

## TOWN OF HOLLAND PLAN COMMISSION

December 4, 2019

<b>MEMBERS PRESENT</b>	Chair Robert Stupi, Andrew Dobkoski, Ben Filter, Doug Klenke, Steve Mieden, Jeff Osgood, and Kathy Warzynski
<b>OTHERS PRESENT</b>	Andrew Beyer (GEC), Kristi & Dan Hanson, Ivy and Jared Noffke, Terence Smyre, Ryan Ziegler, Bart Hottenstein, Steve Horton, Greg Stellrecht, Mike Hoffman (Town Supervisor), Steve Michaels (Town Chair), Marilyn Pedretti (Clerk)

### CALL TO ORDER

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

### MINUTES

Motion by Warzynski/Klenke to approve the minutes of November 6<sup>th</sup>. **MOTION** carried.

**CITIZENS' CONCERNS:** none given.

### STORMWATER MITIGATION

Andrew Beyer, Engineer, General Engineering Company (GEC), reviewed their report issued last month. He provided an additional handout with maps and preliminary cost estimates. He covered the three areas as follows:

- A. Bittersweet Road area – He explained Option 1 (storm inlet) and Option 2 (ditching). Discussion followed concerning slope, parking and an underground option.
- B. Van Dunk/Bice Avenue area – Beyer noted the stormwater system was originally designed in 1977 for 5 lots and was later designed for 15 lots, and explained those designs do not provide enough capacity in today's standards. He explained Option 1 (stone trench) and Option 2 (construct lift station). Discussion followed concerning design guarantees, maintenance, winter vs summer capacity, infiltration rates, modeling and cost effectiveness. Jared Noffke, N7105 Bice Avenue, provided some input and suggestions for additional storage.
- C. Erann Court area – Beyer explained Option 1 (swale construction) and Option 2 (stone trench) and noted these options were designed to alleviate not eliminate water issues. Discussion followed concerning current capacity, modeling, culverts and area basins.

Discussion continued concerning the options, future expectations and how the costs would be allocated if the Town moved forward. Stupi noted the Town Board would be charged with the final decision and listed several options for funding: (1) take out of General Fund; (2) assess the entire Town; or (3) assess people in affected areas. After further discussion, the Commissioners asked the Engineer for modeling calculations and some working examples of similar stone trench projects.

### RENTAL/CABIN PROJECT

Dan and Kristi Hanson, W7800 A Johnson Road, requested input concerning a proposed project that would include up to eight cabins on their property. They provided a hand-out with maps and cabin design. Dan Hanson reviewed a list of questions and concerns. Discussion followed concerning zoning, Comprehensive Plan viability, access, well/septic, short-term vs long-term rentals and the Town licensure requirements. Hanson was advised to work with County Zoning office and talk with the adjacent campground owner.

**CSM: HANSEN**

Steve Horton, Horton Survey, o/b/o Nick Hansen, N8353 U.S. Highway 53, requested approval of a Certified Survey Map (CSM) to divide 2.86 acres into two parcels and add an access easement. Horton explained the CSM, the agreement between Nick and Jeff Hansen and the access point. Motion by Filter/Mieden to recommend approval of the CMS with the proposed easement for the Jeff Hansen property and Lot 1 and the Nick Hansen property. **MOTION** carried.

**WILDFLOWER TERRACE, PHASE 2**

Greg Stellrecht, 231 Horman Blvd, Onalaska, reported he is ready to move forward with Phase 2 of the Wildflower Terrace subdivision. He asked for input concerning the southern cul-de-sac and whether that could be redesigned from the current opening with a slight depression in the middle to a completely black-topped turn-around. Discussion followed and it was the consensus the cul-de-sac could be fully black-topped with additional stormwater design to cover the change in infiltration in that area.

Stellrecht asked if there were options to allow building permits in Phase 2 before the road was blacktopped. Discussion followed concerning past practice to allow building permits as long as the road base was in place and a bond was issued to cover future blacktopping.

**BEAVER BUILDERS COMMERCIAL DEVELOPMENT**

Stellrecht explained his vision to provide for senior housing in the area north of Beaver Builders and his discussion with the Village of Holmen concerning annexation for sewer/water services. Stupi noted the Board would most likely prefer to keep the land in the Town. He suggested the project could be accomplished without city services and Stellrecht expressed interest in further discussion.

**SNOW EMERGENCY POLICY**

Stupi reviewed an email from the Wisconsin Towns Association outlining how the Town could declare snow emergencies. He also reviewed information received from the Town attorney. Discussion followed. The clerk was directed to research options with the Village of Holmen, City of Onalaska and City of La Crosse and discuss further with the Town attorney.

**FUTURE AGENDA ITEMS**

Stormwater mitigation and street parking.

**JANUARY MEETING DATE RESCHEDULED**

Due to the holiday, the Plan Commission chose to meet on Thursday, January 2<sup>nd</sup> at 7:00 p.m.

**ADJOURNMENT**

Motion by Dobkoski/Klenke to adjourn. **MOTION** carried unanimously. Meeting adjourned at 8:39 p.m.

Respectfully submitted,  
Marilyn Pedretti, Town Clerk