

**Village of Holmen
Planning Commission Minutes
March 25, 2025**

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, March 25, 2025. Present were commission members Barlow, Anderson, Kulcinski, Nicklaus, Appold, and Baird; along with advisory members Administrator Heinig and Engineer Dahl.

Public Hearings:

Rezoning Petition from S&J Farms La Crosse LLC, Jim Christenson as Petitioner, for 41.23 acres immediately East of Hwy. 53, West of Hwy. HD, North of Old County NA and South of Village Crossing Subdivision, from (A) Agricultural District, to a mix of (R-1) Single Family Residential District, (R-6) Zero Lot Line, Two Family Residential District and (R-4) Two Family Residential District, in accordance with a proposed development plan for that area

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

Administrator Heinig stated the location of the property for potential rezoning. He stated the eastern frontage to CTH HD is proposed R-4 zoning for duplexes, the north end along the pond is proposed R-6 which mirrors the zoning in the adjacent Village Crossing subdivision. The western frontage along USH 53 is also zoned R-6 similar to the R-6 zoning fronting USH 53 in the Liberty Subdivision to the south. The remainder of the plat is R-1.

Jeff Powell of N7362 CTH HD asked if there were any improvement plans slated for CTH HD. He felt that the speed of the roadway is an issue. He also stated his concern with the safety of the school crossing from the Bluffview Trail to the Prairie View Elementary school.

Eric Tande of W7598 Old CTH NA asked if he would be required to annex with the approval of this rezoning. He also asked if his address would change.

Jimmer Christianson the petitioner and owner of the property stated he was there to answer any questions the commission might have.

Motion by Anderson, seconded by Kulcinski to close the public hearing. Carried 7-0.

Approval of the February 25, 2025 minutes:

Motion by Appold, seconded by Kulcinski to approve the minutes of the February 25, 2025 Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

- 1. Possible Action and Recommendation on Rezoning Petition from S&J Farms La Crosse LLC, Jim Christenson as Petitioner, for 41.23 acres immediately East of Hwy. 53, West of Hwy. HD, North of Old County NA and South of Village Crossing Subdivision, from (A) Agricultural District, to a mix of (R-1) Single Family Residential District, (R-6) Zero Lot Line, Two Family Residential District and (R-4) Two Family Residential District, in accordance with a proposed development plan for that area**

Administrator Heinig stated this subdivision is not triggering any need for improvements on CTH HD. The roadway is under La Crosse county's jurisdiction and any improvements would be led by them. He stated that the Village is proactive in such situations and produces documentation to other agencies for their consideration citing the ongoing coordination between the Village and the Wisconsin Department of Transportation for an intersection improvement project along STH 35 at the USH 53 ramps and the Schaller Boulevard intersection. He stated that the impact to CTH HD due to this subdivision would be smaller in comparison to a commercial development. He stated that as a part of the subdivision plan the current easement and driveway to W7598 Old CTH NA would be relocated to Waldenberger Road, effectively eliminating the existing access and easement. The property address will have to be changed to Waldenberger Road. He stated that Mr. Tande would not be required to annex to the Village with the approval of the zoning request or upcoming development. The engineering of the subdivision will provide laterals to hook up to Village utilities in the future, should he wish to annex and hook up to them. Lastly, he stated that the zoning is comprehensive plan compliant and that he only received questions regarding the proposed zoning and subdivision plat, but no complaints. He further stated that the subdivision design is well done and literally mirrors exactly what was expected for this property when Village Crossing to the North was built.

Member Barlow asked if the same conditions for annexation would apply to Herb Hanson's property at W7520 Old CTH NA. Administrator Heinig stated he would remain in the Town of Holland, but would not have utilities extended for hook ups.

Motion by Kulcinski, seconded by Kertis to Recommend Approval of the Rezoning Petition from S&J Farms La Crosse LLC, Jim Christenson as Petitioner, for 41.23 acres immediately East of Hwy. 53, West of Hwy. HD, North of Old County NA and South of Village Crossing Subdivision, from (A) Agricultural District, to a mix of (R-1) Single Family Residential District, (R-6) Zero Lot Line, Two Family Residential District and (R-4) Two Family Residential District, in accordance with a proposed development plan for that area. Motion Carried 7-0.

2. Possible Action and Recommendation on Possible Action and Recommendation on Preliminary Plat of Proposed “Herb & Iris Addition”.

Administrator Heinig stated this is the plat being considered for the prior property considered for rezoning. He stated that there is a parkland dedication on the northeast corner extending from the Village owned property along Coronado Street. The stormwater will be handled by expanding the existing Village Crossing stormwater pond. All the Village Streets will have a 60’ right-of-way except for Briggs Road which will be 66’ to provide continuity of the Briggs Road right-of-way to the south and room for any intersection improvements. The street naming will continue prior named streets where applicable and acceptable names will have to be submitted for the remainder. Lastly, he stated the approval should be contingent on approved engineering plans, acceptable new street names as directed by the Village, and a 66’ right-of-way on Briggs Road.

Jimmer Christianson asked if the 66’ right-of-way on Briggs Road was required with the dedication of the public right-of-way along the north side of Old CTH NA. Administrator Heinig stated this provides a continuation of Briggs Road to the south of Old CTH NA and the needs of the planned intersection.

Motion by Anderson, seconded by Kulcinski to Recommend Approval of the Preliminary Plat of Proposed “Herb & Iris Addition” contingent on approved engineering plans, accepted new street names, and a 66’ right-of-way on Briggs Road. Motion Carried 7-0.

Notice to Move the April Planning Commission to April 22, 2025—Intended Discussion: Comprehensive Plan Update.

Administrator Heinig stated the next Planning Commission meeting will be moved to April 22, 2025 for the purpose of discussing the Comprehensive Plan update.

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

None

Adjourn:

Motion by Kulcinski, seconded by Nicklaus to adjourn at 6:28 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer.