

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

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, March 28, 2023. Present were commission members Barlow, Stanek, Grokowsky, Appold, Nicklaus, Kertis, and Kulcinski; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance was Dave Clark, Ryan Welke, Jared White, Tyler Nolan, Mikayla Williams, and Joyce Pryor.

Public Hearings:

Petition for Conditional Use Permit from investor David Clark for a Two-family dwelling/residence at 605 2nd Avenue East (Tax #14-102-9) in an R-3 Existing Single Family Mixed Residential Zoning District.

Motion by Kulcinski, seconded by Appold to open the public hearing. Carried 7-0.

Administrator Heinig stated this petition is for the vacant lot located just south of 605 2nd Street. The lot is located in a R-3 zone in an older plat with 100' frontage. He stated the R-3 zoning requires a 50' fronting lot and while it would be possible to construct 2 smaller homes on separate lots the petitioner is asking to construct a duplex on the lot

Dave Clark stated that he is the petitioner. He felt that it was more feasible to construct a duplex as opposed to 2 separate smaller homes. Each unit of the duplex will be approximately 1400 square feet slab on grade, 3 bed, 2 bath, 2 car garage, and meet the required setbacks for a typical R-4 lot, let alone the R-3 lot which it is.

Jared White stated that he was a partner in the construction. He agreed with Dave's prior statement and added that leaving the proposed 14' side yard setbacks left a more appealing neighborhood feel and the construction time for one building as opposed to two would result in less interruption for the neighbors.

Motion by Grokowsky, seconded by Kulcinski to close the public hearing. Carried 7-0.

Approval of the February 28, 2023 minutes:

Motion by Stanek, seconded by Kulcinski to approve the minutes of the February 28, 2023 Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Petition for Conditional Use Permit from investor David Clark for a Two-family dwelling/residence at 605 2nd Avenue East (Tax #14-102-9) in an R-3 Existing Single Family Mixed Residential Zoning District.

Member Kertis asked why the lot lines were so close to the existing building at 605. Administrator Heinig explained that the original garage was on the south side of the house. The owner constructed a new garage on the north side of the house and the lot to the south was left empty. He also added that the county mapping shown in the exhibits can skew the locations depending on the aspect of the camera. He stated that the house at 605 is R-3 compliant with a 6-foot setback.

Member Kulcinski asked if there were any objections received to the petition. Administrator Heinig stated that he hadn't received any.

Member Nicklaus asked how the neighborhood is informed. Administrator Heinig stated all parcels within 150 feet of the parcel are notified by mail.

Member Grokowsky asked how common these types of petitions are. Administrator Heinig stated these are rare and limited to infill in older subdivisions. He stated during his tenure the Village has approved the split of a few existing individual buildings into duplexes, but hasn't done any new construction duplexes in a single family zone.

Member Barlow asked if a lot line should be added. Administrator Heinig stated that adding a lot line would require rezoning which would not be comprehensive plan compliant. The petitioner Dave Clark stated he would prefer to build and market a twin home with R-6 zoning. Administrator Heinig stated that doing so would set a precedent of approving spot zoning and spot subdivision in neighborhoods, in direct conflict with those zoning districts. He recommended to the commission not to consider such proposals because R-6 zoning may not be a good fit for other single family neighborhoods. Lastly, he suggested that if the rendering brought to the commission tonight was acceptable the approval could have a contingency for the building to follow that submittal.

Motion by Kulcinski, seconded by Kertis to recommend approval of the Petition for Conditional Use Permit from investor David Clark for a Two-family dwelling/residence at 605 2nd Avenue East (Tax #14-102-9) in an R-3 Existing Single Family Mixed Residential Zoning District contingent on the building constructed follow the drawings submitted. Carried 6-1; member Stanek opposed.

Possible Action on Site Plan & Architectural Review (SPAR) Petition from owner Hope Stay Assisted Living Facility for a new Addition on Circle Drive.

Administrator Heinig stated that Hope Stay has acquired the parcel south of their present facility and would like to add an addition. However, they are delinquent on several Village bills, and this item should be tabled until they are current on all Village financial business.

Motion by Kulcinski, seconded by Nicklaus to table the any action until the owners have settled their payments owed. Carried 7-0.

Possible Action on Site Plan & Architectural Review (SPAR) Petition from owner ROX Investments for Business Condo Campus on Granary and Rotterdam.

Administrator Heinig stated the proposal is located north of STH 35 and west of USH 53 on the corner of Rotterdam Avenue and Granary Street. The proposal is for 3 separate townhouse style business condos. He pointed out they are creating more impervious areas utilizing underground infiltration vs a conventional open greenspace design using the greenspaces along with above ground infiltration areas for stormwater infiltration. He stated the design uses a masonry stone product under the eaves and LP accents in the centers. There are red shakes under the gables which face the parking lot. He stated that face could add some masonry, but the other face is adequate to make up for the small percentage missing. He stated that the corners on the center building should have the stone masonry wrap around the corner similar to the end structures. The landscaping requirements are met with shrubs located in the front of the center building, along the back of the sidewalks, and along the back-lot lines. The lighting is located under the eaves and downward directed. Each unit has a small area above the entry door for signage. A ground monument would be permitted for the site, but has not been requested at this time.

Member Stanek asked if there were concerns with the underground storm infiltration design. Administrator Heinig stated he had no concerns and added they are common place in other developing areas.

Member Kertis asked if there were enough parking spaces allotted. Administrator Heinig stated each unit has a couple spots provided which is technically sufficient for the site. He stated that the use of the individual units will determine the number of spots needed and that the individual units will have to balance and share spots accordingly.

Member Appold asked if the layout provided the dimensions to allow truck traffic. Administrator Heinig stated the layout did provide for truck traffic. He also pointed out that the end units were designed with truck bays located at the ends of the buildings.

Motion by Stanek, seconded by Appold to approve the Site Plan & Architectural Review (SPAR) Petition from owner ROX Investments for Business Condo Campus on Granary and Rotterdam contingent upon the stone masonry product on the center building is wrapped around the corner to the center of the wall between the service door and entry door. Finding that the purposes of the SPAR Ordinance have been reasonably met, regarding the entire proposed site plan, all external building colors and materials, overall building layout and design, site and building lighting, site and building signage, and site landscaping. Carried 7-0.

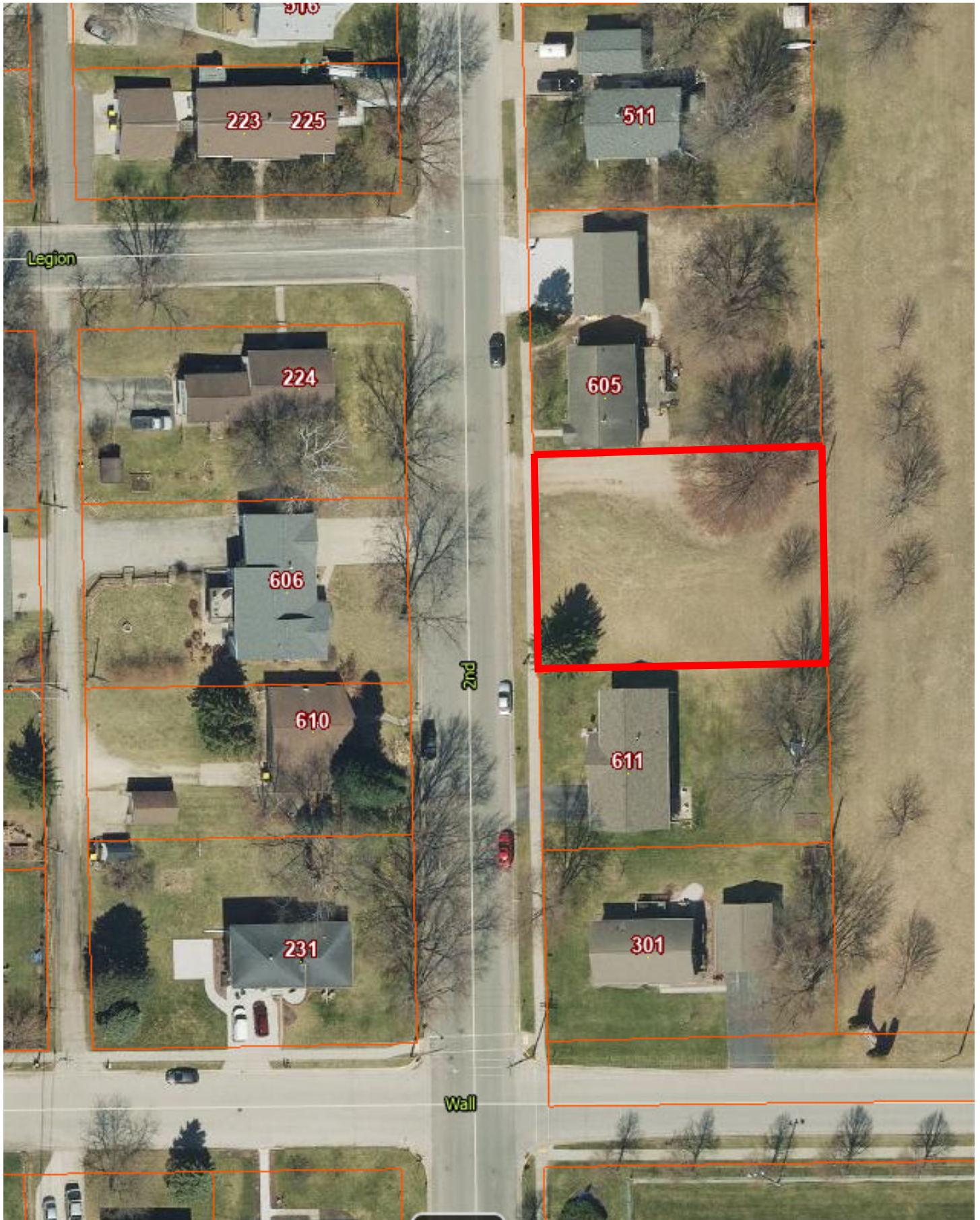
Updates and other informational items from and before the Planning Commission:

Administrator Heinig stated there would be meeting next month.

Adjourn:

Motion by Appold, seconded by Kertis to adjourn at 6:50 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer.



223 225

511

Legion

224

605

2nd

606

610

611

231

301

Wall

CUSTOMER APPROVAL
 WE APPROVE THIS PLAN AS SHOWN, AND UNDERSTAND THAT NO STRUCTURAL CHANGES WILL BE MADE ONCE APPROVED.
 SIGNED: _____ DATE: _____
 CUSTOMER SIGNATURE
 CHECK BELOW IF APPLICABLE:
 CERTIFIED SIGNED AND SEALED TRUSS DRAWINGS FOR THE STATE OF _____ WILL BE REQUIRED FOR PERMITTING PURPOSES PRIOR TO SHIPMENT OF HOME.

PLEASE SIGN AND RETURN THIS COPY TO AMWOOD

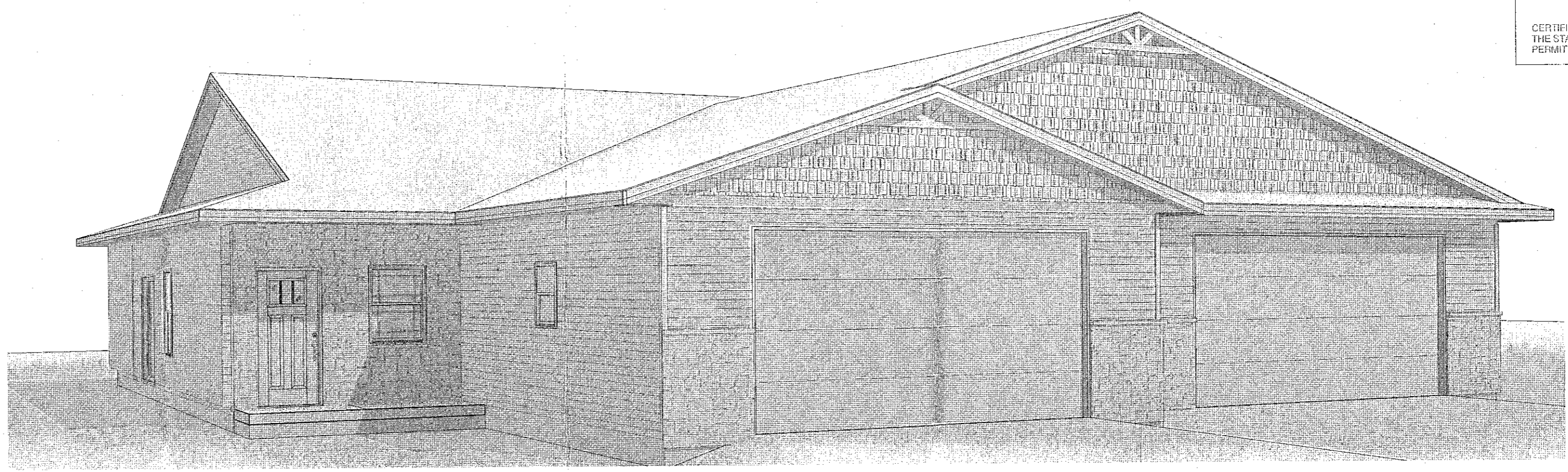
Amwood - VENT CALCULATIONS

Name	Area	Minimum total Venting (ft²)	Upper Venting Required (ft²)	Required RidgeVent (LN ft)	Required Ridge Pots (EA)	Required SoffitVent (ft²)
1ST FLOOR	3829 ft²	12.76	6.38	84	18	6.38
GARAGE	1421 ft²	4.74	2.37	31	7	2.37

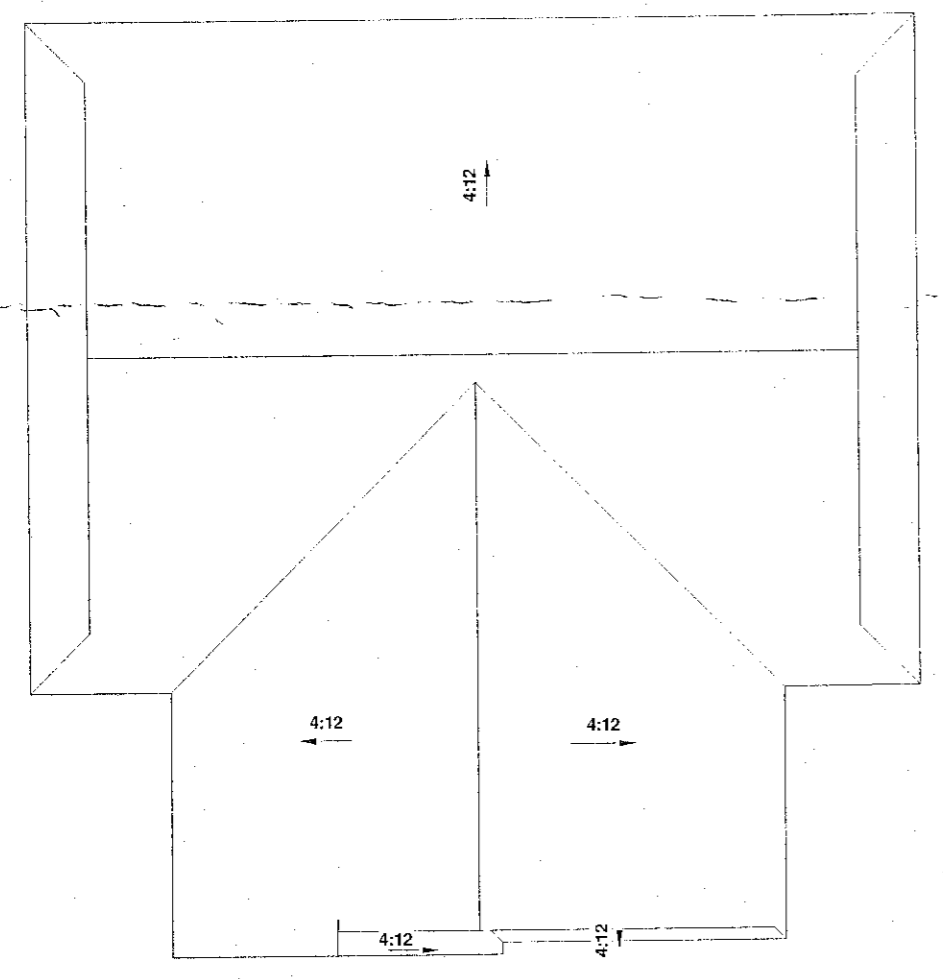
Amwood - Available Ridgevent

Description	Length
1ST FLOOR	79' - 8 3/4"
GARAGE	27' - 10 5/8"

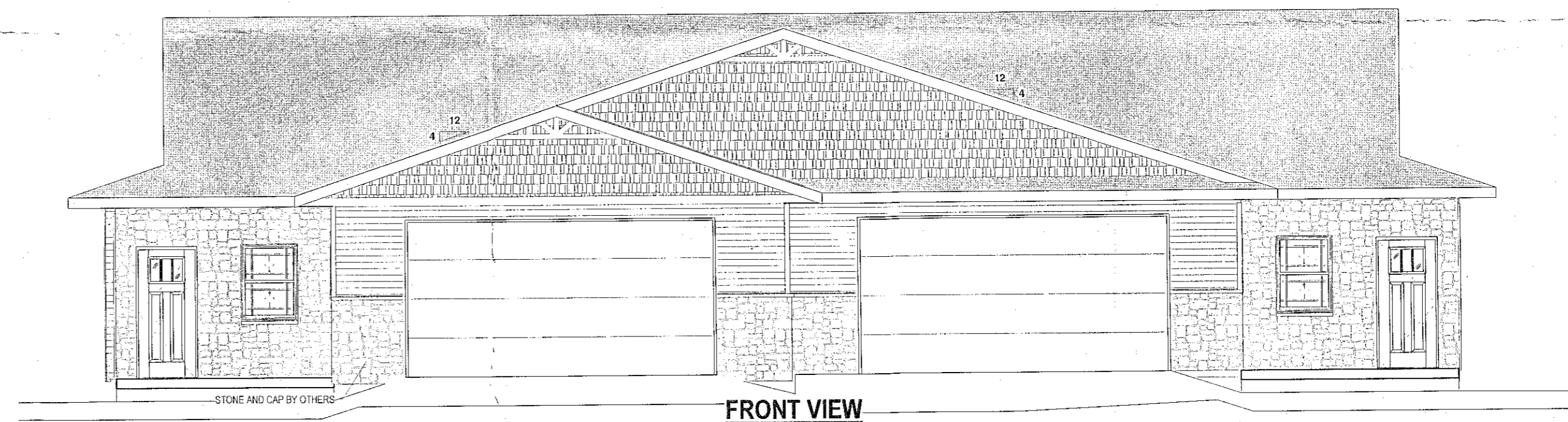
PITCH	OVERHANG	HEEL
4/12	24"	4 3/4" GARAGE
4/12	24"	11" HOUSE



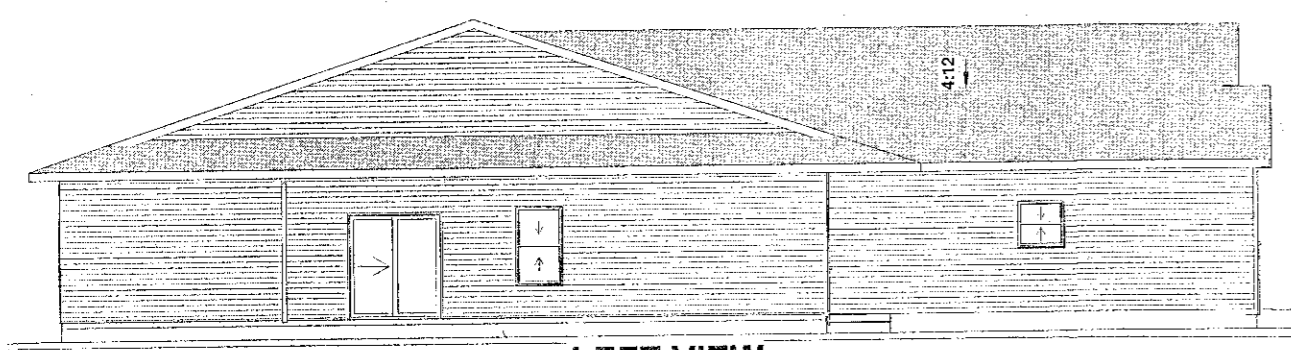
FRONT-LEFT VIEW



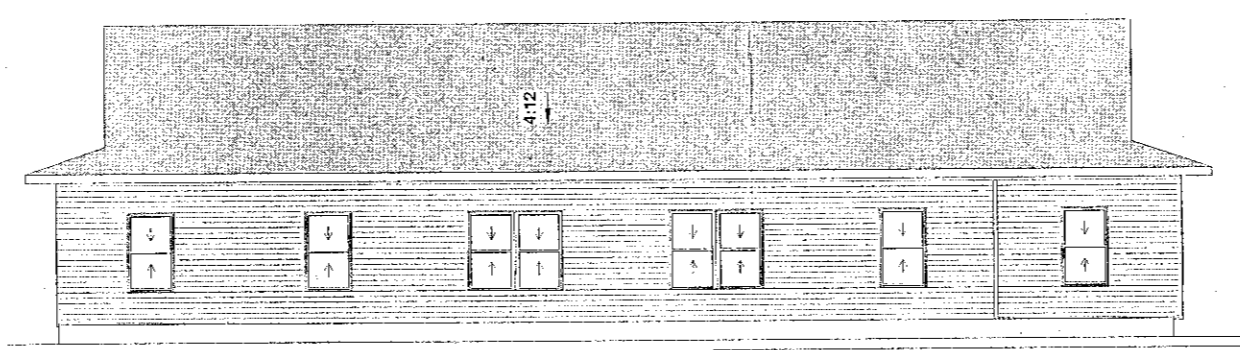
ROOF PLAN
3/32" = 1'-0"



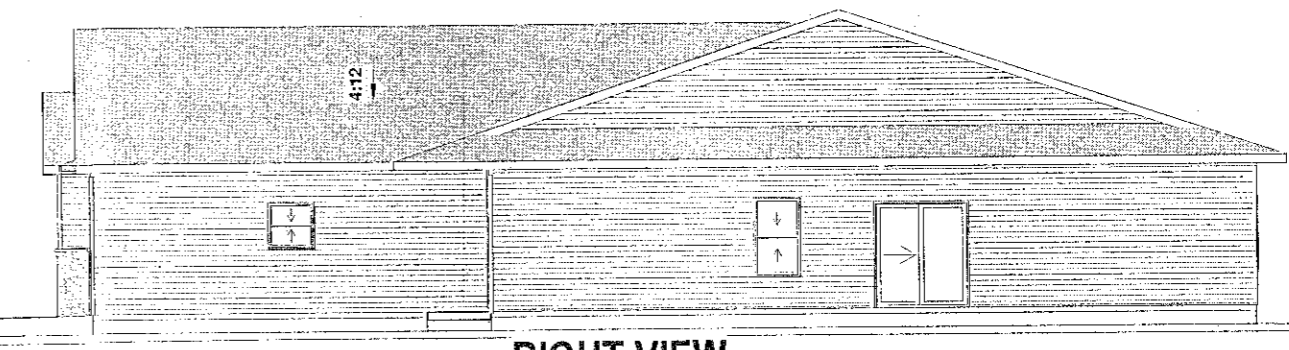
FRONT VIEW
1/4" = 1'-0"



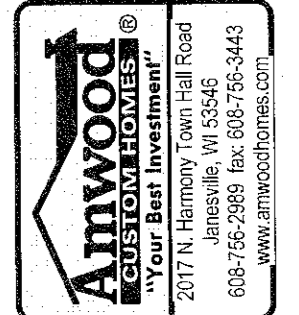
LEFT VIEW
1/8" = 1'-0"



REAR VIEW
1/8" = 1'-0"



RIGHT VIEW
1/8" = 1'-0"



GENERAL NOTATIONS:
 Although every effort has been made in preparing these plans, and checking them for accuracy, the contractor must check all dimensions and details, and must be responsible for the same.
 This print and set is the property of Amwood Homes, Inc. and use of this print is limited to the project and site for which it was prepared.
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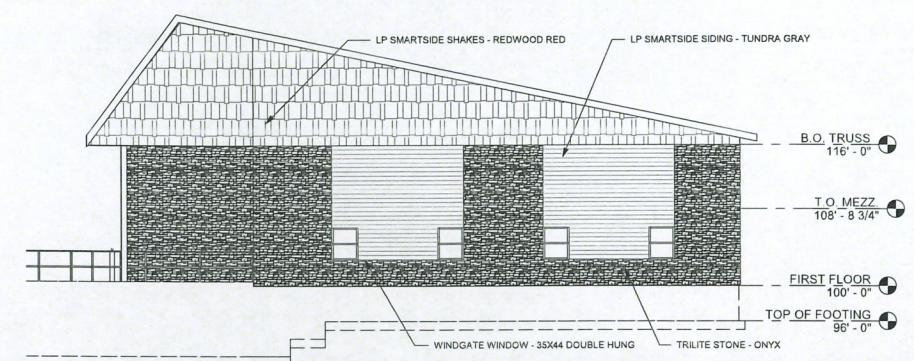
BASE PLAN: 606-DES HOMES
 TITLE: RIVER VALLEY VENTURES LLC - SPEC

BY	CODE	DATE
TJ	CP	12-12-22
TJ	CPC01.2.3	12-12-22
TJ	CPC06	12-29-22
WAH	CPC07	01-04-23
RAN	CO 09	03-23-23

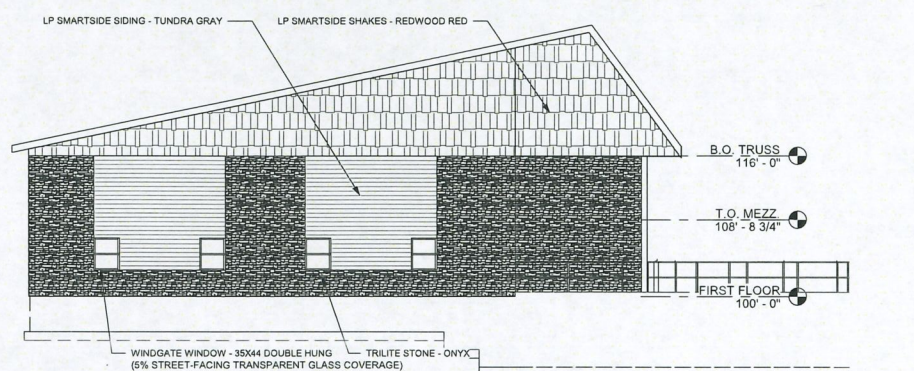
Elevations
A-3.00

JOB NO. **OLS-2301**
 © 2019 AMWOOD, INC. 3/23/2023 2:25:52 PM

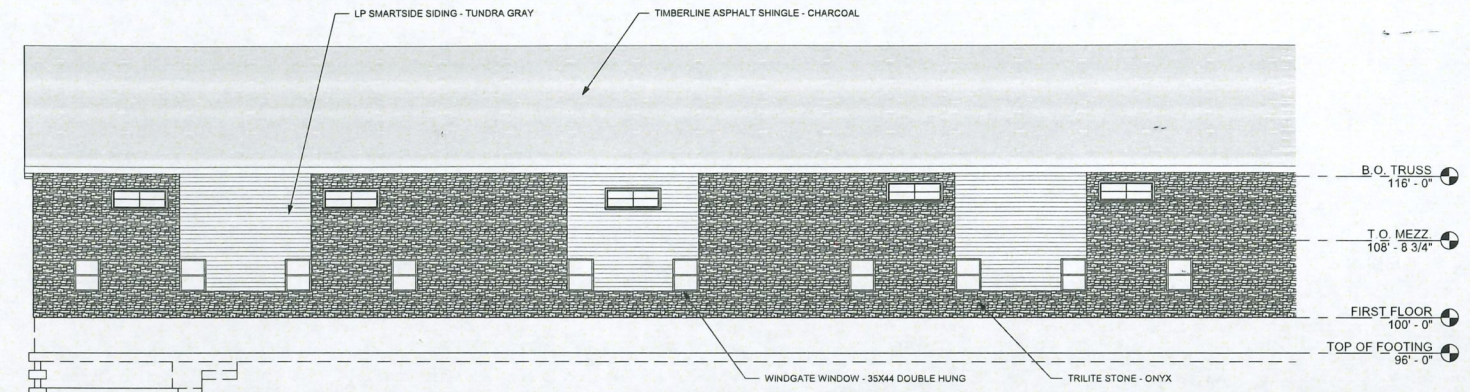
EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS



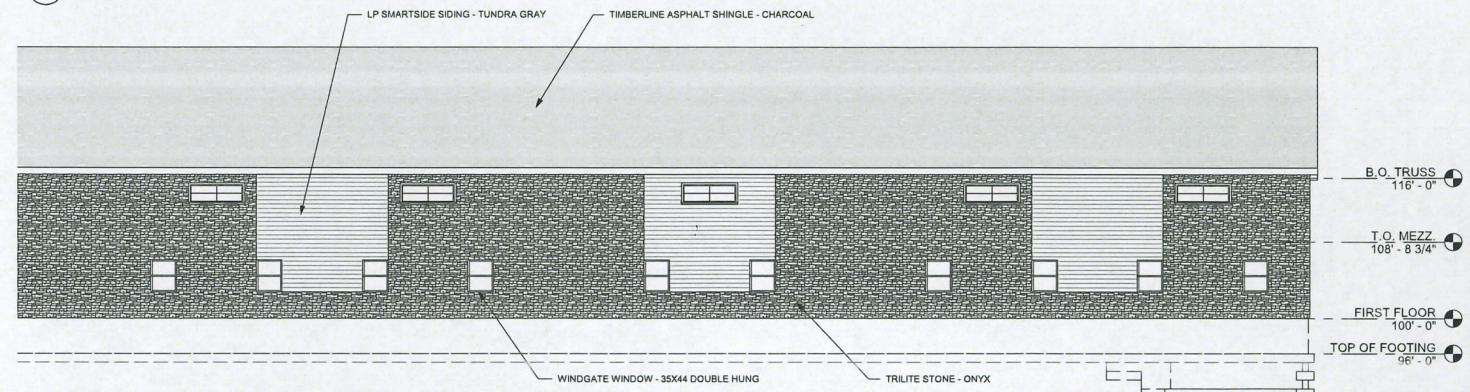
1 NORTH ELEVATION - BUILDING 1
1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING 1
1/8" = 1'-0"



2 WEST ELEVATION - BUILDING 1 - AREA A
1/8" = 1'-0"



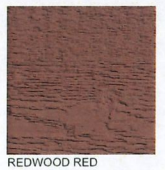
5 WEST ELEVATION - BUILDING 1 - AREA B
1/8" = 1'-0"



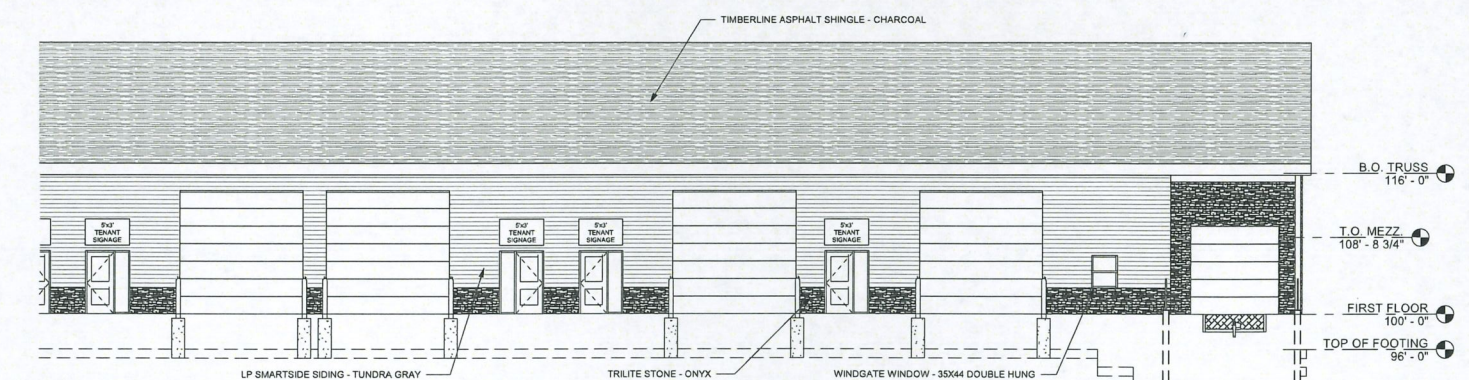
ONYX



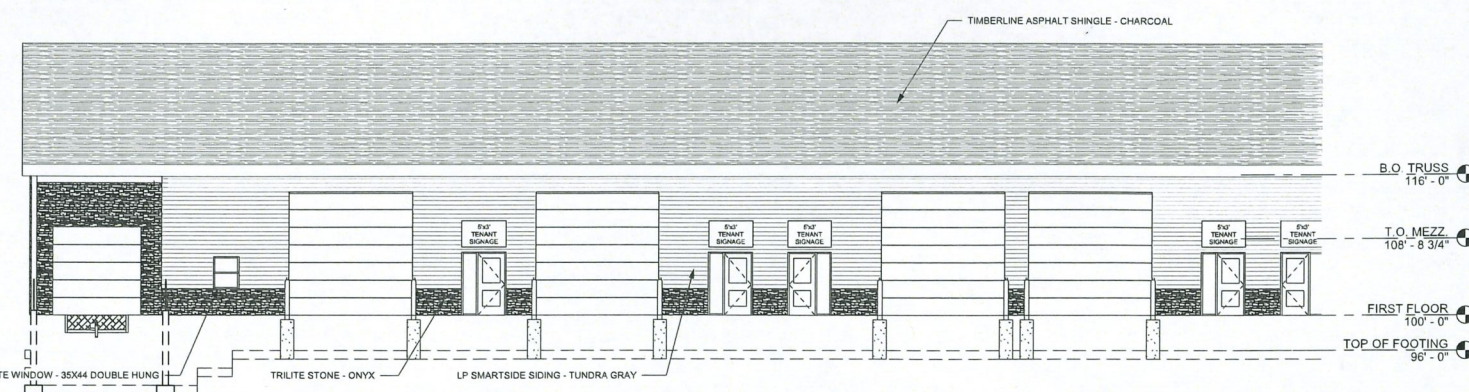
TUNDRA GRAY



REDWOOD RED



4 EAST ELEVATION - BUILDING 1 - AREA A
1/8" = 1'-0"



6 EAST ELEVATION - BUILDING 1 - AREA B
1/8" = 1'-0"

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PROJECT

ROX INVESTMENTS BUSINESS CONDOS

HOLMEN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	2023-28424
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	FEBRUARY
CLIENT PROJECT NO.	

TITLE

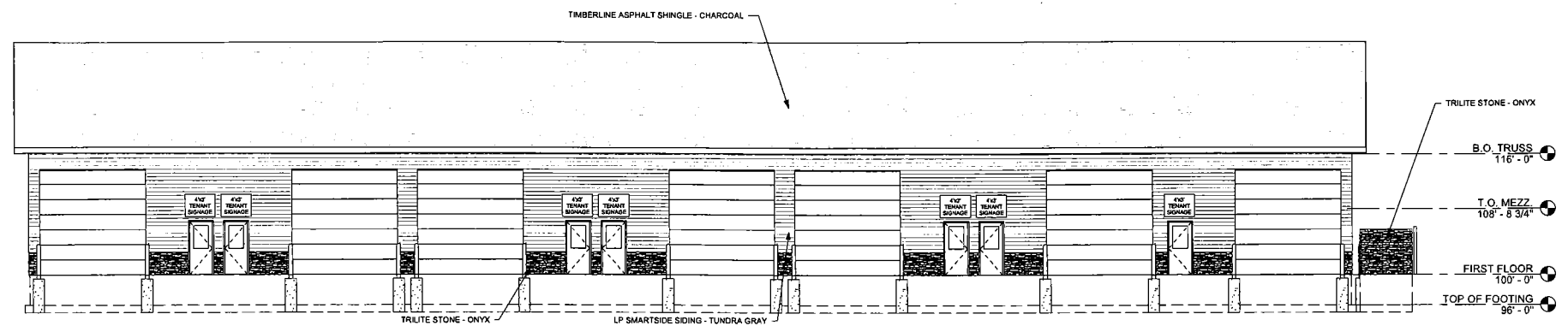
EXTERIOR ELEVATIONS - BUILDING 1

SHEET
A2-11

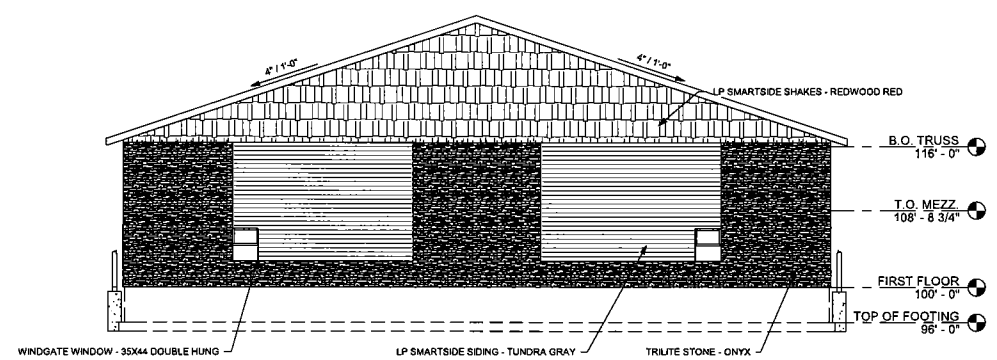
PRELIMINARY NOT FOR CONSTRUCTION



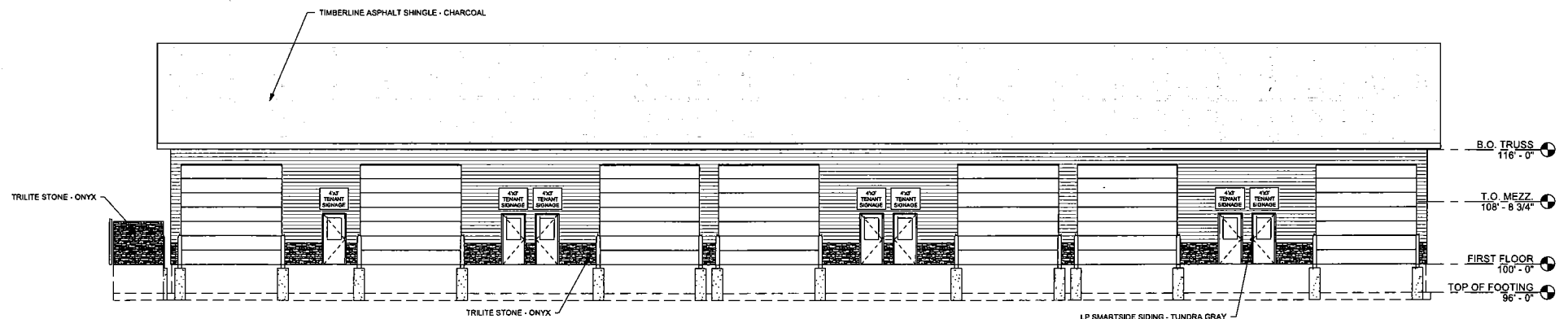
EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS



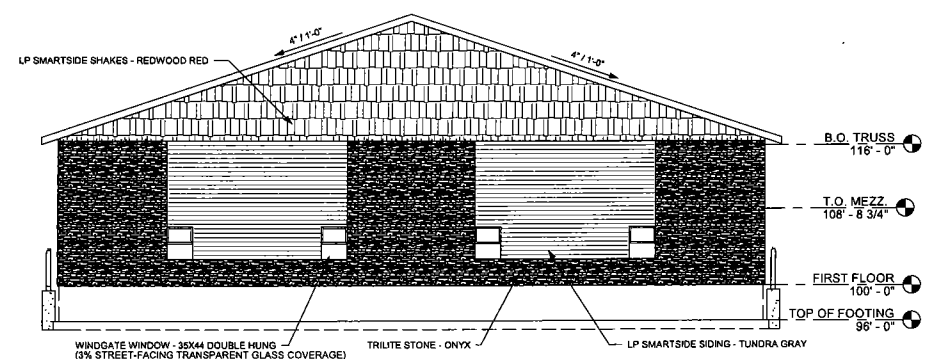
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

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DESIGNED BY Designer

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ORIGINAL ISSUE DATE FEBRUARY

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TITLE

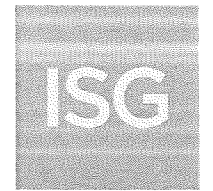
EXTERIOR ELEVATIONS - BUILDING 2

SHEET

A2-12

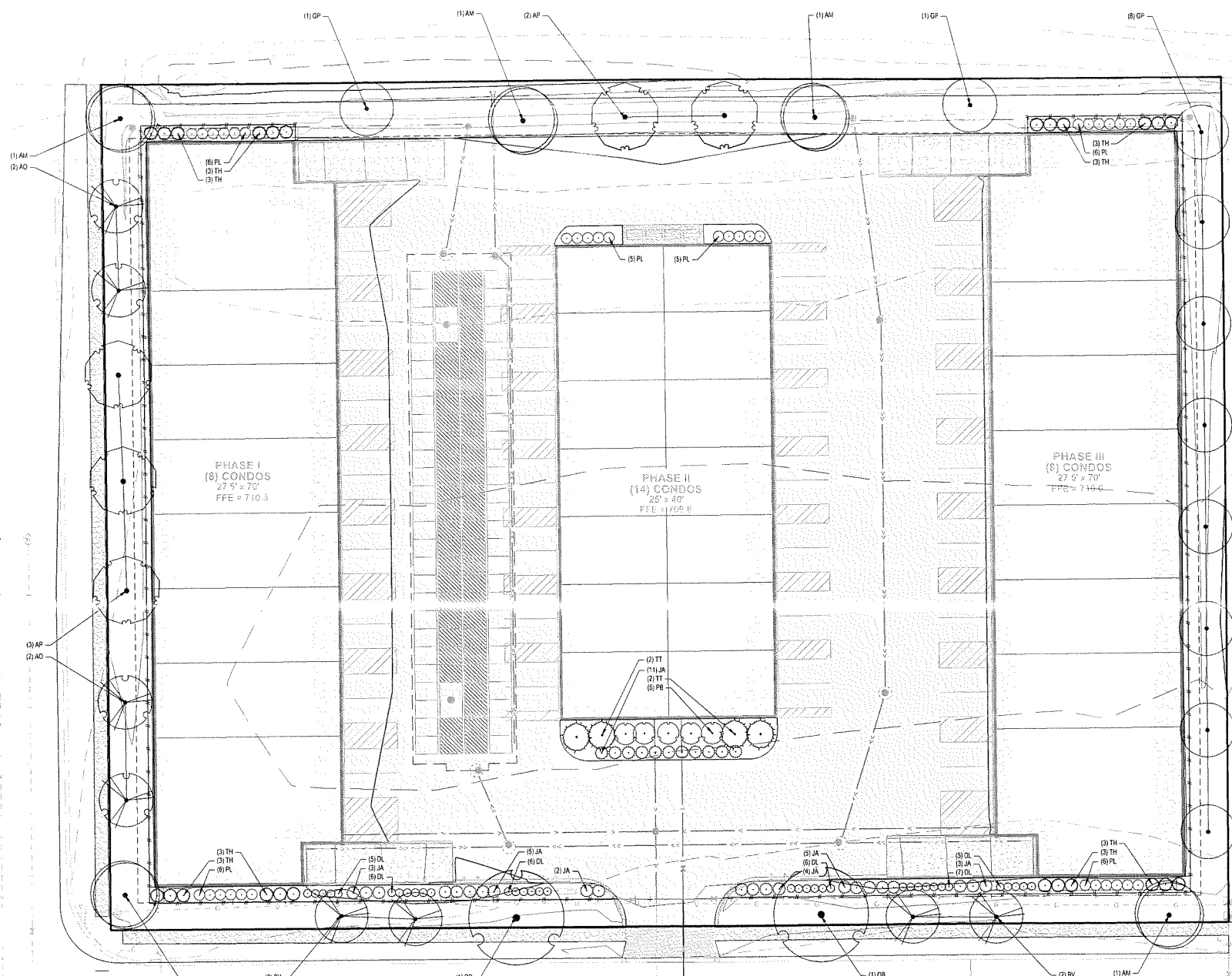
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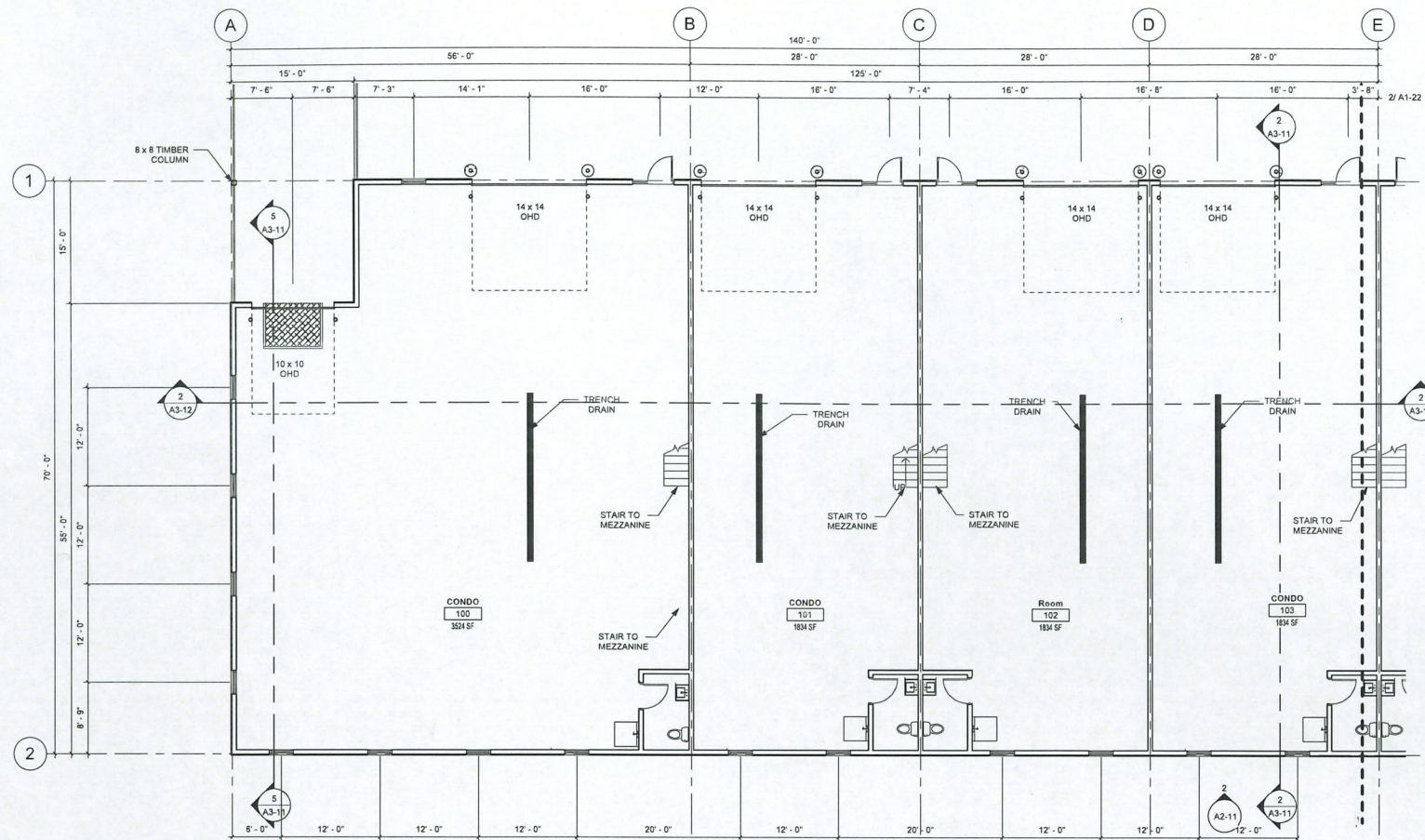
REFERENCE SCALE
0 1/4" = 1'-0"



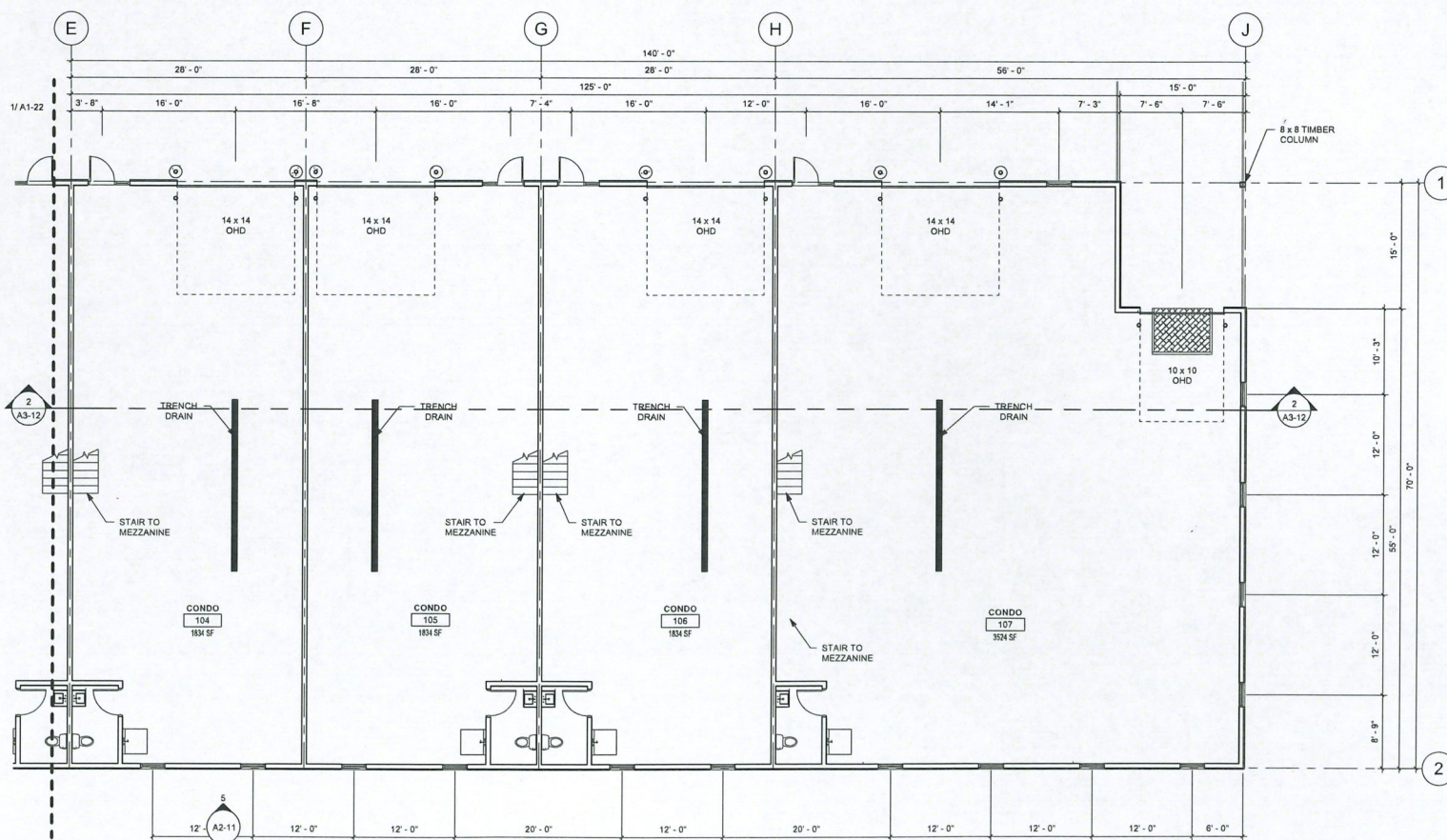
PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AM	5	ACER MIAOBI MORTON STATE STREET MIAOBI MAPLE	2" CAL	B & B
	AP	5	ACER PLATANOIDES POND EMERALD LUSTRES HIGHWAY MAPLE	2" CAL	B & B
	AO	4	AESCULUS GLABRA OHIO BUCKEYE	2" CAL	B & B
	BV	4	BETULA PAPERIFERA VAREY PRAIRIE DREAM PAPER BIRCH	2" CAL	B & B
	GP	10	GINKGO BILGIA PRINCETON SENTRY PRINCETON SENTRY MAIDENHIRE TREE	2" CAL	B & B
	DB	2	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL	B & B
	TH	24	THUJA OCCIDENTALIS HOLMSTRUP HOLMSTRUP ARBORVITAE	4 HT MIN	CONT
	TT	4	THUJA OCCIDENTALIS TECHNY TECHNY ARBORVITAE	6 HT MIN	B & B
SHRUBS					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	DL	35	DIERVILLA LONICERA DWARF BUSH HONEYSUCKLE	2 GAL	CONT
	JA	33	JUNIPERUS SABINA ARCADIA ARCADIA JUNIPER	2 GAL	CONT
	PL	34	PHYSCARPUS OPILOFOLIUS LITTLE DEVIL LITTLE DEVIL DWARF HONEYSUCKLE	2 GAL	CONT
	PB	5	PHYSCARPUS OPILOFOLIUS MONLO DWARF HONEYSUCKLE	1 GAL	CONT

LANDSCAPE REQUIREMENTS			
AS REQUIRED IN HOLMEN, WISCONSIN ZONING CODE FOR LIGHT INDUSTRIAL			
TYPE	REQUIRED	SITE CALCULATIONS	PROVIDED
BUILDING FOUNDATIONS	FOR EVERY 100 LINEAR FEET OF BUILDING FOUNDATION, THE LANDSCAPING INSTALLED SHALL MEET A MINIMUM OF 25 POINTS	WEST BUILDING 500 LNFT = 125 PTS CENTRAL BUILDING 510 LNFT = 128 PTS EAST BUILDING 600 LNFT = 150 PTS	WEST BUILDING 160 PTS CENTRAL BUILDING 136 PTS EAST BUILDING 192 PTS
PAVED AREAS	A MINIMUM OF 30% OF POINTS DEVOTED TO TALL TREES AND 40% TO SHRUBS LANDSCAPING TO BE PLACED WITHIN 10' OF PAVED AREAS POINTS REQUIRED PER 20 SPACES: 75 POINTS	PARKING LOT: 60 SPACES = 225 PTS TALL TREES: 68 POINTS SHRUBS: 90 PTS	PARKING LOT: 226 PTS SHRUBS: 90 PTS TALL TREES: 120 PTS
STREET FRONTAGES	SHRUBS NOT ALLOWED, A MINIMUM OF 50% OF POINTS DEVOTED TO TALL TREES AND 30% TO MEDIUM TREES WITHIN 10' OF THE PUBLIC RIGHT OF WAY POINTS PER 100 FEET OF STREET FRONTAGE: 50 POINTS	STREET FRONTAGE: 750 LNFT = 375 PTS MEDIUM TREES: 113 PTS TALL TREES: 188 PTS	STREET FRONTAGE: 450 PTS MEDIUM TREES: 120 PTS TALL TREES: 339 PTS
YARDS	POINTS PER 1,000 SQUARE FEET OF GROSS FLOOR AREA: 15 POINTS/1000 SQ.FT.	GROSS FLOOR AREA: 51,500 SQFT = 773 PTS	YARD PLANTINGS = 775 PTS
BUFFERYARDS	BUFFERYARDS SHALL BE LOCATED ALONG (AND WITHIN) THE OUTER PERIMETER OF A LOT WHEREVER 2 DIFFERENT ZONING DISTRICTS ABUT ONE ANOTHER.	ADJACENT LOTS ARE ZONED LIGHT INDUSTRIAL, THEREFORE NO BUFFERYARD IS REQUIRED	NA





1 BUILDING 1 - FIRST FLOOR PLAN - AREA A
1/8" = 1'-0"



2 BUILDING 1 - FIRST FLOOR PLAN - AREA B
1/8" = 1'-0"

WALL LEGEND

— EXISTING CONSTRUCTION TO REMAIN
 — NEW CONSTRUCTION

SHEET NOTES

A. ALL EXTERIOR WALL FRAMING TO BE 2X6 (1-1/2" x 5-1/2") VERSALAM LVL (2.1E-2800DF) @ 16" OC
 B. ALL SILL PLATES & TOP PLATES AROUND EXTERIOR WALLS TO BE DPE2 GRADE

KEYNOTE LEGEND



A B
KEYPLAN

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PROJECT
ROX INVESTMENTS BUSINESS CONDOS
 HOLMEN WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 2023-28424
 FILE NAME
 DRAWN BY Author
 DESIGNED BY Designer
 REVIEWED BY Checker
 ORIGINAL ISSUE DATE MM/DD/YY
 CLIENT PROJECT NO.

TITLE
FIRST FLOOR PLAN - BUILDING 1

SHEET
A1-22

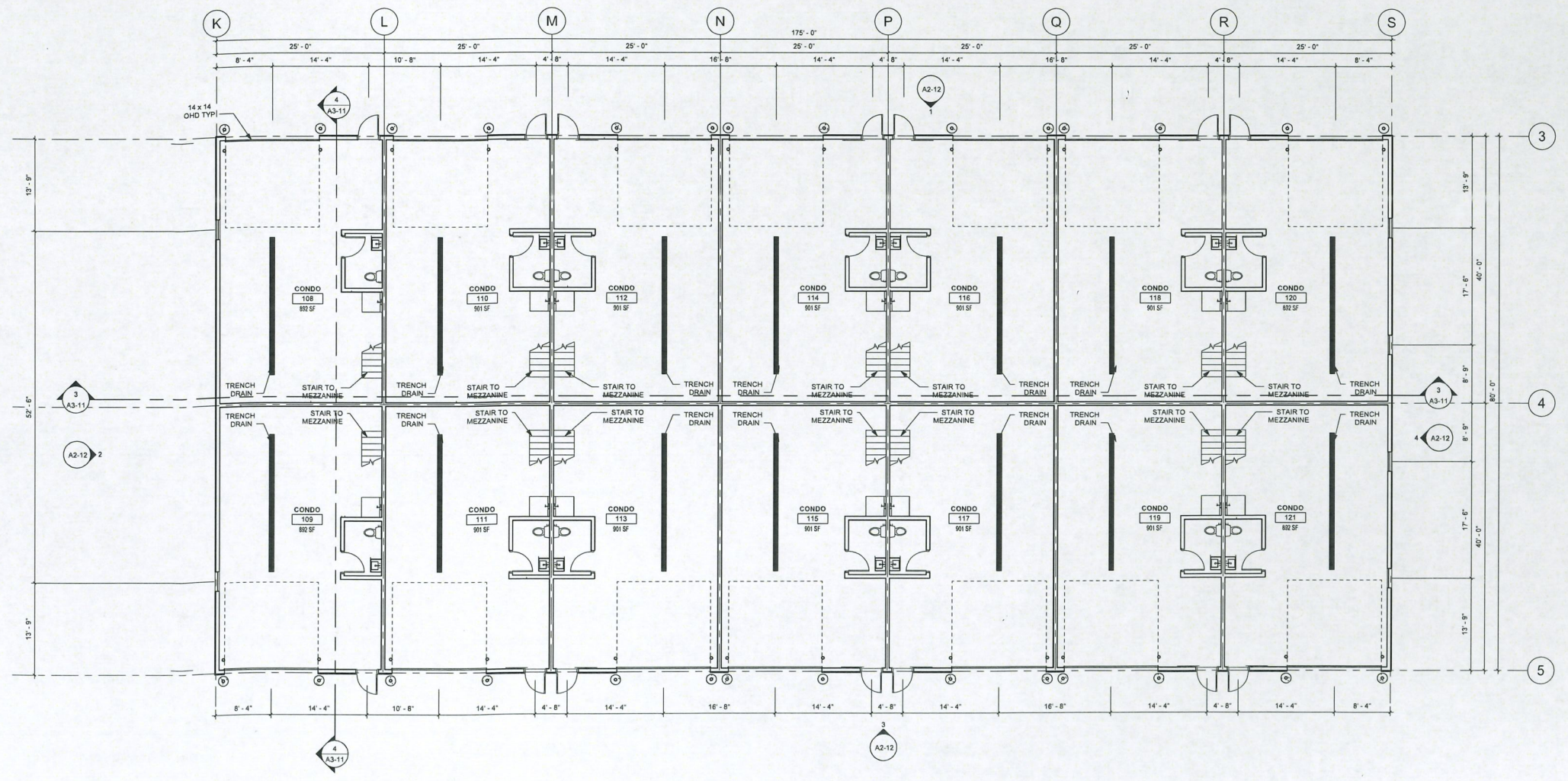
PRELIMINARY NOT FOR CONSTRUCTION

REFERENCE SCALE
 1/8" = 1'-0"

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

SHEET NOTES

A ALL EXTERIOR WALL FRAMING TO BE 2X6 (1-1/2" x 5-1/2") VERSALAM LVL (2 1E-2800DF) @ 16" OC
 B ALL SILL PLATES & TOP PLATES AROUND EXTERIOR WALLS TO BE DFK#2 GRADE



1 BUILDING 2 - FIRST FLOOR PLAN
 1/8" = 1'-0"

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PROJECT

ROX INVESTMENTS BUSINESS CONDOS

HOLMEN WISCONSIN

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PROJECT NO.	2023-28424
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CLIENT PROJECT NO.	

TITLE

FIRST FLOOR PLAN - BUILDING 2

SHEET
A1-23

PRELIMINARY NOT FOR CONSTRUCTION

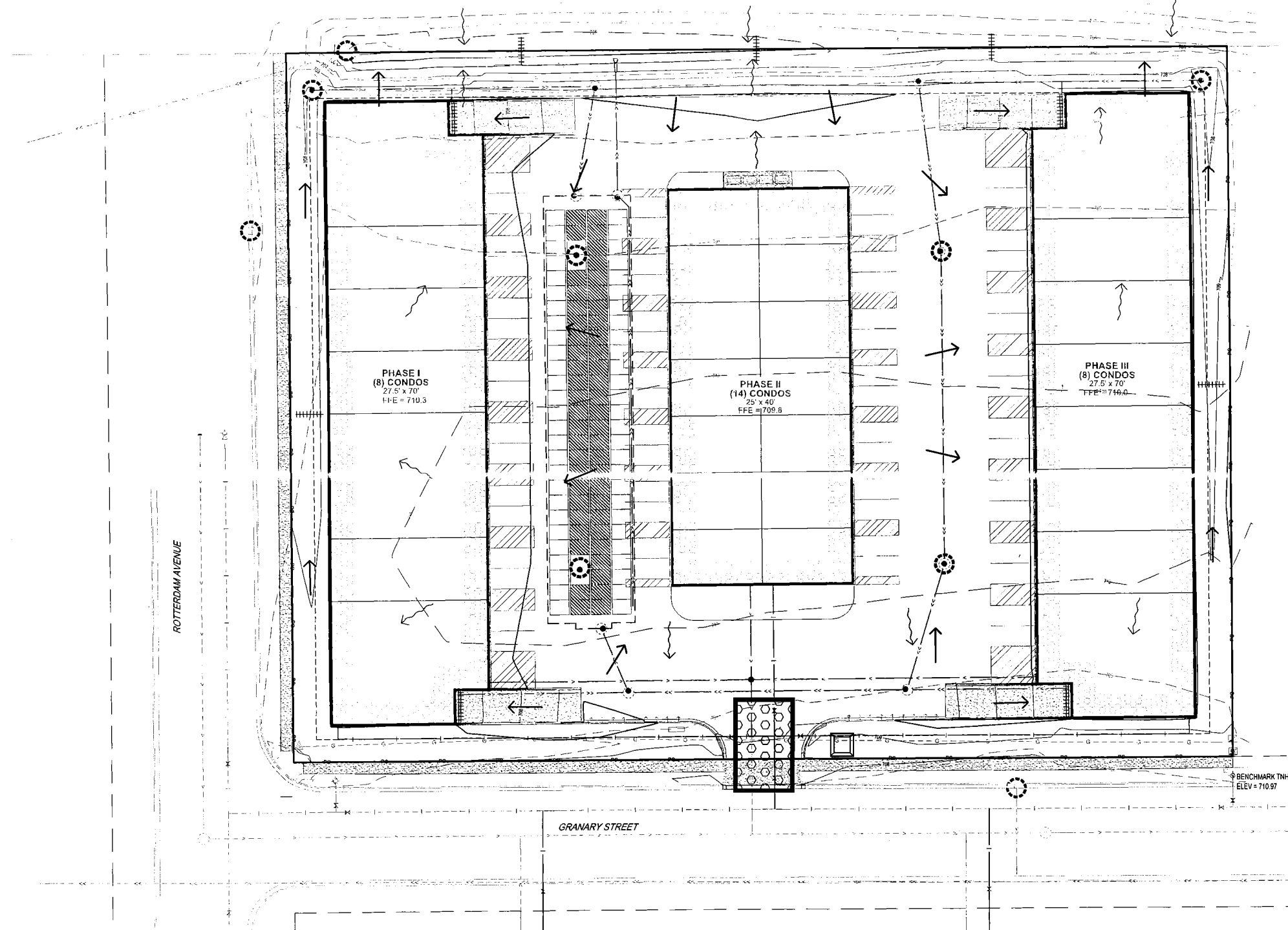
REFERENCE SCALE
 1/8" = 1'-0"





EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
— SF —	SILT FENCE, PREASSEMBLED	LF	585
	SEDIMENT CONTROL LOG	LF	116
⊙	EXISTING STORM DRAIN INLET PROTECTION	EACH	3
○	PROPOSED STORM DRAIN INLET PROTECTION	EACH	6
⊞	STABILIZED CONSTRUCTION EXIT	EACH	1
□	CONCRETE WASHOUT AREA	EA	1
↙	EXISTING DRAINAGE ARROW		
↗	PROPOSED DRAINAGE ARROW		
---	EXISTING CONTOUR (MINOR INTERVAL)		
- - -	EXISTING CONTOUR (MAJOR INTERVAL)		
---	PROPOSED CONTOUR (MINOR INTERVAL)		
- - -	PROPOSED CONTOUR (MAJOR INTERVAL)		

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.
 THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.
 SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT
 NOTE: EROSION CONTROL COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS EROSION CONTROL PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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PROJECT
ROX INVESTMENTS
BUSINESS CONDOS

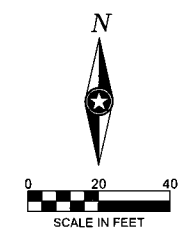
HOLMEN WI

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-28424
 FILE NAME 38474 CI-EROSION
 DRAWN BY GBV
 DESIGNED BY SVD
 REVIEWED BY KBR
 ORIGINAL ISSUE DATE 11/11
 CLIENT PROJECT NO.

TITLE
EROSION CONTROL PLAN

SHEET
C1-30



PRELIMINARY NOT FOR CONSTRUCTION

Planning Commission March 28 2023

Name

Address

- 1) Dave Clark 723 4th Ave N Onalaska
- 2) RYAN WELKE 1823 Brooklyn Place Holmen
- 3) CLARET WHITE 275 HICKORY LN ONALASKA
- 4) Tyler Ndam 605 2nd Ave E
- 5) Mikajin Williams 605 2nd Ave E
- 6) Joyce Pige 511 2N AVE E.
- 7)
- 8)
- 9)
- 10)