

**Village of Holmen
Planning Commission Minutes
February 28, 2023**

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, February 28, 2023. Present were commission members Barlow, Stanek, Grokowsky, Appold, Kertis, and Kulcinski; along with advisory members Administrator Heinig and Engineer Dahl. Member Nicklaus was absent. Also in attendance was Kris Roppe.

Public Hearings:

None

Approval of the January 31, 2023 minutes:

Motion by Kertis, seconded by Appold to approve the minutes of the January 31, 2023 Meeting. Carried 6-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Mathy Construction Company Petition for Proposed Preliminary Plat of Bluffview Business Park Phase Three and Phase Four (North of Hwy. 35 and West of Hwy. 53).

Administrator Heinig stated Mathy Construction has submitted the preliminary plats for Phase Three and Four. They are moving forward with Phase Three at this time. He pointed out that Lot 17 and the storm outlot shown in Phase Four on the board materials have been moved into Phase Three. The remaining portion of Phase Four is on hold for now. Lastly, he stated that a utility easement extending from the southern end of Paulson Avenue is needed on the final plat as well as the required legalese for state approval. Administrator recommended acceptance of the preliminary plat contingent on the easement and requirements for state acceptance are provided.

Member Kertis asked if the development could go forward without the easement. Administrator Heinig stated that the easement has to happen adding that it provides sewer services to the extended area to the north and also loops the watermain. He added that there is a 3-party agreement between Mathy Construction, the easement's property owner, and the Village to get the easement done.

Member Barlow asked to confirm that lot 17 and the storm outlot shown as parts of Phase 4 are the only parts being moved into Phase 3. Administrator Heinig confirmed that was the case.

Motion by Kulcinski, seconded by Grokowsky to recommend approval of Mathy Construction Company Petition for Proposed Preliminary Plat of Bluffview Business Park Phase Three (North of Hwy. 35 and West of Hwy. 53) contingent on the easement and requirements for state acceptance are provided, with the understanding that Phase 4 is not proceeding at this time. Carried 6-0.

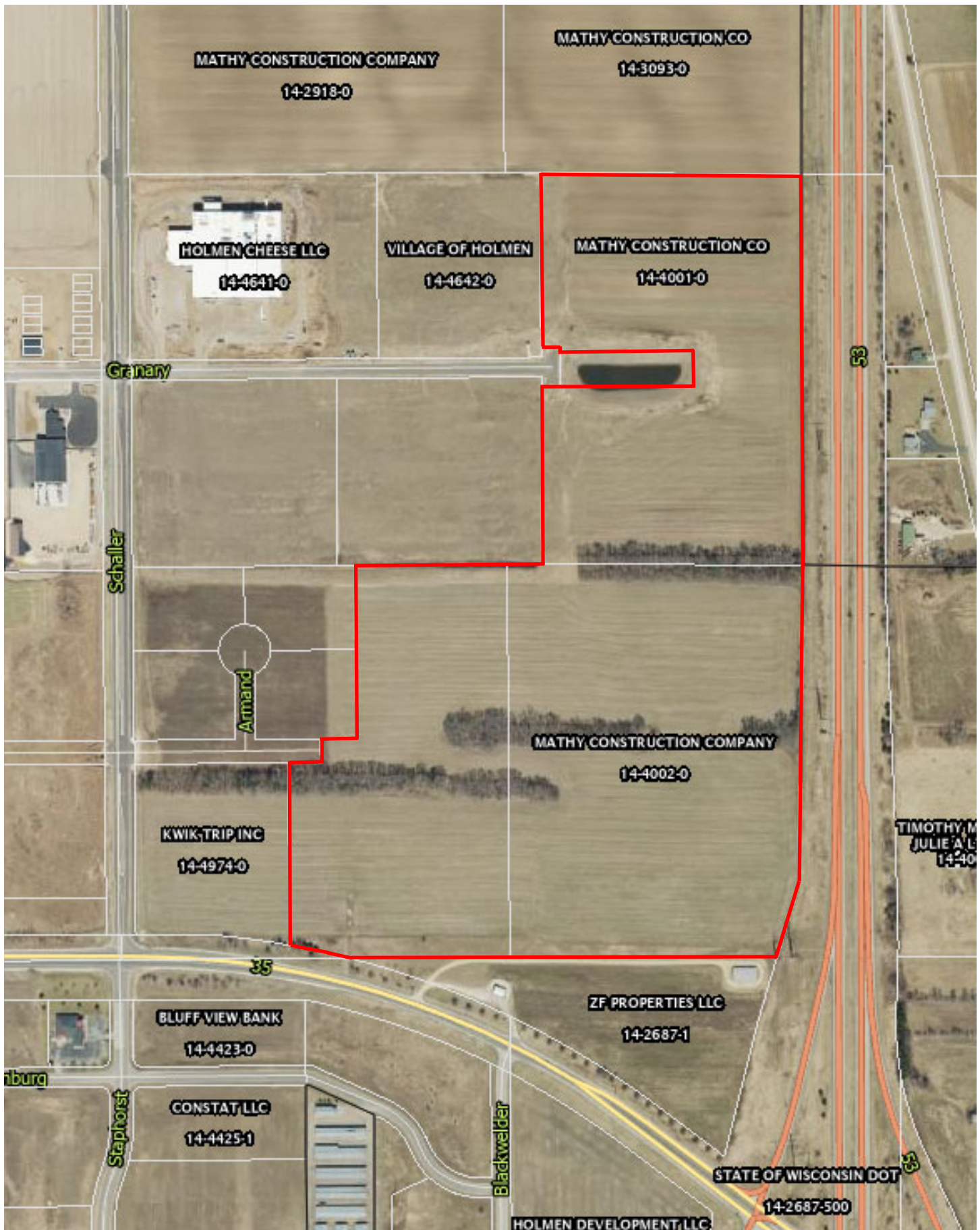
Updates and other informational items from and before the Planning Commission:

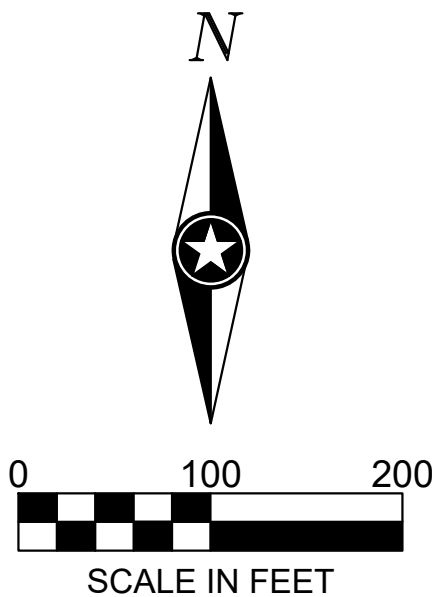
Administrator Heinig stated there would be conditional use permit and a possible SPAR for consideration next month.

Adjourn:

Motion by Stanek, seconded by Appold to adjourn at 6:07 pm. Carried 6-0.

Minutes prepared by Chris Dahl, Village Engineer.





"BLUFFVIEW BUSINESS PARK PHASE THREE"

Located in the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 25 and the SE 1/4 of the SE 1/4 of Section 26 and the NE 1/4 of the NE 1/4 of Section 35 and the NW 1/4 of the NW 1/4 of Section 36,

Township 18 North, Range 8 West, Village of Holmen, La Crosse County, Wisconsin

HIGHWAY/ROAD BUILDING SETBACK:

The Highway Setback Line (H.S.L.) is 50' from the highway right-of-way line. Building setbacks from all other roads and cul-de-sacs is 25' from the road right-of-way line.

ACCESS RESTRICTIONS:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Road "35", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

HIGHWAY SETBACK RESTRICTIONS:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number by be obtained by contacting the County Highway Department.

NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding levels in s.Trans 405.04, Table I. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

BEARING NOTE:

The orientation of this bearing system is based on the south line of the SW 1/4 of Sec. 25, Twp. 18N, Rge. 8W. Said line bears South 89 degrees 59 minutes 21 seconds West.

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Village of Holmen
- 2) Wisconsin Department of Administration
- 3) Wisconsin Department of Transportation

Witness the hand and seal of said owner this ____ day of _____, 20__.

Dan Frederickson, Vice President, Mathy Construction

State of Wisconsin)

County of La Crosse) SS

Personally came before me this ____ day of _____, 20__, the above named Dan Frederickson to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)_____, Notary Public, _____ County, Wisconsin

My commission expires:_____

VILLAGE BOARD APPROVAL CERTIFICATE

Resolved, that the plat of Bluffview Business Park Phase Three in the Village of Holmen is hereby approved by the Village board.

Date _____

Approved _____

Village President

CERTIFICATE OF VILLAGE TREASURER

State of Wisconsin

La Crosse County

I, _____, being the duly (elected)(appointed) qualified and acting village treasurer of the Village of Holmen, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20__ on any of the land included in the plat of Bluffview Business Park Phase Three.

(Date) _____ Village Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin

La Crosse County

I, _____, being the duly (elected)(appointed) qualified and acting county treasurer of La Crosse County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20__ on any of the land included in the plat of Bluffview Business Park Phase Three.

(Date) _____ County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

State of Wisconsin

La Crosse County

I, _____, Register of Deeds, do hereby certify that the plat of "Bluffview Business Park Phase Three" located in the Village of Holmen was received for record this ____ day of _____, 20__ at _____.

(Date) _____ Register of Deeds

SURVEYOR'S CERTIFICATE

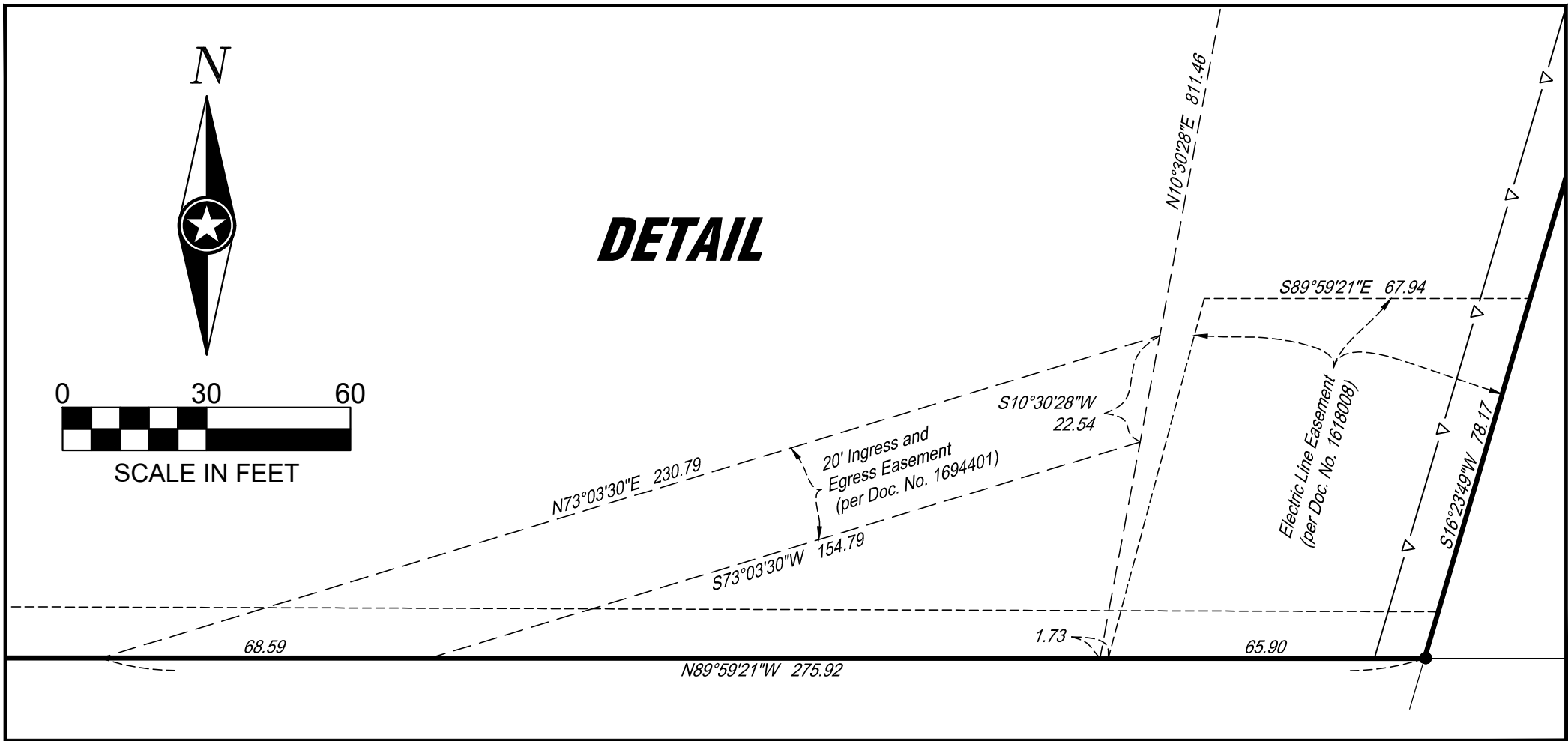
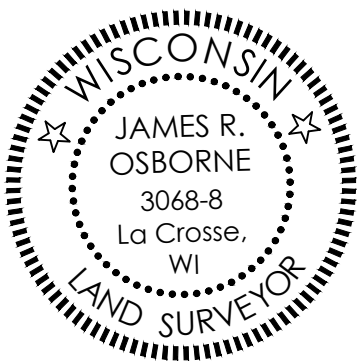
I, James R. Osborne, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivisions regulations of the Village of Holmen and under the direction of Mathy Construction, I have surveyed, divided and mapped Bluffview Business Park Phase Three; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 25 and the Southeast Quarter of the Southeast Quarter of Section 26, Township 18 North, Range 8 West, Village of Holmen, La Crosse County, Wisconsin, described as follows:

Those parts of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 25 and the Southeast Quarter of the Southeast Quarter of Section 26, Township 18 North, Range 8 West, Village of Holmen, La Crosse County, Wisconsin, described as follows:

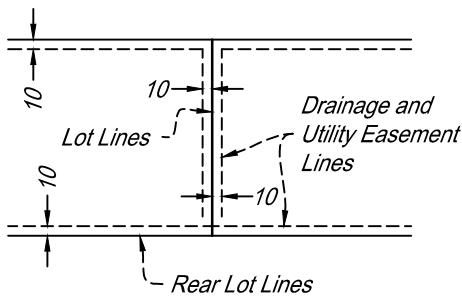
Beginning at the southwest corner of said Section 25; thence South 89 degrees 59 minutes 21 seconds East, assumed bearing, on the south line of said Southwest Quarter of the Southwest Quarter, 904.23 feet to the west right of way line of US Highway Number 53; thence Northerly on said west line on the following three courses; 1) North 16 degrees 23 minutes 49 seconds East, 250.51 feet; 2) thence North 00 degrees 59 minutes 26 seconds East, 1000.29 feet; 3) thence North 00 degrees 10 minutes 48 seconds West, 87.91 feet to the easterly extension of the north line of Bluffview Business Park Phase Two as recorded at the Register of Deeds Office, La Crosse County, Wisconsin; thence South 89 degrees 29 minutes 12 seconds West on said easterly extension, 1515.24 feet to the east line of said Bluffview Business Park Phase Two; thence following the lines of said Bluffview Business Park Phase Two on the following five courses; 1) thence South 00 degrees 31 minutes 08 seconds East, 582.16 feet; 2) thence South 89 degrees 28 minutes 52 seconds West, 122.00 feet; 3) thence South 00 degrees 31 minutes 08 seconds East, 80.00 feet; 4) thence South 89 degrees 28 minutes 52 seconds West, 110.00 feet; 5) thence South 00 degrees 31 minutes 08 seconds East, 614.14 feet to the northerly right of way line of State Highway 35; thence 199.25 feet southeasterly on said north line and a non-tangential curve, concave to the south, having a radius of 2949.79 feet, a central angle of 03 degrees 52 minutes 13 seconds, a chord bearing of South 77 degrees 51 minutes 41 seconds East and a chord distance of 199.22 feet to the south line of said Southeast Quarter of the Southeast Quarter of Section 25; thence North 89 degrees 24 minutes 51 seconds East on said south line, 548.92 feet to the point of beginning.

Dated this ____ day of _____, 2020.

PLS No. 3068-8

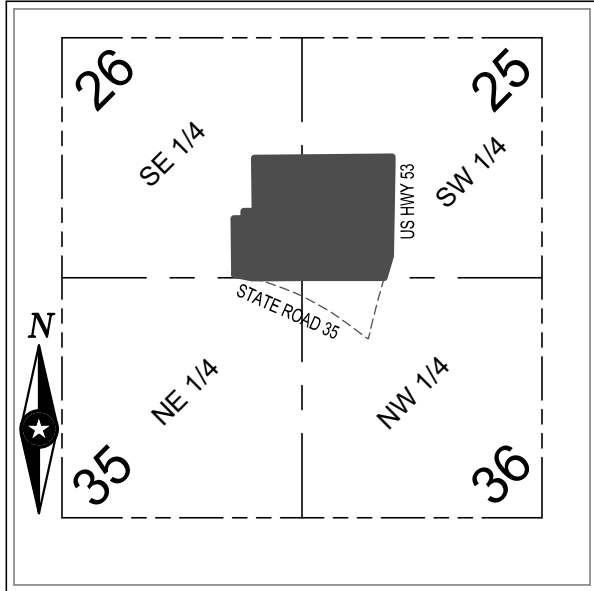


Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines, right of way lines, and adjoining rear lot lines, unless otherwise indicated on the plat.

VICINITY MAP (NOT TO SCALE)

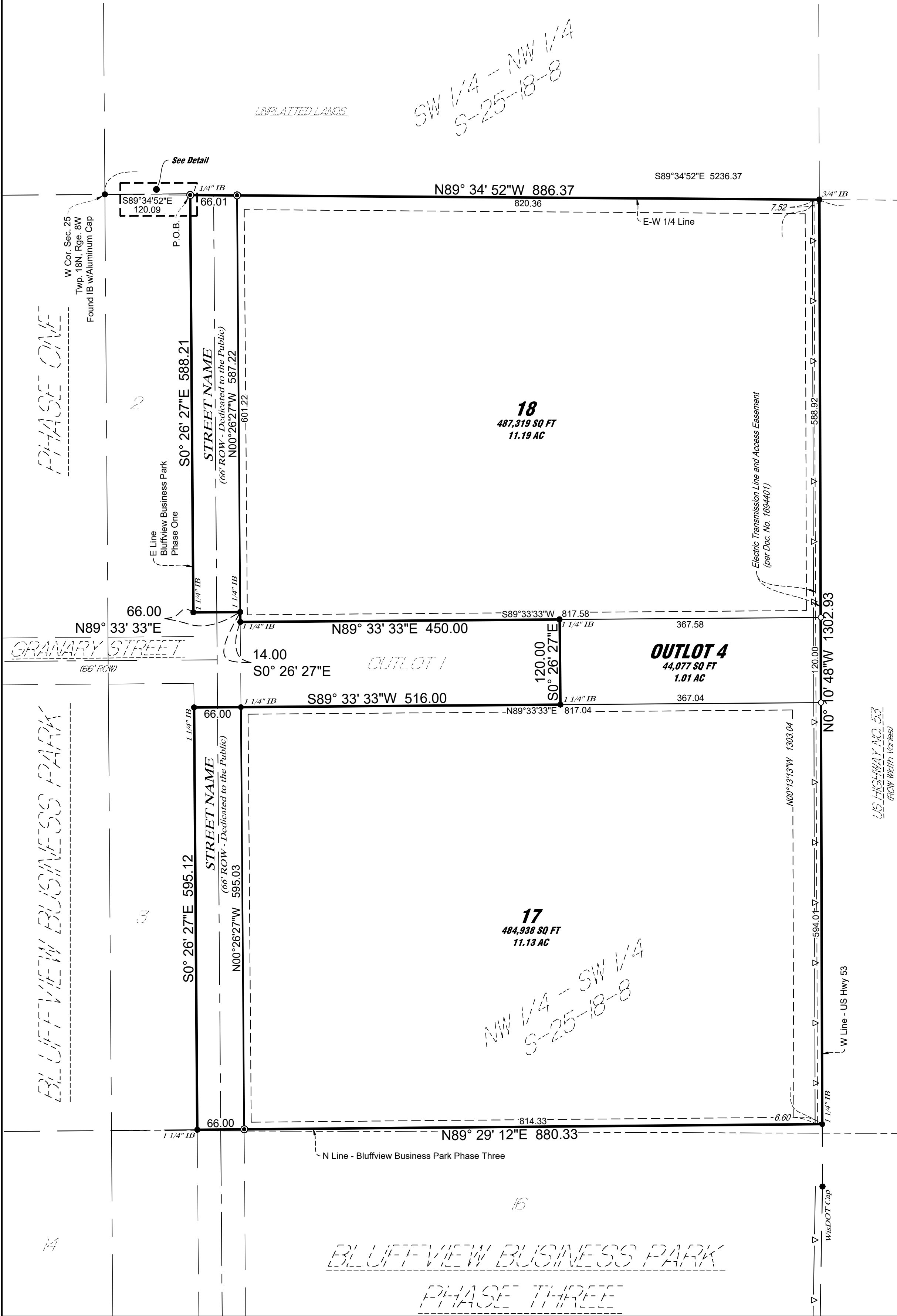


TWP. 18N, RGE. 08W
La Crosse County, Wisconsin

ISG

"BLUFFVIEW BUSINESS PARK PHASE FOUR"

Located in the NW 1/4 of the SW 1/4 of Section 25, Township 18 North, Range 8 West, Village of Holmen, La Crosse County, Wisconsin



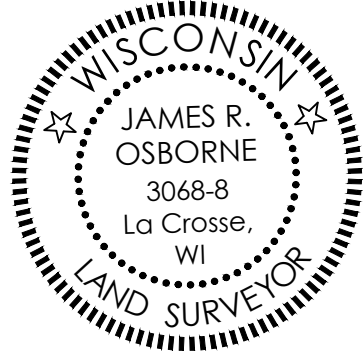
SURVEYOR'S CERTIFICATE

I, James R. Osborne, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivisions regulations of the Village of Holmen and under the direction of Mathy Construction, I have surveyed, divided and mapped Bluffview Business Park Phase Four; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North, Range 8 West, Village of Holmen, La Crosse County, Wisconsin, described as follows:

That part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North, Range 8 West, Village of Holmen, La Crosse County, Wisconsin, described as follows:

Commencing at the west corner of said Section 25; thence South 89 degrees 34 minutes 52 seconds East, assumed bearing, on the East-West Quarter line of said Section 25, 120.09 feet to the east line of Bluffview Business Park Phase One as recorded at the Register of Deeds Office, La Crosse County, Wisconsin; said point being the point of beginning; thence along said Bluffview Business Park Phase One on the following seven courses: 1) thence South 00 degrees 26 minutes 27 seconds East, 588.21 feet; 2) thence North 89 degrees 33 minutes 33 seconds East, 66.00 feet; 3) thence South 00 degrees 26 minutes 27 seconds East, 14.00 feet; 4) thence North 89 degrees 33 minutes 33 seconds East, 450.00 feet; 5) thence South 00 degrees 26 minutes 27 seconds East, 120.00 feet; 6) thence South 89 degrees 33 minutes 33 seconds West, 516.00 feet; 7) thence South 00 degrees 26 minutes 27 seconds East, 595.12 feet to the north line of Bluffview Business Park Phase Three as recorded at the Register of Deeds Office, La Crosse County, Wisconsin; thence North 89 degrees 29 minutes 12 seconds East on said north line, 880.33 feet to the west right of way line of US Highway Number 53; thence North 00 degrees 10 minutes 48 seconds West on said west line, 1302.93 feet to said East-West Quarter line; thence North 89 degrees 34 minutes 52 seconds West on said East-West line, 886.37 feet to the point of beginning.

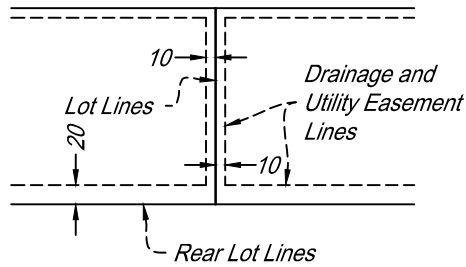
Dated this ____ day of _____, 20____, PLS No. 3068-8



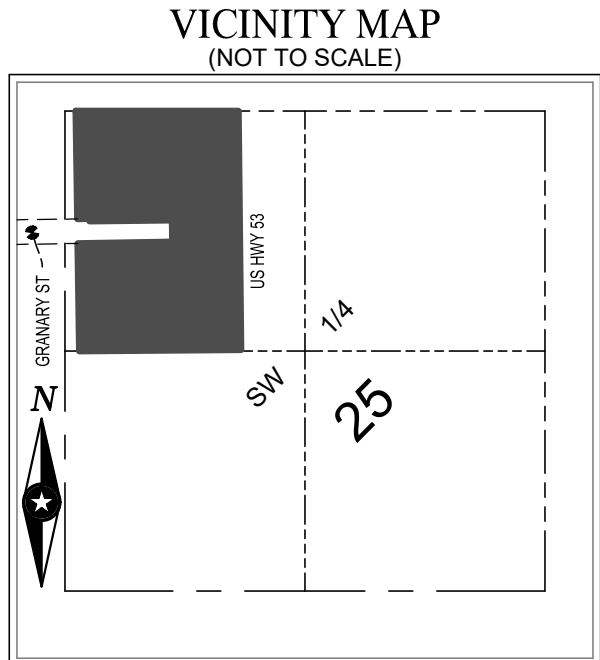
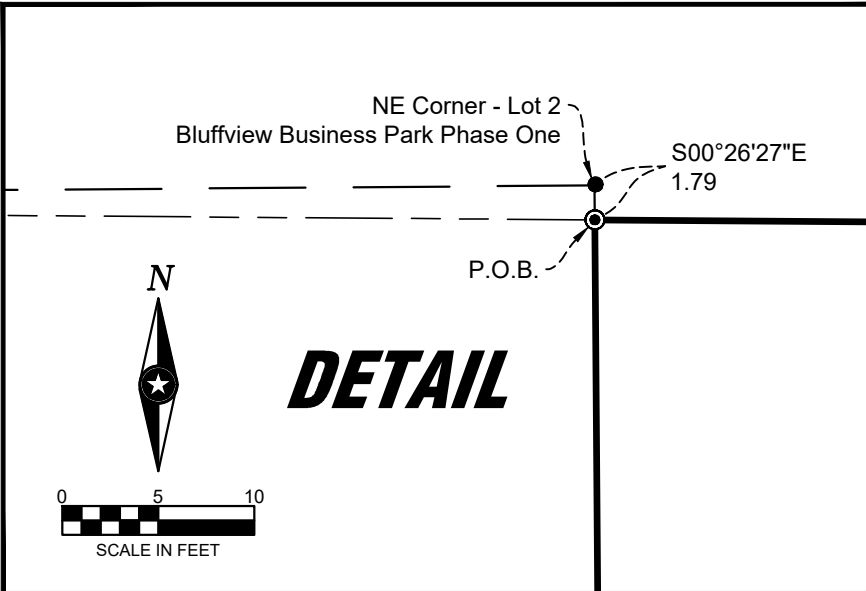
LEGEND

- FOUND IRON MONUMENT (see image for type)
- ⊙ SET 1-1/4" DIA. x 24" LONG IRON ROD 4.17 LBS/LINEAR FOOT, UNLESS OTHERWISE NOTED
- SET 3/4" DIA. x 24" LONG IRON ROD 1.47 LBS/LINEAR FOOT, UNLESS OTHERWISE NOTED
- ▽ ACCESS RESTRICTION

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines and being 20 feet in width and adjoining rear lot lines, unless otherwise indicated on the plat.



HIGHWAY/ROAD BUILDING SETBACK:

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BEARING NOTE:

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As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- Village of Holmen
- Wisconsin Department of Administration
- Wisconsin Department of Transportation

Witness the hand and seal of said owner this ____ day of _____, 20____

Dan Frederickson, Vice President, Mathy Construction

State of Wisconsin)
County of La Crosse) SS

Personally came before me this ____ day of _____, 20____, the above named Dan Frederickson to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____ County, Wisconsin
My commission expires: _____

VILLAGE BOARD APPROVAL CERTIFICATE

Resolved, that the plat of Bluffview Business Park Phase Four in the Village of Holmen is hereby approved by the Village board.

Date _____
Approved _____
Village President

CERTIFICATE OF VILLAGE TREASURER

State of Wisconsin
La Crosse County

I, _____, being the duly (elected)(appointed) qualified and acting village treasurer of the Village of Holmen, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20____ on any of the land included in the plat of Bluffview Business Park Phase Four.

(Date) _____ Village Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin
La Crosse County

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(Date) _____ County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

State of Wisconsin
La Crosse County

I, _____, Register of Deeds, do hereby certify that the plat of "Bluffview Business Park Phase Four" located in the Village of Holmen was received for record this ____ day of _____, 20____ at _____.

(Date) _____ Register of Deeds

Planning Commission

Feb 28 2023

Name

Address

1) Kris Rye

ISG 201 Main St LaCrosse

2)

3)

4)

5)