

**Village of Holmen
Planning Commission Minutes
June 28, 2022**

Village President Barlow called the Planning Commission meeting to order at 6:00PM on Tuesday, June 28, 2022. Present were commission members Barlow, Kulcinski, Grokowsky, Appold, Kertis, and Nicklaus; along with advisory members Administrator Heinig and Engineer Dahl. Member Stanek was excused. Also in attendance was Chuck Olson, Marion Thiele, Jimmer Christensen, John Hanson and Donna Hanson.

Public Hearings:

Petition for rezoning from owner Jimmer Christenson on 30.4 acres South of McWain Drive and North of the existing Seven Bridges subdivision (Tax Key Parcel 14-4036-1, formally Tax Key Parcel 8-1064-0), from A (Agricultural District) to R-1 (Single Family Residential District).

Motion by Appold, seconded by Kertis to open the public hearing. Carried 6-0.

No comments were made.

Motion by Nicklaus, seconded by Grokowsky to close the public hearing. Carried 6-0.

Petition for for rezoning from Rosewood Development of Holmen, LLC, for approximately One acre at 236 Gaarder Road (Tax Key Parcel 14-144-0 and Tax Key Parcel 14-4236-0), from R-1 (Single Family Residential District) to R-6 (Zero Lot Line Single Family Residential District)

Motion by Appold, seconded by Nicklaus to open the public hearing. Carried 6-0.

Administrator Heinig stated the parcels being considered are located south of Gaarder Road and west of 2nd Avenue. He stated that Rosewood owns the remnant parcel located west of 2nd Avenue and they recently acquired the parcel formerly owned by the late George Johnson. The petition to rezone from R1 (Single Family Residential) to R6 (Zero Lot Line Single Family Residential) would be comparable to what is presently located on the east side of 2nd Avenue, and is Comprehensive Plan compliant.

Chuck Olson representing Rosewood stated Rosewood owns both parcels. He stated that when the original Rosewood Development Plat was done the necessary services for future buildings West of 2nd Avenue were brought into the remnant parcel to prepare for future development. He shared with the commission members, photos of comparable homes built on the east side of 2nd Avenue and Rivers Drive. Lastly, he stated that this proposal was compliant with the Village's comprehensive plan and outlined their rights as property owners under the law.

Donna Hanson stated she was opposed to the development as it is assessed as a 1 family parcel not 4, and yet she stated that Administrator Heinig told her up to 4 units could be built under the current zoning and she doesn't understand how or why. She feels that if this parcel is developed there will be run-off onto her property. She shared photos with the commission members of what she felt were drainage problems on the east side of 2nd Avenue and north of Rivers Drive. She mentioned that during the conversation she had with Administrator Heinig, she felt all development should just be done in the Townships and that development was not necessary in the Village.

Administrator Heinig stated he received a petition from Donna Hanson signed by residents from within and outside of the notification area. He stated that since more than 20% of the residents immediately surrounding the property for rezoning are opposed to the rezoning, that the approval will require a super majority of the Village Board for approval. He also stated he received 3 calls of support from properties immediately adjacent. Another letter he received from Bryan Jostad, was neither directly opposed nor directly in support of the petition, but requested that at a minimum, a privacy fence or screening be erected on the West property line and that there be proper stormwater containment on the site.

Marion Thiele stated she was told in the past this would remain a single-family lot and she is concerned with the increase in traffic, and wondered why the remnant parcel was created in the first place.

John Hanson asked how this got from 1 lot to 4 (reflecting on the same question Donna Hanson posed).

Motion by Appold, seconded by Kulcinski to close the public hearing. Carried 6-0.

Ordinance modification of the B-2 General Business District Code to be consistent with existing Design Overlay Districts and the Village Comprehensive Plan

Motion by Kulcinski, seconded by Grokowsky to open the public hearing. Carried 6-0.

Administrator Heinig stated this is a text amendment to the B-2 Business district code to bring the ordinance language into compliance within the overlay districts of the Comprehensive Plan.

No comments were made.

Motion by Kulcinski, seconded by Nicklaus to close the public hearing. Carried 6-0.

Approval of the May 31, 2022 minutes:

Motion by Nicklaus, seconded by Kulcinski to approve the minutes of the May 31, 2022 Meeting. Carried 6-0.

Public comment:

None

Agenda Items:

Motion by Kulcinski, seconded by Appold to consider agenda item 7 first. Carried 6-0.

Possible Consideration and Action on petition for rezoning from Rosewood Development of Holmen, LLC, on approximately One acre at 236 Gaarder Road (Tax Key Parcel 14-144-0 and Tax Key Parcel 14-4236-0), from R-1 (Single Family Residential District) to R-6 (Zero Lot Line Single Family Residential District)

Administrator Heinig stated that the Rosewood development was done on the land acquired from Northern Engraving. The remnant parcel west of 2nd Avenue was a result of aligning the intersection of 2nd Avenue so the extension to the south created a proper cross road. Utilities were run into the remnant parcel during the development to mirror the east side of the street. The late George Johnson, the owner of the second parcel had inquired about his options to develop his property in concert with the remnant parcel just as was done with the East side of 2nd Avenue. Mr. Johnson had several conversations with Mr. Heinig and with Rosewood over the course of the last five years, but nothing ever formally transpired. After he passed, Rosewood acquired the parcel and are now continuing the process that was originally discussed—the merging of Mr. Johnson’s former parcel and the remnant parcel to create buildable lots on the West side of 2nd Avenue. As far as preexisting water retention situations in the Rosewood Plat, the parcels located north of Rivers Drive and East of 2nd Avenue were all designed to hold their own stormwater along with the stormwater from CTH SN. Now the owners of the developed parcels don’t like the fact that water is held on their property to infiltrate, but that is how they were intentionally designed by the developer. He reiterated again that the comments he received from resident Bryan Jostad requesting that if this area is developed that it be done with a storm pond and storm system design, and a fence or screened area on the West lot line. Administrator Heinig strongly agreed with this proposal and recommended the same. He stated that currently, Rosewood could use the CSM process to create 4 single family lots without any rezoning or formal approvals needed—this is how they could get “four” lots out of the total one acre site rather than just the “one” that exists today. He then made it clear that instead of using the CSM process, Rosewood is rezoning the property to allow for 2 extra single-family units, but in doing so, they would be restricted to the Plat Approval Process, which will require the storm water oversight and allow for additional provisions like the screened fence requirement. Rosewood is supportive of this approach. He stated that Mrs. Hanson had expressed to him that she doesn’t like Holmen’s growth, and that his response to her was that growth in the area will either happen in the Village or the Townships will develop around the Village—thus it’s in the Village’s interest to control the development, and the Village’s utilities allow Holmen to develop with higher densities and make better use of the land, thus ultimately preserving more land overall. He stated that unless there is a justifiable legal reason for denial, state statutes require support of the zoning requests that are compliant with the comprehensive plan (in this case the rezoning is still for low density single-family development, it just has a

different design than the existing zoning district). Since this parcel is comprehensive plan compliant he recommends this go forward with a platting proposal along with requirements for stormwater planning and a privacy fence.

Member Kulcinski asked if the height of Rivers Drive was contributing to the perceived drainage issues. Administrator Heinig stated Rivers Drive and 2nd Avenue needed to be designed to prevent flow going back to the storm system on CTH SN, which does not add to the on-site drainage situations.

Member Kertis asked what the depth of the proposed lots would be. Administrator Heinig stated they would be approximately 120 feet.

Member Nicklaus asked to confirm the homes would access 2nd Avenue not Gaarder Road as the current home does. Administrator Heinig confirmed they would be accessed off 2nd Avenue.

Member Appold stated that the 6 zero lot line proposal would be 3 buildings. Administrator Heinig stated that R-1 zoning would allow 4 single family units; R-6 zoning allows 6 units, indeed 3 buildings.

Member Grokowsky asked if the the water would be done exactly the same as across 2nd Avenue. He felt that with the platted process it could be planned better. He asked if the storm requirements would be that no water leaved the site. Administrator Heinig stated that the requirements would be that no more runoff than presently leaves the site is allowed after the site is developed.

It was asked if during the Platting Process we could then require the privacy fence as well as the storm water containment system. Heinig stated that it absolutely can be required and that the Planning Commission could make their motion for approval contingent upon those provisions.

President Barlow allowed Rosewood (the petitioner) to address the question, "Is Rosewood willing to follow these proposed provisions?"

Chuck Olson responded on behalf of Rosewood, "Rosewood has discussed all of these issues internally and fully supports making the improvements discussed tonight."

President Barlow clarified and expressed the parameters of the situation and outlined the process requirements the commission members had to consider.

Motion by Kertis, seconded by Grokowsky to recommend approval of the petition for rezoning from Rosewood Development of Holmen, LLC, on approximately One acre at 236 Gaarder Road (Tax Key Parcel 14-144-0 and Tax Key Parcel 14-4236-0), from R-1 (Single Family Residential District) to R-6 (Zero Lot Line Single Family Residential District) contingent upon requiring a platting process, stormwater management be required and a privacy fence be erected along the west property line. Carried 6-0.

Possible Consideration and Action on petition for rezoning from owner Jimmer Christenson on 30.4 acres South of McWain Drive and North of the existing Seven Bridges subdivision (Tax Key Parcel 14-4036-1, formally Tax Key Parcel 8-1064-0), from A (Agricultural District) to R-1 (Single Family Residential District)

Administrator Heinig stated the parcel is located north of the Seven Bridges Subdivisions and south of the Holland Estates Development. The parcel is 30 acres in size and was just annexed into the Village. The entire parcel will be zoned R-1. Lastly, he stated that the Town of Holland provided comments to the plat submitted to them for review—none of the comments were opposed to the rezoning or of the proposed development, but only outlined areas for consideration. No other comments were received by the public. Heinig strongly recommended the approval of the rezoning.

Motion by Kertis, seconded by Grokowsky to recommend approval of the petition for rezoning from owner Jimmer Christenson on 30.4 acres south of McWain Drive and north of the existing Seven Bridges subdivision (Tax Key Parcel 14-4036-1, formally Tax Key Parcel 8-1064-0), from A (Agricultural District) to R-1 (Single Family Residential District). Carried 6-0.

Possible Consideration and Action on proposed Preliminary Plat—Seven Bridges North Addition

Administrator Heinig stated the plat connects the Seven Bridges Subdivisions to the Holland Estates development. The stormwater and engineering haven't been submitted to date. The Town of Holland reviewed the plat and asked that a stop sign be added to separate the subdivisions. The Town was concerned that the plat's lack of park land may stress the park in the Holland Estates development. They also informed the Village of the Township's dark sky ordinance. Administrator Heinig stated that a mid-block stop sign doesn't make sense, but we will consider erecting a stop sign at an intersection between the subdivisions where it was sensible. He stated that there is no park land in the proposed plat, because the developer already dedicated land for this area to the 14-acre park within the original Seven Bridges Subdivision (rather than build three small parks, we combined them all into one large park). The park is currently under construction and will be finished this Summer and will strongly complement the existing park in Holland Estates. He stated that the subdivision will have streetlighting as do all Village Streets (which is down directed by specification). Heinig stated he received no other comments and he strongly recommends its approval.

Motion by Kulcinski, seconded by Nicklaus to recommend approval of the proposed Preliminary Plat—Seven Bridges North Addition. Carried 6-0.

Possible Consideration and Action on Ordinance modification of the B-2 General Business District Code to be consistent with existing Design Overlay Districts and the Village Comprehensive Plan

Administrator Heinig stated he received no comments or opposition. He stated the text amendment to the B-2 Business district code is necessary to bring the ordinance language

into compliance within the overlay districts of the Comprehensive Plan, and he strongly recommends approval.

Motion by Appold, seconded by Kulcinski to recommend the approval of the Ordinance modification of the B-2 General Business District Code to be consistent with existing Design Overlay Districts and the Village Comprehensive Plan. Carried 6-0.

Possible Action on Site Plan & Architectural Review (SPAR) petition from TDS at 3901 Circle Drive for a Telecom Utility Accessory Building.

Administrator Heinig stated that TDS Telecomm is running fiber lines through the City of Onalaska and will locate their substation to service those lines at 3901 Circle Drive. The substation (accessory structure) will be a concrete structure inside fencing with mechanicals inside the building designed as per the SPAR application tonight. This is phase 1 on this lot. The future phase 2 would locate a shop on the north side of the lot. There will also be a small 30' tower which has been approved by the FAA.

Member Appold asked if there was a concern with a secondary (accessory structure) building being erected before the primary structure (the future shop proposed for phase 2). Administrator Heinig stated that the situation was unique in that utility companies have other statutory rights that would permit the construction of the “accessory utility structure,” without necessarily requiring a “principal structure” on site, as the accessory building is part of their fiber line installation in Onalaska, they have the right to construct it.

Motion by Kertis, seconded by Kulcinski to approve the Site Plan & Architectural Review (SPAR) petition from TDS at 3901 Circle Drive for a Telecom Utility Accessory Building. 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, and site landscaping. Signage was not submitted. Carried 6-0.

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

Member Grokowsky stated his empathy for the members of the public present tonight and their concerns over Holmen’s growth as a life-long resident himself.

Administrator Heinig elaborated on the State of Wisconsin’s smart growth legislation regarding the requirements of the comprehensive plans and the required actions of local governing bodies.

Adjourn:

Motion by Grokowsky, seconded by Nicklaus to adjourn at 7:30 pm. Carried 6-0.

Minutes prepared by Chris Dahl, Village Engineer

Village of Holmen
La Crosse County, WI

Notice of Public Hearing on a Change of Zoning (Rezoning) Petition

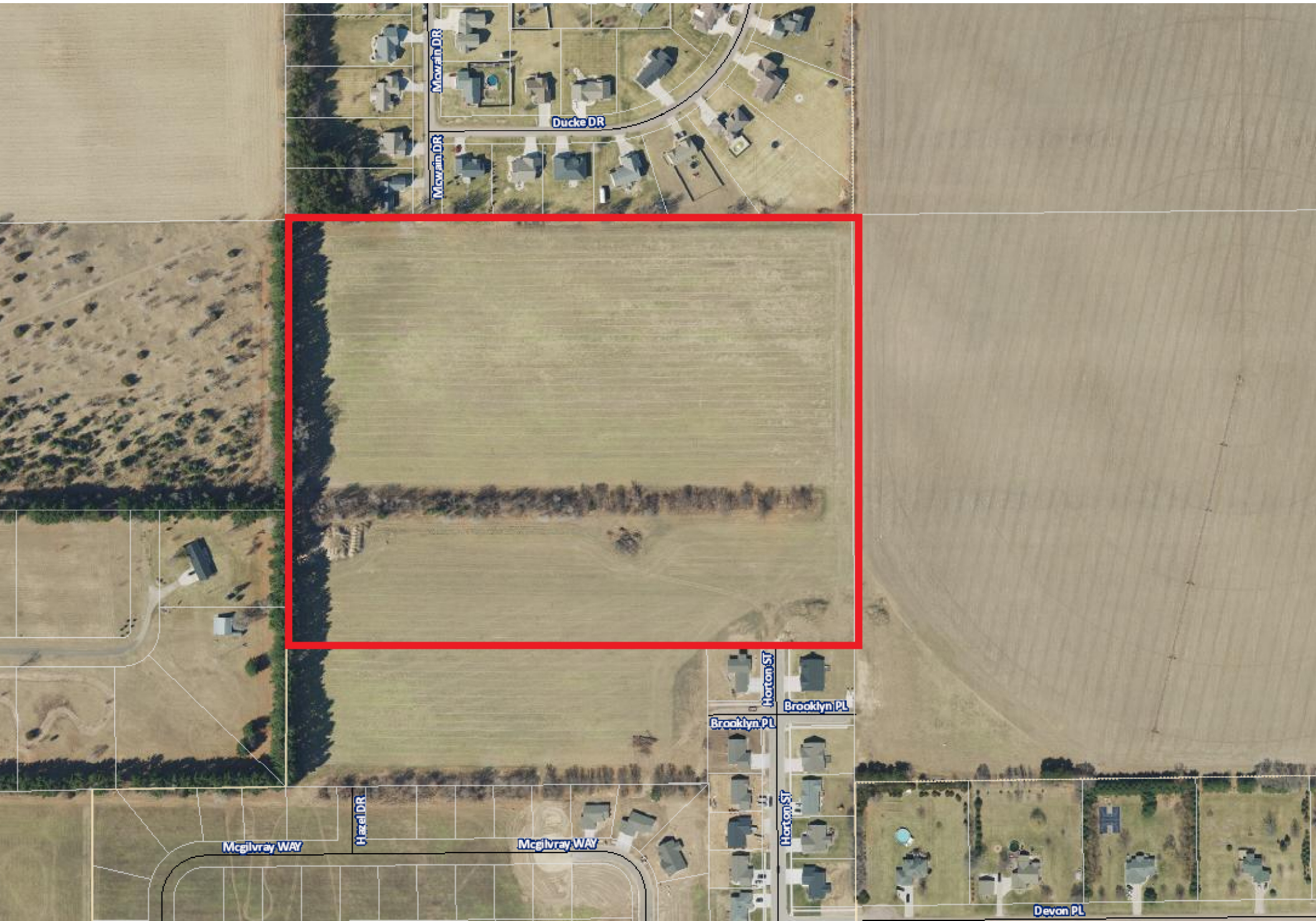
NOTICE IS HEREBY GIVEN that the Holmen Village Planning Commission will hold a Public Hearing during their Regular Meeting in the Holmen Village Hall, at 421 S. Main Street, Holmen, WI, 54636, on the 28th day of June, at 6:00pm, on the proposed Change of Zoning (Rezoning) Petition as follows:

Jimmer Christenson (owner), is petitioning for a rezone of 30.4 acres of property located South of McWain Drive and North of the existing Seven Bridges subdivision (Tax Key Parcel 14-4036-1, formally Tax Key Parcel 8-1064-0), from A (Agricultural District) to R-1 (Single Family Residential District). The Comprehensive Plan supports low density residential uses for the property, thus the proposed rezoning petition is consistent with the Comprehensive Plan.

All pursuant to applicable Wisconsin Statutes and Holmen Village Ordinances, all interested parties are welcome to attend and may be heard during the public hearing. For more information prior to the public hearing, the petition is on file at the office of the Holmen Village Clerk, La Crosse County, Wisconsin, 421 Main Street, 54636, or you may contact the Village Administrator at 608-526-4336.

HOLMEN VILLAGE BOARD
BY: Scott Heinig, Village Administrator

To be published: June 10, 2022 and June 17, 2022



McCarain DR

Ducke DR

McCarain DR

McGilvray WAY

Hazel DR

McGilvray WAY

Horton ST

Brooklyn PL

Brooklyn PL

Horton ST

Devon PL

SEVEN BRIDGES NORTH ADDITION – PRELIMINARY PLAT

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23, T18N, R8W, VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 23; THENCE S89°26'43"W ALONG THE QUARTER SECTION LINE 1318.31 FEET TO THE POINT OF BEGINNING; THENCE S0°15'54"E ALONG THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 992.75 FEET TO THE NORTH LINE OF SEVEN BRIDGES ADDITION; THENCE S89°32'54"W ALONG SAID NORTH LINE 341.57 FEET TO THE NORTHEAST CORNER OF 2ND ADDITION TO SEVEN BRIDGES ADDITION; THENCE S89°35'09"W ALONG THE NORTH LINE THEREOF 979.85 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE SE 1/4; THENCE N0°05'03"W ALONG SAID WEST LINE 989.47 FEET TO THE NORTHWEST CORNER OF SAID NW 1/4 OF THE SE 1/4; THENCE N89°26'43"E 1318.31 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 30.03 ACRES.

I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THIS SUBDIVISION & THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE VILLAGE OF HOLMEN SUBDIVISION CODE.

FREDERICK J. HILBY PLS 2841
LA CROSSE ENGINEERING & SURVEYING CO., INC.

CURRENT ZONING: PROPOSED R-1 ZONING
30.03 ACRES
68 LOTS
2 OUTLOTS

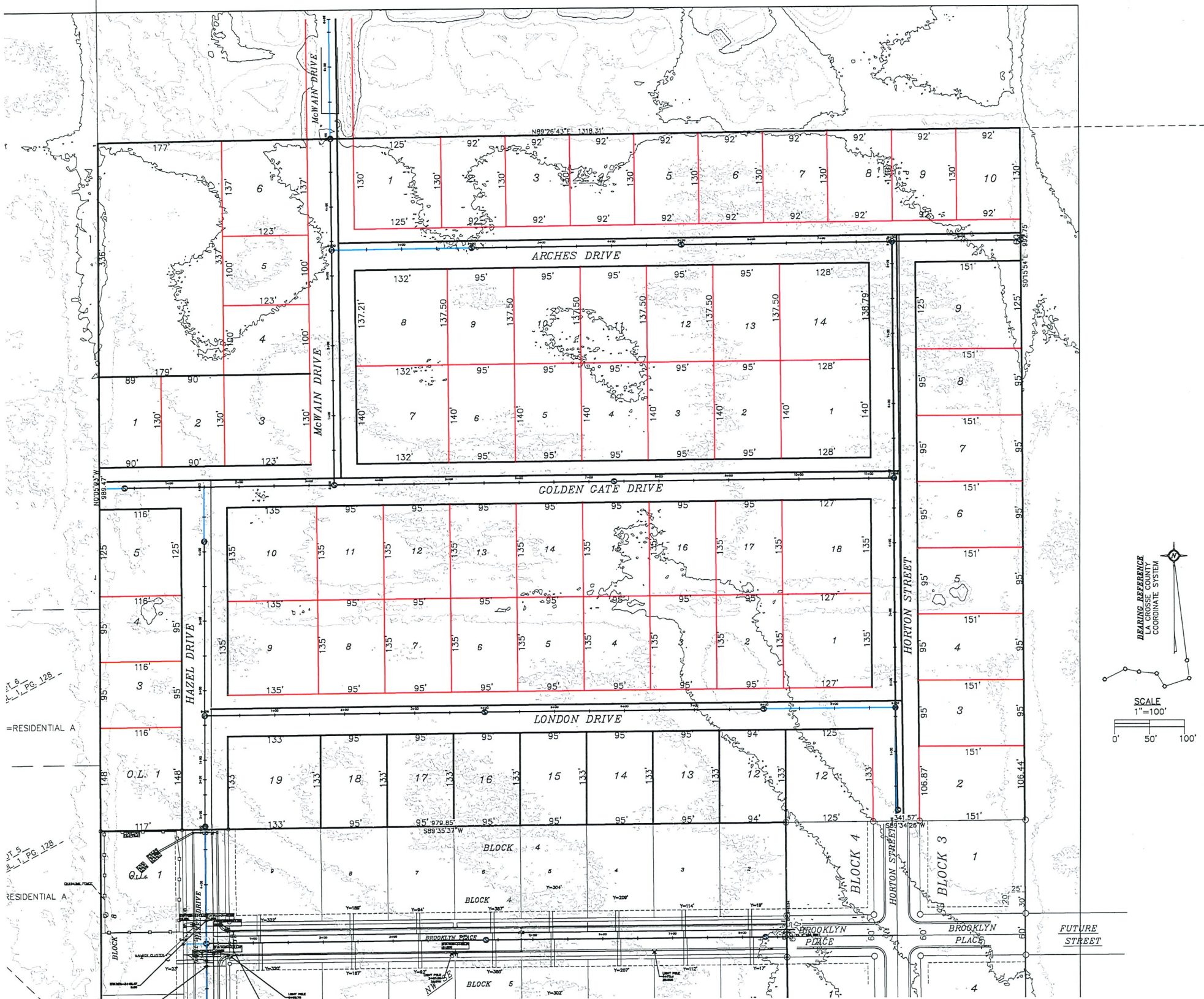
OWNER/DEVELOPER: S & J PROPERTIES OF LA CROSSE LLC.
N3498 SUNSET LANE
LA CROSSE, WI 54601

SURVEYOR: LA CROSSE ENGINEERING & SURVEYING CO., INC.
1206 SOUTH 3rd STREET
LA CROSSE, WI 54601

APPROVING AUTHORITIES: Village of Holmen

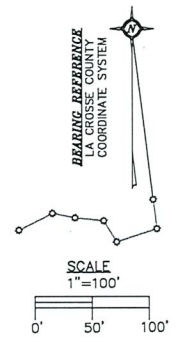
AGENCIES HAVING AUTHORITY TO OBJECT: DEPARTMENT OF ADMINISTRATION

NOTE: SETBACK AS REQUIRED
-Utility easement shall be provided where required.



JL 6
A-1, PG. 128
RESIDENTIAL A

JL 5
A-1, PG. 128
RESIDENTIAL A



Village of Holmen
La Crosse County, WI

Notice of Public Hearing on a Change of Zoning (Rezoning) Petition

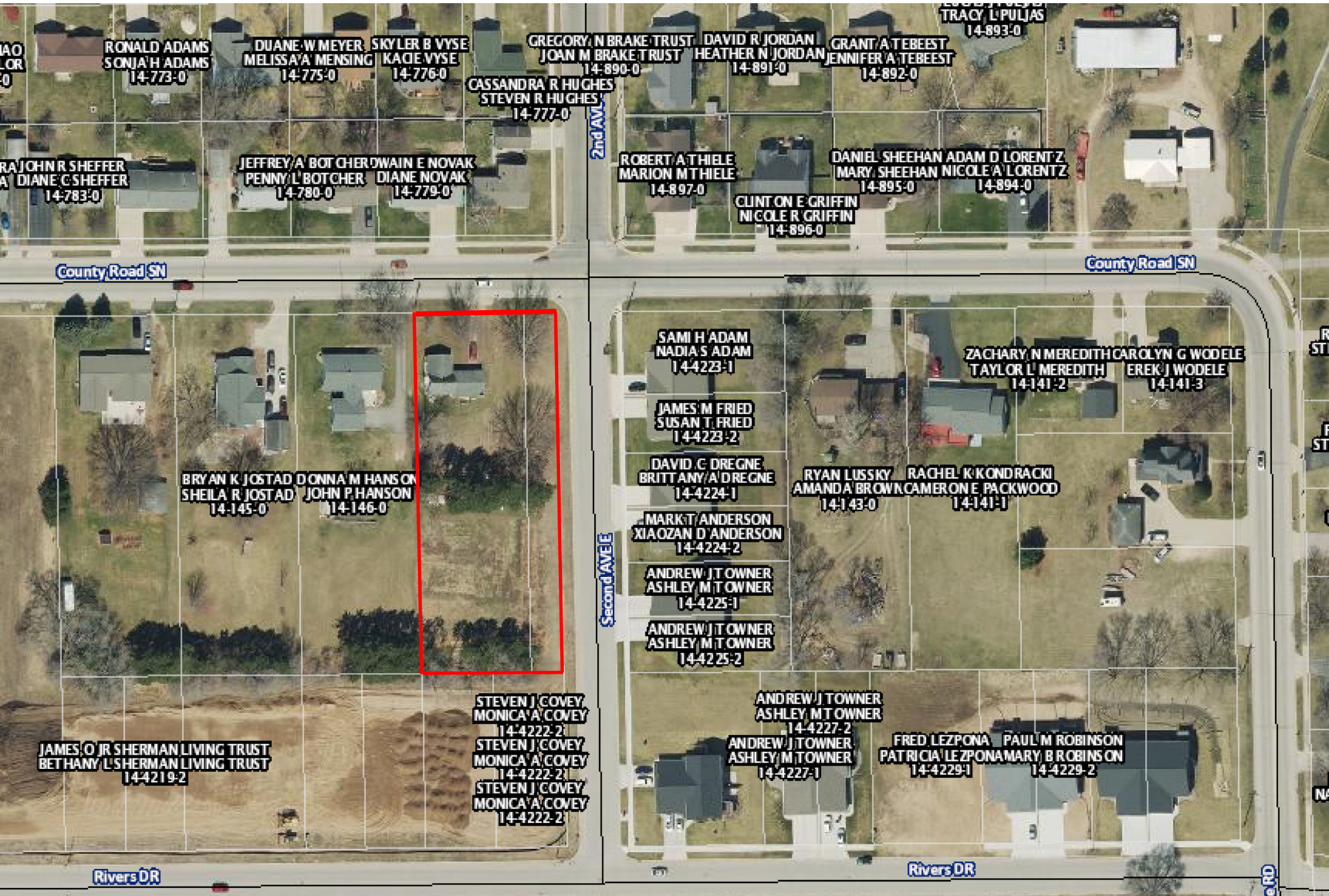
NOTICE IS HEREBY GIVEN that the Holmen Village Planning Commission will hold a Public Hearing during their Regular Meeting in the Holmen Village Hall, at 421 S. Main Street, Holmen, WI, 54636, on the 28th day of June, at 6:00pm, on the proposed Change of Zoning (Rezoning) Petition as follows:

Rosewood Development of Holmen, LLC (Owner), is petitioning for a rezoning of approximately One acre of property at 236 Gaarder Road (Tax Key Parcel 14-144-0 and Tax Key Parcel 14-4236-0), from R-1 (Single Family Residential District) to R-6 (Zero Lot Line Single Family Residential District). The Comprehensive Plan supports low density residential uses for the property, thus the proposed rezoning petition is consistent with the Comprehensive Plan.

All pursuant to applicable Wisconsin Statutes and Holmen Village Ordinances, all interested parties are welcome to attend and may be heard during the public hearing. For more information prior to the public hearing, the petition is on file at the office of the Holmen Village Clerk, La Crosse County, Wisconsin, 421 Main Street, 54636, or you may contact the Village Administrator at 608-526-4336.

HOLMEN VILLAGE BOARD
BY: Scott Heinig, Village Administrator

To be published: June 10, 2022 and June 17, 2022



RONALD ADAMS
SONJA H ADAMS
14-773-0

DUANE W MEYER
MELISSA A MENSING
14-775-0

SKYLER B VYSE
KACE VYSE
14-776-0

GREGORY N BRAKE TRUST
JOAN M BRAKE TRUST
14-890-0

DAVID R JORDAN
HEATHER N JORDAN
14-891-0

GRANT A TEBEEST
JENNIFER A TEBEEST
14-892-0

TRACY L PULJAS
14-893-0

CASSANDRA R HUGHES
STEVEN R HUGHES
14-777-0

JEFFREY A BOTCHER
PENNY L BOTCHER
14-780-0

OWAIN E NOVAK
DIANE NOVAK
14-779-0

ROBERT A THIELE
MARION M THIELE
14-897-0

DANIEL SHEEHAN
MARY SHEEHAN
14-895-0

ADAM D LORENTZ
NICOLE A LORENTZ
14-894-0

CLINTON E GRIFFIN
NICOLE R GRIFFIN
14-896-0

County Road SN

County Road SN

BRYAN K JOSTAD
SHELA R JOSTAD
14-145-0

DONNA M HANSON
JOHN P HANSON
14-146-0

SAMI H ADAM
NADIA S ADAM
14-4223-1

ZACHARY N MEREDITH
TAYLOR L MEREDITH
14-141-2

CAROLYN G WODELE
EREK J WODELE
14-141-3

JAMES M FRIED
SUSAN T FRIED
14-4223-2

DAVID C DREGNE
BRITTANY A DREGNE
14-4224-1

RYAN LUSSKY
AMANDA BROWN
14-143-0

RACHEL K KONDRACKI
CAMERON E PACKWOOD
14-141-1

MARK T ANDERSON
XIAOZAN D ANDERSON
14-4224-2

ANDREW J TOWNER
ASHLEY M TOWNER
14-4225-1

ANDREW J TOWNER
ASHLEY M TOWNER
14-4225-2

JAMES O JR SHERMAN LIVING TRUST
BETHANY L SHERMAN LIVING TRUST
14-4219-2

STEVEN J COVEY
MONICA A COVEY
14-4222-2

STEVEN J COVEY
MONICA A COVEY
14-4222-2

STEVEN J COVEY
MONICA A COVEY
14-4222-2

ANDREW J TOWNER
ASHLEY M TOWNER
14-4227-2

ANDREW J TOWNER
ASHLEY M TOWNER
14-4227-1

FRED LEZPONA
PATRICIA LEZPONA
14-4229-1

PAUL M ROBINSON
MARY B ROBINSON
14-4229-2

Rivers DR

Rivers DR

Second Ave E

e RD

**Notice of Public Hearing for
Modifying the B-2 General Business District
of the Code of the Village of Holmen**

Please take notice that the Planning Commission of the Village of Holmen will hold a public hearing to consider amending Section 195-17 of the Code of the Village of Holmen. The public hearing will take place at 6:00 PM on June 28, 2022, at the Holmen Village Hall, 421 S. Main Street, Holmen, WI, 54636. All interested parties are welcome to attend. The ordinance amendment is intended to update the B-2 General Business District to be consistent with existing Design Overlay Districts and the Village Comprehensive Plan. A copy of the proposed ordinance is currently on file and open for public inspection in the office of the Village Clerk at the Village Hall. Questions regarding the proposed ordinance can be directed to Scott Heinig, Village Administrator.

To Be Published: June 10, 2022 and June 17, 2022

Scott Heinig, Village Administrator
On behalf of the Village Board

ORDINANCE 3-2022

AN ORDINANCE MODIFYING THE B-2 GENERAL BUSINESS DISTRICT

THE VILLAGE BOARD OF THE VILLAGE OF HOLMEN DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION I. The following Section of Chapter 195 is hereby amended to read as follows:

§ 195-17. B-2 General Business District. [Amended 10-12-2000 by Ord. No. 1.00; 5-9-2002 by Ord. No. 2.02; 7-12-2007 by Ord. No. 6.07; 8-11-2011 by Ord. No. 3.11]

1. Purpose. The B-2 District is intended to provide an area for businesses oriented to highway traffic or requiring more space for operation.
2. Permitted uses. The following uses are permitted within a B-2 District, insofar as such use is consistent with Site Plan and Architectural Review (SPAR) requirements, Design Overlay Districts and Village Comprehensive Plan requirements and all other ordinances relevant to such use:
 - (1) Service stations;
 - (2) Drive-in restaurants;
 - (3) Hotels and motels;
 - (4) Banks with drive-through banking services;
 - (5) Auto sales (unless located in a Design Overlay (DO) District, then only as a Conditional Use, and only if such use and overall site design is in keeping with and operates in accordance with the vision of such DO District and Village Comprehensive Plan);
 - (6) Convenience store;
 - (7) Mobile home and equipment sales and services (unless located in a Design Overlay (DO) District, then only as a Conditional Use, AND only if such use and overall site design is in keeping with and operates in accordance with the vision of such DO District and Village Comprehensive Plan);
 - (8) Animal hospitals and veterinary clinics;
 - (9) Marine sales and supplies, RV sales and supplies and other similar onsite sales activities and product/equipment/fleet sales and storage (unless located in a Design Overlay (DO) District, then only as a Conditional Use, AND only if such use and overall site design is in keeping with and operates in accordance with the vision of such DO District and Village Comprehensive Plan));

- (10) Theaters;
- (11) Any use permitted in the B-1 District;
- (12) Car washes;
- (13) Cabinet factory;
- (14) Laser products;
- (15) Day-care facility; and
- (16) Assisted-living or managed-care facility.

1. Requirements. In order to be considered a conforming lot or structure within a B-2 District, a lot or structure must:

- (1) Have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet;
- (2) Have a front yard setback of 25 feet, a rear yard setback of 15 feet and a side yard setback of 10 feet;
- (3) Not exceed a maximum principal building height of 45 feet; and
- (4) Have an accessory building side and rear yard setback of three feet and a maximum accessory building height of 25 feet.

1. Conditional uses. The following uses shall be considered conditional uses within a B-2 District (unless located in a Design Overlay (DO) District, then only if such use and overall site design is in keeping with and operates in accordance with the vision of such DO District and Village Comprehensive Plan):

- (1) Truck stops;
- (2) Public and semipublic uses, such as fire stations, emergency shelters and Village garages;
- (3) Warehousing and mini-warehousing;
- (4) Excavating and construction offices, repair and storage;
- (5) Grain bins and storage bins;
- (6) Single-family residential units attached to or part of the business unit; and
- (7) Telecommunications towers.

1. Screening. Outdoor storage of any kind and processing areas of any kind shall abide by the ruling of the Site Plan and Architectural Review Board for all screening requirements, but under no circumstances shall screening ever be less than a minimum of be at least thirty-percent effectively screened from streets and eighty-percent screened adjacent to residential districts. If located in a Design Overlay (DO) District, then such use and overall site design shall adhere to enhanced restrictions for screening and Site Plan and Architectural Review (SPAR) standards and requirements so as to remain in keeping with and operating in accordance with the vision of such DO District and Village Comprehensive Plan).

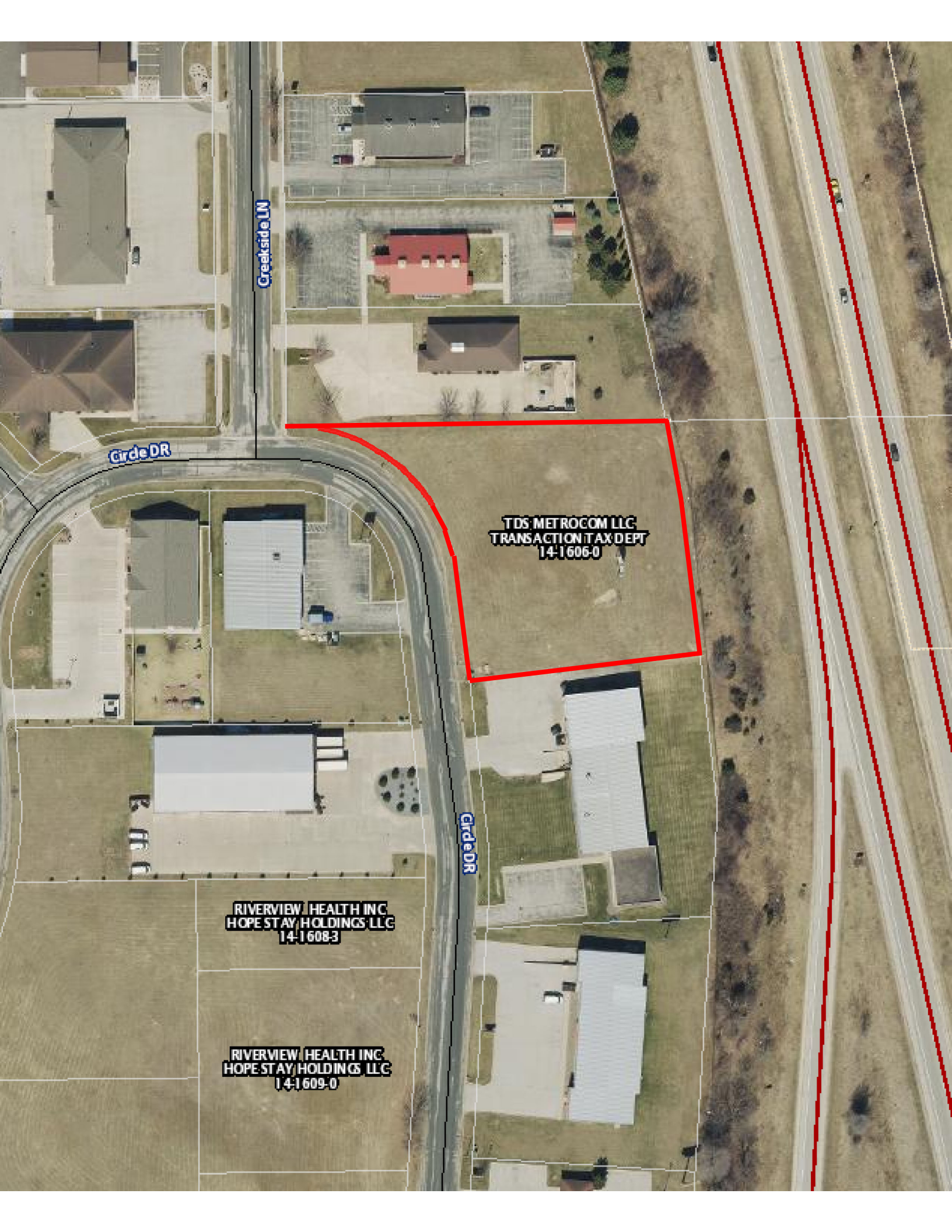
SECTION II. This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this _____ day of _____, 2022.

By: _____
Village President

By: _____
Village Clerk/Treasurer

PASSED:
APPROVED:
PUBLISHED:



Creekside LN

Cirde DR

TDS METROCOM LLC
TRANSACTION TAX DEPT
14-1606-0

B.H.C.

Cirde DR

RIVERVIEW HEALTH INC
HOPE STAY HOLDINGS LLC
14-1608-3

RIVERVIEW HEALTH INC
HOPE STAY HOLDINGS LLC
14-1609-0

H:\AutoCad Drawings\2020\F\Misc. F\12441-001 FTI Circle Dr\CAD Drawings\Civil\DELIVERABLES\12441-001 SITE PLAN.dwg, 6/14/2022 2:32:29 PM

CREEKSIDE LANE

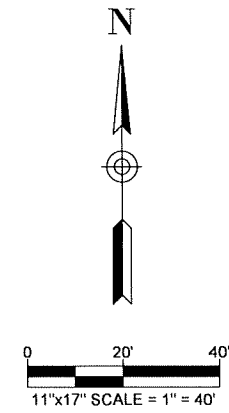
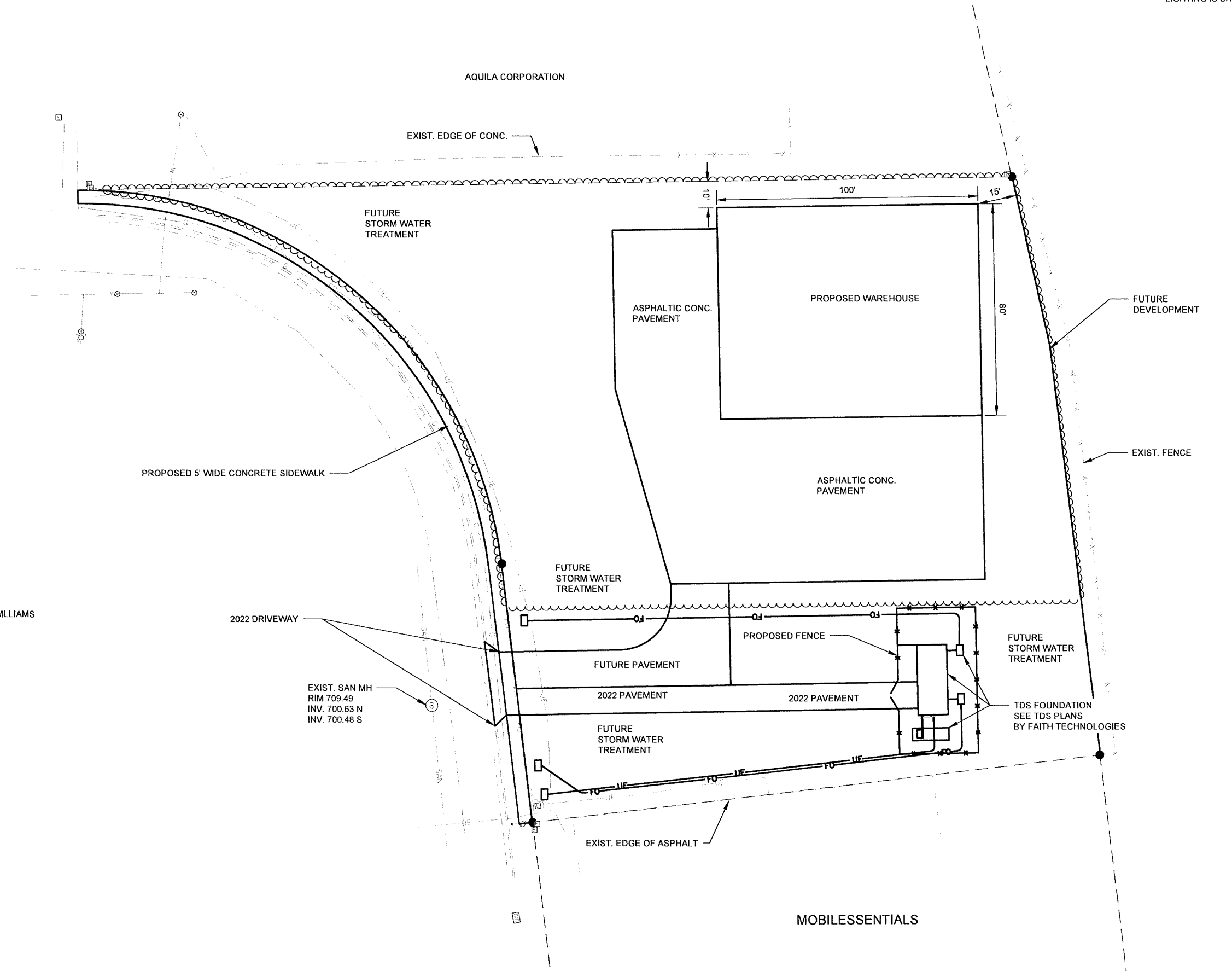
CIRCLE DRIVE


SHERWIN WILLIAMS

AQUILA CORPORATION

MOBILESENTIALS

LIGHTING IS SHOW ON THE BUILDING PLAN SHEET A



REVISION DATE	REMARKS
FIELDBOOK:	
SCALE: AS SHOWN	
DRAWN: K/C/S/M/JPM	
CHECKED: DRC	
DATE: 6/14/2022	
DAVY ENGINEERING CO. LA CROSSE, WISCONSIN 	
FAITH TECHNOLOGIES INCORPORATED 3901 CIRCLE DRIVE HOLMEN, WISCONSIN	
PROJECT NUMBER	12441-001.020
SHEET NO.	C100

H:\AutoCad Drawings\2020\FMisc. F12441-001 FTI Circle Dr\CAD Drawings\Civil\DELIVERABLES\12441-001 LANDSCAPE PLAN.dwg, 6/14/2022 1:47:23 PM

CREEKSIDE LANE

(S)

CIRCLE DRIVE

AQUILA CORPORATION

EXIST. EDGE OF CONC.

ASPHALTIC CONC. PAVEMENT

PROPOSED WAREHOUSE

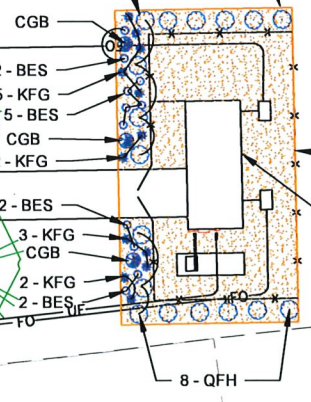
ASPHALTIC CONC. PAVEMENT

EXIST. FENCE

FUTURE PHASE DEVELOPMENT
LANDSCAPING TO MEET
CITY REQUIREMENTS

SHERWIN WILLIAMS

EXIST. SAN MH
RIM 709.49
INV. 700.63 N
INV. 700.48 S



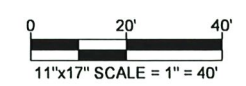
EXIST. EDGE OF ASPHALT

MOBILESENTIALS

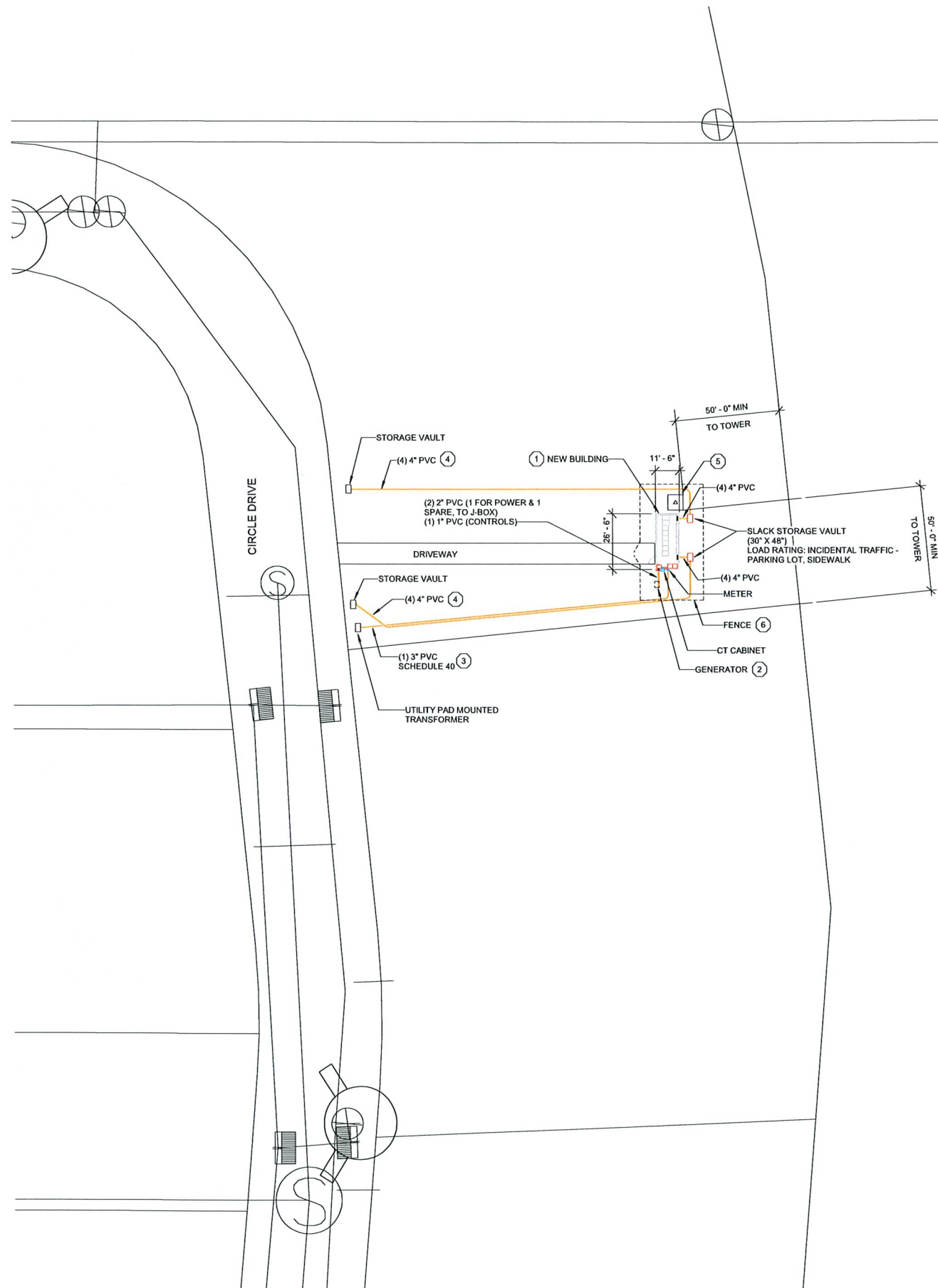
PLANT LIST:

Trees:				
Key	Qty.	Common Name	Scientific Name	Size Cont.
ABM	4	Autumn Blaze Maple	Acer x freemanii 'Jeffersd'	2"cal. B&B
Shrubs:				
Key	Qty.	Common Name	Scientific Name	Size Cont.
QFH	17	Quick Fire Hydrangea	Hydrangea paniculata 'Bulk'	#5 gal. pot
CGB	3	Chicagoland Green Boxwood	Buxus 'Glencoe'	#5 gal. pot
Perennials and Ornamental Grasses:				
Key	Qty.	Common Name	Scientific Name	Size Cont.
KFG	12	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1 gal. pot
BES	11	Black Eyed Susan	Rudbeckia 'Goldstrum'	#1 gal. pot

DISTURBED AREAS OUTSIDE OF THE MULCH SHALL BE SEEDED WITH LAWN MIXTURE.



REVISION DATE		REMARKS			
FIELDBOOK: SCALE: AS SHOWN	DRAWN: KK/GSM/JPM	CHECKED: DRC	DATE: 6/14/2022		
DAVY ENGINEERING CO. LA CROSSE, WISCONSIN					
LANDSCAPE PLAN FAITH TECHNOLOGIES INCORPORATED 3901 CIRCLE DRIVE HOLMEN, WISCONSIN					
PROJECT NUMBER					
12441-001.020					
SHEET NO.					
C130					



1 Site Plan
Scale: 1" = 30'-0"

PLAN NOTES: #

1. BUILDING PAD SIZE TO BE EXACT SIZE OF BUILDING EXTERIOR DIMENSIONS.
2. GENERATOR PAD TO BE LARGER THAN GENERATOR BY 6" ON ALL SIDES (13'-10" x 4'-4" GEN PAD)
3. TRENCHING BY ELECTRICAL CONTRACTOR. POWER AND COMMUNICATION PERMITTED IN SAME TRENCH WITH 1' SEPARATION.
4. POWER AND COMMUNICATIONS REQUIRE 1' SEPARATION VERTICALLY.
5. TOWER DETAILS TO BE DETERMINED.
6. CHAIN LINK FENCE SHALL BE 8' TALL AND HAVE A SETBACK OF 5' FROM TELECOM BUILDING, GENERATOR, STORAGE VAULTS AND TOWER.
7. REFER TO EC102 FOR EXTERIOR DETAILS.



22 Transport Ct.
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(608) 834-6222 office
www.faithechnologies.com

TDS
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Holmen, WI 54636
Telecom Building
Site Plan

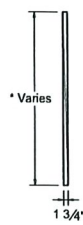
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DATE	NO.	REVISIONS:	RESP.
03/07/2022	0	FOR REVIEW	
03/09/2022	1	FOR REVIEW	

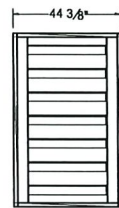
PROJECT NUMBER	2153401
DRAWN BY:	Author
DESIGNED BY:	Designer
APPROVED BY:	Approver
DATE:	03/02/22
SCALE:	1" = 30'-0"

SHEET
EC101

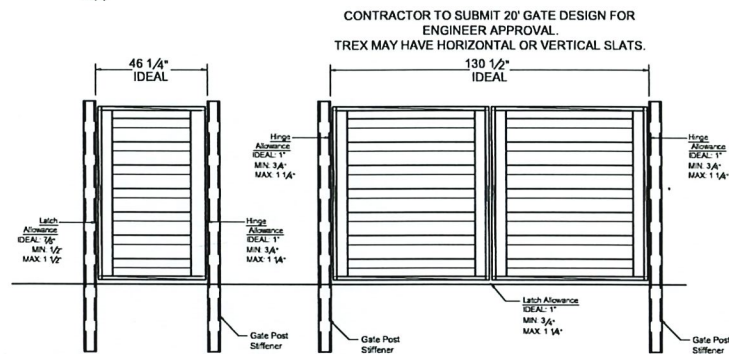
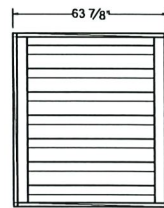
SIDE VIEW



STANDARD PANEL



LARGE PANEL

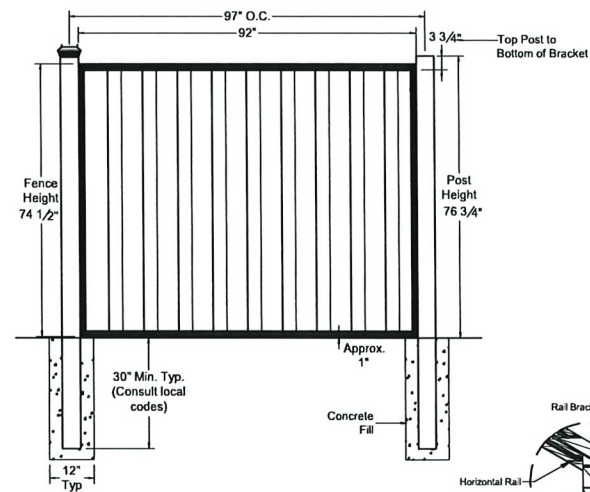


Fence Height	Gate Height
3'	34 1/2"
4'	44"
5'	63"
6'	72 1/2"
7'	82 1/2"
8'	91 1/4"

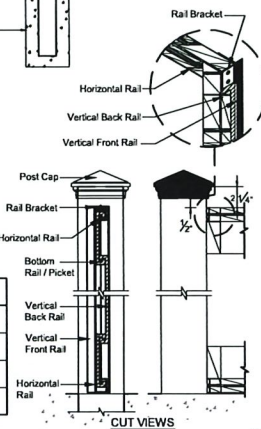
- NOTES:
1. ALL METAL COMPONENTS ARE MATTE BLACK POWDER COATED GALVANIZED STEEL (COASTAL APPLICATIONS MUST USE STAINLESS STEEL)
 2. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
 3. REFER TO YourNextFence.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION.
 4. DRAWING NOT TO SCALE.

1 PREFABRICATED TREX DRIVEWAY GATE

Scale: 12" = 1'-0"



COMPONENT	QTY	LENGTH	COMPONENT	QTY	LENGTH
Post Cap	1	N/A	Vertical Back Rail	2	73 1/2"
Post	1	108"	Vertical Front Rail	2	73 1/2"
Horizontal Rail	2	92"	Horizontal Top Rail Bracket	2	1"
Bottom Rail / Picket	15	91"	Pan-Head Screws	#10 50	3/4"



2 TREX PANEL WALL

Scale: 12" = 1'-0"



3 PANEL WALL EXAMPLE

Scale: 12" = 1'-0"



NOTE:
EXTERIOR MATERIAL AS SHOWN



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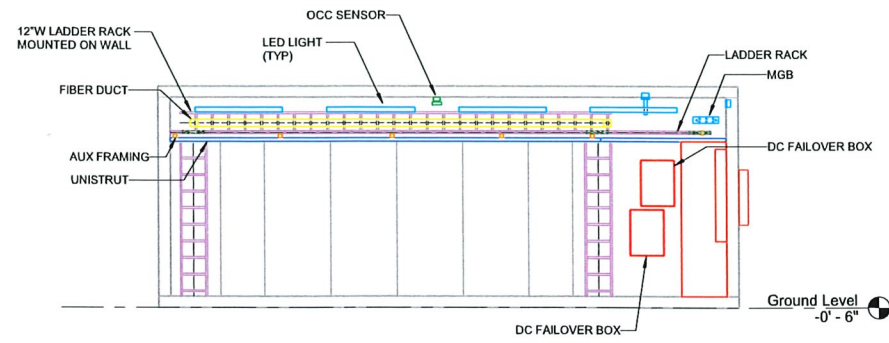
TDS
3901 Circle Dr.
Holmen, WI 54636
Telecom Building
Exterior Details

DATE:	NO.:	REVISIONS:	FOR REVIEW:	RESP.:
03/09/2022	0			

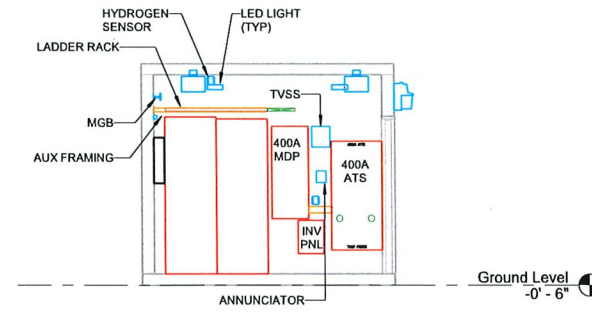
PROJECT NUMBER
2153401

DRAWN BY: J.Morgan
DESIGNED BY: O.Burnikel
APPROVED BY: J.Vetter
DATE: 06/13/22
SCALE: 12" = 1'-0"

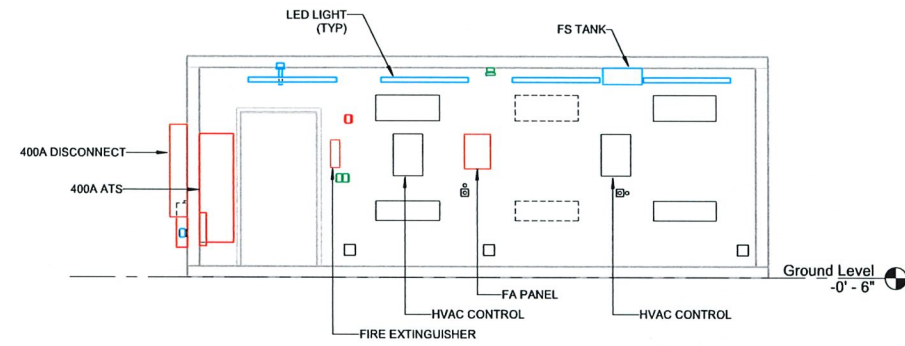
SHEET
EC102



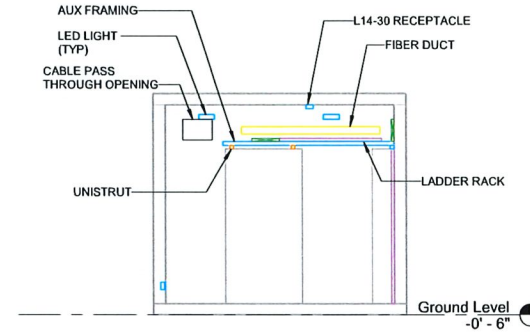
1 Interior Elevation - West Wall
Scale: 1/4" = 1'-0"



2 Interior Elevation - South Wall
Scale: 1/4" = 1'-0"



3 Interior Elevation - East Wall
Scale: 1/4" = 1'-0"



4 Interior Elevation - North Wall
Scale: 1/4" = 1'-0"



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Electrical Elevations

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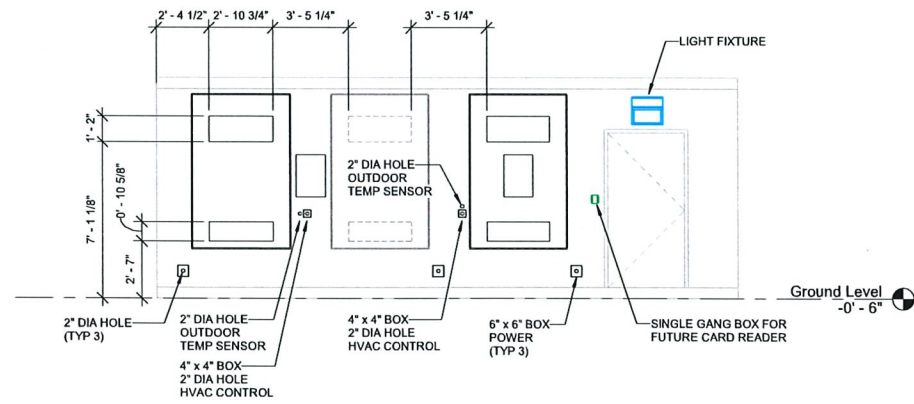
DATE	NO.	REVISIONS:	RESP.
03/07/2022	0	FOR REVIEW	
03/09/2022	1	FOR REVIEW	

PROJECT NUMBER
2153401

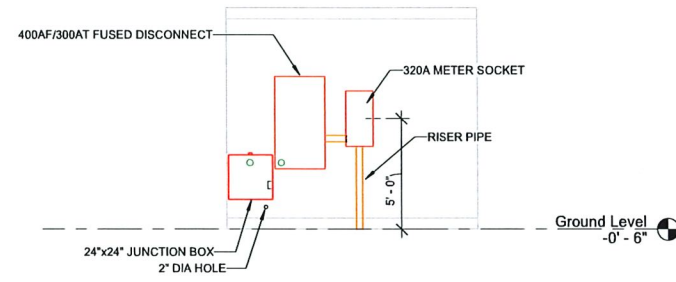
DRAWN BY: J.Morgan
DESIGNED BY: O.Burnikel
APPROVED BY: J.Vetter
DATE: 03/01/2022
SCALE: 1/4" = 1'-0"

SHEET
EP301

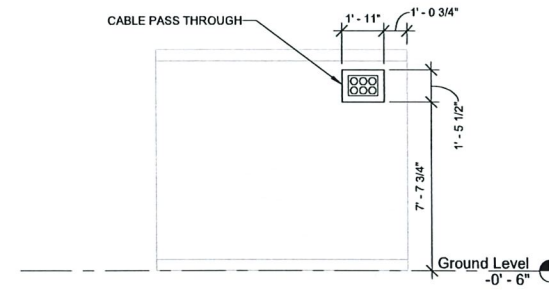




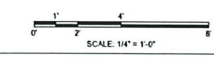
2 Exterior Elevation - West Wall
Scale: 1/4" = 1'-0"



1 Exterior Elevation - South Wall
Scale: 1/4" = 1'-0"



3 Exterior Elevation - North Wall
Scale: 1/4" = 1'-0"



PLOTTED ON: 03/09/2022 10:23 PM ARCH: 0 01/20/21 2022



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DATE	NO.	REVISIONS:	RESP.
03/07/2022	0	FOR REVIEW	
03/09/2022	1	FOR REVIEW	

PROJECT NUMBER	2153401
DRAWN BY:	J.Morgan
DESIGNED BY:	O.Burnikel
APPROVED BY:	J.Vetter
DATE:	03/01/2022
SCALE:	1/4" = 1'-0"
SHEET	EP302

REZONING PETITION

Signatures of landowners opposing to rezoning of approximately ONE acre of property at 236 Gaarder Rd (Tax Key Parcel 14-144-0 and Tax Parcel 14-4236-0) from R-1 (Single Family Residential District) to R-6 (Zero Lot Line Single Family Residential District).

	PC#	NAME	ADDRESS	DATE
X	14 145-0	Bryan Jostad	226 EAST GAARDER Rd Holmen WI	6-16-22
	14 145-0	Sheila Jostad	226 Gaarder Rd E. Holmen WI 54636	6-16-22
	14 146-0	Donna Hanson	230 E Gaarder Rd Holmen WI 54636	6-16-22
	14 779-0	Dawni Mark	233 Gaarder Rd Holmen WI 54636	6-17-22
X	14 280-0	Ermon G. Johnson	229 E. Gaarder Rd Holmen, WI	6-17-22
	14 892-0	MARION THIELE	1109 2nd Ave E. Holmen, WI	6-18-2022
	14 778-0	Susan Thompson	237 E Gaarder Rd. Holmen WI	6-18-2022
	14 778-0	Darryl Thompson	237 E Gaarder Rd. Holmen, WI	6-18-2022
X	14 890-0	Greg Brake	1107 2nd Ave E, Holmen, WI	6-18-2022
	14 890-0	Jean Brake	1107 2nd Ave E, Holmen, WI	6-18-22
X	14 895-0	Dan Sheehan	311 E Gaarder Rd Holmen WI	6-18-22
	14 4223-1	John Adam	1201 2ND AVE Holmen WI	6-18-22
	14 4225-1	Ashley Bauer	1215 2nd Ave E Holmen WI	6-18-22
	14 4225-2	Elizabeth Sherman	1213 2nd Ave E Holmen WI	6-18-22
X	14 1411	Cameron Packwood	316 E Gaarder Rd Holmen WI 54636	6/18/22
	14 1411	Rachel Packwood	316 E Gaarder Rd Holmen WI 54636	6/20/22
X	14 894-0	Adam LORENZ	315 E GAARDER RD Holmen WI 54636	6/20/22
	14 894-0	Nicole Lorenz	315 E GAARDER RD Holmen WI 54636	6/20/22
X	14 782-0	Cynthia M Passow	221 E Gaarder Rd Holmen WI 54636	6/20/22
X	14 781-0	Cheryl Muth	225 E. Gaarder Rd Holmen	6-20-22
X	14 783-0	John Sheffer	217 E GAARDER RD Holmen	6-24-22
	14 783-0	Diane Sheffer	217 E Gaarder Rd Holmen	6-24-22
X	14 777-0	Cassandra Hughes	236 Johnson St Holmen	6-25-22
X	14 776-0	Karen M. Nye	232 Johnson St Holmen	6-25-22
	14 146-0	John Hanson	230 Gaarder Rd Holmen WI	6-25-22

June 27, 2022

To: The Village Holmen Planning Commission regarding the June 28, 2022, meeting agenda item #7.
The rezoning of 236 Gaarder Road.

From: Bryan and Sheila Jostad
226 Gaarder Road East
Holmen, WI

Dear Planning Commission:

My wife, Sheila, and I have resided at 226 Gaarder Road East since 1997. First, thank you for your service. The village has experienced tremendous growth during our 25-year village resident tenure and is an exceptional community to live in.

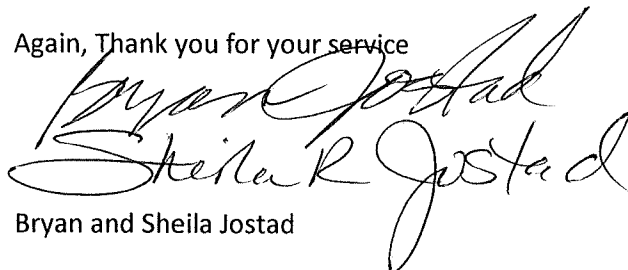
Per the accompanying map, our residence is directly to the West of the parcel under consideration for rezoning. My wife and I have experienced excellent neighborly relations with parcel owners directly to the East of us; John and Donna Hanson, and George Johnson (former owner of the parcel proposed for rezoning). We are looking forward to a continuation of excellent relations with our new neighbors.

The proposed rezoning would create lots for three (3) R-6 Two-Family Residential Units. Each of the three (3) Units would face East toward 2nd Avenue East. Each unit would have their backyard facing the West parcel line of 236 Gaarder Road.

Sheila and I are asking the Planning Commission to consider requiring two conditions for the proposed rezoning:

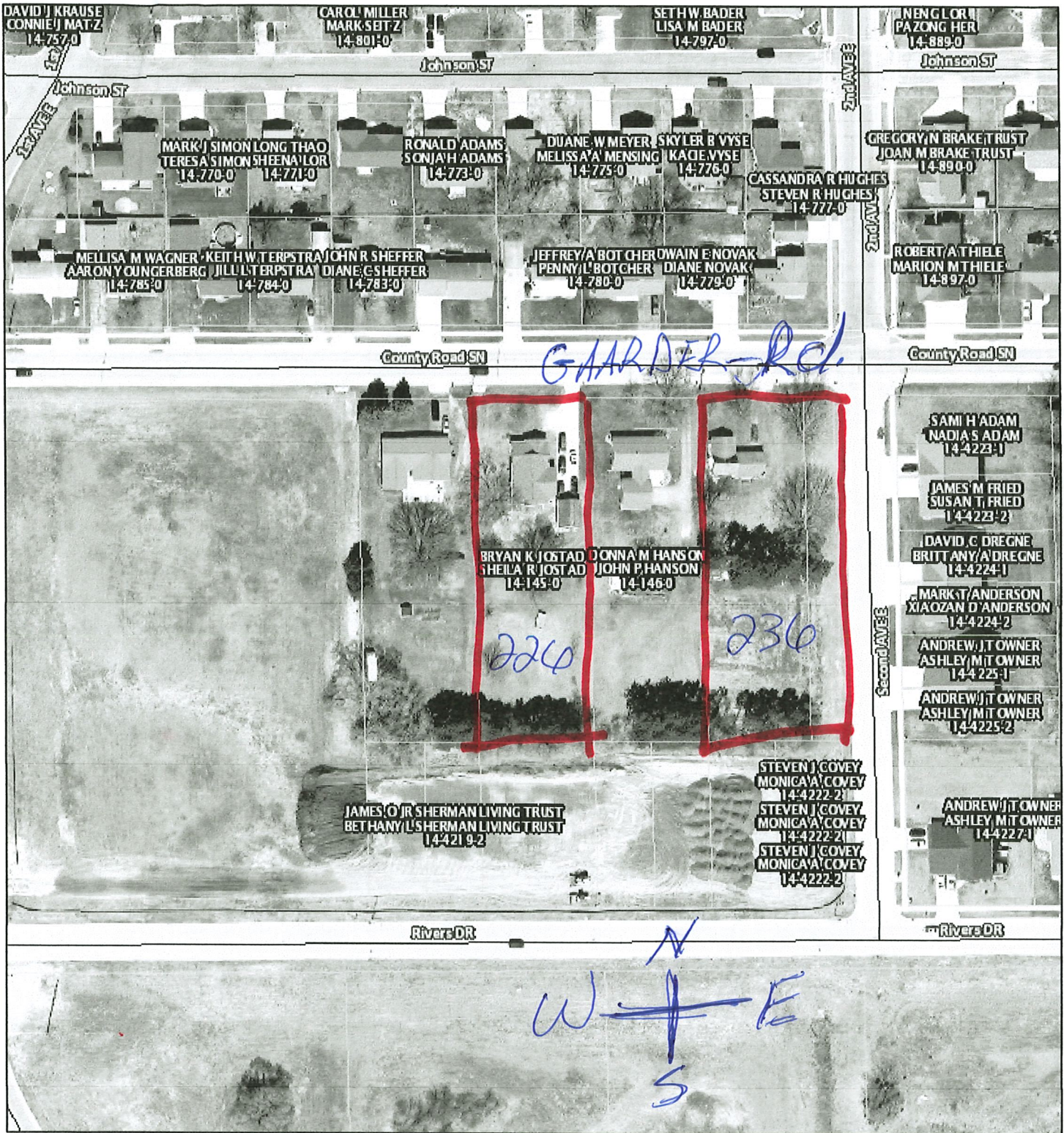
1. A privacy screening along the West parcel line of 236 Gaarder Road. A privacy screening could consist of a non-transparent fence or some type of bush or other vegetation that is of continuous nature.
2. A drainage system / structure along the West parcel line of 236 Gaarder Road. A drainage system / structure ensures that water run-off does not flow West of the parcel line but flows North or South along the West parcel line. Thus, preventing water run-off onto adjacent properties to the West.

Again, Thank you for your service



Bryan and Sheila Jostad

ArcGIS Web Map



6/27/2022, 4:28:25 PM

1:2,257

Municipality Limits
 County & Town Roads

Parcels
 Federal & State Roads

Owner Label

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

La Crosse County

Scott Heinig

From: clerk@townofhollandwi.gov
Sent: Thursday, June 9, 2022 2:59 PM
To: Scott Heinig
Cc: Patrick Barlow; Chris Dahl; Bob Stupi
Subject: RE: Seven Bridges North Preliminary Plat

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings!

Thank you for giving the Town an opportunity to provide input concerning the Seven Bridges North Preliminary Plat. Below you will find the input as provided at last night's Town Board meeting:

Boundary Agreement Plat Review: Warzynski explained the Town was asked for input concerning the Seven Bridges North Preliminary Plat in the Village of Holmen, as outlined in the Boundary Agreement. She noted the Plan Commission recommended the following:

- 1. Remind the Village the Town has the Dark Sky Ordinance and to keep lighting to a minimum.*
- 2. The plat did not seem to have a park and that is a concern with the number of houses and the stress that may put on the Holland Estates Park.*
- 3. With the increase traffic north on McWain Drive, ask the Village to install a stop sign between the two subdivisions.*

Discussion followed. It was the consensus to forward those concerns to the Village.

Please let us know if you have any questions or if we can provide any additional information.

Marilyn J. Pedretti, Clerk

Town of Holland

608-526-3354

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From: Scott Heinig <>
Sent: Wednesday, May 18, 2022 2:14 PM
To: clerk@townofhollandwi.gov; Chair <chair@townofhollandwi.gov>
Cc: Patrick Barlow <barlow@HolmenWI.com>; Chris Dahl <dahl@HolmenWI.com>
Subject: Seven Bridges North Preliminary Plat

Marylin and Bob,

Attached, please find a proposed preliminary plat for an R-1 Single Family subdivision on the recently annexed 30 acre parcel that was formally Holland Parcel 8-1064-0. The proposed subdivision connects to McWain Drive at the northern most point and ties into the existing Seven Bridges Subdivision to the South. Per the Holmen and Holland Boundary Agreement, the Village is seeking input from the Town of Holland on this private proposal prior to making considerations or taking any actions. The Village will plan to hold a Public Hearing on June 28, 2022 at 6pm before the Village Planning Commission to consider the proposed rezoning from Ag to R-1 and the proposed preliminary plat concept

attached. Please provide any comments you wish the Village to consider to my attention before that date, should you have any to share. As always, feel free to reach out if you have questions. Thank you. SH

Scott A. Heinig
Village Administrator

Phone: (608) 526-6305

Fax: (608) 526-4357

E-mail: heinig@holmenwi.com

Web: <http://www.holmenwi.com>

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Planning Commission

June 28 2022

Name

Address

- | | | |
|-----|-----------------|---------------------------|
| 1) | Chuck Olson | 308 GRANT ST Holmen |
| 2) | MARION THIELE | 1109 2nd Ave E. Holmen |
| 3) | Jim Christensen | N3498 SUNSET LA CROSSE WI |
| 4) | John Nanson | 230 Garde Rd. Holmen |
| 5) | Donna Hansen | 220 E Sand Rd Holmen |
| 6) | | |
| 7) | | |
| 8) | | |
| 9) | | |
| 10) | | |
| 11) | | |
| 12) | | |
| 13) | | |
| 14) | | |
| 15) | | |
| 16) | | |
| 17) | | |
| 18) | | |
| 19) | | |
| 20) | | |