

TOWN OF HOLLAND PLAN COMMISSION

July 1, 2020

MEMBERS PRESENT	Chair Steve Michaels, Andrew Dobkoski, Ben Filter, Bryan Nindorf, Jared Noffke and Kathy Warzynski
EXCUSED	Jeff Osgood
OTHERS PRESENT	Dana & Barry Truog, Ivy Noffke, Fred Hilby, Alex Parcher, Mary Thompson, Buck Manley (Fire Chief); Steve Mieden (Town Supervisor), Marilyn Pedretti (Clerk)

CALL TO ORDER

Chair Michaels called the meeting to order at 6:30 p.m. Notices were properly posted. Chair Michaels welcomed new commissioner Bryan Nindorf.

MINUTES

Motion by Noffke/Filter to approve the minutes of June 3, 2020. **MOTION** carried.

CITIZENS' CONCERNS: none.

PRE-PLAT: HIDDEN PRAIRIE

Chair Michaels explained the plat meets all the subdivision code requirements. He reported the Town will address the traffic concerns on Old NA as a separate issue. Filter reported that he met with the neighbors and explained the county's denial for access on County Road XX because there is a Town road alternative. He also reported that the county said the existing exit at the crest of the hill onto Old NA is the best possible access point. Filter also noted that subdivision is too small for a traffic study.

Motion by Filter/Noffke to recommend approval of the plat as presented. **MOTION** carried.

CASTLE MOUND CONDO PLAT

Fred Hilby, engineer speaking on behalf of Mike Drugan, reviewed the condominium plat proposed at the intersection of U.S. Highway 53 and Castle Mound Road. He reported a new Certified Survey Map was drafted to meet the County Zoning requirements. He outlined the stormwater plans and noted the plan will be discussed by the County Land Conservation department at the August 3rd zoning meeting. Hilby proposed the developer will upgrade the current Castle Mound Road with a 24' asphalt with 2' shouldered road from Highway 53 to the east end of the proposed condo plat for access of five condos. He also noted there will be a 28' paved private road that will access Castle Mound Road to serve an additional five condos. Discussion followed.

Motion by Dobkoski/Nindorf to recommend approval of the access due to the improvements of Castle Mound Road to the east end of the property line. **MOTION** carried unanimously. Fire Chief Manley expressed his concern with the private drive as it does not meet state fire code regulations.

REZONE: PARCHER

Michaels asked for public input on the request by Alex Parcher, d/b/a Broadway Properties LLC, W7765 Parcher Court, to rezone 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. Michaels reported the rezone request meets the Comprehensive Plan standards.

Mary Thompson, N1606 Meadow Ridge Road, La Crosse and owner of the parcel to the west of this parcel, expressed her objections to the rezone. She questioned the set-backs, building enclosure and outdoor storage and noted previous issues with trespassers and illegal dumping.

Barry Truog, N8897 U.S. Highway 53, owns the parcel to the north and supported the rezone. He stated Parcher has been a good neighbor and runs a top-notch campground.

Dana Truog, N8897 U.S. Highway 53, also supported the rezone. She noted they own horses and she has no concerns even with the possible increased traffic.

Alex Parcher, W7765 Parcher Court, stated he purchased the parcel to help alleviate storage issues at his campground but has since uncovered some easement issues. He reported that, if approved, he would be upgrading the existing buildings and would add some fencing, security cameras and lights. Discussion followed.

Motion by Warzynski/Noffke to recommend rezone of the Parcher's 2.43 acre lot from "General Agriculture District Conditions Not Recorded" to "Commercial District" for commercial storage rental units. **MOTION** carried unanimously.

STORMWATER MITIGATION

Michaels noted the special charges (Act 317 and stormwater utility) were discussed last month and the Town is still considering the stormwater utility option. No discussion.

ORDINANCE UPDATES

Pool ordinance: Filter gave background on complaints concerning in-ground pools with electronic covers not being secured when not in use. He outlined several items in the pool ordinance that could be updated. Discussion followed. It was the consensus to post information concerning pools to help educate the public on our web page and to include in the annual newsletter. Filter will follow-up with the building inspector, Jim Webb, concerning the ordinance and enforcement.

Alternate side parking: Filter explained the concerns with parking on town roads and reviewed past efforts to regulate. Discussion followed. It was the consensus to study the options and find ways to educate the public.

Fire Department "hose lay" signage and driveway widths/tree heights for fire equipment access: Fire Chief Buck Manley outlined the concern with long, windy driveways and the ability to lay fire hose. He explained the additional signage that could be added to the rural areas that would list the number of feet to the homes. He referenced State of Wisconsin NFPA-1 for minimum driveway standards. Discussion followed. Clerk Pedretti will consult the Wisconsin Towns Association for ordinances which address these considerations.

FUTURE AGENDA ITEMS: golf carts in residential neighborhoods

ADJOURNMENT

Motion by Nindorf/Dobkoski to adjourn. **MOTION** carried. Meeting adjourned at 7:42 p.m.

Respectfully submitted,
Marilyn Pedretti, Town Clerk