

Village of Holmen
Planning Commission Minutes
June 30, 2020

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, June 30, 2020. Present were commission members Barlow, Stanek, Kulcinski, Gill, and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Members Kertis and Grokowsky were excused. Also in attendance: Dale Brott and Alexis Brott.

Public Hearings:

None

Approval of the May 26, 2020 Minutes:

Motion by Appold, seconded by Stanek to approve the minutes of the May 26, 2020 Meeting. Carried 5-0.

Public comment:

None

Agenda Items:

**Possible Action and Recommendation on Site Plan & Architectural Review (SPAR)
Petition from Dale Brott for expansion of The Village Crossing 55+ Community at 706
McHugh Road and East of Ryan Street**

Administrator Heinig explained the location of the proposed buildings. He stated that this was once planned for 2 larger multifamily structures but the owner has chosen to extend his adjacent 55 and older community. The materials and colors selected match the previous schemes and meet the required percentages. He noted that these units vary a bit from the previous in that they each have a 2 car garage and back patio. He stated that the units meet the R-5 setbacks and have adequate parking of 4 stalls per unit. As part of this development the watermain will be looped through from Amy Drive to Ryan Street. The looped watermain will be built in accordance to the Village specifications with insulation of the main near the planned storm water pond. An easement will need to be deeded to the Village after construction of the water main. There will also be looped traffic flow from Ryan Street to CTH MH through the existing 55 and older community. A future connection from Ryan Street to CTH MH will be coordinated with the adjacent property owners the Wrights. Since the property owned by the Wrights isn't yet developed the proposal will only be required to build to the property line and when the Wright's parcel is developed the remaining section to CTH MH would be put in as part of that plan's approval. He stated that there are no village subsidies included with this project. Lastly he said that the full civil plan had yet to be submitted, but it will be reviewed so it has the required storm capacity and fully recommends its approval.

Member Barlow asked if the roads would be public or private. Administrator Heinig asked Dale Brott to clarify. Dale stated the roadway would be a 20 foot wide private roadway up to the Wright's property line and its intended purpose a fire department access.

Motion by Kulcinski, seconded by Appold to recommend approval of on Site Plan & Architectural Review (SPAR) Petition from Dale Brott for expansion of The Village Crossing 55+ Community at 706 McHugh Road and East of Ryan Street; contingent upon review of drainage plans. 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.

Possible Action on Site Plan & Architectural Review (SPAR) Petition from Terry Weiland for Four Unit (two duplexes) at 2801 Locust Avenue.

Administrator Heinig explained ordinarily this duplex wouldn't require the review of the commission. However, there is already a duplex on the lot and the owner is able to fit another duplex on the remaining lot. In order to place the additional duplex on the lot it must be zoned R-5 and the structures are then considered as multi-family structures. Therefore both structures will need to comply with the SPAR requirements. He explained the existing duplex will have the exterior remodeled. The vinyl siding will be removed, brick veneers and LP smart siding will be added to the required percentages. The owner brought in color samples and Administrator Heinig stated they are compliant. He stated that this was a unique and somewhat abbreviated submission, but he fully recommends its approval.

Member Stanek asked about the building setbacks along the skewed property line and if the landscaping meets the requirements. Administrator Heinig stated that the setback along the skewed property line meets the required 15 foot side yard setback. He also stated that the proposal includes some additional landscaping, but existing vegetation being left on the lot exceeds the requirements.

Motion by Kulcinski, seconded by Appold to recommend approval of the Site Plan & Architectural Review (SPAR) Petition from Terry Weiland for Four Unit (two duplexes) at 2801 Locust Avenue. 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, and site landscaping. Carried 5-0.

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

Administrator Heinig thanked the members of the commission for their service throughout the recent changes.

Adjourn:

Motion by Appold, seconded by Gill to adjourn at 6:50 pm. Carried 5-0.

Minutes prepared by Chris Dahl, Village Engineer



706

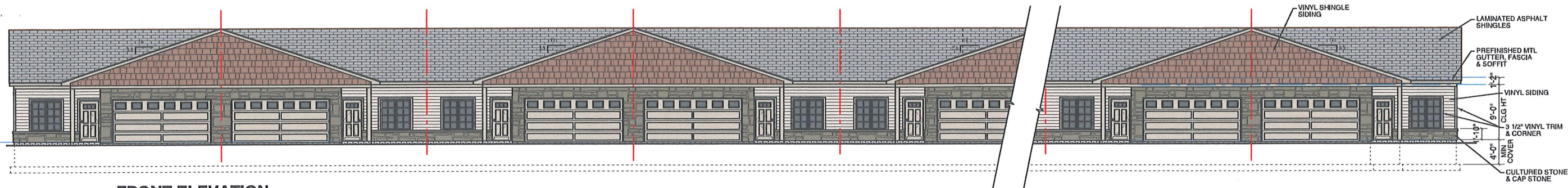
McHugh Road

The Village Crossing

55+ COMMUNITY

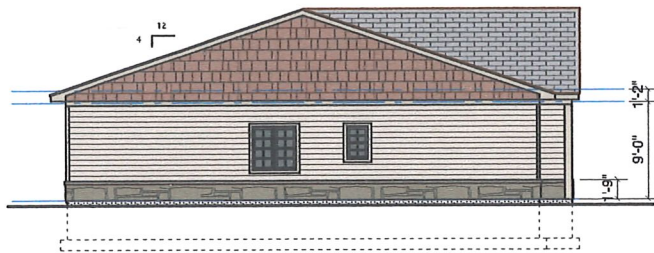
RENTBROTT.COM 608-783-5809





FRONT ELEVATION

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



SIDE A ELEVATION

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



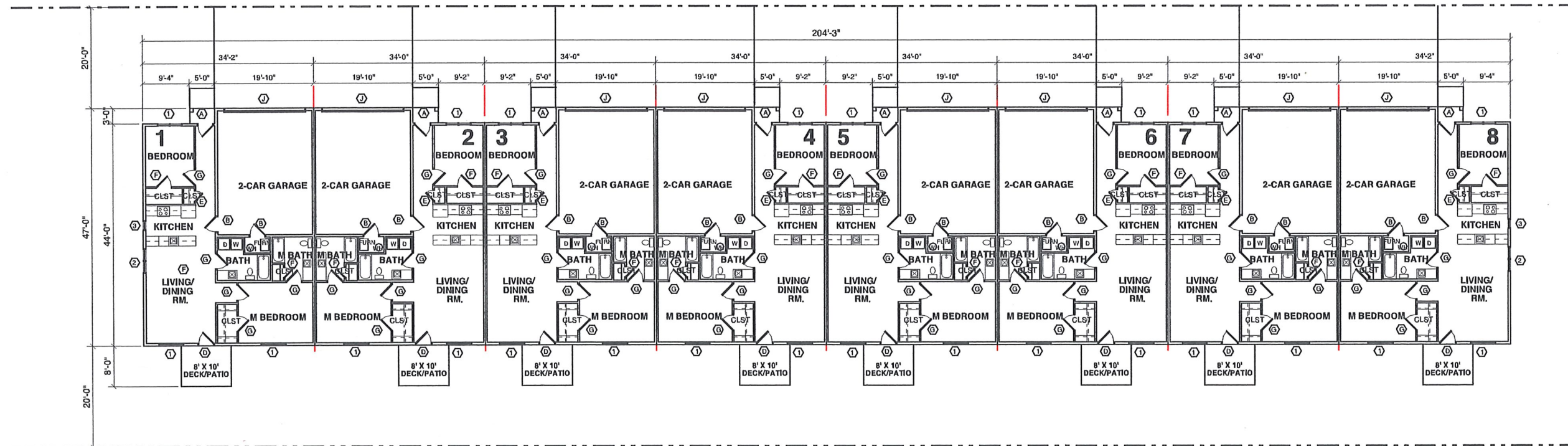
SIDE B ELEVATION

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



REAR ELEVATION

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



BUILDING FLOOR PLAN

SCALE: 3/32" = 1'-0"

CHRIS L. SHORNE
 ARCHITECTURE
 3843 Ebner Coulee Rd La Crosse WI 54601
 (608) 785-2826
 Architecture and Design
 for Residential, Commercial, Historic Preservation

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF:

STATE: _____
 DATE: _____
 NUMBER: _____

PHASE 3
BROTT - MC HUGH ROAD TOWNHOUSES
 MC HUGH
 HOLMEN WI

Scale:
 Project No.:
 2020.002
 Date:
 05.29.2020
 Drawing Name:
 Sheet No.:

A1

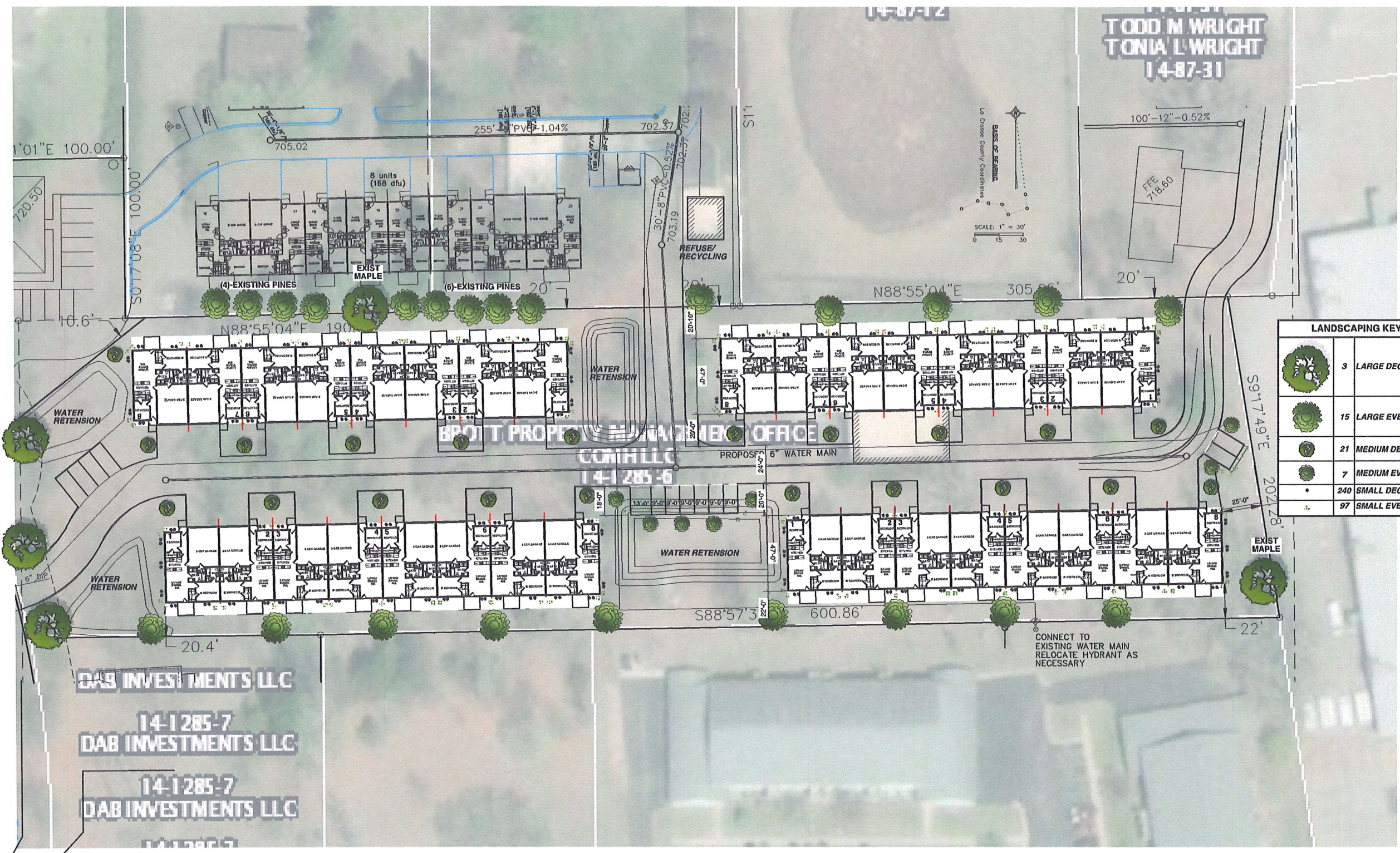
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF:

NAME: _____
 DATE: _____
 NUMBER: _____

PHASE 3
BROTT -MC HUGH ROAD TOWNHOUSES
 703 MC HUGH ROAD
 HOLMEN WI

Scale: _____
 Project No.: 2020.002
 Date: 08.10.2020
 Drawing Name: _____
 Sheet No.: _____

AS1



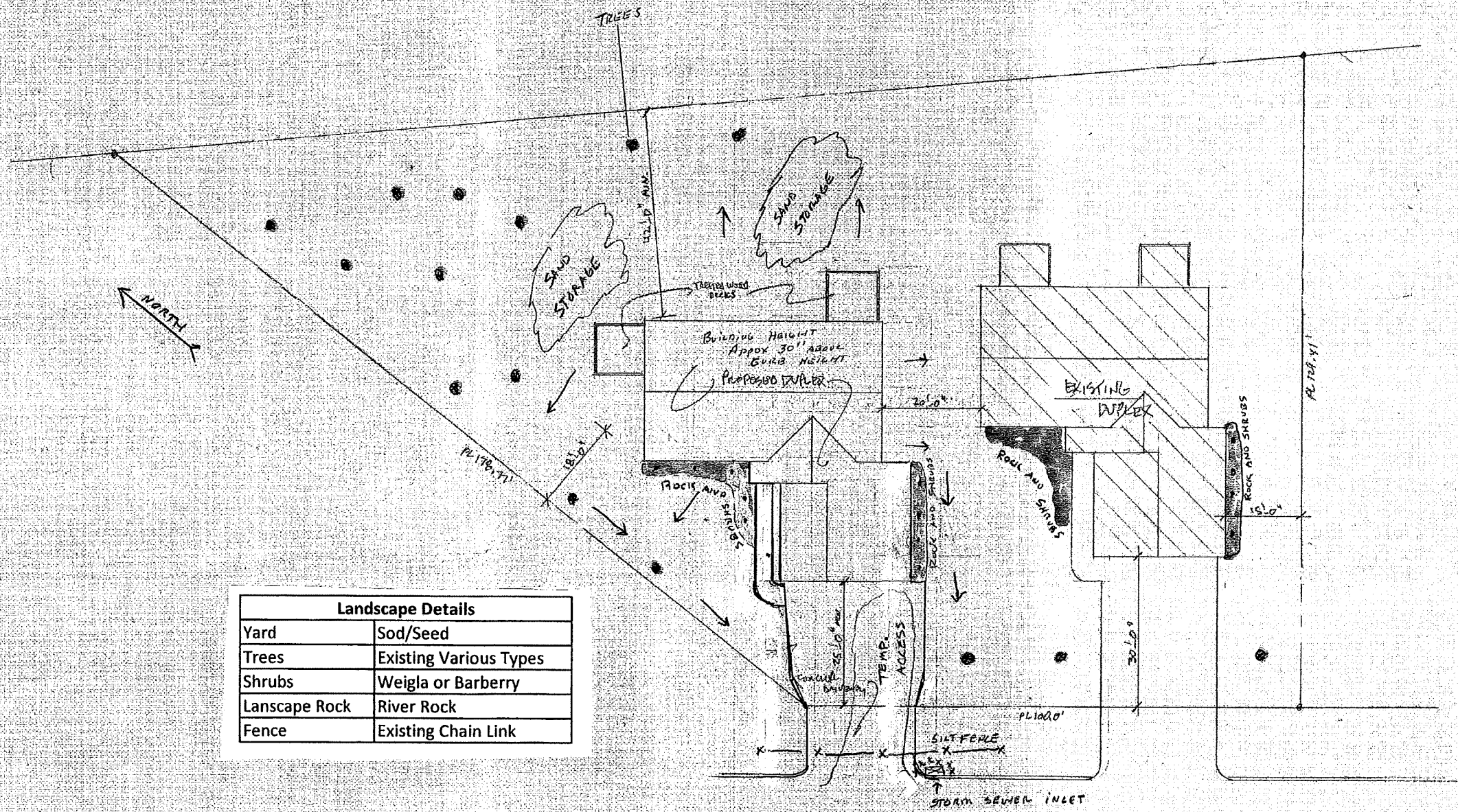
LANDSCAPING KEY	
	3 LARGE DECIDUOUS
	15 LARGE EVERGREENS
	21 MEDIUM DECIDUOUS
	7 MEDIUM EVERGREENS
	240 SMALL DECIDUOUS
	97 SMALL EVERGREEN

RYAN AVENUE

PHASE 3 SITE PLAN
 SCALE 1" = 30'-0"



REVISIONS	BY
05-08-2010	TJT
05-27-2010	TJT



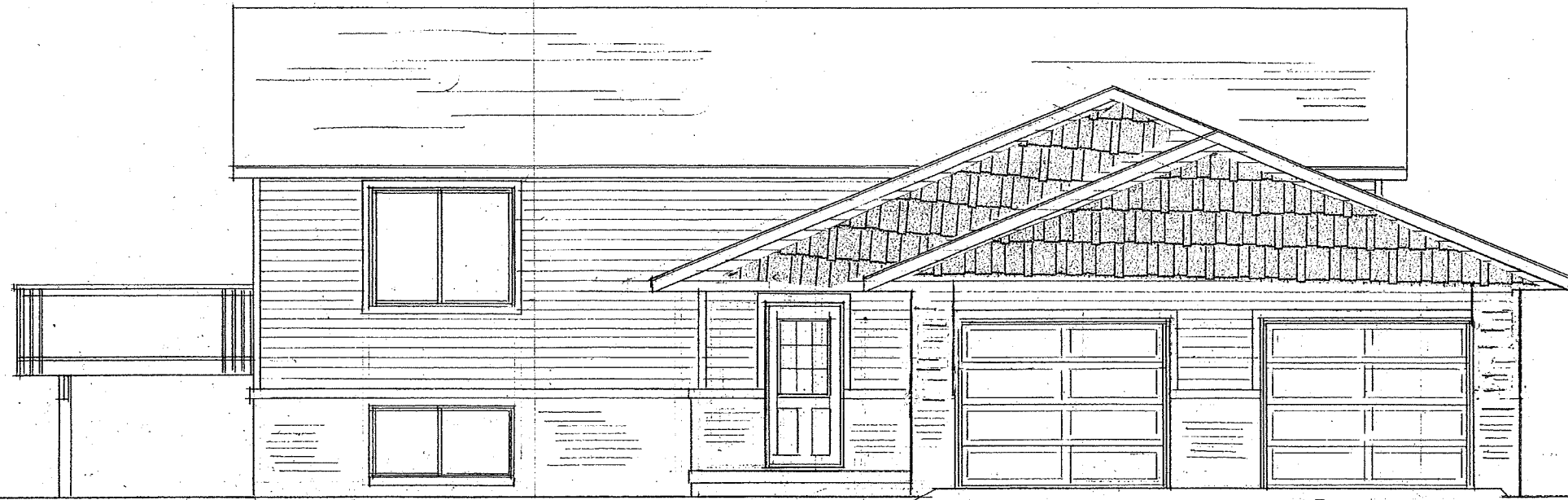
Landscape Details	
Yard	Sod/Seed
Trees	Existing Various Types
Shrubs	Weigla or Barberry
Landscape Rock	River Rock
Fence	Existing Chain Link

2801 + 2803 LOCUST AVE SE
 HOLMEN, WI

WELLAND CONSULTATION PROPOSED DUPLEX ADDITION

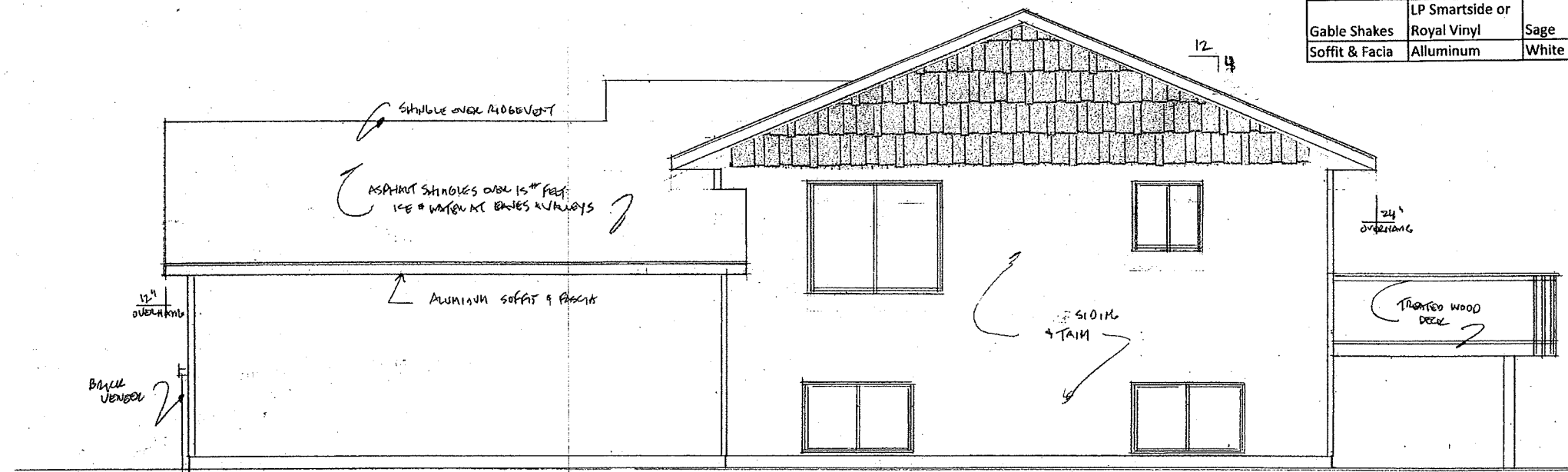
Date	05-18-2010
Scale	1" = 16'
Drawn	TJT
Job	Welland
Sheet	
Of	Sheets

REVISIONS	BY



FRONT ELEVATION

	Make	Color
Shingles	Tamko	Thunderstorm Grey
Windows	Weathershield	White
Siding	LP Smartside	Desert Stone
Gable Shakes	LP Smartside or Royal Vinyl	Sage
Soffit & Fascia	Alluminum	White

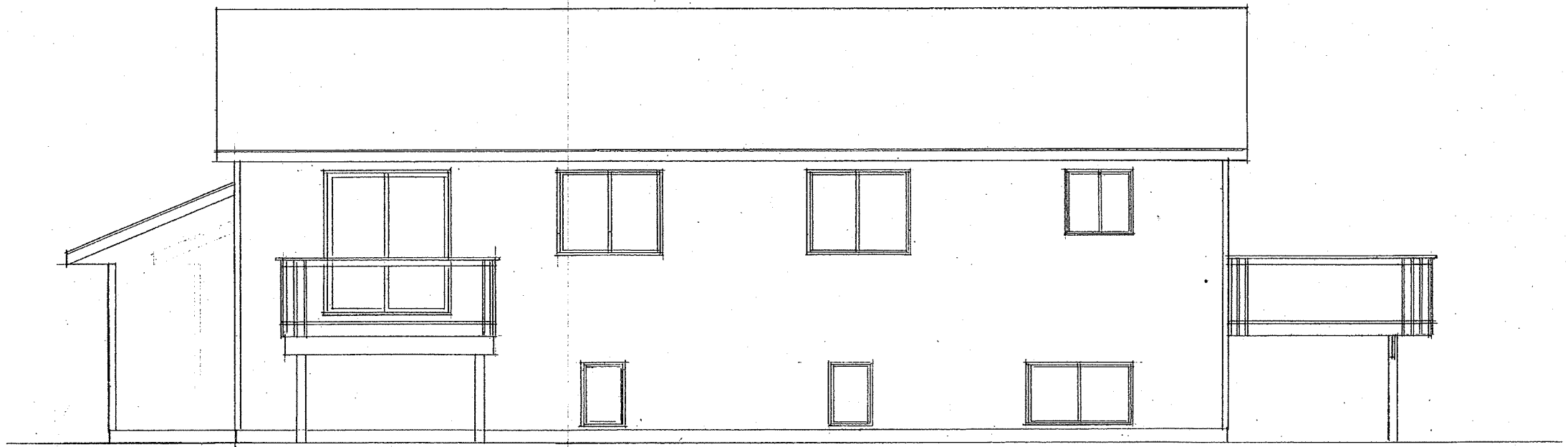


RIGHT END ELEVATION

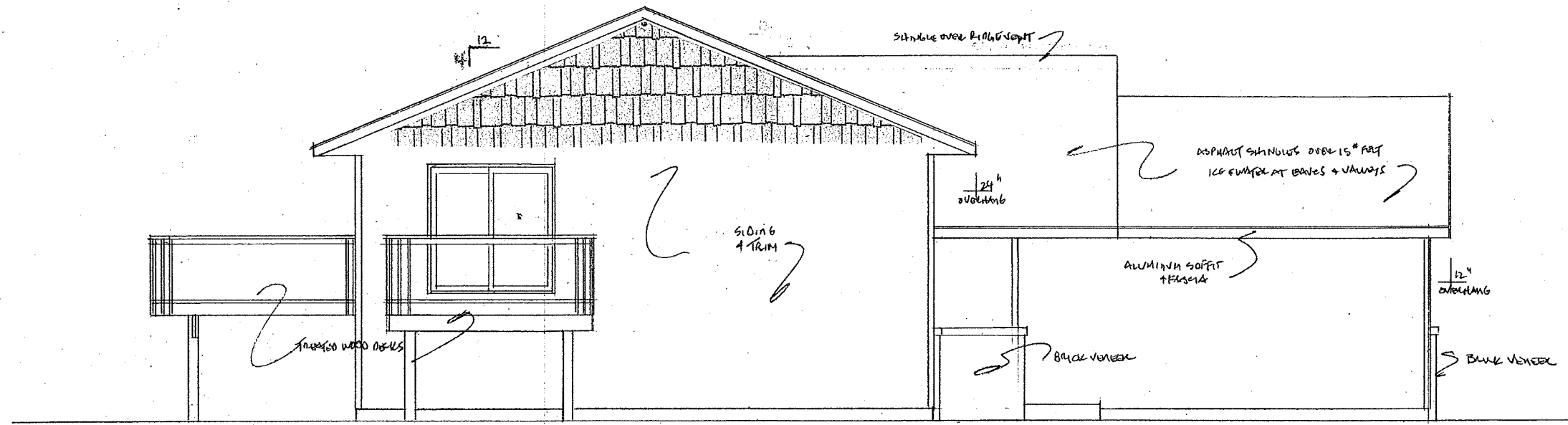
DUPLEX FOR WETLAND CONSTRUCTION

Date	05-27-20
Scale	1/4" = 1'0"
Drawn	TNT
Job	
Sheet	
Of	Sheets

REVISIONS	BY
06-10-2020	TNT



REAR ELEVATION



LEFT END ELEVATION

DUPLEX FOR WEILAND CONSTRUCTION

Date	05/28/2020
Scale	1/4" = 1'-0"
Drawn	TNT
Job	
Sheet	
Of	Sheets

Planning Comm.

Please Sign In

6/30/20

Name _____ Address _____

- 1 Dale Brett
- 2 Alexis Brett
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10