Village of Holmen
Board Proceedings
October 9, 2025

President Barlow called the Holmen Village Board meeting to order at 7:00 pm on October 9, 2025, at the Holmen Village Hall.

Board members present: Patrick Barlow, Sam Kube, Doug Jorstad, Rich Anderson, Micah Wyss, Dawn Kulcinski and Travis Elam. Also present were Kraig Lassig, Tena Bailey, Chief Collins, Administrator Heinig, Director of Operations & Finance/Clerk/Treasurer Hornberg, Public Works Director/Engineer Dahl, Park & Recreation Director Geary, County Supervisor Joe Kovacevich and Attorney Weber.

Public Hearing

At 7:01 pm, Rich Anderson/Travis Elam motioned to open the public hearing on Proposed Public Facilities Needs Assessment Draft and Ordinances to Amend Chapter 76, Impact Fees of the Holmen Municipal Code of Ordinances. The motion carried 7-0.

President Barlow asked Administrator Heinig to provide a brief overview of the proposed Ordinance. Heinig explained that the State of Wisconsin requires an update to the Public Facilities Needs Assessment every ten years. He noted that the study results are very comprehensive and accurate, reflecting construction costs, community growth, and infrastructure investments—both current and future—and thus establishing new proposed impact fee rates. Heinig added that the proposed impact fee rates would be exceptionally higher than today's current rates, and that he felt it would be unreasonable to implement them in full. He shared that the current recommendation from the Finance & Personnel Committee, therefore, would be to adopt the Public Facilities Needs Assessment and proposed Ordinance in full, however, to only implement approximately 25% of the proposed fee within the study as of January 1, 2026—specifically making the fee $5,276 per new housing unit at the start of the year.

Tena Bailey, Executive Officer for the La Crosse Area Builders Association (LABA), thanked the Village for its long-standing partnership and personally thanked Administrator Heinig for his outstanding partnership with the LABA. She then reiterated her statements from the October Finance & Personnel Committee meeting in opposition to the proposed Impact Fee Study rate results. She outlined the potential financial impact of the additional costs, emphasizing that these costs would ultimately be passed on to consumers and could significantly affect the affordability of median-priced new homes for the average worker. Bailey expressed her hope that the La Crosse Area Builders Association would be included in future discussions regarding any proposed rate increases.

Kraig Lassig, member of the La Crosse Area Builders Association (LABA), spoke favorably of the Finance & Personnel Committee's recommendation, stating that the proposed reduced fee is reasonable and fair considering all of the development and investment the Village has made. He recognized that the cost of sewer, water, lift stations, and everything involved to pay for the new residential lots was expensive and that was reasonable to expect the fees to go up some to help address those costs from new growth. He too thanked the Village for our partnership.

Doug Jorstad/Travis Elam motioned to close the public hearing at 7:06 pm. The motion carried 7-0.

Public Comment

None.

Minutes
Rich Anderson/Doug Jorstad motioned to approve the minutes of the September 11, 2025 Board meeting as presented. The motion carried 7-0.

Finance and Personnel Committee
President Barlow moved consideration of the Public Facilities Needs Assessment and Ordinance 5-2025 up in the agenda to accommodate guests. Trustee Jorstad asked Administrator Heinig to summarize the need for the proposed impact fees. Once again, Heinig reiterated that this 10-year update is required by law, and explained that this is the fourth time an update has been done in the last 40 years. Heinig explained that the consideration of impact fees is necessary to help recoup costs associated specifically with new community growth—the investments we make specifically to ensure new development can occur or that specifically serves new growth and development. He noted that long-time residents, such as Trustee Anderson, have contributed to the funding of three Wastewater Treatment Plants now over the years—and the only reason Trustee Anderson has helped build three treatment plants, is because we keep building new homes. It isn't necessarily fair, nor appropriate to the existing tax payers that they be expected to finance new infrastructure for the new residents without the new residents paying for some of that investment too. Heinig emphasized that community expansion cannot succeed without growth, and growth cannot occur without investment. We need each other to succeed—we have a symbiotic relationship and depend on each other for each to thrive. Thus, this is a partnership and that partnership needs to go both ways.

He further commented that infrastructure costs have increased dramatically, more than doubling over the past decade. The Village for example, built three new parks in three new residential areas, costing $4.5 million (twice what we expected when forecasting 10 years ago); the Village builds all of the Lift Stations for Sanitary Sewer extensions that 10 years ago cost $150K, but now cost $750K, and within the last 18 months, we've built three all to serve new growth, and we will be building a $4 million Lift Station and Force Main next year to serve Liberty Addition and the North Village; the projection for the new Fire Station is $14 million; the recent water investments we made in the North Village consisting of a new Well and Reservoir cost $7.5 million; and the before mentioned Sewer Treatment Plant cost $13 million. These are just a few quick examples of the many investments we've made or will be making. Heinig again indicated that implementing the full proposed rate would be overly excessive, but stressed that the Public Facilities Needs Assessment and proposed Ordinance were accurate, thus recommended adopting the study and fee structure as presented in full, allowing the Village flexibility to modify rates in the future should increases be necessary, however, at this time only implementing approximately twenty-five percent (25%) of the new rates, totaling $5,276 (per unit) as is also recommended by the F&P Committee, starting on January 1, 2026.

Trustee Doug Jorstad thanked Administrator Heinig for the detailed explanation and reflected on the detail within the Facility Needs Assessment Study. He stated that the Village has to be fair to its residents and cannot put the lone burden on them to pay for new growth. It's a partnership as Administrator Heinig stated, and as partners, we must work together to move forward for the benefit of all. He agreed that the proposed fees were far too high and that it would be unreasonable to even think of implementing those levels. He then reflected on the F&P Committee recommendation, wherein it was discussed just as Administrator Heinig outlined, that the Public Facilities Needs Assessment and proposed Ordinance were accurate, thus we recommended adopting the study and fee structure as presented in full, allowing the Village flexibility to modify rates in the future should increases be necessary, however, at this time only implementing approximately twenty-five percent (25%) of the new rates, totaling $5,276 per residential unit starting on January 1, 2026.

Doug Jorstad/Rich Anderson motioned to adopt the 2025 Public Facilities Needs Assessment and Ordinance 5-2025, An Ordinance to Amend Chapter 76, Impact Fees of the Holmen Municipal Code as presented; and agreed to formulate an implementation at this time of approximately twenty-five percent (25%) of the new rates, totaling $5,276 per residential unit starting on January 1, 2026. The motion carried 7-0.

Planning Commission

Rich Anderson/Dawn Kulcinski motioned to approve Ordinance 4-2025, An Ordinance to Update and Adopt the Comprehensive Plan of the Village of Holmen, La Crosse County, Wisconsin. The motion carried 7-0.

Dawn Kulcinski/Travis Elam motioned to approve a Rezoning Petition from R-1 (with residential conditional use), to R-1 to a PUD District to specifically allow for a marketing/advertising business in the garage only, maintaining a maximum of 3 parking spots for the business, and limiting signage to just basic window signs for the business; and continuing the rest of the site/property as R-1 Residential Use. The motion carried 7-0.

Park, Recreation and Library Committee

No meeting was held.

Law Enforcement Committee

Trustee Elam noted that the Committee reached a consensus on the wording for an ordinance regarding E-Bikes and E-Scooters. He also mentioned that a new officer has been hired and will begin in late October. Administrator Heinig added that the finalized ordinance will be presented at a public hearing and considered by the Board in November.

Public Works Committee

No meeting was held.

Finance and Personnel Committee

Doug Jorstad/Sam Kube motioned to approve payment of the claims as presented for the amount of $1,555,222.19. The motion carried 7-0.

Doug Jorstad/Rich Anderson motioned to approve Special Event Permit – HD Tavern, 609 Holmen Drive North – October 24, 2025, 8:00 pm to 11:00 pm. The motion carried 7-0.

Doug Jorstad/Micah Wyss motioned to approve Resolution 3-2025, Joint Fire Department Levy Increase for 2026 Budget and Change in Equalized Value. The motion carried 7-0.

Shared Ride Committee

No meeting was held.

Municipal Court Update

No meeting was held.

Fire Board Report

Trustee Elam noted that a DNR grant has been received and the department now has an additional vehicle that is road-ready.

President Barlow reviewed the redesign and new proposed cost for the future fire station, stating that none of the building's core functions were removed and that the plans include a solid contingency budget.

Administrator Heinig added that the updated fire station costs fall within an acceptable budget range and that the group can feel confident about the revised plans. He reminded everyone that the next step will be acquiring land for the facility.

Bluffland Coalition Report
Trustee Kube stated that he plans to inquire whether the group would consider contributing to the Holland Trail project.

County Supervisor's Report
Supervisor Kovacevich updated the Board on the County sustainability report and a County IT initiative to establish a task force for developing an AI policy. He also noted that the Public Works Committee has entered into a five-year agreement for snowplows, which gives priority to County equipment.

Supervisor Elam confirmed that AI can pose security risks and should be used with caution, adding that there are government programs with protections in place to address such concerns.

President's Report
Informational items only.

Other Items before the Board
Board members expressed their appreciation to one another and to staff for their work on the new E-Bike Ordinance and the 2026 Budget.

Trustee Kulcinski remarked that she has received complaints about excessive tree cutting and damage occurring without notice in Remington. Public Works Director/Engineer Dahl clarified that the work was part of an Xcel Energy project.

Trustee Kube thanked everyone for their time, effort, and energy. He remarked that he has been enlightened and educated throughout his first year on the various processes and acknowledged the Village's small but knowledgeable and hard-working staff.

Doug Jorstad/Travis Elam motioned to adjourn the meeting at 8:12 pm. The motion carried 7-0.

Angela A. Hornberg
Director of Operations & Finance/Clerk/Treasurer