

**Village of Holmen
Planning Commission Minutes
February 24, 2026**

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, February 24, 2026. Present were Commission Members Barlow, Kulcinski, Anderson, Appold; along with advisory members Administrator Heinig and Engineer Dahl. Members Kertis and Baird were excused. Jack Zabrowski and Shawn Demers were also in attendance.

Public Hearings:

None

Approval of the January 27, 2025 minutes:

Motion by Kertis, seconded by Kulcinski to approve the minutes of the January 27, 2025 Meeting. Carried 4-0.

Public Comment:

None

Agenda Items:

Presentation from and Discussion with Jack Zabrowski, Senior Planner, Mississippi River Regional Planning Commission, on the update to the La Crosse County Hazard Mitigation Plan

Jack Zabrowski stated he is working for the La Crosse County Sherriff's Department to update the county Hazard Mitigation Plan. This update and participation is necessary to maintain eligibility for future FEMA grant or emergency funding. He worked through his list of Holmen's demographics, risks, maps, infrastructure, EMS services and planned mitigation projects. Throughout the presentation commission members suggested updates and edits to be included in the final plan.

Possible action on SPAR (Site Plan Architectural Review) Petition from JMQ Properties LLC, for King's Bluff Business Condos at 1830 and 1910 Granary Street

Administrator Heinig stated the proposed improvement is located in the King's Bluff Business Park located along Granary Street. He stated there are 3 different building styles planned with 2 types along the exterior edges and back-to-back 4 plex's planned along the centerline. They are using a clay colored stone masonry along the bottom of the buildings and black LP siding above that, with cedar accents throughout. The masonry percentage is SPAR compliant. Parking is provided in front of each unit and overflow parking is not provided. He stated that this amount of parking provided has worked on similar business

condos. The site detention is located at the back (south) side of the property. The landscaping meets the minimum requirements and is located in the parking islands and between the buildings. He stated that the lighting submitted is not down directed and they will need to shield the wall packs submitted or select another wall pack light. There was no signing submitted with their proposal, but each unit will be limited to a 3' x 3' sign on the building front near the door.

Member Appold asked about the property line running through the center of the proposal. Administer Heinig stated that this is located on 2 lots. Shawn Demers stated that ISG is working on a condo plat to revise property lines for each unit.

Member Kulcinski asked if the parking provided is sufficient. Administrator Heinig stated that this level of parking has worked with similar condos. Some units will use less parking than others and provide empty spaces for those that need more spaces.

Member Appold asked about locating the trees between buildings, and what happens if the trees don't survive. Administrator Heinig stated that they are responsible to maintain the trees they submitted for approval. If they do die they will have to replant, and if they don't replace any dead trees they can be cited.

1. **Motion by Appold, seconded by Kulcinski** to approve SPAR (Site Plan Architectural Review) Petition from JMQ Properties LLC, for King's Bluff Business Condos at 1830 and 1910 Granary Street finding that the Petition has met the SPAR Ordinance and Comprehensive Plan Requirements for building design, building materials proposed, the overall landscaping plan, the overall stormwater plan; contingent upon administrative approval of the required down directed lighting and the unit signage be limited to 3' x 3' maximum located near the entry doors. Motion Carried 4-0.

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

Administrator Heinig stated there will be a March meeting to consider a rezone and a preliminary plat.

Adjourn:

Motion by Appold, seconded by Kulcinski to adjourn at 6:52 pm. Carried 4-0.

Minutes prepared by Chris Dahl, Village Engineer.