

**Village of Holmen
Planning Commission Minutes
October 25, 2022**

Village President Barlow called the Planning Commission meeting to order at 6:00PM on Tuesday, October 25, 2022. Present were commission members Barlow, Kulcinski, Stanek, Grokowsky, Appold, Kertis, and Nicklaus; along with advisory members Administrator Heinig. Engineer Dahl (arrived at 6:20pm). Also in attendance was Chuck Olson.

Public Hearings:

Proposed Modification of the R-1 New Single-family Residential District Ordinance (Chapter 195-10)

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

Administrator Heinig explained the content of the proposed changes to the R-1 Ordinance. No one spoke regarding the proposed ordinance. Administrator Heinig also confirmed that no other comments had been received.

Motion by Nicklaus, seconded by Stanek to close the public hearing. Carried 7-0.

Approval of the September 27, 2022 minutes:

Motion by Stanek, seconded by Kulcinski to approve the minutes of the September 27, 2022 Meeting with the modification that Member Stanek was indeed present and not excused as suggested. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Recommendation and Action of Proposed Fechner Addition Preliminary Plat, located off Second Avenue East and Gaarder Road

Administrator Heinig spoke on behalf of the proposed Fechner Addition, which creates six new residential lots, supporting three twindos/duplexes. All storm water from the site is captured intentionally at the rear of each lot and collectively pools (for short term emergency storage) at the southern most lot. The West side of the plat has a berm to protect water from passing over to the adjacent lot as promised. There is no infrastructure planned for the development, thus it is a very simple plat and the proposed plat is zoning compliant and meets the requirements of the subdivision ordinance. Staff have no concerns with the proposed plat, aside from the fact that it knowingly forces the lots to contain their own storm water, which incidentally is identical to the lot design of the twindo/duplex lots across the street.

Members asked questions regarding lot size, setback requirements and water storage (particularly for the southern lot). The lot sizes and setback requirements are all zoning compliant. It is understood, that the southern lot will have limited rear yard options as the storm water depression is located within 10 feet from where the proposed structure is likely to be located.

Motion by Stanek, seconded by Appold to recommend approval of the proposed Fechner Addition Preliminary Plat as submitted, along with the requirement that a six-foot vinyl fence be built along the entire West lot line, spanning the addition from North to South.

Possible Recommendation and Action on Proposed Modification to the R-1 New Single-family Residential District Ordinance (Chapter 195-10)

Administrator Heinig highlighted that the proposed R-1 Ordinance was a very workable ordinance, but could use some minor updating to be consistent with other text changes made elsewhere in Village Code and to provide clarifying language on small issues that can be confusing for residents. For example, many residents seek to pave their entire side yard for parking purposes; yet state statutes prohibit the intentional act of depositing one's storm water onto another's property; thus, a minimum of 5' of greenspace (non-paved) is required along the lot line to help absorb water and direct it away from the neighboring property; however, the R-1 Ordinance itself doesn't actually specify this fact; thus, one change would be to include that statutory requirement within the text of the code for everyone to see and understand with ease.

Another proposed modification would be to prohibit florescent or brightly colored exteriors on single family homes—that could possibly detract from the character of the neighborhood. Member Appold asked how that would be enforced. Heinig explained it would need to be civilly enforced or the Village would act at the request of an impacted neighborhood via citation and then the municipal court would decide if the intent of the ordinance was being violated. As it stands today, there is nothing in place to even force the conversation of unsightliness, thus this new provision would at least allow for the possibility of neighbors to voice a concern. It was suggested that perhaps more teeth and even more provisions for other factors be considered. Heinig stated that he intentionally refrained from adding a lot of controlling provisions, as we didn't wish to become the "single-family home design police," and typically we've supported the home owner's right to design their homes and lots the way they wish to do so; additionally, most subdivisions (particularly new subdivisions) have restrictive covenants in place, specifically written to control those issues privately, and thus, the Village shouldn't get involved in those private issues. The Commission debated the effectiveness of private restrictive covenants and reflected on how they generally only work for the short term or for minor control issues, but honestly, they don't work overall and have little legal standing for enforcement, especially for private citizens. Still, it was agreed the proposed R-1 Ordinance was better left without strict covenant controls for now.

Motion by Kulcinski, seconded by Appold to recommend approval of the modified R-1 New Single-family Residential District Ordinance. Carried 7-0.

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

None

Adjourn:

Motion by Grokowsky, seconded by Kulcinski to adjourn at 6:35 pm. Carried 7-0.

Minutes prepared by Scott Heinig, Village Administrator

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

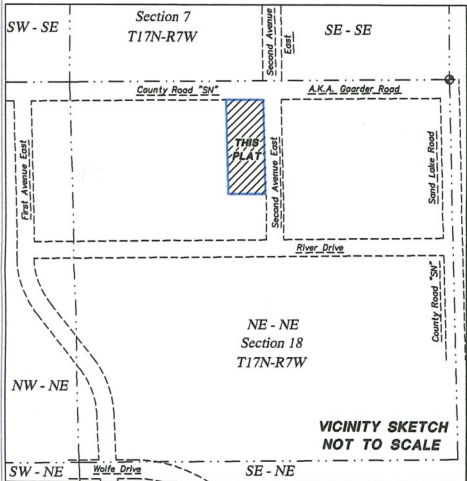
Certified _____, 20____

Department of Administration

Lunde Mon.
W 1/4 Corner
Section 18
T17N-R7W

(N 89°29'22" E
N 89°29'12" E

NE-NE, SECTION 18, T17N-R7W
VILLAGE OF HOLMEN,
LA CROSSE COUNTY, WI



SURVEYOR'S DESCRIPTION

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify:
That I have surveyed, divided and mapped the plat of Fechner Addition.
That I have made such survey, land-division and the plat under the
direction of Mike Rivers, member of Rosewood Development of Holmen, LLC,
owner of said land, being all of Outlot 1, Rosewood; also part of the
NE 1/4 of the NE 1/4, Section 18, T17N-R7W, Village of Holmen,
La Crosse County, Wisconsin described as follows:

Commencing at the northeast corner of Section 18, thence
S 83°40'23" W 651.56 feet to the northeast corner of Outlot 1, Rosewood
and the point of beginning of this description:

thence, along the East line of said Outlot 1, S 01°19'11" E 329.45
feet to the southeast corner of said Outlot 1 and the northeast
corner of Lot 4, Certified Survey Map, Volume 19, Page 130,
Document Number 1785239;
thence, along the North line of said Certified Survey Map,
S 89°29'12" W 129.43 feet to the northwest corner of Lot 3, of
said Certified Survey Map, Volume 19, Page 130, Document
Number 1785239, also being the southwest corner of the parcel
described in Document Number 1259390;
thence N 01°19'11" W 329.45 feet to the northwest corner of said
parcel and the South right-of-way line of Gaarder Road East;
thence, along said South right-of-way line, N 89°29'12" E 129.43
feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That such plat is a correct representation of all of the exterior
boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with the provisions of Chapter 236 of the
Wisconsin Statutes and the subdivision regulations of the Village of
Holmen and La Crosse County in surveying and mapping the same.

Dated this _____ day of _____, 2022.

Christopher W. Fechner
Professional Land Surveyor # S-2448

Notary Public
_____, Wisconsin
My Commission Expires _____

OWNERS CERTIFICATE:

As owner, I hereby certify that I caused the land described on this plat to be
surveyed, divided, mapped as represented on this 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 (Plat Review)

Witness the hand and seal of said owners this _____ day of _____, 2022.

In the presence of: _____
Witness

Mike Rivers (Rosewood Development of Holmen, LLC)

State of Wisconsin
County of La Crosse) ss

Personally came before me this _____ day of _____, 2022, Mike
Rivers, to me known to be the person who executed the foregoing
instrument and acknowledged the same.

Notary Public

Notary Public, _____, Wisconsin

My Commission Expires _____ Notary Public Printed Name

VILLAGE TREASURER CERTIFICATE

State of Wisconsin
County of La Crosse) ss

I, Angela Hornberg, being the duly appointed, qualified and acting 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
_____, 2022, on any of the land included in this plat.

Angela Hornberg, Treasurer

Date:

COUNTY TREASURER CERTIFICATE:

State of Wisconsin
County of La Crosse) ss

I, Amy L. Twitchell, being the duly appointed, qualified and acting
Treasurer of the County of La Crosse, do hereby certify that the records in
my office show there are no unpaid taxes or unpaid special assessments as of
_____, 2022, affecting the lands included in this plat.

Amy L. Twitchell, Treasurer

Date:

REGISTER OF DEEDS CERTIFICATE:

State of Wisconsin
County of La Crosse) ss

I, Robin L. Kadmas, being duly appointed, qualified and acting Register of
Deeds of the County of La Crosse, do hereby certify that the records in
Subdivision was received for record this _____ day of _____, 2022,
at _____ o'clock _____ m.

Robin L. Kadmas, Register of Deeds

Date:

HIGHWAY/ROAD BUILDING SETBACK:

The building setback distance from the highway right-of-way line is 27',
highway setback distance from the centerline is 60', all other roads
setback distance is 25' from the right-of-way line.

VILLAGE BOARD CERTIFICATE:

Resolved that the Plat of Fechner Addition, is hereby approved
by the Village Board of the Village of Holmen.

Patrick Barlow, Village President

Date:

I hereby certify that the foregoing is a copy of a resolution adopted
by the Village Board of the Village of Holmen.

Angela Hornberg, Village Clerk

Date:

I hereby certify that the foregoing is a copy of a resolution adopted
by the Village Board of the Village of Holmen.

Scott Heintz, Village Administrator

Date:

FECHNER ADDITION

ALL OF OUTLOT 1, ROSEWOOD, ALSO PART OF
THE NE 1/4 - NE 1/4, SECTION 18, T17N-R7W,
VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN

Second Avenue East

East

Black 12

FD 3/4" 18 With
Aluminum Cap
NE Corner
Section 18
T17N-R7W

County Road "SN"
A.K.A. Gaarder Road

NE - NE
Section 18
T17N-R7W

Note:

SQ. footage of the Lots are Portrayed Hereon
Not Building Size (which is TBD)

Total
42,637 sq. ft.
0.98 acres

Unplatted Lands

Note: No part of this plat is in the Flood Plain

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12

Lot 13

Lot 14

Lot 15

Lot 16

Lot 17

Lot 18

Lot 19

Lot 20

Lot 21

Lot 22

Lot 23

Lot 24

Lot 25

Lot 26

Lot 27

Lot 28

Lot 29

Lot 30

Lot 31

Lot 32

Lot 33

Lot 34

Lot 35

Lot 36

Lot 37

Lot 38

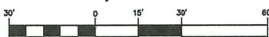
Lot 39

Lot 40

LEGEND

- = Found 1" O.D. Iron Pipe (unless stated otherwise)
- = Set 1 1/4" x 20" Iron Bar (4.17 lb./lin. ft.)
- = Set 3/4" x 20" Iron Bar (5.50 lb./lin. ft.)
- () = Recorded dimensions
- = Found 3/4" Iron Bar
- = Found County marker
- 712.4 = Spot elevation (existing)
- = Boundary of this survey
- = Centerline
- = Existing contour (1' interval)
- = Proposed contour (1' interval)
- = Proposed berm (1' high)
- = Building Setback Line
- B.S.L. = Building Setback Line
- D.E. = Drainage Easement
- U.E. = Utility Easement
- S.F. = Square Feet

Graphic Scale



(IN FEET)
1 Inch = 30 ft.

COULEE REGION LAND SURVEYORS, LLC
Christopher W. Fechner
Professional Land Surveyor # S 2448
917 SOUTH 4th STREET
P.O. BOX 1954
LA CROSSE, WI 54601
(608) 784-1614
(608) 784-1408

Rosewood Development of Holmen, LLC
(Mike Rivers, Owner) Chuck Olson, Agent
356 E. Sarina St.
Winona, MN 55987
608-780-1866 (Chuck Olson)

S-7894
SHEET 1 OF 1

**Notice of Public Hearing for
Modifying the R-1 New Single-family Residential 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 Chapter 195-10 of the Code of the Village of Holmen. The public hearing will take place at 6:00 PM on October 25, 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 R-1 New Single-family Residential District to create clarifying language on accessory structure setbacks, impervious surfaces and basic design elements. 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: October 14, 2022 and October 15, 2022

Scott Heinig, Village Administrator
On behalf of the Village Board

ORDINANCE 6-2022

AN ORDINANCE AMENDING CHAPTER 195-10, R-1 NEW SINGLE-FAMILY RESIDENTIAL DISTRICT

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

SECTION I. Chapter 195-10, New Single-Family Residential District, is hereby amended to read as follows:

§ 195-10. R-1 New Single-Family Residential District.

1. Purpose. The R-1 District is intended to provide for single-family residential land uses in newer urban areas served by public sewers. The district is also intended to protect the integrity of residential areas by prohibiting the incursion of incompatible nonresidential uses and is for the exclusive location of single-family dwellings.

2. Permitted uses. The following uses are permitted within an R-1 District:

- (1) Single-family dwellings;

- (2) Accessory buildings and impervious surfaces or areas, that shall not exceeding an area of more than 30% of the required rear yard. Accessory buildings are not permitted within the front/street yard setback (fronting any street yard from the principal building); and

- (3) Uses customarily incidental to any of the above uses when located on the same lot and not involving the conduct of a business, such as any commercial, agricultural, industrial or business-related activity or storage that invokes unsightly outdoor storage areas, transient employees, parking impacts, signage impacts, noise impacts or any impacts that would otherwise disturb the residential character of the Residential Zoning District.

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

- (1) Have a minimum lot size of 9,000 square feet and a minimum lot width of 80 feet;

- (2) Have a front/street yard setback of 25 feet, a rear yard setback of 25 feet and a side yard setback of 10 feet;

- (3) Have a minimum living area of 900 square feet in the principal building;

- (4) Not exceed a maximum principal building height of 35 feet; and

- (5) Have an accessory building side yard setback of ~~three~~ five (5) feet, a rear yard setback of ~~three~~ five (5) feet and a maximum accessory building height not to exceed 15 feet.

2. Design Requirements. In order to be considered a conforming lot or structure within an R-1 District, a lot or structure must comply as follows:

(1) The principal building's dwelling (living) space shall front, access and be addressed off the public street;

(2) The square footage of the attached garage space shall never exceed the square footage of the principal building's dwelling (living) area and shall always be secondary to the principal building's dwelling (living) space;

(3) Any impervious surface or area shall have a minimum setback from any neighboring lot line of five (5) feet;

(4) With the exception of driveways and sidewalks specifically approved for street access, the front/street yard setback area shall exist as a green-space yard;

(5) Open-space yard areas shall exist as green-space yard, and must be planted with grass species and maintained in accordance with Village Code; and

(6) The exterior of the principal building shall never be constructed with excessively bright, distracting or florescent-like colors or with materials such as sheet metal or other non-decorative products.

3. Conditional uses. The following uses shall be considered conditional uses within an R-1 District:

(1) Churches, municipal buildings and public and parochial schools; and

(2) Public parks and playgrounds; ~~and~~

(3) ~~Sale of hot tubs.~~

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:

Planning Commission

Oct 25 2022

Name

Address

1) Chuck Olson

308 GRANT ST Holmen

2)

3)

4)

5)

6)