency vehicle access and reduction in side-yard storage possibilities. Motion by Klenke/Fenske to recommend approval of the variance for Property Logic at N7757 Amsterdam Prairie Road from 25' to 12'. **MOTION** carried unanimously.

DOG ORDINANCE

Kathy Warzynski, Town Board member and Dog Control Committee Chair, explained some of the language changes. She suggested language should be added to allow for temporary housing

of foster dogs as follows: 2.03(E) Dogs that are being “fostered” and are not required to be licensed in the Town shall not count against the two-dog limit. Discussion followed. Motion by Klenke/Cholewa to recommend approval of Amendment #3 2018 with the added language in section 2.03 concerning foster dogs. **MOTION** carried unanimously.

HOUSEHOLD LIVESTOCK

Discussion took place concerning the text amendment to the La Crosse County Zoning Ordinance authorizing “Household Livestock” in certain platted subdivisions. Motion by Cholewa/Stupi to recommend approving the amendment. **MOTION** carried unanimously.

DOT / HIGHWAY 35 PLANNING

Stupi explained that the Wisconsin Department of Transportation (DOT) is taking input for upgrades to the Highway 35 corridor from Highway 53 to the Trempealeau County line. He reviewed maps and traffic patterns from an April 2018 Traffic Impact study. Discussion followed. Motion by Cholewa/Fenske to recommend to the Wisconsin DOT that in the long-term, install a round-about at County Road XX and Amsterdam Prairie Road and in the short-term provide for deceleration lanes on Highway 35 at Amsterdam Prairie. **MOTION** carried unanimously.

Motion by Cholewa/Stupi to highly recommend to the Wisconsin DOT in the long term to include roundabouts on their designated places of Rotterdam Road, Staphorst Lane, Blackwelder Place and entrances of Highway 53/35 ramps and in the short-term deceleration on these access points as well. **MOTION** carried unanimously.

POLICY DEVELOPMENT

Stupi suggested that, in the interest of time, the Commission table the short-term rental housing and licensing of sand mining policy discussions until next month. It was the consensus to do so.

Regulation of grass and/or weed control: Stupi gave a history on the 2008 attempt to regulate grass and/or weeds and the current process to regulate noxious weeds through a Weed Commissioner. Discussion followed concerning farming vs urban, enforcement, Town crew current work load and resources, billing process and past complaint(s) history. Members reviewed a survey of other municipalities within the County and their regulations. Motion by Cholewa/Fenske to keep things as they are with noxious weeds enforcement only. **MOTION** carried unanimously.

REPORTS

Safe Routes to School: no report.

Nitrate Well Water Task Force (County): Written report was reviewed and appreciated.

FUTURE AGENDAS & ANNOUNCEMENTS

Policy discussion on mining regulations and short-term rentals. Due to the 4th of July holiday, it was the consensus to schedule the **next meeting for Thursday, July 5th**.

ADJOURNMENT

Motion made by Klenke/Cholewa to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:37 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk