

**Village of Holmen
Planning Commission Minutes
March 31, 2026**

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, March 31, 2026. Present were Commission Members Barlow, Kulcinski, Anderson, Appold, Kertis, Baird, and Reitzel; along with advisory members Administrator Heinig and Engineer Dahl. Max Wieser was also in attendance.

Public Hearings:

Rezoning Petition for Parcel No. 14-04065-000, 1606 Flat Road, by Wieser Brothers General Contractors, for a Rezoning from B-2 General Business District to R-5 Multi-family Residential District

Motion by Appold, seconded by Reitzel to open the Public Hearing. Carried 7-0.

Administrator Heinig stated Wieser Brothers has brought forward a proposal to rezone and develop the parcel they own at 1606 Flat Road. The parcel is surrounded on the east, south, and southwest by residential townhouse condos; with business condos located to the north and west. Wieser Brothers' proposal would allow them to construct residential townhouse condos similar to those they have previously constructed to the south and east.

Max Wieser stated that as the owner they have not found interest in developing this lot as a business condo. He feels construction of residential townhouse condos there fits well with the other 8 residential condos they have constructed. He stated that they are proposing to utilize the same materials and colors to blend in to create a seamless finished neighborhood.

Motion by Anderson, seconded by Kulcinski to close the Public Hearing. Carried 7-0.

Approval of the February 24, 2026 minutes:

Motion by Kulcinski, seconded by Anderson to approve the minutes of the February 24, 2026 Meeting. Carried 7-0.

Public Comment:

None

Agenda Items:

Possible action and recommendation on Rezoning Petition for Parcel No. 14-04065-000, 1606 Flat Road, by Wieser Brothers General Contractors, for a Rezoning from B-2 General Business District to R-5 Multi-family Residential District

Administrator Heinig stated that he had received no comments on the rezoning and fully recommends its approval, as the proposal is consistent with the Comprehensive Plan.

Motion by Kulcinski, seconded by Appold to recommend approval of Rezoning Petition for Parcel No. 14-04065-000, 1606 Flat Road, by Wieser Brothers General Contractors, for a Rezoning from B-2 General Business District to R-5 Multi-family Residential District. Carried 6-0 with member Kertis abstained.

Possible action on SPAR (Site Plan Architectural Review) Petition from Wieser Brothers General Contractors for a Townhome Development at 1606 Flat Road

Administrator Heinig stated Wieser's proposal is to match the existing residential townhouse condo structures located to the south and east. They are proposing to construct a 4-plex townhouse using the same colors, materials, landscaping and lighting. All of which are SPAR compliant and he recommends approval.

Motion by Anderson, seconded by Kulcinski to approve SPAR (Site Plan Architectural Review) from Wieser Brothers General Contractors for a 4-plex Townhome Development at 1606 Flat Road finding that the petition has met the SPAR Ordinance and Comprehensive Plan Requirements for building design, building materials, building colors, lighting, and landscaping plan; have all been met (building in the same manner as the existing structures were built). Carried 6-0 with member Kertis abstained.

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

Member Reitzel introduced himself to the commission and members welcomed him to the group.

Adjourn:

Motion by Kertis, seconded by Kulcinski to adjourn at 6:17 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer.

Village of Holmen
La Crosse County, WI

Notice of Public Hearing on a Change of Zoning (Rezoning) Petition

NOTICE IS HEREBY GIVEN that the Holmen Village Planning Commission will hold a Public Hearing during their Regular Meeting in the Holmen Village Hall, at 421 S. Main Street, Holmen, WI, 54636, on the 31st day of March, 2026, at 6:00pm, on the proposed Change of Zoning (Rezoning) Petition as follows:

Wieser Brothers General Contractors, Inc. (owner), Max Wieser as Petitioner, is petitioning for a rezone of Parcel No. 14-04065-000, known as 1606 Flat Road, from (B-2) General Business District to (R-5) Multi-Family Residential District, to complement the development investments already made in that same area. The proposed rezoning is consistent with Village of Holmen Comprehensive Plan and Future Land Use designation for the proposed area.

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, the petition is on file at the office of the Holmen Village Clerk, La Crosse County, Wisconsin, 421 Main Street, 54636, or you may contact the Village Administrator at 608-526-4336.

HOLMEN VILLAGE BOARD
BY: Scott Heinig, Village Administrator

To be published: March 14 and March 21, 2026





February 24, 2026

Village of Holmen
Attn: Scott Heinig, Village Administrator
421 S. Main Street
Holmen, WI 54636

Re: Rezoning Petition for Parcel No. 14-04065-000

Dear Village Board Members,

On behalf of the property owner, WI Development LLC, we respectfully submit this request to rezone Parcel No. 14-04065-000 from its current B-2 General Business District zoning classification to R-5 Multiple-Family Residential District.

The purpose of this rezoning request is to allow for the completion of the final parcel within the Flats development. The proposed use for this lot is a four-unit multifamily residential building. This building will be consistent in design, scale, and overall character with the first eight buildings previously constructed as part of the development.

The proposed structure will match the exterior finishes and architectural elements of the existing buildings to ensure continuity and maintain the cohesive appearance of the Flats development. Completing this final parcel with a residential use will provide a logical and compatible extension of the established residential character within the development.

We believe that rezoning this parcel to R-5 Residential aligns with the surrounding land use, supports the Village's housing objectives, and represents an appropriate and consistent completion of the project.

We respectfully request the Village of Holmen Plan Commission and Village Board approve this rezoning petition. Please feel free to contact us if additional information or documentation is needed to assist in your review.

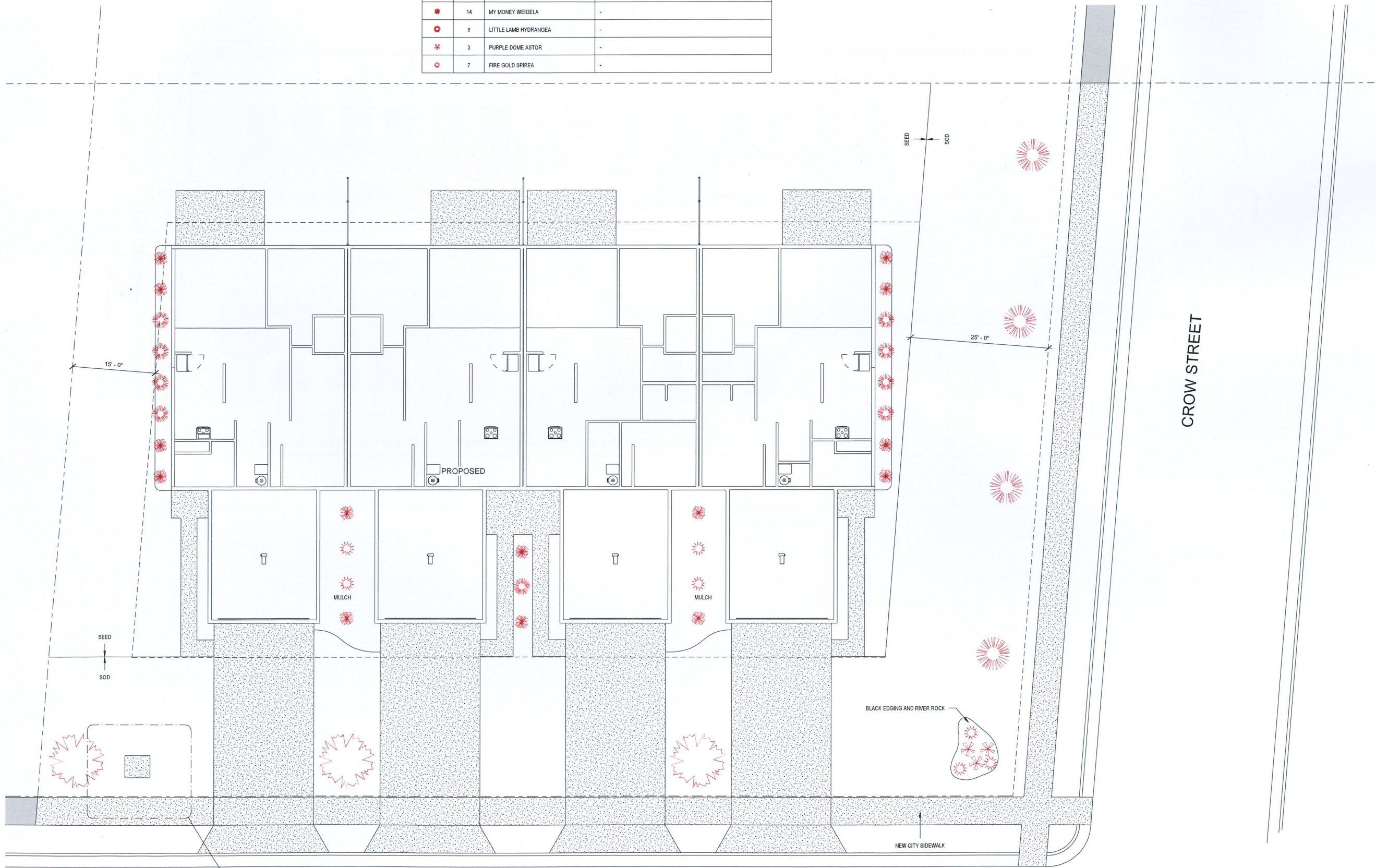
Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Max Wieser", is written over a light blue horizontal line.

Max Wieser
Wieser Brothers General Contractor

LANDSCAPE SCHEDULE			
ID	NO.	DESCRIPTION	REMARKS
	3	SUGAR MAPLE TREE	-
	4	BLUE SPRUCE TREE	-
	14	MY MONEY WEIGELA	-
	9	LITTLE LAMB HYDRANGEA	-
	3	PURPLE DOME ASTOR	-
	7	FIRE GOLD SPIREA	-



Architect:

Engineer:

THE FLATS - BUILDING 9
125 CROW STREET
HOLMEN, WI 54636

Project Manager:
MAX WIESER

Project Number:
226053

Scale:
As indicated

Drawn By:
MCM

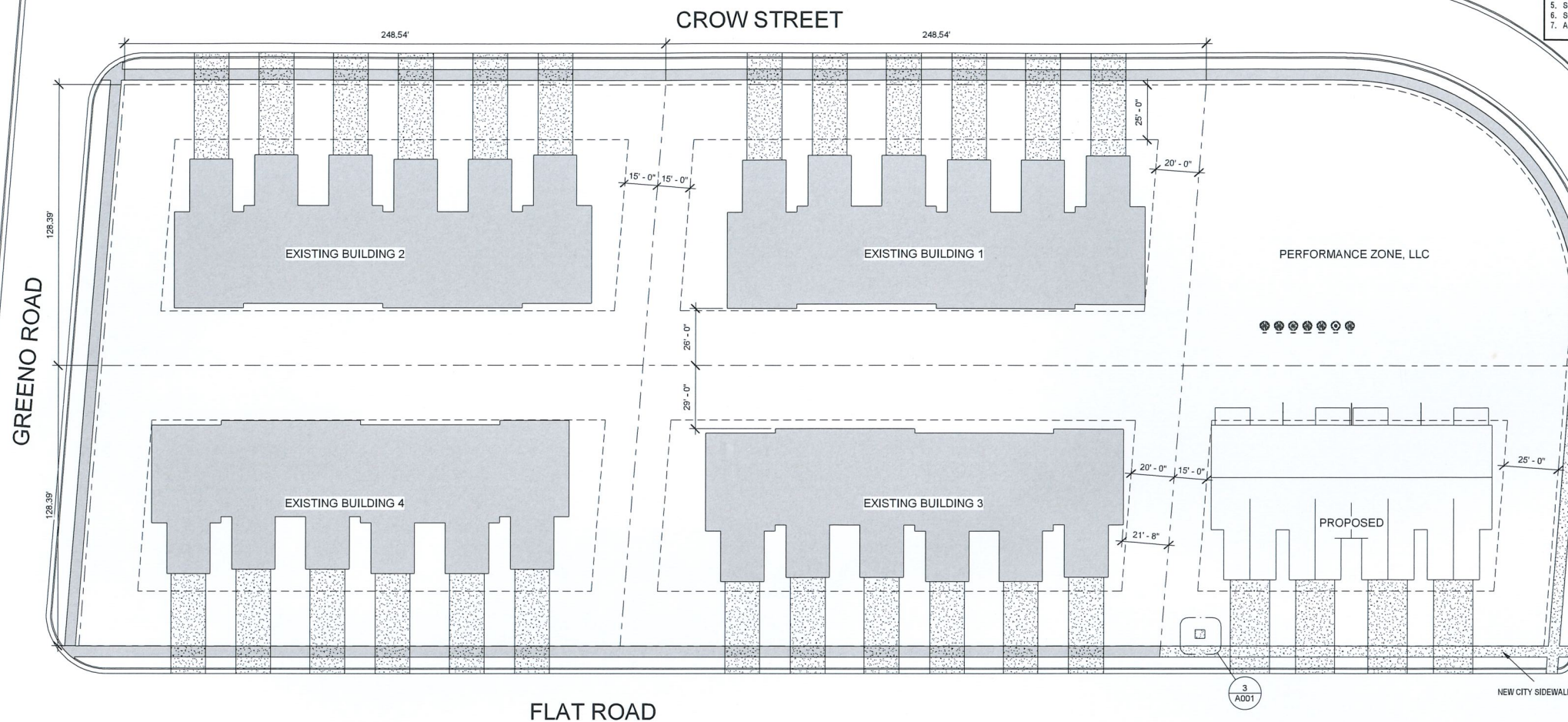
3/17/2026 8:29:52 AM

SITE

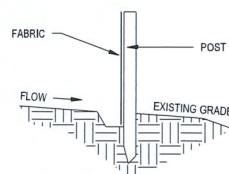
A001

GENERAL NOTES - SITE PLAN

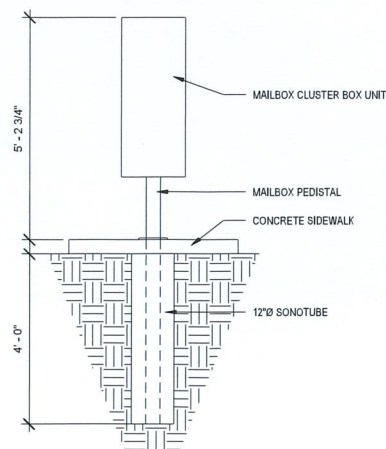
1. OBSERVE ALL STATE AND LOCAL CODES AND ORDINANCES.
2. VERIFY ALL EXISTING SITE CONDITIONS.
3. PROVIDE POSITIVE STORM WATER DRAINAGE AWAY FROM THE BUILDING.
4. PROVIDE EROSION CONTROL FENCING AROUND LOT PERIMETERS. DO NOT REMOVE UNTIL FINAL GRADING IS COMPLETED; REFER TO 2/A001
5. SIDEWALKS AT DRIVEWAYS TO BE 8" THICK, 4" ELSEWHERE.
6. SITE ENGINEERING PROVIDED BY (XYZ ENGINEERING).
7. APPROXIMATE LOT SIZE = 22,600 SF



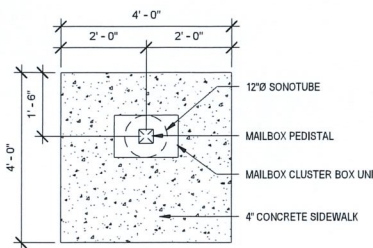
1 SITE PLAN
1" = 30'-0"



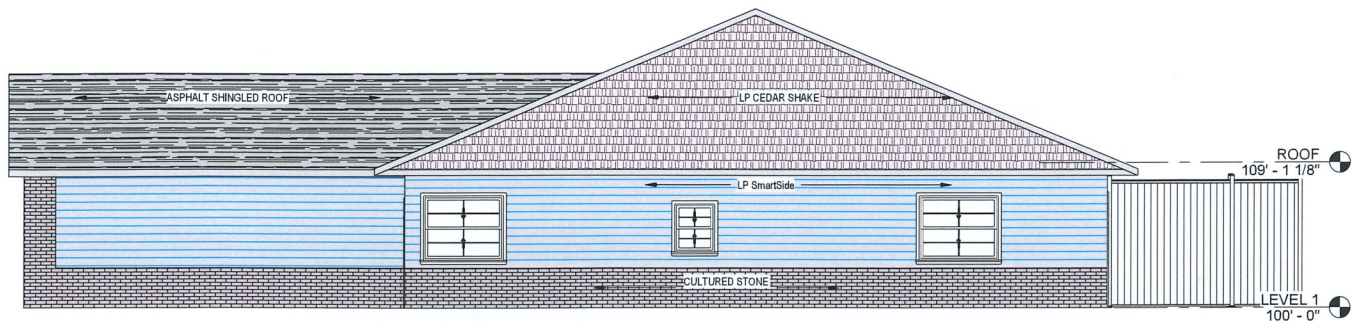
2 SILT FENCE INSTALLATION DETAIL
1/2" = 1'-0"



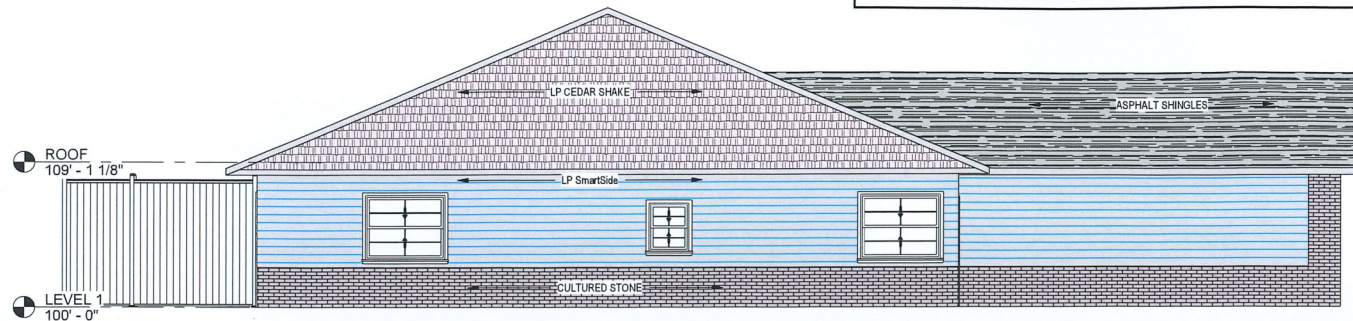
4 SIDEWALK AT MAILBOX SECTION
1/2" = 1'-0"



3 SIDEWALK AT MAILBOX PLAN VIEW
1/2" = 1'-0"



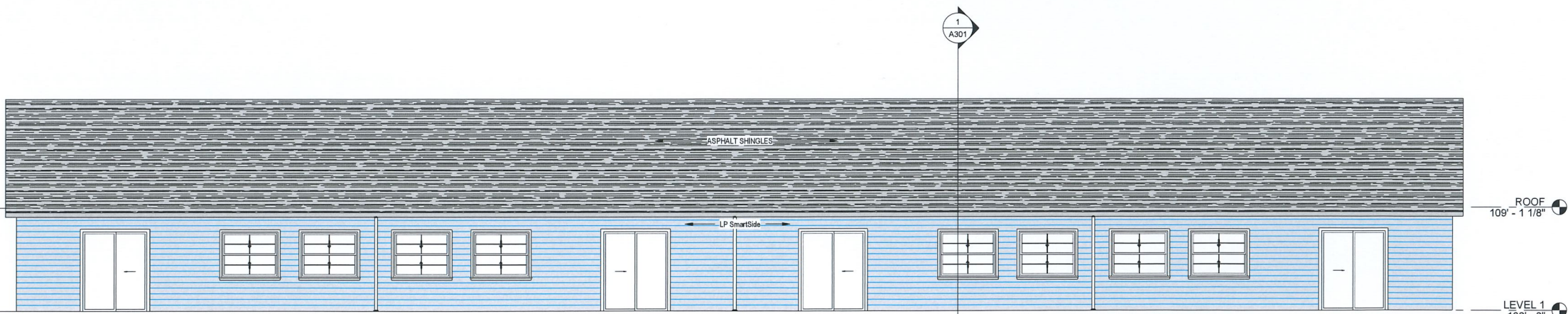
① NORTH
3/16" = 1'-0"



③ SOUTH
3/16" = 1'-0"



② EAST
3/16" = 1'-0"



④ WEST
3/16" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. FIELD VERIFY ALL EXISTING SITE CONDITIONS, CONTOUR AND GRADES.
2. FOOTINGS TO BEAR ON UNEXCAVATED SOIL OR APPROVED COMPACTED ENGINEERED FILL.
3. EXTERIOR SIDING W/ CORNER BOARDS, WINDOW AND DOOR TRIM TO MATCH.
4. PROVIDE CONTINUOUS VENTED SOFFIT PANELS.
5. PROVIDE SEAMLESS GUTTERS AND DOWNSPOUTS AT ALL EAVE LOCATIONS. FIELD VERIFY LOCATIONS FOR PROPER DRAINAGE.
6. TAPE, FLASH AND CAULK ALL WINDOWS PER WINDOW INSTALLATION REQUIREMENTS.
7. PROVIDE TREATED WOOD BLOCKING AND/OR VINYL TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS.
8. SEE SHEET A601 FOR WINDOW SCHEDULE.

Architect:

Engineer:

THE FLATS - BUILDING 9
125 CROW STREET
POLK, WI 54656

Project Manager:
MAX WIESER

Project Number:
226053

Scale:
As indicated

Drawn By:
MCM

3/17/2026 8:29:53 AM

ELEVATIONS

A201

Planning Commission

3/31/26

Name

Address

1) MAX WIESER

1212 RED CEDAR CT
ONALASKA, MT 59650

2)

3)

4)

5)