

**Village of Holmen
Planning Commission Minutes
October 26, 2021**

Village President Barlow called the Planning Commission meeting to order at 6:00 PM on Tuesday, October 26, 2021. Present were commission members Barlow, Stanek, Kertis, Grokowsky, and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Members Kulcinski and Gill were excused.

Public Hearings:

None

Approval of the August 31, 2021 minutes:

Motion by Appold, seconded by Stanek to approve the minutes of the August 31, 2021. Meeting. Carried 5-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Proposed Preliminary Plat of Sunrise Addition off Hwy V and Marie Drive

Administrator Heinig stated the proposed development is located along CTH D north of Evergreen Elementary and west of the Evergreen Addition. The access to the subdivision will be located directly across from the Marie Drive/CTH V intersection. The preliminary plat does not have street names which will be provided in the future. There are two storm detention areas laid out on the plat. The northern detention pond will need a storm easement to convey the storm water from the street into the ponding area. The southern detention area may not need a storm easement as the outlot contacts the street right-of-way. There is a utility easement located in the southeast corner of the plat this will also serve as the pedestrian pathway to the school. Administrator Heinig stated there are no parklands dedicated with this plat. Instead of a land dedication the developer will make a monetary donation approximately equivalent to 2 acres of land. He also stated that the lots 57, 58, 48, & 67 are too small as they are corner lots and subject to multiple 25' setbacks. He stated that the remaining lots on that block could be reduced to 95' widths to provide the needed area to the corner lots. He pointed out the possible connection from reservoir 4 to the west. That connection would begin at the end of Hillcrest Drive and be directionally bored through the ridge to the west boundary of the plat. An easement would be needed on the northern 30' of lot 13 to bring the watermain into the street. The dimensions of Lot 12 would be modified to replace the lost frontage on lot 13. He stated there is a road out the north boundary for future connection into the Lee Farm when that is developed. He pointed

out the fire department has stated this is a long dead end and access would be restricted if there were a fire response. This would be temporary as the future connection into the Lee Farm would provide a second access.

Member Barlow stated his concern with the hilly terrain and runoff potential to overwhelm the downstream system. Administrator Heinig stated that the engineering hasn't been submitted. When that information is reviewed the size of the outlots may be adjusted accordingly. Engineer Dahl stated that the existing run-off pattern is generally divided along the new access. The runoff to the south of the new intersection goes into the CTH V storm sewer and runoff to the north of the intersection heads into the large drainage ditch between the development and the cemetery. It is too early to say how the development will change that pattern, or how much area each storm pond will handle but the downstream capacity of the CTH V storm system will be looked at carefully.

Member Grokowsky asked if parks were a requirement of the developments. Administrator Heinig stated some form of park dedication is required, but that the cost of building and maintaining multiple parks is significant, so it's important to be strategic in new park placement. The commission can require parkland to be provided with the plat, or consider options when there is a nearby regional park in lieu of requiring a neighborhood park, and thus, they may instead have a monetary donation for parkland.

Member Grokowsky asked what the language in the ordinances required. Administrator Heinig stated the ordinance requires a green space dedication, but this is open to interpretation (could be conservancy land, park land, trails, money for regional green space purchases, etc.). There isn't a specific on-site requirement so a monetary contribution could be made for green space to be provided elsewhere, which is what is being proposed in this case.

Member Grokowsky asked if this had occurred before, and what if any conditions should apply for approval. Administrator Heinig stated that this is not the first time this has occurred. Some of the prior examples are Cole Farms, Rosewood, and Evergreen. Administrator felt that the residents of this subdivision have reasonably close access to other parks, and the monetary contributions would allow for those parks to offer more than a typical neighborhood park might. He stated that this area has planned trail connections and parks with the upcoming Nuemann and Johnson developments and the existing Evergreen and Lee Estates Subdivisions. He gave the commission a brief overview of the planned improvements with the CTH V utility extension project planned for 2022 construction.

Member Barlow asked if a partnership between the Village and school district has been explored for shared park space. Administrator Heinig stated that there are differing expectations, therefore the Village is better served to own its parks and control the maintenance of them (acknowledging that Evergreen Elementary park was also adjacent).

Motion by Stanek, seconded by Kertis to approve the Proposed Preliminary Plat of Sunrise Addition off Hwy V and Marie Drive contingent on the revisions to required easements, the lot sizes specified and final storm water/utility engineering. Carried 5-0.

Possible Action on Site Plan & Architectural Review (SPAR) Petition from Erik Craig, Action Plumbing & Heating Corp., for new offices and shop on Granary Street

Administrator Heinig stated this is located on lot 2 in the King's Bluff Business Park in the northern portion of the Village. The proposed building meets the light industrial color and material requirements using black stone masonry, LP siding, and shakes under the gables to soften the building lines. He pointed out that there were no shakes on the east and west building elevations and the commission might consider requiring them under the gables similar to the front of the structure. He called attention to the loading dock located on the front of the building. He stated there is no sign currently planned. The driveway openings are shown on the plans, but they aren't specified so they would need to be verified to conform to Village width standards. The stormwater pond is located on the southwest corner of the lot and the lot can be graded to the east portion of the lot to handle stormwater. The vinyl fence located in the northwest corner conforms to the SPAR requirements. The landscaping plan meets the SPAR requirements. However, the plantings shown on the east portion of the lot may be moved to the back to account for a planned future building on that portion of the lot. The lighting for the building is downward directed and meets the SPAR requirements.

Member Stanek asked if the shakes should be required on the east and west building faces. Administrator Heinig stated he felt this would soften the building lines.

Member Barlow stated he had no issue with the loading dock on the front portion of building seeing it is located in the light industrial area and allows the building to be used as the owner desires.

Motion by Grokowsky, seconded by Kertis to approve the Site Plan & Architectural Review (SPAR) Petition from Erik Craig, Action Plumbing & Heating Corp., for new offices and shop on Granary Street contingent on the addition of the shakes to the east and west building faces. Finding that the purposes and guidelines 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 5-0.

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

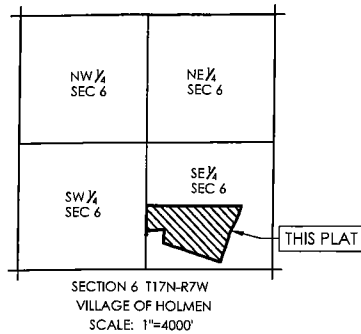
Administrator Heinig stated there are a couple potential items for the November meeting.

Adjourn:

Motion by Grokowsky, seconded by Kertis to adjourn at 6:42 pm. Carried 5-0.

Minutes prepared by Chris Dahl, Village Engineer

LOCATION SKETCH



APPROVING AUTHORITY

VILLAGE OF HOLMEN & LA CROSSE COUNTY, WI

OBJECTING AUTHORITY

DEPARTMENT OF ADMINISTRATION

SETBACK REQUIREMENTS

FRONT: 25' MIN.
REAR: 25' MIN.
SIDEYARD: 10' MIN.
AS SHOWN, PER LOT:

OWNER / SUBDIVIDER

B & B LAND DEVELOPMENT I, LLC
C/O JUSTIN K. BIRDD
W3751 WESTERN HILLS DR
WEST SALEM, WI 54669-8201

CONSULTING ENGINEER

CENTRAL STATE CONSTRUCTION LLC
15341 5TH ST
TOMAH, WI 54660
P. 608.372.4203

SURVEYOR

RUNNING LAND SURVEYING
700 DAUPHIN ST.
LA CROSSE, WI 54603
P. 608.779.5322

SURVEYOR'S CERTIFICATE

I, CHRIS RUNNING, WISCONSIN LAND SURVEYOR NO. RLS-2558, DO HEREBY CERTIFY THAT I HAVE SHOWN THE LAND DIVISIONS AND FEATURES REQUIRED BY THE VILLAGE OF HOLMEN LAND DIVISION ORDINANCE AS WELL AS CHAPTER 236, WISCONSIN STATUTES AND THAT I HAVE FULLY COMPLIED WITH THE APPLICABLE PROVISIONS OF THE VILLAGE OF HOLMEN LAND DIVISION ORDINANCE AND APPLICABLE STATE STATUTES.

CHRIS RUNNING, WISCONSIN LAND SURVEYOR, RLS-2558 DATE: APRIL, 2022

PLAT NOTES

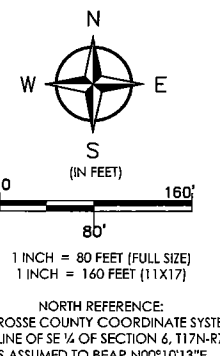
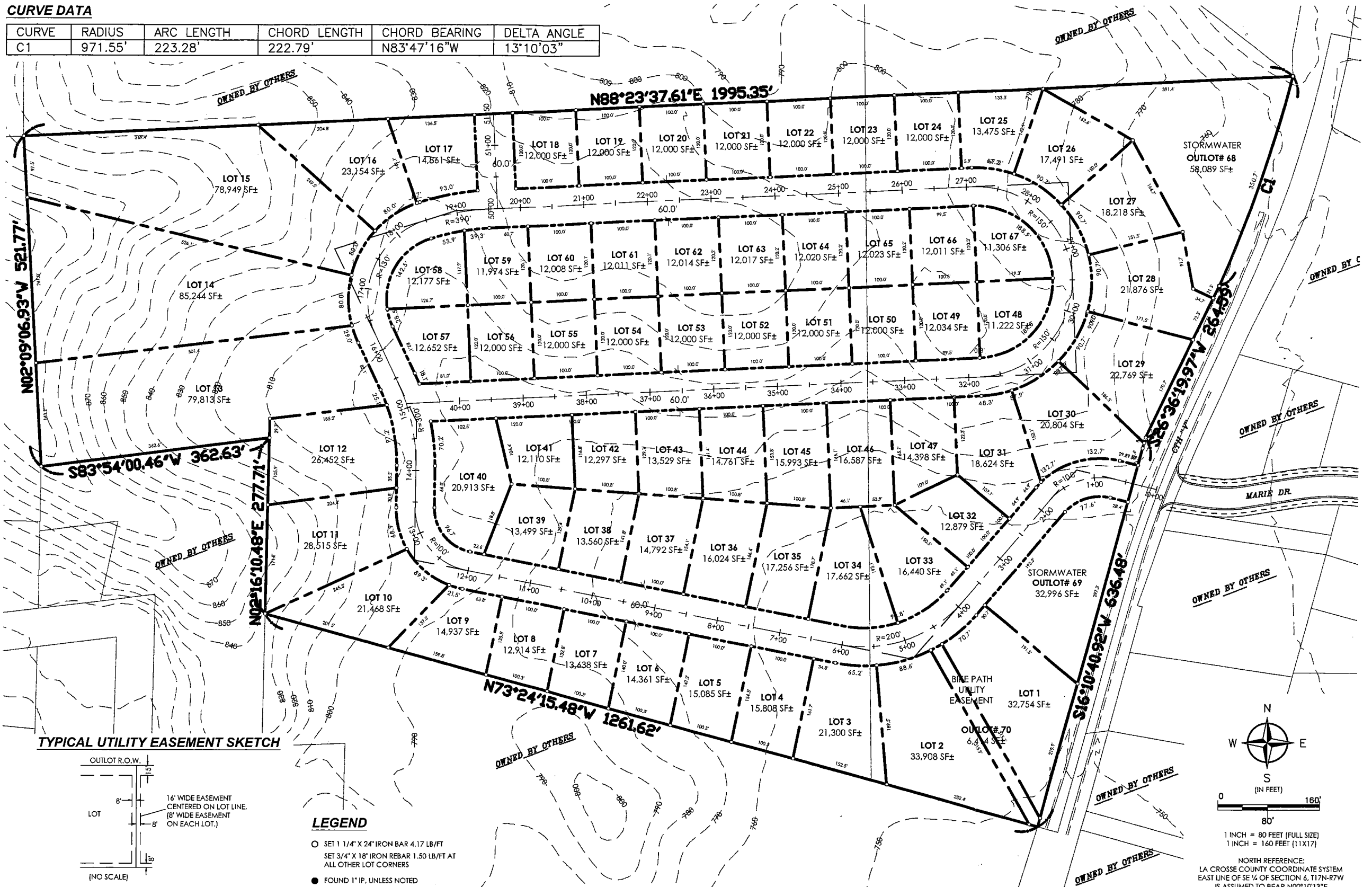
1. BEARING AND DISTANCE FROM SE CORNER OF S. 6 TO EAST 1/4 CORNER OF S. 6 IS N00°10'13"E 2667.97'
2. THE FINAL GRADE ESTABLISHED BY THE SUB-DIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUB-DIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
3. SEE PRELIMINARY PLANS FOR ADDITIONAL INFORMATION.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
5. SEWERAGE FROM THIS SUBDIVISION WILL BE DISCHARGED TO THE VILLAGE OF HOLMEN SEWAGE COLLECTION SYSTEM.
6. THE ROADWAY LENGTH SHOWN ON THIS PLAT IS 4,233 LINEAR FEET.
7. NO DIRECT VEHICULAR ACCESS TO CTH "V" SHALL BE PERMITTED FOR LOT #1, 28, 29, 30 AND OUTLOTS 68 & 69

PRELIMINARY PLAT OF SUNRISE ADDITION A RESIDENTIAL SUBDIVISION

LOCATED IN PARTS OF THE SW 1/4 OF THE SE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 6, T17N, R7W, VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN.
CONTAINING 1,578,144.7± SQ. FT. (36.23± AC.)

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	971.55'	223.28'	222.79'	N83°47'16"W	13°10'03"

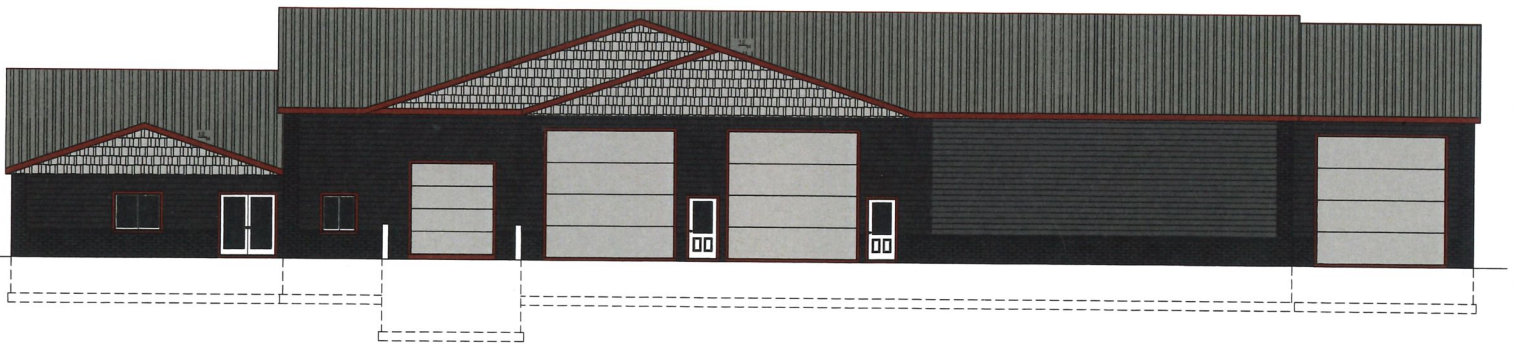


NORTH REFERENCE:
LA CROSSE COUNTY COORDINATE SYSTEM
EAST LINE OF SE 1/4 OF SECTION 6, T17N-R7W
IS ASSUMED TO BEAR N00°10'13"E

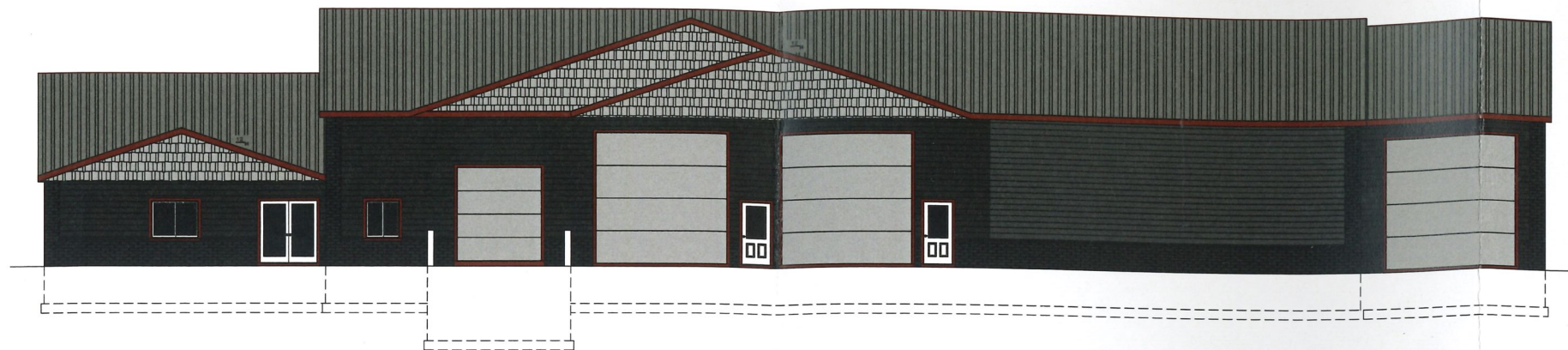
ACTION

PLUMBING & HEATING CORP.

New Offices and Shop
Granary Street, Holmen WI



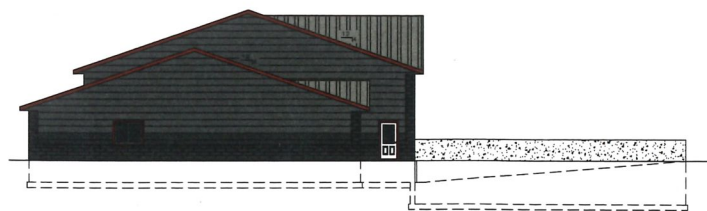
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



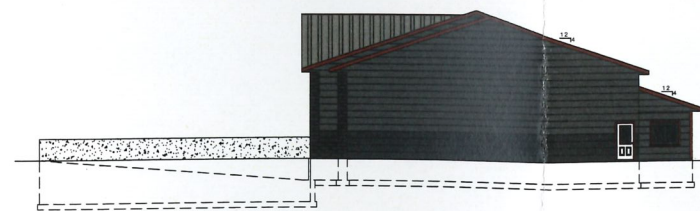
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"

**CENTRAL BUILDERS
SUPPLY**

Independence 715-985-3331
Colmarville 610-582-3332
Thorp 715-600-5898

DRAWN BY:
M.D.K

**RATSCH
ENGINEERING
COMPANY, LTD.**

PHONE: 715-743-2240
FAX: 715-743-4469

RE

547 HEWETT STREET
PO BOX 189
NEILSTADT, WI 54456

CONTRACTOR:

PROJECT:

**ACTION PLUMBING &
HEATING
NEW OFFICES & SHOP**

NO.	DATE	REVISION
1	05/27/20	BATHROOM WINDOW CONFIGURATION
2	06/14/20	NOTES/SECTIONS ADDED
3	07/11/20	FOOTING ALTERATIONS, ADDED NOTES

DATE:

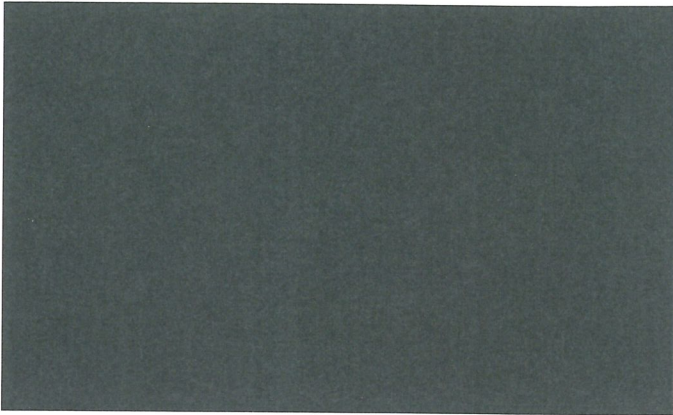
MAY 20, 2020

SHEET NUMBER

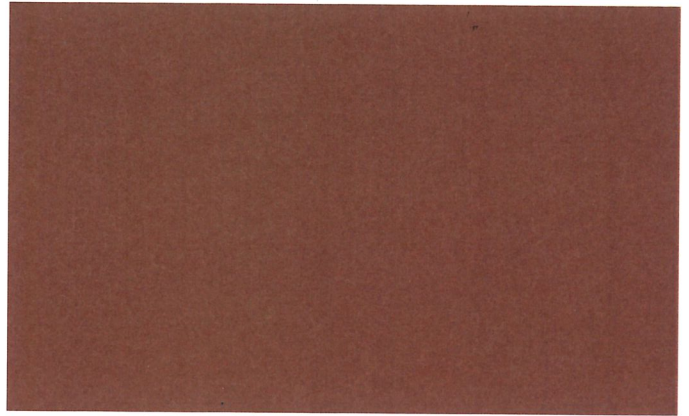
A4

Material Colors

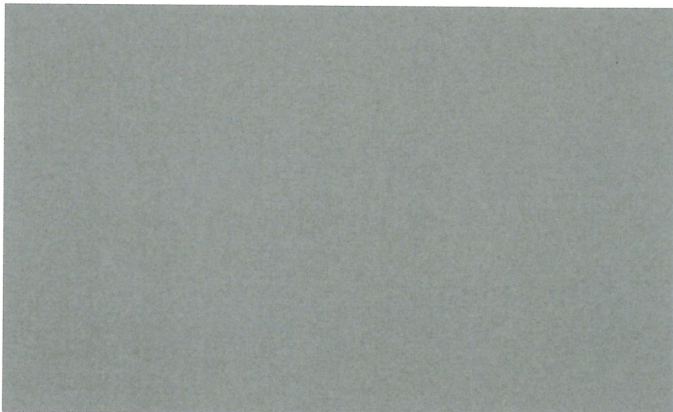
Siding - Graphite



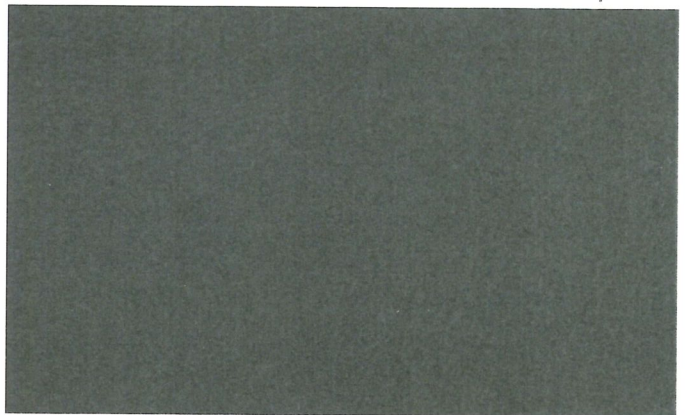
Trim - Cinnabar



Shakes - Pelican



Roof - Mineral

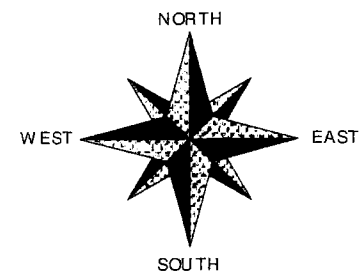


Stone - Graphite



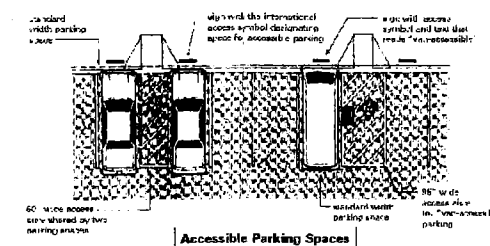
Fence - Superior - Color Match





SEE CORRESPONDENCE
BUILDING
7/24/2020
TRANSACTION ID NO 3313163

SHEET INDEX	
A1	-PLOT PLAN -GENERAL NOTES
A2	-FLOOR PLAN
A3	-FOUNDATION PLAN
A4	-ELEVATIONS
A5	-TRUSS LAYOUT -SECTIONS



HANDICAP ACCESSIBLE PARKING STALLS

DESIGN DATA:

-PROVIDE SILT FENCE AROUND CONSTRUCTION ZONE

OFFICE BUILDING SQ. FT.:	1,800 SQFT
SHOP BUILDING SQ. FT.:	6,600 SQFT
COLD STORAGE SQ. FT.:	1,100 SQFT
PORCH SQ. FT.:	720 SQFT
<u>TOTAL SQ. FT.:</u>	<u>10,220 SQFT</u>

SITE ADDRESS:

ACTION PLUMBING & HEATING
ADDRESS: KINGS BLUFF BUSINESS PARK
BLOCK 2, LOT 2
HOLMEN, WI 54636
LACROSSE COUNTY

PRESIDENT: ERIK CRAIG
(608)784-2233

CONTRACTOR: T.B.D.

- EXISTING FIELD TO BE LEVELED W/ PROPER FILL TO BE BROUGHT IN
- FIELD TO BE PROPERLY SLOPED AWAY FROM BUILDING
- SILT FENCE TO BE PLACED AROUND THE SITE DURING THE CONSTRUCTION PHASE FOR STRAY GARBAGE CATCHING

DESIGN CODE: 2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC)
BUILDING CATEGORY: II
EXPOSURE CATEGORY: B

DESIGN LOADS	HEATED	CANOPY
GROUND SNOW, PG	50 PSF	50 PSF
IMPORTNCE FACTOR, IS	1.0	1.0
EXPOSURE FACTOR, CE	1.0	1.0
FLAT ROOF/SLOPE FACTOR, CS	1.0	1.0
THERMAL FACTOR, CT	1.1	1.2
ROOF SNOW LOAD, PS	38.5 PSF	42 PSF
UNBALANCED SNOW LOAD PER 362 1608	47 PSF	47 PSF

ROOF LOAD	LL	DL	CL	TL
TOP CHORD	39	7	0	46 PSF
BOTTOM CHORD	0	10	3	13 PSF
				<u>59 PSF</u>

DESIGN WIND LOADS

BASIC WIND SPEED	115 MPH
EXPOSURE CATEGORY:	B
BUILDING ENCLOSURE	ENCLOSED
qh	20.14 PSF

DESIGN STRESS

CONCRETE - fc	4,000 PSI
SOIL BEARING PRESSURE	1,500 PSF
REINFORCING STEEL - GRADE 60 - fy	60,000 PSI
LVL - Fb MIN.	2,800 PSI
LVL - Fcp	500 PSI
LVL - Fv	285 PSI

CODE SUMMARY

OCCUPANCY S1/B
TYPE OF CONSTRUCTION VB
SPRINKLER SYSTEM NONE
ALLOWABLE BUILDING HEIGHT 40 FT
ALLOWABLE NUMBER OF STORIES 1
ALLOWABLE BLDG AREA TABLE 506.2 9,000 SQ. FT.
BUILDING PERIMETER 460 FT
30' OF FRONTAGE 460 FT.
FRONTAGE INCREASE - 75% 6,750 SQ. FT.
ALLOWABLE DESIGN BUILDING AREA 15,750 SQ. FT.
ALLOWABLE FIRE AREA 12,000 SQ. FT.
COMMON PATH OF EGRESS 75 FT
EXIT DISTANCE 250 FT
FLOOR AREA ALLOWANCE - SHOP 500
FLOOR AREA ALLOWANCE - OFFICE 100
NUMBER OF PEOPLE - SHOP 13 PEOPLE
NUMBER OF PEOPLE - OFFICE 18 PEOPLE

GENERAL NOTES:

THE OWNER HAS ASSUMED RESPONSIBILITY FOR BIDDING, SELECTION OF CONTRACTORS, CONTRACTUAL DOCUMENTATION AND RELATED DETAILS

ALL WORK SHALL BE COMPLETED IN ACCORDANCE TO THE LOCAL STATE, AND NATIONAL BUILDING CODES

HVAC, PLUMBING, AND ELECTRICAL CONTRACTORS WILL BE RESPONSIBLE FOR THE ACQUISITION OF STATE APPROVAL LOCAL PERMITS, AND RELATED FEES

NO CHANGES OR MODIFICATIONS SHALL BE MADE TO THESE DRAWINGS OR TO THE STRUCTURE WITHOUT WRITTEN CONSENT FROM OWNER

VERIFY ALL DIMENSIONS CONCERNS WITH THE OWNER OF THIS STRUCTURE.

**CENTRAL BUILDERS
SUPPLY**

DRAWN BY
M. D. K

RATSCH
ENGINEERING
COMPANY, LTD.

Independence
715-985-3321

CONTRACTOR:

SUBJECT:
**ACTION PLUMBING &
HEATING
NEW OFFICES & SHOP**

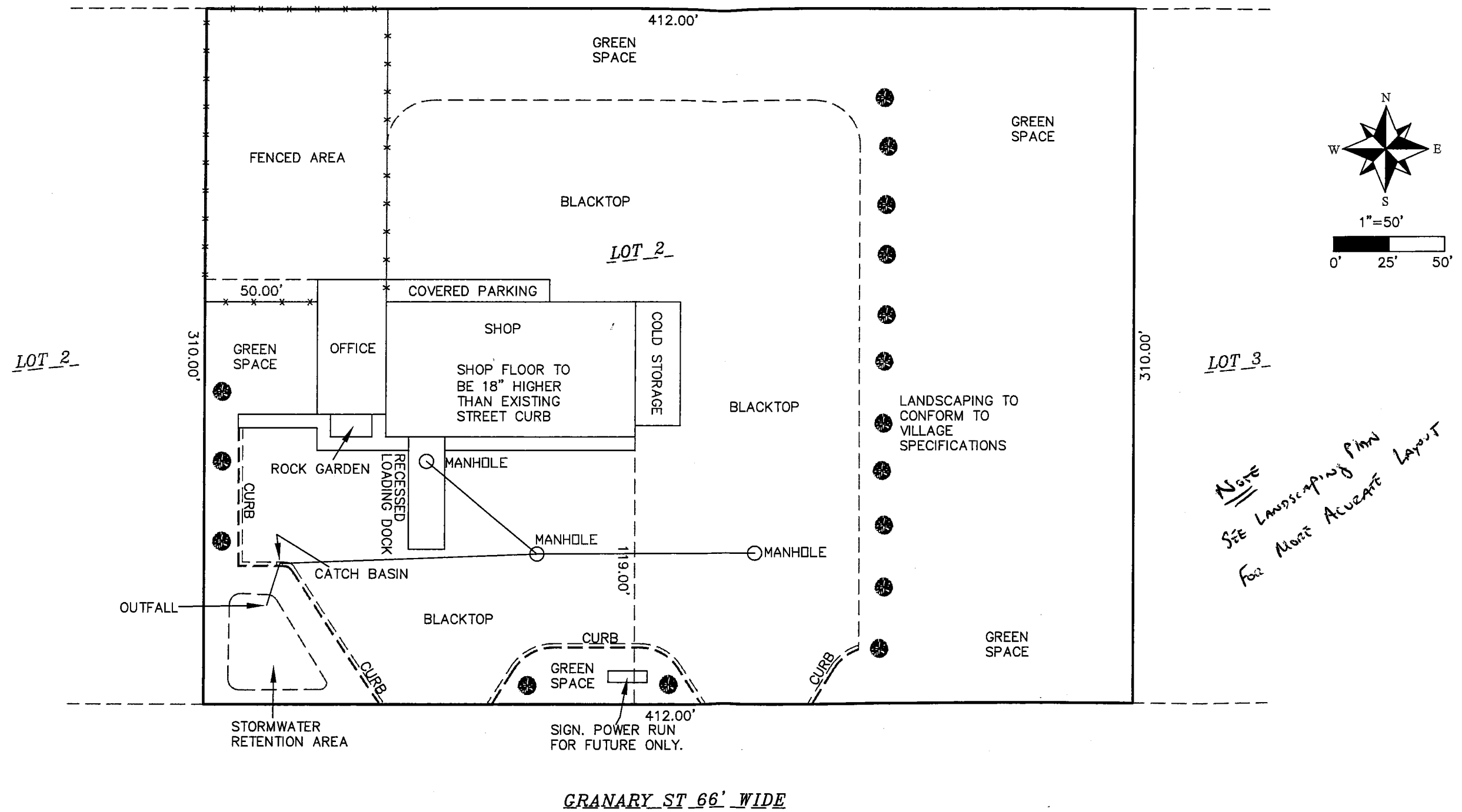
NO.	DATE	REVISION	P.
1	05/27/20	BATHROOM/WINDOW/DOOR CONFIGURATION	
2	06/11/20	NOTES/SECTIONS ADDED	
3	07/11/20	FOOTING ALTERATIONS, ADDED NOTES	

MAY 20, 2020

SHEET NUMBER

A1

LOT 2, KINGS BLUFF BUSINESS PARK, VILLAGE OF
HOLMEN, LA CROSSE COUNTY, WISCONSIN.



DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

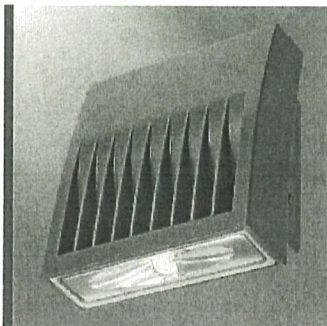
electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

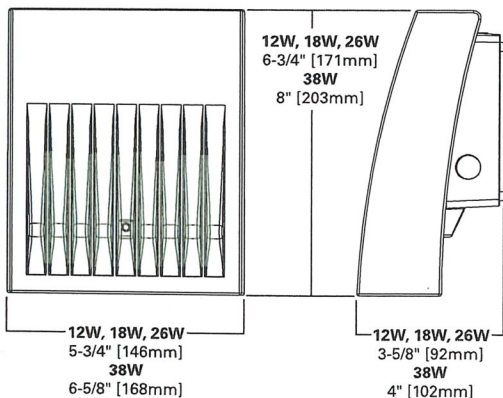
Five-year warranty.



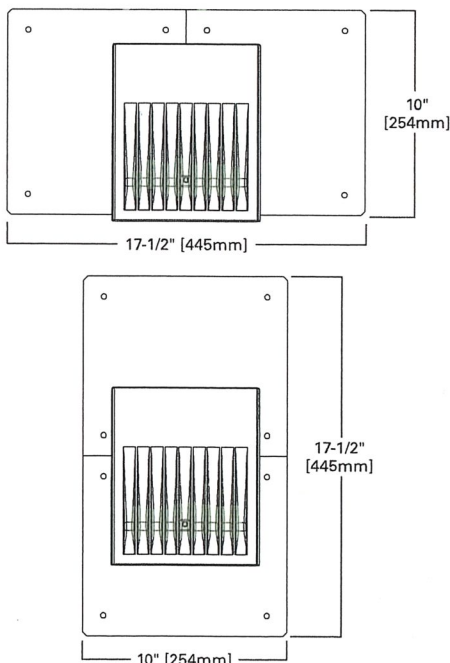
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]