

**Village of Holmen
Planning Commission Minutes
October 1, 2019**

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, October 1, 2019. Present were commission members Barlow, Kertis, Stanek, Rugroden, Anderson, Appold, and Grokowsky; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance: Jim Christenson, Ryan Lium, and William Beranek.

Public Hearings:

Rezoning Petition, from Buck 47 Ventures, LLC, for the rezoning of approximately 20 acres immediately North of Old Hwy. 93 on Parcels 14-4033-0 and 14-4037-0, from Agricultural District (A) to Single Family Residential District (R-1) and Zero Lot Line Single Family Twindo Residential District (R-6).

Motion by Rugroden, seconded by Appold to open the public hearing for the above referenced item. Carried 7-0:

William Beranek stated he was in attendance to find out what is proposed for the future development.

Motion by Anderson, seconded by Stanek to close the public hearing, as no other concerns or comments were made. Motion carried 7-0.

Approval of the August 27, 2019 Minutes:

Motion by Anderson, seconded by Grokowsky to approve the minutes of the August 27, 2019 Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Rezoning Petition from Buck 47 Ventures, LLC, for the rezoning of approximately 20 acres immediately North of Old Hwy. 93 on Parcels 14-4033-0 and 14-4037-0, from Agricultural District (A) to Single Family Residential District (R-1) and Zero Lot Line Single Family Twindo Residential District (R-6).

Administrator Heinig outlined the rezoning petition by Buck 47 Ventures, LLC. He stated the request to rezone from agriculture to single family residential and zero lot line single family twindo residential is comp plan compliant and consistent with Holmen's growth plan. He added that the Town of Holland will have the opportunity to review the proposed rezoning

at their upcoming meeting. He stated that he had no concerns and recommended its approval.

Member Stanek asked for clarification on the Town of Holland's review on this rezoning. Administrator Heinig stated there are areas north of Old 93 Road within the boundary agreement that are not planned to be annexed into the Village. The boundary agreement provides the Town of Holland the opportunity to comment on the Village's developments for impacts and conformity to the Town's plans and infrastructure.

Member Barlow asked if specific issues such as drainage have been looked into at this point, or if this were to consider rezoning only. Administrator Heinig answered that this was only to consider rezoning, engineering and other specifics will be addressed later.

Motion by Anderson, seconded by Stanek to recommend approval of the Rezoning Petition, from Buck 47 Ventures, LLC, for the rezoning of approximately 20 acres immediately North of Old Hwy. 93 on Parcels 14-4033-0 and 14-4037-0, from Agricultural District (A) to Single Family Residential District (R-1) and Zero Lot Line Single Family Residential District (R-6) contingent upon receipt of the Town of Holland's comments for consideration by the Board. Carried 7-0.

Possible Action and Recommendation on Town of Holland Boundary Agreement Review: Steve Horton Rezoning Petition from General Agriculture District to Rural District.

Administrator Heinig stated this was a reciprocal part of the boundary agreement where the Town of Holland is required to get the Village's approval for rezoning of territory. He explained the purpose of this request is an existing home on the adjacent parcel has a failing septic. The replacement septic drain field will be placed on the rezoned parcel, and La Crosse County is requiring that the two parcels have identical zoning.

Motion by Stanek, seconded by Kertis to recommend approval of the Town of Holland Boundary Agreement Review: Steve Horton Rezoning Petition from General Agriculture District to Rural District. Carried 7-0.

Possible Action and Recommendation on Town of Holland Boundary Agreement Review: Alex Parcher Rezoning Petition from General Agriculture District to Commercial District.

Administrator Heinig explained that similar to the previous item this was placed on the agenda at the request of the Town of Holland. However, after further review the parcel in question is outside the boundary agreement. Therefore there is no action required and the item should be removed from the agenda.

Motion by Anderson, seconded by Stanek to remove the Town of Holland Boundary Agreement Review: Alex Parcher Rezoning Petition from General Agriculture District to Commercial District from the agenda. Carried 7-0.

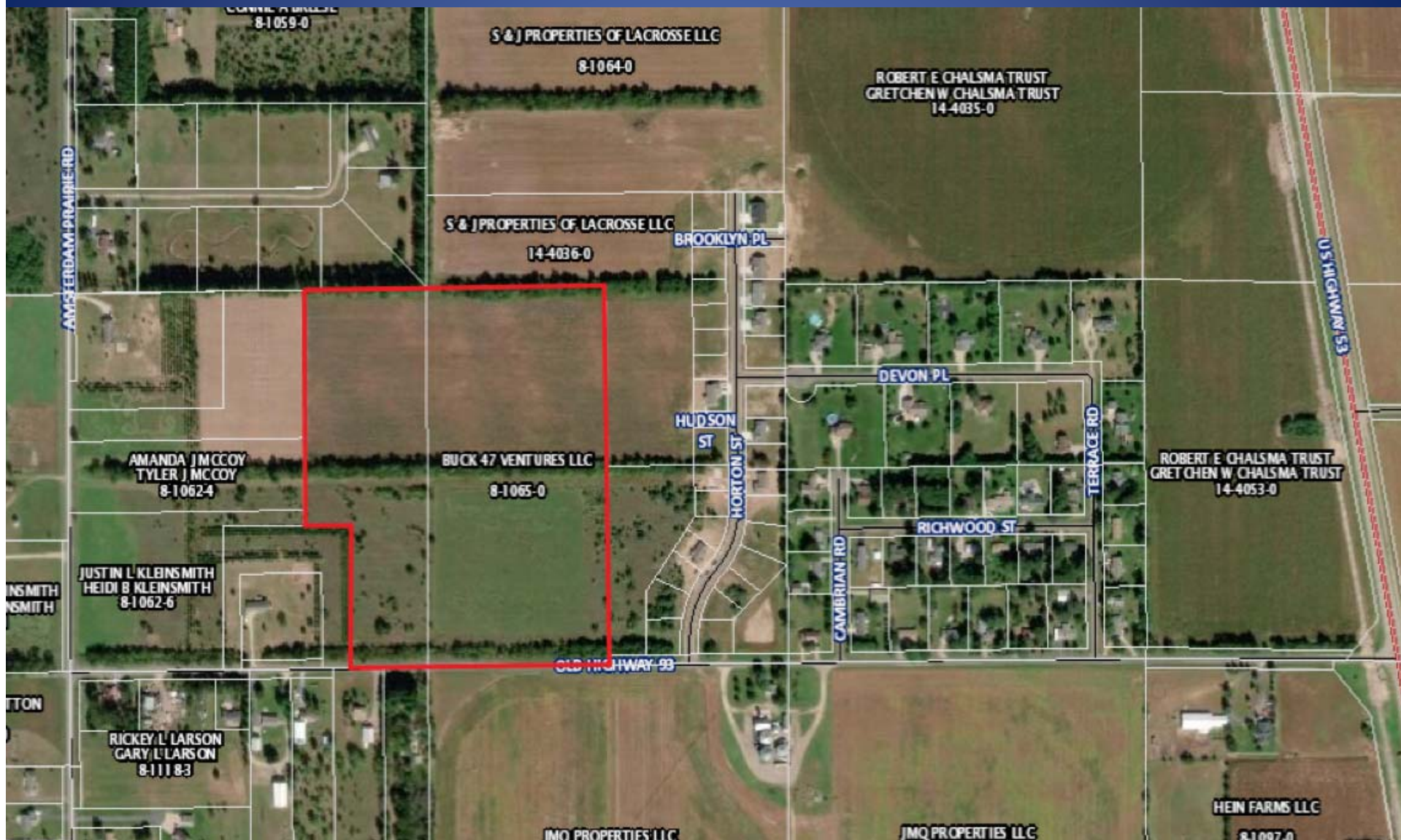
Updates and other informational items from and before the Planning Commission:

Administrator Heinig gave a brief overview of next month's agenda.

Adjourn:

Motion by Grokowsky, seconded by Appold to adjourn at 6:48 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer





NOTICE OF PUBLIC HEARING
ON PETITIONS TO AMEND THE
LA CROSSE COUNTY ZONING ORDINANCE

PC 10/2/19 4B

PETITION NO. 2033 by

STEVE HORTON OF HORTON SURVEYING,
N6183 JASON ST, ONALASKA, WI, 54650,
ACTING O/B/O NICK HANSEN & HANSCO, LLC,
W7787 AMSTERDAM PRAIRIE RD, HOLMEN, WI, 54636

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM of the
ADMINISTRATIVE CENTER (entry via EAST entrance only) 212 6TH ST N La Crosse WI 54601

on the 30th day of SEPTEMBER 2019 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone a proposed 1.2 acre lot from THE GENERAL AGRICULTURE DISTRICT

and THE GENERAL AGRICULTURE DISTRICT DEED RESTRICTIONS NOT RECORDED

to the RURAL DISTRICT the following described lands in the Town of HOLLAND.

Part of the E½ of the NE/SE/NE of Section 23 and part of the N½ of the SW/NW of Section 24, all in T18N,
R8W. Part of tax parcels 8-1048-0 and 8-1076-0. Property address N8353 US Highway 53. Town of Holland.

REASON FOR REZONE: FOR CONTINUED RESIDENTIAL USE AND TO REMEDY A LOT LINE
ENCROACHMENT OF THE PRIVATE ON-SITE WASTEWATER
TREATMENT SYSTEM.

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY
HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE
CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A
REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL
AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.**

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning
and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608)
785-9722.

Dated this 13th day of SEPTEMBER 2019

LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

BY _____
Nathan Sampson, Director
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER,
COUNTY BOARD ROOM, IS THROUGH THE POWER ASSIST DOORS LOCATED AT THE EAST ENTRANCE TO
THE ADMINISTRATIVE CENTER; ENTER AND FOLLOW THE SIGNS TO THE APPROPRIATE MEETING ROOM
(ON THE FIRST FLOOR).

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT
ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING
SO THAT ACCOMMODATIONS CAN BE MADE.**

DESCRIPTION OF PROPOSAL

This proposal is a request to rezone property at N8353 U.S. Highway 53 in the Town of Holland. This parcel would be a 1.02 acre lot with the existing house and garage, to be split from a larger parcel owned by Hansco LLC. Nick Hansen and the others who make up the LLC wish to transfer the proposed 1.02 acre lot to Nick as he and his family reside there. The parcel is currently zoned General Agriculture.

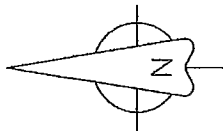
There would be a remaining 1.8 acre parcel west of the new lot that is not part of this request. This parcel would be included on the Certified Survey Map and would be served by an access easement from the north or east. Other than this, there would be no impact to this or surrounding properties as the use will not change.

Recommended future use of the parcel, according to the County's development plan, is continued use as a single family residence.

This request is made for the board to approve the rezone of the 1.02 acre parcel to Rural Zone.

SKETCH OF EXISTING/PROPOSED USE
N8353 U.S. HIGHWAY 53
FOR PETITION TO REZONE

C.S.M. VOL 5, PAGE 85



SCALE: 1" = 50'

PARCEL TO REMAIN GENERAL AGRICULTURE ZONE

U.S. HIGHWAY NO. 53

R/W LINE--PROPERTY LINE
131.32'
S 10°52'51" E

S 89°25'36" W
274.60'

PARCEL FOR REZONE
1.02 ACRES

153.85'
S 00°32'30" E

156.54'

HOUSE

VENT. SEPTIC DRAIN FIELD TANK

WELL

GARAGE

SHED

DRIVEWAY

82.31'

220.38'

SECTION LINE

HORTON SURVEYING
N6183 JASON STREET
ONALASKA, WI 54650
(608) 780-7283
email: surveyor.steve@yahoo.com

PETITION NUMBER _____

Petition for Amendment of La Crosse County Zoning Ordinance

To the County Board of La Crosse County:

The undersigned hereby petitions the County Board to amend the Zoning Ordinance for La Crosse County as follows:

To rezone from GENERAL AGRICULTURE

To RURAL

To rezone the following described lands:

That part of the Southeast Quarter of the Northeast Quarter of Section 23, and that part of the Southwest Quarter of the Northwest Quarter of Section 24, all in Township 18 North, Range 8 West, Town of Holland, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Lot 1 of Certified Survey Map Volume 5, Page 85; thence South 10 degrees 52 minutes 51 seconds East, along the west right of way line of U.S. Highway No. 53, a distance of 131.32 feet to the point of beginning of the parcel to be described; thence South 89 degrees 25 minutes 36 seconds West, 274.60 feet; thence South 00 degrees 32 minutes 30 seconds East, 153.85 feet to the south line of the north half of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 30 seconds East, 82.31 feet to the southeast corner of said north half of the Southeast Quarter of the Southeast Quarter; thence easterly along the south line of the north half of the Southwest Quarter of the Northwest Quarter, 220.38 feet, more or less, to said west right of way line of U.S. Highway No. 53; thence North 10 degrees 52 minutes 51 seconds West, 156.54 feet, more or less, to the point of beginning.

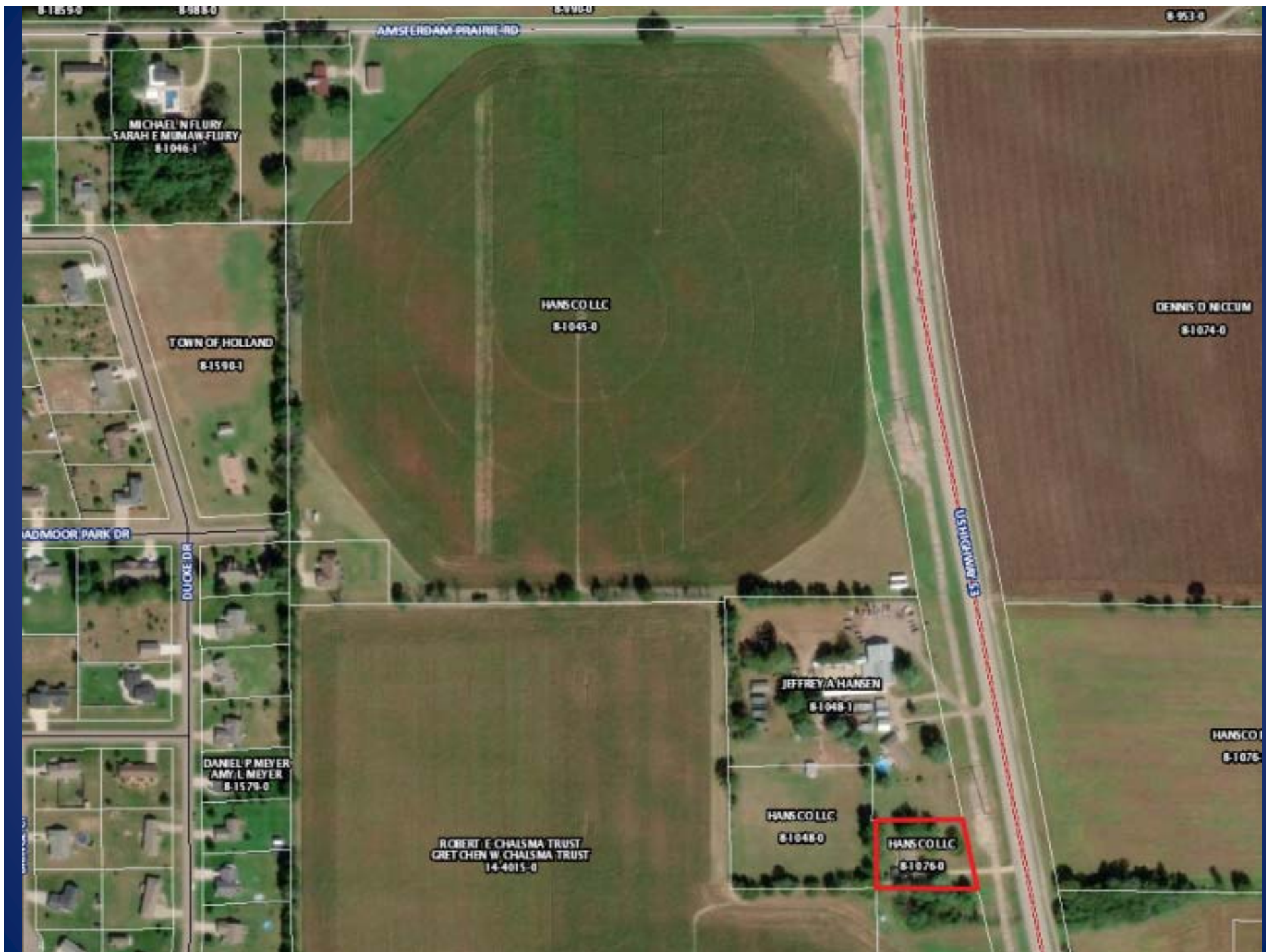
Containing 1.02 acres.

Dated this 5th day of SEPTEMBER, 2019.

Signed _____

Mailing Address N6183 Jason St., Onalaska WI 54650

Acting on behalf of Nick Hansen and Hansco LLC



PC 10/2/19 4A

**NOTICE OF PUBLIC HEARING
ON PETITIONS TO AMEND THE
LA CROSSE COUNTY ZONING ORDINANCE**

PETITION NO. 2032 by ALEX PARCHER, D/B/A BROADWAY PROPERTIES, LLC,
W7765 PARCHER CT, HOLMEN, WI, 54636

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM of the
ADMINISTRATIVE CENTER (entry via EAST entrance only) 212 6TH ST N La Crosse WI 54601

on the 30th day of SEPTEMBER 2019 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone a 2.43 acre lot from THE GENERAL AGRICULTURE DISTRICT CONDITIONS NOT RECORDED
to the COMMERCIAL DISTRICT the following described lands in the Town of HOLLAND.

Lot 1 of Certified Survey Map No. 87 in Vol. 13. Tax parcel 8-960-2. Property address N8827 US Highway 53.
Town of Holland.

REASON FOR REZONE: FOR COMMERCIAL STORAGE RENTAL UNITS IN EXISTING
DETACHED ACCESSORY BUILDINGS.

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY
HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE
CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A
REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL
AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.**

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning
and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608)
785-9722.

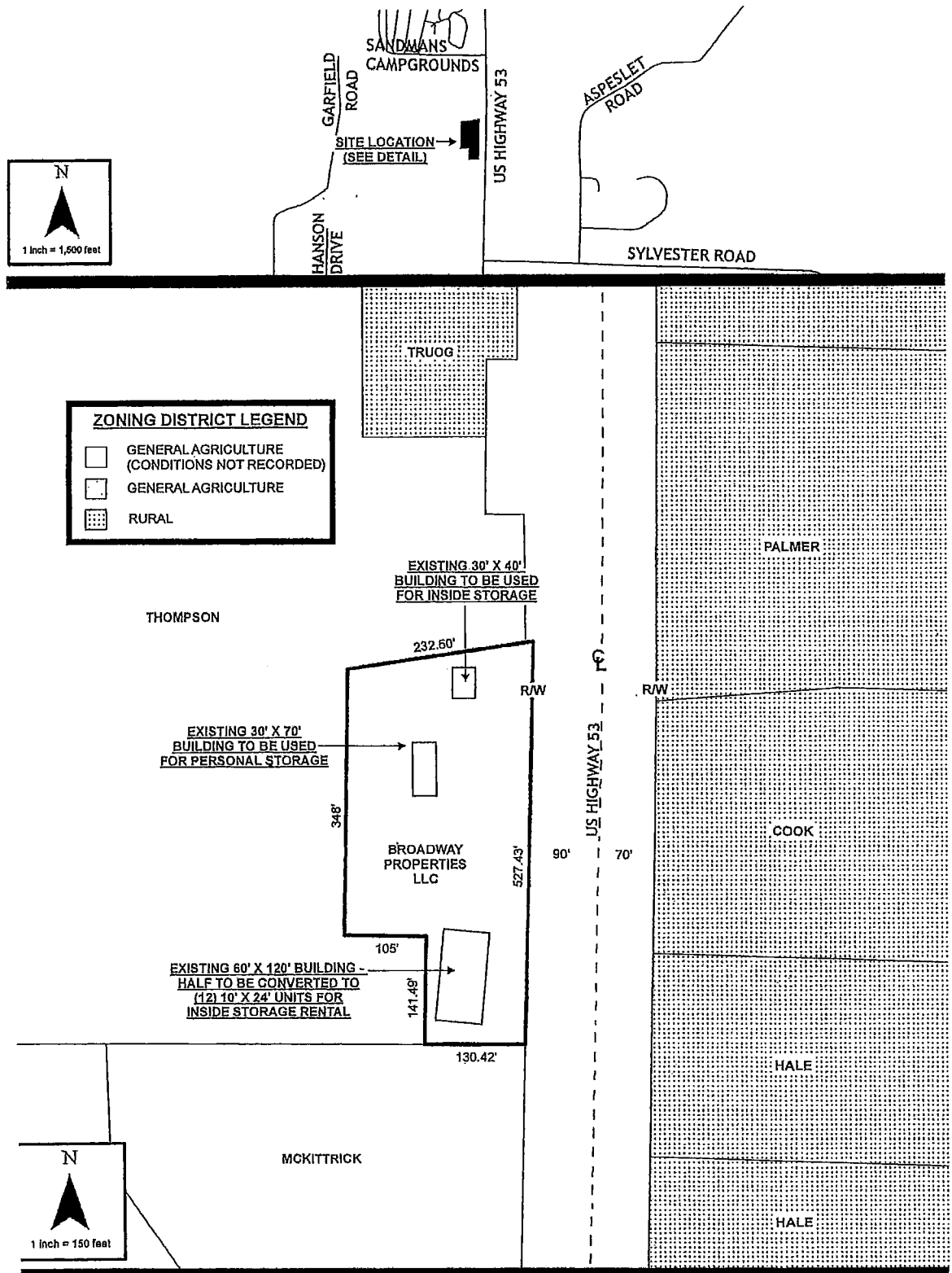
Dated this 13th day of SEPTEMBER 2019

LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

BY _____
Nathan Sampson, Director
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER,
COUNTY BOARD ROOM, IS THROUGH THE POWER ASSIST DOORS LOCATED AT THE EAST ENTRANCE TO
THE ADMINISTRATIVE CENTER; ENTER AND FOLLOW THE SIGNS TO THE APPROPRIATE MEETING ROOM
(ON THE FIRST FLOOR).

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT
ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING
SO THAT ACCOMMODATIONS CAN BE MADE.**



ZONING PETITION NO. 2032 ALEX PARCHER, D/B/A BROADWAY PROPERTIES, LLC, W7765 PARCHER CT, HOLMEN, WI, 54636, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT CONDITIONS NOT RECORDED TO THE COMMERCIAL DISTRICT A 2.43 ACRE LOT FOR COMMERCIAL STORAGE RENTAL UNITS IN EXISTING DETACHED ACCESSORY BUILDINGS. PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 87 IN VOL. 13. TAX PARCEL 8-960-2. PROPERTY ADDRESS N8827 US HIGHWAY 53, TOWN OF HOLLAND.

ZONING PETITION NO. 2032

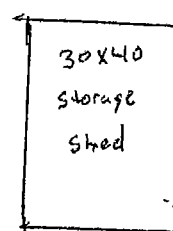
LAND CLASS
IDLE = 25%
WOODS = 75%
CROPS = 0%

ALEX PARCHER D/B/A BROADWAY PROPERTIES, LLC.
LOT 1 OF CERTIFIED SURVEY MAP NO. 87 IN VOL. 13
2.43 ACRES TO BE REZONED
TOWN OF HOLLAND

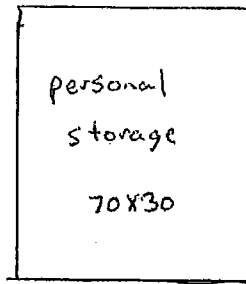
SOIL CLASS
CLASS I-II = 0%
CLASS III = 0%
CLASS IV = 5%
CLASS V-VIII = 95%

REASON FOR REZONE: COMMERCIAL STORAGE RENTAL UNITS

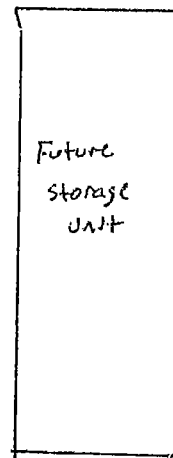
N



horse Barn

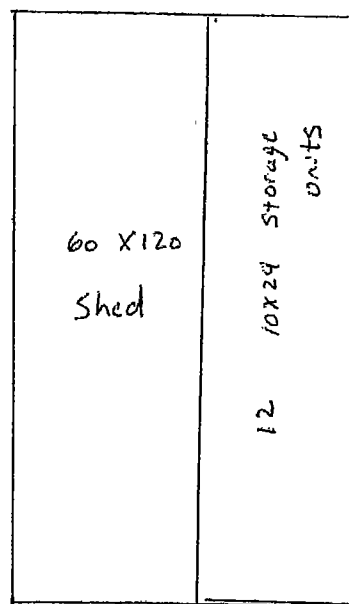


Entrance



E

May 53



S

W



Planning Commission

October 1 2019

Jim Christensen

Ryan Lium

William Beranek

W7921 Old Hwy 93