

**Village of Holmen  
Planning Commission Minutes  
February 23, 2025**

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, February 23, 2025. Present were commission members Barlow, Anderson, Kulcinski, Nicklaus and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Member Kertis, and Baird were excused.

**Public Hearings:**

Conditional Use Permit from Village of Holmen for Village Garage at 750 Amy Dr.

**Motion by Appold, seconded by Kulcinski** to open the public hearing. Carried 5-0.

No public comment was made. Administrator Heinig stated that he had received no correspondence.

**Motion by Appold, seconded by Nicklaus** to close the public hearing. Carried 5-0.

**Approval of the September 24, 2024 minutes:**

**Motion by Kulcinski, seconded by Anderson** to approve the minutes of the September 24, 2024 Meeting. Carried 5-0.

**Public comment:**

None

**Agenda Items:**

**1. Possible Action and Recommendation on Conditional Use Permit from Village of Holmen for Village Garage at 750 Amy Dr.**

Administrator Heinig stated the proposed storage building is located at the corner of Amy Drive and Ryan Street which was the site of the abandoned Village Well #4. The property is located in the conservancy zone so there are no SPAR review requirements for the site. The proposed building is a permitted use within the conservancy zone provided through a conditional use permit. The site is within a transition from residential to commercial uses and the proposed building was designed with that in mind. The building incorporates architectural improvements with a faux brick masonry component and LP smart siding. The building will be 60' x 100' with 4 bay openings toward Ryan Street and 1 bay opening toward Amy Drive. The building will be used for storage only with no occupancy planned. There will be water for washing equipment, but no bathrooms are planned.

Member Kulcinski asked if there was adequate parking on-site and if the building would be heated. Administrator Heinig stated there would be a small parking area off Amy Drive and the building would be heated.

Member Barlow asked if all SPAR review requirements were met. Administrator Heinig stated there is no SPAR review requirement within conservancy zones. However, the building and site was designed to closely follow SPAR requirements. He stated that sidewalk would be installed, there would be trees planted for landscaping considerations, and stormwater would be stored on-site.

Member Barlow stated that any lighting added to the building should be down directed to follow SPAR requirements.

Member Appold stated that any signage on-site should also follow SPAR requirements.

**Motion by Anderson, seconded by Kulcinski** to Recommend Approval of the Conditional Use Permit from Village of Holmen for Village Garage at 750 Amy Dr.

Finding that all external building colors and materials, overall building layout and design, landscaping planned; contingent on any external building lighting must be down directed, and that any on-site signage be compliant with the SPAR ordinance. Motion Carried 5-0.

**2. Possible Action and Recommendation on Annexation Petition from S&J Farms LLC for 63.63 acres (Hanson Farm and Hwy. 53 ROW) West of Hwy. HD, North of Hwy NA**

Administrator Heinig stated that the proposed annexation is a 63.63 acre parcel located north of Old County Highway NA; west of County Highway HD; east of USH 53; and includes the USH 53 right-of-way to connect sections of right-of-way already within the Village boundary. The petition was brought forward by the property owner Jimmer Christianson. The annexation is compliant with the Village's comprehensive plan and the upcoming developments are within the Village's utility capacity to serve the area. Lastly, he stated the annexation petition was approved by the State of Wisconsin, found to be in the interest of the public, and he fully recommends its approval.

Member Barlow inquired as to how the Tande Parcel (8-1226-1) would be handled as the area develops. Administrator Heinig stated the parcel will remain in the Town of Holland. He stated that his current driveway to Old County NA is located on an easement which will go away and his driveway will connect to a future Village street, and that all of these issues were negotiated between the Developer and the owner themselves.

**Motion by Appold, seconded by Kulcinski** to Recommend Approval of the Annexation Petition from S&J Farms LLC for 63.63 acres (Hanson Farm and Hwy. 53 ROW) West of Hwy. HD, North of Hwy NA. Motion Carried 5-0.

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

Administrator Heinig mentioned that at the March 27<sup>th</sup> PC meeting, we will hold a Public Hearing to discuss the preliminary plat and corresponding rezoning of the territory that we recommended for annexation tonight. Heinig further mentioned that the April PC meeting will be moved to April 22<sup>nd</sup> (one week ahead) and the purpose of that meeting is to predominately spend time discussing the update to the Village's Comprehensive Plan. At that meeting, we will review the results of the Comp Plan update community survey, discuss the existing community vision and goals and determine if modifications are necessary as we update the Plan and move the community's vision forward, in crafting the updated Comp Plan. The on-line survey for citizen input was made available today on the Village web-site, and he encouraged all PC members to participate as well.

### **Adjourn:**

**Motion by Appold, seconded by Kulcinski** to adjourn at 6:28 pm. Carried 5-0.

Minutes prepared by Chris Dahl, Village Engineer.

Village of Holmen  
La Crosse County, WI

Notice of Public Hearing on a Conditional Use Permit

NOTICE IS HEREBY GIVEN that the Village of Holmen Planning Commission will hold a Public Hearing during their regular scheduled meeting in the Holmen Village Hall, at 421 S. Main Street, Holmen, WI, 54636, on the 25<sup>th</sup> day of February, 2025, at 6:00pm, on the proposed conditional use permit as follows:

The Village of Holmen, Owner, of 750 Amy Drive (Tax #14-00087-011), is proposing a Conditional Use permit to construct a Village Garage (approximately 60x100) for basic storage of snow plows and other equipment at 750 Amy Drive, currently zoned as (C) Conservancy District. Village Garages are permitted as a Conditional Use in the (C) Conservancy District. Thus, the petition is consistent with the Zoning Code and the Comprehensive Plan.

All pursuant to applicable Wisconsin Statutes and Holmen Village Ordinances, all interested parties are welcome to attend and may be heard during the public hearing. For more information prior to the public hearing you may contact the Village Administrator at 608-526-4336.

Petitioner: Village of Holmen

HOLMEN VILLAGE BOARD  
BY: Scott Heinig, Village Administrator

To be published: February 13 and February 15, 2025



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LIVING TRUST  
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14-1320-0

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14-00087-019  
JOHN A HUNDT  
14-01285-004  
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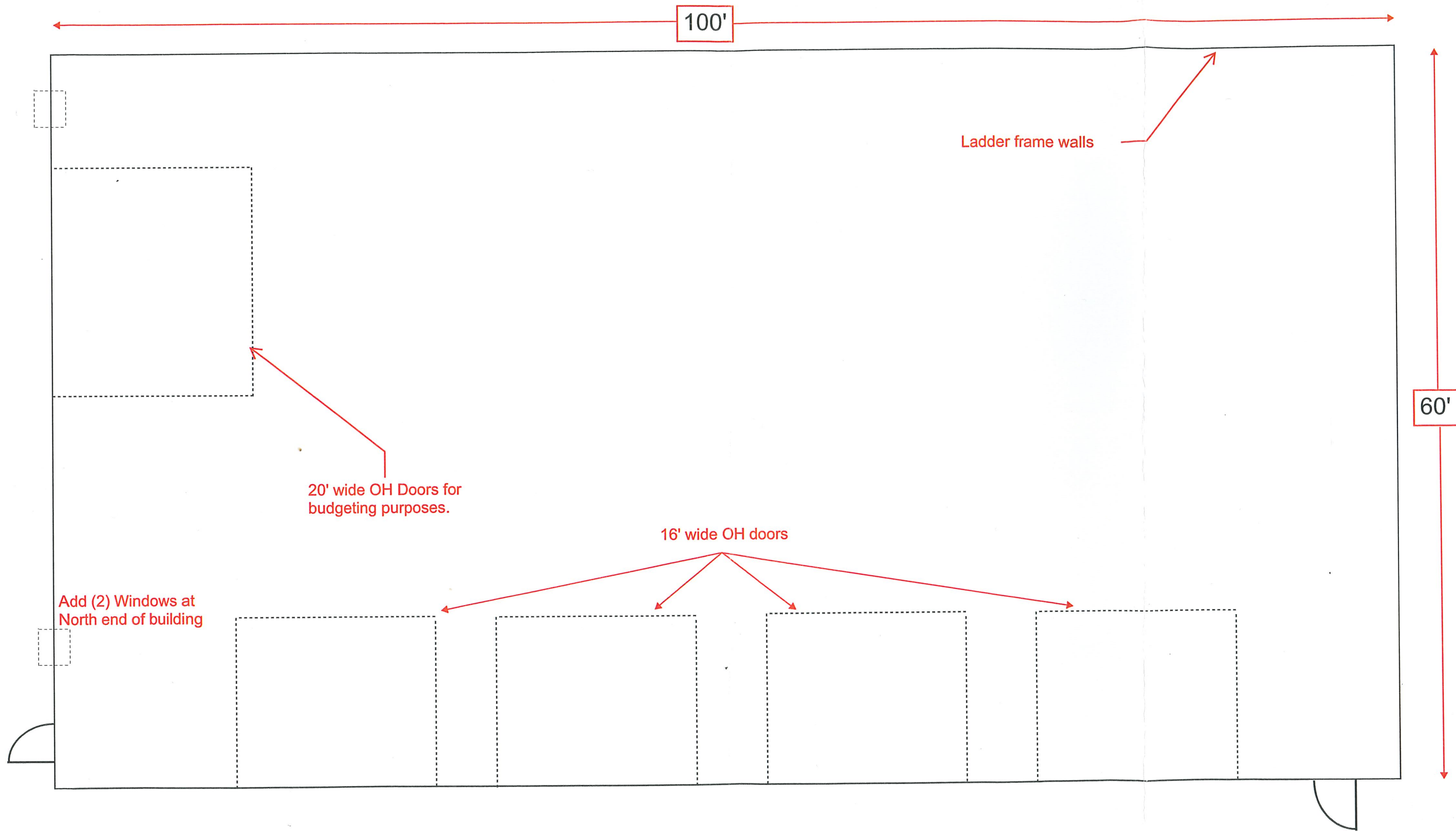
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14-1400-1

Amy Dr  
Ryan St  
14-67-11  
14-01748-001  
PAGE REALTY LLC  
14-01747-000  
S2B STORAGE LLC  
14-01748-002  
EPC LLC  
14-01749-000  
BRAD A MADIGAN  
SUSAN M MADIGAN

14-00087  
EFB  
PROPERTY  
LLC  
14-01751  
INNOVATIVE  
CONCEPTS  
MANUFACTURING  
INC  
14-01750-000  
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CONCEPTS AND  
MANUFACTURING INC  
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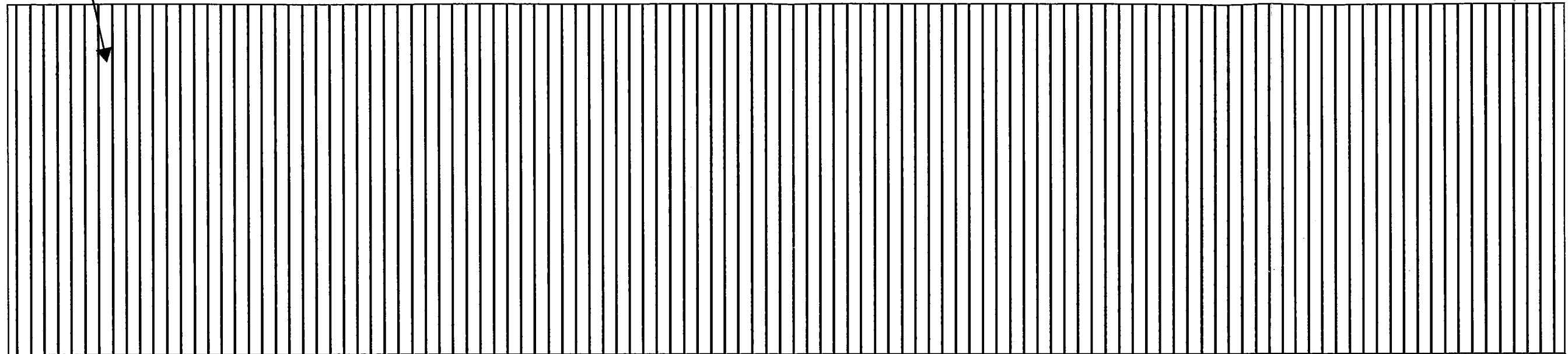
Hunter Ct  
Cir Ln  
Western Ave  
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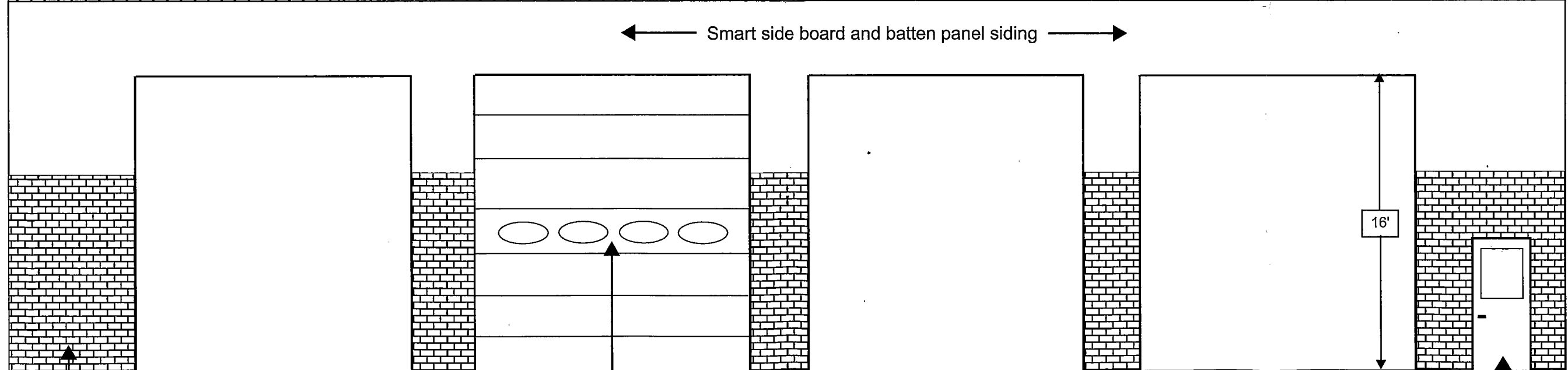


Not to Scale

screw down steel  
roof. Option for  
McElroy Meridian



Smart side board and batten panel siding



Faux stone. Run at half  
height on street facing  
building sides. Run at 5'  
at non-street facing sides.

OH Doors to  
Single Panel of  
Vision Lites

3070 HM Doors  
Half Lite (Typ.)

Not to Scale



VILLAGE OF HOLMEN ANNEXATION PETITION

The undersigned, being all the electors and owners of all of the real property described below, do hereby petition the Village of Holmen for direct annexation of said described properties now located in the Town of Holland in La Crosse County, Wisconsin, to said Village of Holmen pursuant to Wisconsin Statutes, Sec. 66.0217(2) This land is contiguous to the Village of Holmen limits and is described as follows:

Description of property: See Attached map & legal

Total Acreage: 63.63ac

08-01224-001

Tax Parcel No(s): 08-01229-001, part of 08-01226-000, 08-01224-001

The proposed Village zoning on these parcels is: Ag & future Residential

The current population of the territory affected by this petition is: 0

Dated this 16<sup>th</sup> day of January, 2025

State of Wisconsin}

}ss.

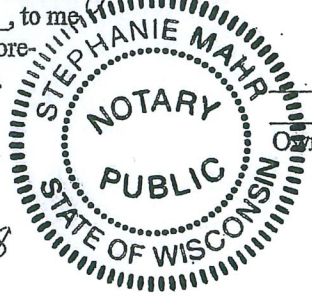
County of La Crosse}

James R Christensen  
Owner name

J&T Farms LLC  
Owner name

Personally came before me this 16<sup>th</sup> day of January 2025.  
Jim Christenson, to me  
known to be the person(s) who executed the fore-  
going instrument and acknowledged the same.

Stephanie Mahr  
Notary Public, State of Wisconsin  
My Commission Expires: January 28<sup>th</sup> 2028



\_\_\_\_\_  
Owner address

RECEIVED  
1/16/25  
@ Noon

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

State of Wisconsin}

}ss.

County of La Crosse}

\_\_\_\_\_  
Owner name

\_\_\_\_\_  
Owner name

Personally came before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.  
\_\_\_\_\_, to me  
known to be the person(s) who executed the fore-  
going instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Owner address

La Crosse Engineering & Surveying Co., Inc.

SEWERS  
WATER  
STREETS  
SURVEYS  
PLATTING

1206 South 3<sup>rd</sup> Street  
LA CROSSE, WISCONSIN 54601

Phone:(608) 782-3433  
www.laxengineering.com

Licensed in Wisconsin & Minnesota

Hanson

ANNEXATION DESCRIPTION:

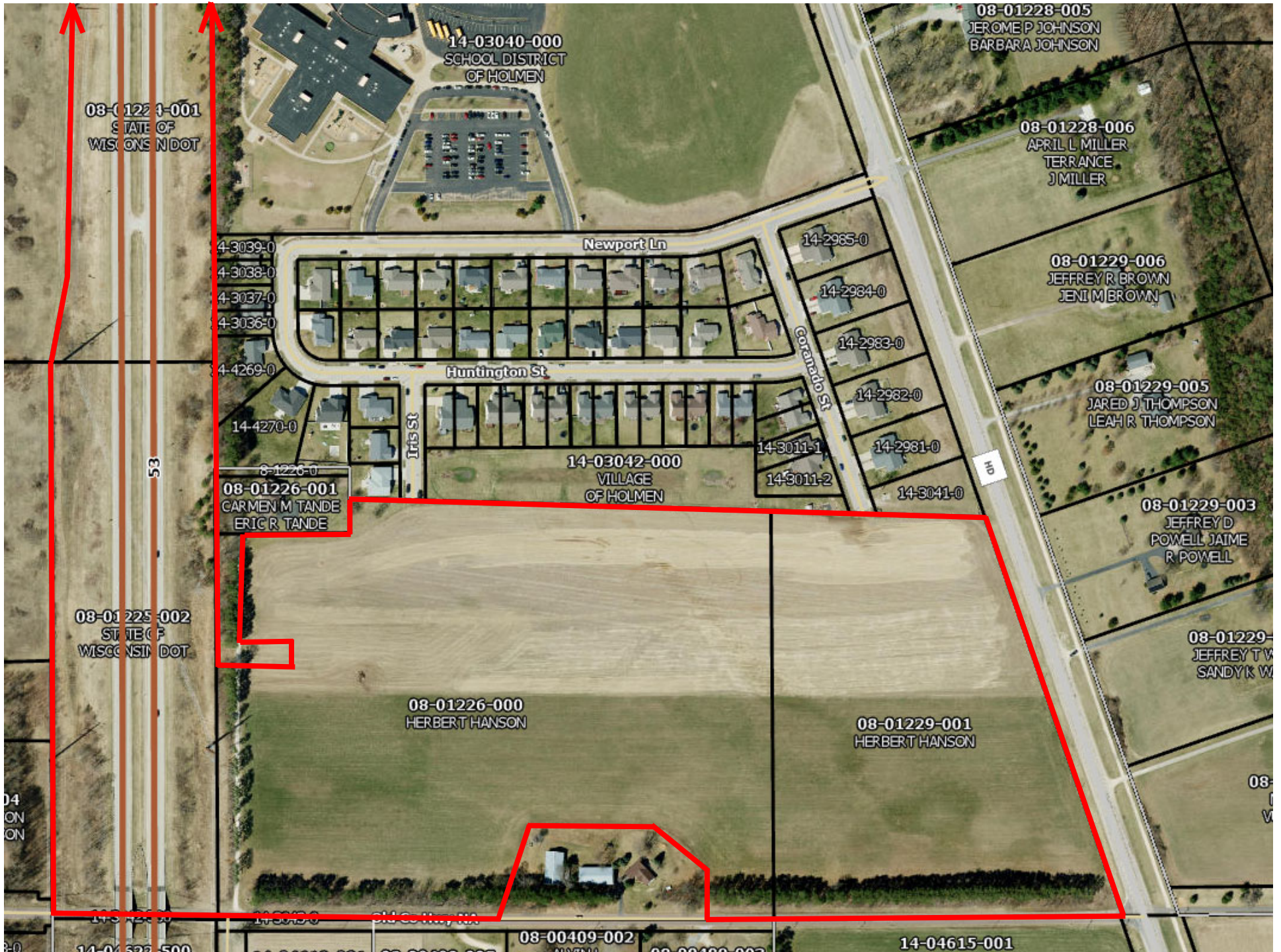
Part of the SE 1/4 of the SW 1/4, part of the SW 1/4 of the SW 1/4, part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 36, all in Township 18 North, Range 8 West, Town of Holland, La Crosse County Wisconsin.

Beginning at the South 1/4 corner of said Section 36; thence S89°59'08"W along the South line thereof 147.86 feet; thence N0°32'00"W 91.50 feet; thence N44°25'39"W 163.71 feet; thence N88°11'29"W 310.99 feet; thence S32°40'46"W 259.43 feet to the South line of said Section 36; thence S89°59'08"W along said South line 999.66 feet to the West right of way of U.S.H. 53; thence N0°10'47"W along said West right of way 1325.92 feet; thence continuing along said West right of way N8°21'04"E 202.24 feet, N1°05'36"E 900.22 feet and N3°59'38"W 220.02 feet to the North line of the NW 1/4 of the SW 1/4; thence N89°54'36"E along said North line 345.95 feet to the East right of way of said U.S.H. 53 also being the Northeast corner of said NW 1/4 of the SW 1/4; thence S0°25'57"E along said East right of way 2038.79 feet; thence N89°33'31"E 162.53 feet; thence N0°26'29"W 8.15 feet to the P.C. of a 180.00 foot radius curve; thence along the arc of said curve, Concave Southeast, the chord of which bears N6°16'50"E and measures 42.14 feet; thence S89°33'31"W 104.93 feet; thence N0°26'29"W 214.82 feet; thence N23°59'12"E 47.07 feet to the South line of Certified Survey Map, Volume 11, Page 116, Doc. No. 1393596; thence N89°33'31"E along said South line 238.44 feet to the Southeast corner of said Certified Survey Map; thence N0°25'13"W along the East line thereof 82.92 feet to the Southwest corner of Lot 66, Village Crossing II; thence S88°17'50"E along the South line thereof and the South line of Village Crossing 1509.76 feet to the West right of way of County Road HD; thence S19°10'36"E along said West right of way 1001.02 feet to the South line of the Southeast 1/4 of said Section 36; thence S89°20'05"W along said South line 829.94 feet to the point of beginning.

Parcel contains approximately 63.63 Acres.

Subject to a 75 foot ingress-egress easement Doc. No. 1397442 and any other easements of record.

Thank you.



08-01224-001  
STATE OF  
WISCONSIN DOT

14-03040-000  
SCHOOL DISTRICT  
OF HOLMEN

08-01228-005  
JEROME P JOHNSON  
BARBARA JOHNSON

08-01228-006  
APRIL L MILLER  
TERRANCE  
J MILLER

08-01229-006  
JEFFREY R BROWN  
JENI M BROWN

08-01229-005  
JARED J THOMPSON  
LEAH R THOMPSON

08-01229-003  
JEFFREY D  
POWELL JAIME  
R POWELL

08-01229-  
JEFFREY T W  
SANDY K W

4-3039-0  
4-3038-0  
4-3037-0  
4-3036-0  
4-4269-0  
14-4270-0

08-01226-001  
CARMEN M TANDE  
ERIC R TANDE

14-03042-000  
VILLAGE  
OF HOLMEN

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14-3011-2

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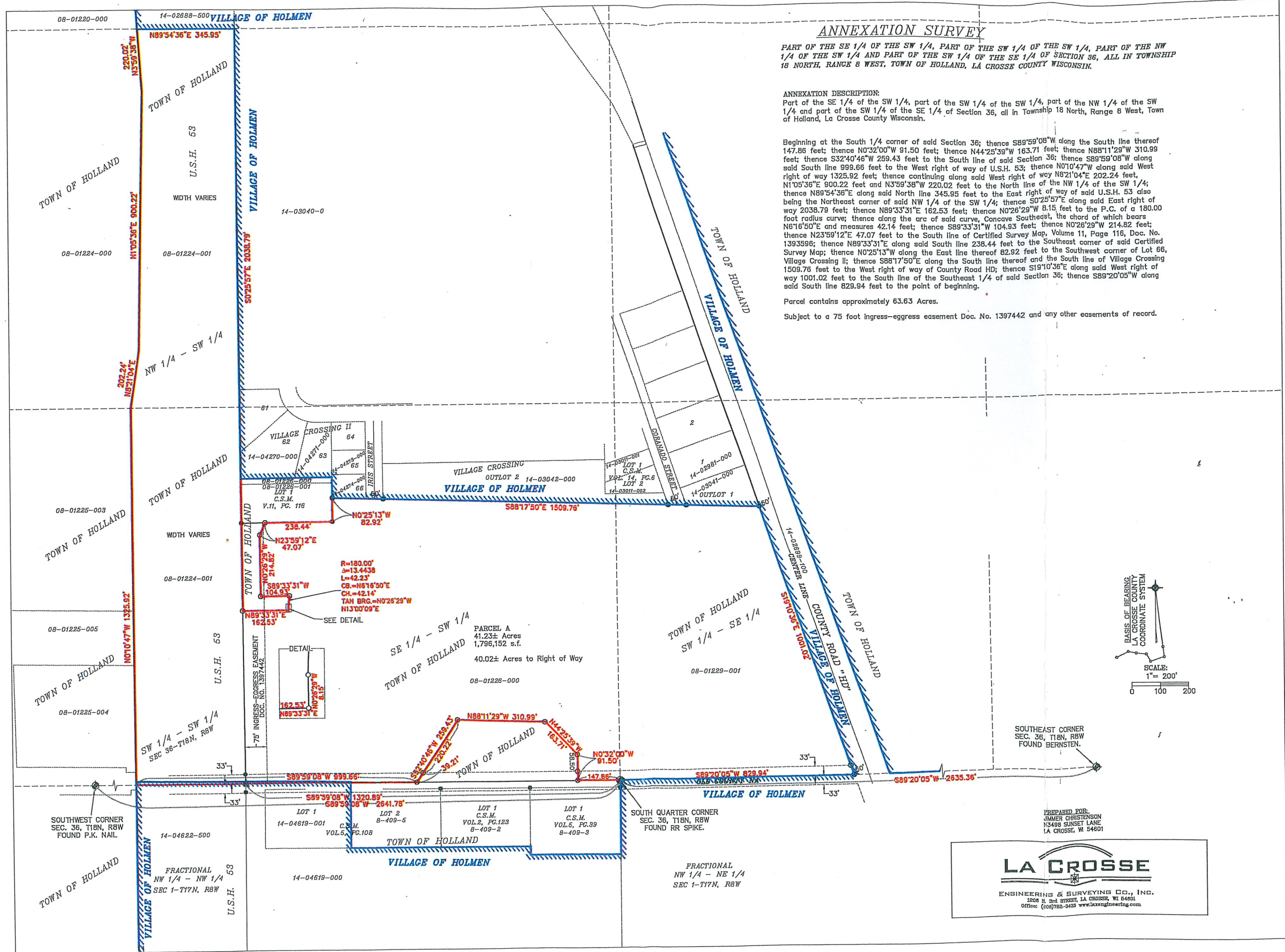
08-01225-002  
STATE OF  
WISCONSIN DOT

08-01226-000  
HERBERT HANSON

08-01229-001  
HERBERT HANSON

08-00409-002

14-04615-001



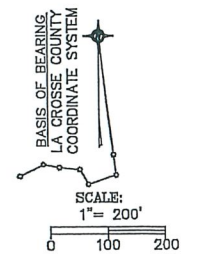
**ANNEXATION SURVEY**

PART OF THE SE 1/4 OF THE SW 1/4, PART OF THE SW 1/4 OF THE SW 1/4, PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, ALL IN TOWNSHIP 18 NORTH, RANGE 8 WEST, TOWN OF HOLLAND, LA CROSSE COUNTY WISCONSIN.

**ANNEXATION DESCRIPTION:**  
 Part of the SE 1/4 of the SW 1/4, part of the SW 1/4 of the SW 1/4, part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 36, all in Township 18 North, Range 8 West, Town of Holland, La Crosse County Wisconsin.

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Parcel contains approximately 63.63 Acres.  
 Subject to a 75 foot ingress-egress easement Doc. No. 1397442 and any other easements of record.



**LA CROSSE**  
 ENGINEERING & SURVEYING CO., INC.  
 1208 S. 2nd STREET, LA CROSSE, WI 54601  
 Office: (608)782-3433 www.lacrosseengineering.com

PREPARED FOR:  
 JIMMY CHRISTENSEN  
 13498 SUNSET LANE  
 LA CROSSE, WI 54601