

**Village of Holmen  
Planning Commission Minutes  
July 26, 2022**

Administrator Heinig informed the committee members that Village President Barlow was excused absent from tonight's meeting.

**Motion by Grokowsky, seconded by Kertis** to nominate member Stanek the acting committee chair. Carried 6-0.

Acting committee chair Stanek called the Planning Commission meeting to order at 6:00PM on Tuesday, July 26, 2022. Present were commission members Stanek, Kulcinski, Grokowsky, Appold, Kertis, and Nicklaus; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance were the owner of Pawsome Pets and Jim Fink.

**Public Hearings:**

None

**Approval of the June 28, 2022 minutes:**

**Motion by Kulcinski, seconded by Nicklaus** to approve the minutes of the June 28, 2022 Meeting. Carried 6-0.

**Public comment:**

None

**Agenda Items:**

**Possible Action on Site Plan & Architectural Review (SPAR) Petition for Pawsome Pets Country Club at 3927 Circle Drive.**

Administrator Heinig stated the location of the building will be off CTH OT on Circle Drive in the Cedar Creek Business Park. The building will face the roadway with fenced play areas in the rear of the building. The entrance and parking will be off the northwest entrance with the exit on the southwest corner of the parcel. This will generate an internal circular flow and feature a quick sale coffee on the south end of the building. He stated the parking may be a bit undersized for the site. However, the proposed use doesn't necessitate that many parking spots. If the building is sold and repurposed in the future they could eliminate the fenced play areas in the rear of the building to add the needed parking spots then. The selected materials are the required stone masonry, LP siding, metal fascia, and vinyl fencing materials. He stated there are berms along the north and east property lines for some additional privacy. The landscaping plan features raingardens along the street frontage and the numbers and selected species meet the SPAR requirements. He stated that there has been

no sign plan submitted, but that can be handled administratively later. Lastly, he stated the lighting is down directed and meets the SPAR requirements.

Member Grokowsky asked if there were limitations on the number of animals that can be accommodated. The owner said that the numbers of dogs on site is based on maintaining 3' x 3' area for each small dog (under 50#) and a 5' x 5' area for each large dog. The layout will allow for the facility to have between 50 and 70 dogs on-site at a time.

Member Grokowsky asked if the dogs are kept inside or outside. The owner said the dogs are primarily kept inside and the outside was used for potty breaks.

Member Grokowsky asked if there were special requirements for animal waste generated. The owner said there are no special requirements. The waste is picked up, bagged, and disposed of with the weekly trash.

Administrator Heinig stated to the owner that the dumpster enclosure has the same masonry material requirements as the main structure, a vinyl gate will be acceptable to enclose the front.

Member Stanek asked if there are issues with noise or expected complaints from the neighbors. The owner stated that the typical decibel level is about the same as a vacuum. She also stated that the minimal time spent outside along with the vinyl fence, landscape berms, and lack of pedestrian traffic will limit barking.

**Motion by Kulcinski, seconded by Kertis** to approve the Site Plan & Architectural Review (SPAR) petition for Pawesome Pets Country Club at 3927 Circle Drive provided the dumpster enclosure incorporates the same masonry materials as the principal structure and contingent upon administrative approval of the sign plan. Finding that the purposes of the SPAR Ordinance have been reasonably met, regarding the entire proposed site plan, all external building colors and materials, overall building layout and design, site and building lighting, and site landscaping. Signage was not submitted. Carried 6-0.

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

Administrator Heinig stated there are a few proposals in the works. At this point he didn't know whether they'd be ready for August's meeting.

#### **Adjourn:**

**Motion by Nicklaus, seconded** by Appold to adjourn at 7:20 pm. Carried 6-0.

Minutes prepared by Chris Dahl, Village Engineer





14-1615-2

14-1608-2

14-1608-3

14-1609-0

14-1611-0

14-1610-0

14-1604-0

14-1603-0

14-1616-2

14-1616-1

14-1602-1

14-1600-0

14-1601-0

14-1539-5

14-1616-500

14-1539-501

10-774-0

10-773-0

14-1539-502

14-1539-503

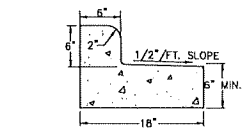
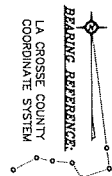
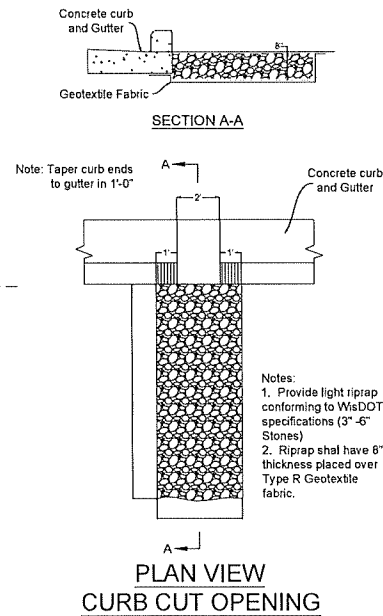
14-1539-504



GREENWAY  
DRIVE

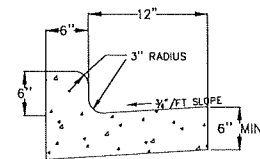
CIRCLE DRIVE

CORPORATE  
DRIVE



TYPICAL 18" REJECT CURB AND GUTTER SECTION

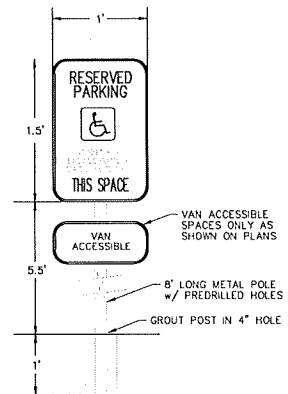
NO SCALE



18" TYPE D CURB & GUTTER

NOTES - LAYOUT PLAN

- 1 HANDICAP PARKING STALL - SEE SIGN DETAIL
- 2 SIDEWALK SHALL BE FLUSH WITH PAVEMENT
- 3 DUMPSTER PAD - SEE ARCHITECTURAL PLANS FOR DETAILS
- 4 5" CONCRETE w/ 6" GRAVEL BASE
- 5 18" CURB & GUTTER - SEE DETAIL
- 6 CURB CUT OPENING - SEE DETAIL
- 7 FENCING - SEE ARCHITECTURAL PLANS FOR DETAILS
- 8 SIGN - SEE ARCHITECTURAL PLANS FOR DETAILS
- 9 LIGHT POLE - SEE ARCHITECTURAL PLANS FOR DETAILS
- 10 18" REJECT CURB & GUTTER - SEE DETAIL
- 11 1.5" WATER AND 6" SANITARY STUBBED TO WITHIN 5' OF BLDG



HANDICAP SIGN DETAIL

NO SCALE



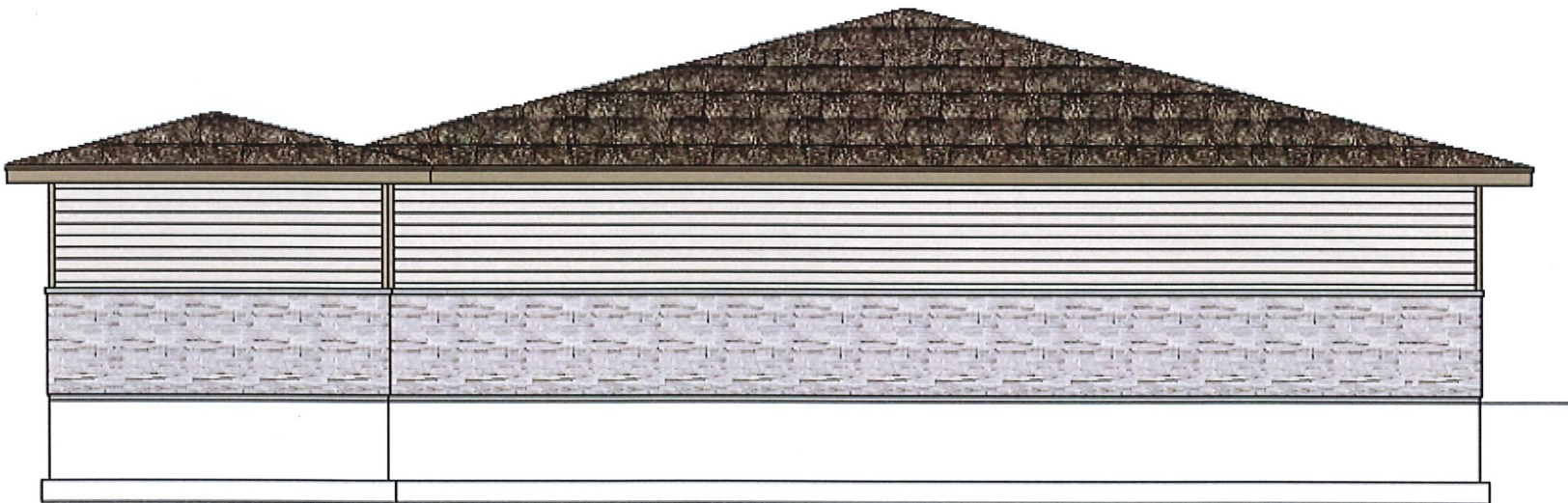
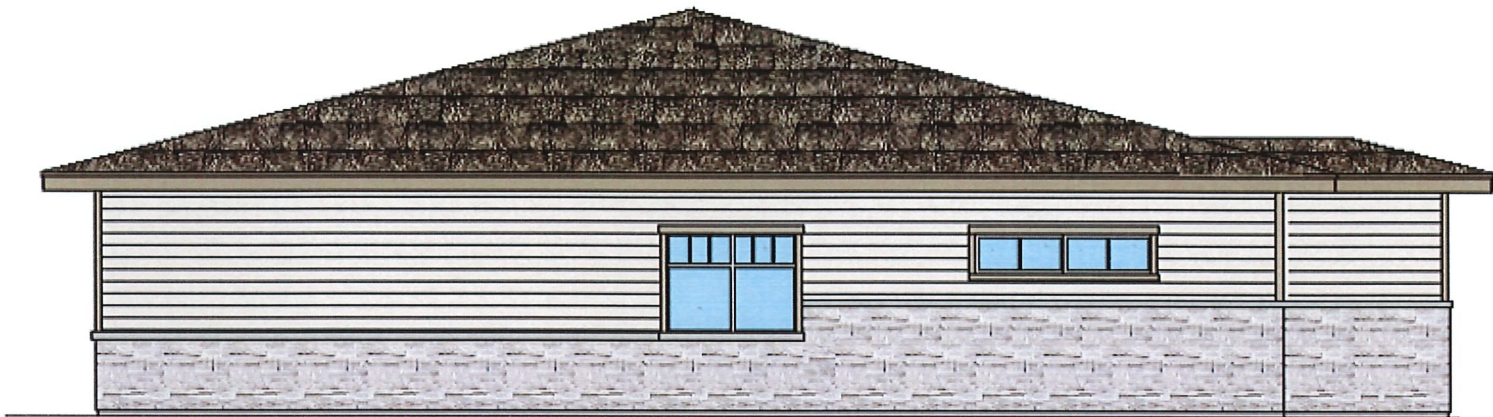
Pawesome Pets Country Club - South Elevation



EXTERIOR FINISH LEGEND		
	MARK	DESCRIPTION
WALLS	<div>SD-1</div>	LP SMARTSIDE – LAP SIDING COLOR: DESERT STONE
	<div>TR-1</div>	LP SMARTSIDE – TRIM COLOR: TERRA BROWN
	<div>TR-2</div>	PRE-FINISHED BRAKE METAL FASCIA ROLLEX – COLOR: NORWEGIAN WOOD
	<div>ST-1</div>	VERSETTA STONE – SAND LEDGESTONE COLOR: # 9005181 W
	<div>CS-1</div>	VERSETTA STONE – LEDGESTONE CAP COLOR:
ROOFING	<div>RF-1</div>	30 YEAR GAF TIMBERLINE HDZ OVER 30 # ROOFING FELT COLOR: MISSION BROWN
	<div>FS-1</div>	PRE-FINISHED BRAKE METAL FASCIA ROLLEX – COLOR: NORWEGIAN WOOD
	<div>SF-1</div>	PRE-FINISHED SOFFIT PANEL ROLLEX – COLOR: NORWEGIAN WOOD
DOORS	<div>DR-1</div>	MATERIAL: EXTRUDED ALUMINUM STOREFRONT ENTRY COLOR: MILL FINISH
	<div>DR-2</div>	MATERIAL: INSULATED METAL DOOR COLOR: FRAME COLOR:
WINDOWS	<div>WN-1</div>	MATERIAL: ALUMINUM W/ THERMAL BREAK FIXED WINDOW COLOR: MILL FINISH
FENCING	<div>FEN-1</div>	MATERIAL: VINYL COMPOSITE FENCING 6' HEIGHT COLOR: WHITE



# Pawesome Pets Country Club East-West Elevation



EXTERIOR FINISH LEGEND		
	MARK	DESCRIPTION
WALLS	SD-1	LP SMARTSIDE – LAP SIDING COLOR: DESERT STONE
	TR-1	LP SMARTSIDE – TRIM COLOR: TERRA BROWN
	TR-2	PRE-FINISHED BRAKE METAL FASCIA ROLLEX – COLOR: NORWEGIAN WOOD
	ST-1	VERSETTA STONE – SAND LEDGESTONE COLOR: # 9005181 W
	CS-1	VERSETTA STONE – LEDGESTONE CAP COLOR:
ROOFING	RF-1	30 YEAR GAF TIMBERLINE HDZ OVER 30 # ROOFING FELT COLOR: MISSION BROWN
	FS-1	PRE-FINISHED BRAKE METAL FASCIA ROLLEX – COLOR: NORWEGIAN WOOD
	SF-1	PRE-FINISHED SOFFIT PANEL ROLLEX – COLOR: NORWEGIAN WOOD
DOORS	DR-1	MATERIAL: EXTRUDED ALUMINUM STOREFRONT ENTRY COLOR: MILL FINISH
	DR-2	MATERIAL: INSULATED METAL DOOR COLOR: FRAME COLOR:
WINDOWS	WN-1	MATERIAL: ALUMINUM W/ THERMAL BREAK FIXED WINDOW COLOR: MILL FINISH
FENCING	FEN-1	MATERIAL: VINYL COMPOSITE FENCING 6' HEIGHT COLOR: WHITE



Pawesome Pets Country Club - North Elevation

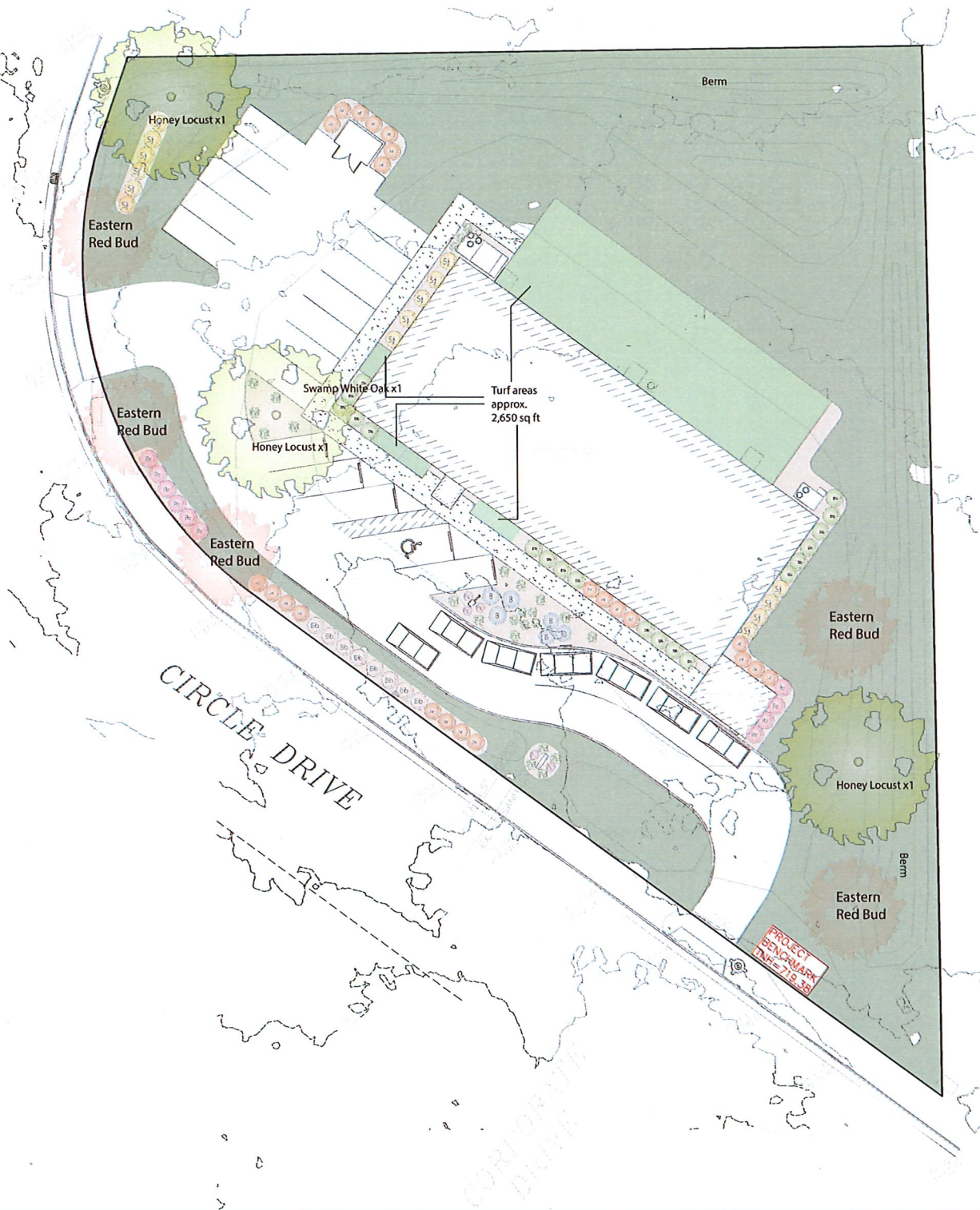


EXTERIOR FINISH LEGEND		
	MARK	DESCRIPTION
WALLS	SD-1	LP SMARTSIDE – LAP SIDING COLOR: DESERT STONE
	TR-1	LP SMARTSIDE – TRIM COLOR: TERRA BROWN
	TR-2	PRE-FINISHED BRAKE METAL FASCIA ROLLEX – COLOR: NORWEGIAN WOOD
	ST-1	VERSETTA STONE – SAND LEDGESTONE COLOR: # 9005181 W
	CS-1	VERSETTA STONE – LEDGESTONE CAP COLOR:
ROOFING	RF-1	30 YEAR GAF TIMBERLINE HDZ OVER 30 # ROOFING FELT COLOR: MISSION BROWN
	FS-1	PRE-FINISHED BRAKE METAL FASCIA ROLLEX – COLOR: NORWEGIAN WOOD
	SF-1	PRE-FINISHED SOFFIT PANEL ROLLEX – COLOR: NORWEGIAN WOOD
DOORS	DR-1	MATERIAL: EXTRUDED ALUMINUM STOREFRONT ENTRY COLOR: MILL FINISH
	DR-2	MATERIAL: INSULATED METAL DOOR COLOR: FRAME COLOR:
WINDOWS	WN-1	MATERIAL: ALUMINUM W/ THERMAL BREAK FIXED WINDOW COLOR: MILL FINISH
FENCING	FEN-1	MATERIAL: VINYL COMPOSITE FENCING 6' HEIGHT COLOR: WHITE



Building Foundations	
441 linear ft/ 100	
4.41 x 40 = 176 required	
200 provided	
Paved Area	
17 stalls/20	
.85 x 80 = 68 required	
110 points provided	
Street Frontage	
450 linear ft/ 100	
4.5 x 60 = 270 required	
300 points provided	
Yard	
7,757 sq ft/ 1000	
7.757 x 15 = 116 required	
116 points provided	
Zoning Bufferyard	
N/A	

Trees	Genus	Count	Size
Honey Locust	Gleditsia triacanthos	3	2" cal
Eastern Red Bud	Cercis canadensis	5	#20 con tree
		TOTAL 8	
Shrubs			
Arctic Fire Dogwood	Cornus sericea 'Farrow' ARCTIC FIRE	16	#5 Cont.
Dwarf Bush Honeysuckle	Diervilla lonicera	18	#5 Cont.
Rugosa Rose	Rosa rugosa	17	#5 Cont.
Shrubby St. John's Wort	Hypericum Prolificum	15	#5 Cont.
Fibre Optic Button Bush	ephalanthus occidentalis Fiber Optics	15	#5 Cont.
		TOTAL 81	
Forbs			
Blue False Indigo	Baptisia australis	6	#1 Cont.
Purple Coneflower	Echinacea purpurea	3	#1 Cont.
		TOTAL 9	
Grasses/Sedges			
Prairie Dropseed	Sporobolus heterolepis	33	#1 Cont.
Switchgrass	Panicum vergatum	8	#1 Cont.
		TOTAL 41	



1522 Green Bay St.  
La Crosse, WI 54601  
(608) 799-2797  
couleeregionecoscapes@gmail.com

Pawesome Pets  
Country Club

Pawesome Pets  
Country Club  
3927 Circle Drive

\*All proposed beds to be  
landscape rock

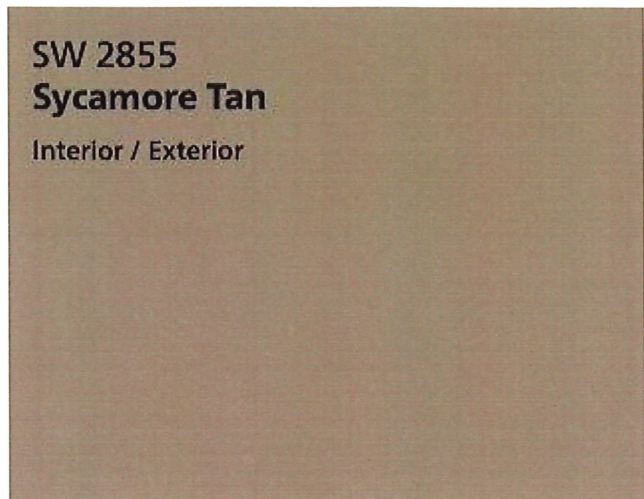
Pd: Prairie Dropseed  
Sg: Switchgrass  
M: Butterfly Milkweed  
Pc: Purple Coneflower  
B: Blue False Indigo  
Rh: Dwarfbush Honeysuckle  
Rr: Rugosa Rose  
Ab: Arctic Fire Dogwood  
Bb: Fibre Optic Button Bush  
Sj: Shrubby St. John's Wort

Proposed  
Landscape Plan  
07/10/2022

1:20  
0 20 40  
N



Hollow metal doors and frames: Sherwin Williams Sycamore Tan.

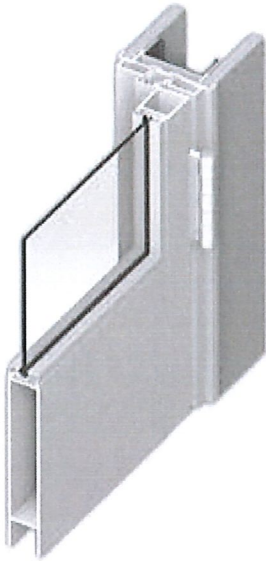


Versetta Stone: Sand – Ledgestone pattern. #9005181 W

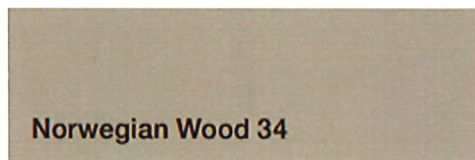




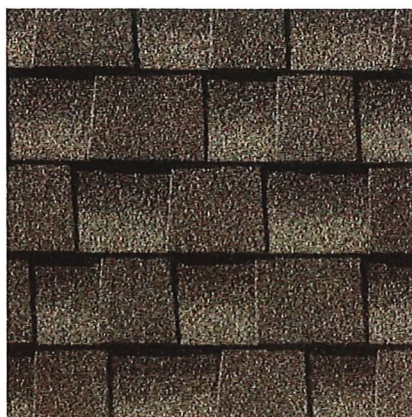
**Aluminum storefront and windows: Tubelite Mill Finish.**



**Aluminum Soffit and Fascia: Rollex Norwegian Wood**



**Shingles – GAF Timberline HDZ Mission Brown**



LP Smartside Field – Desert Stone

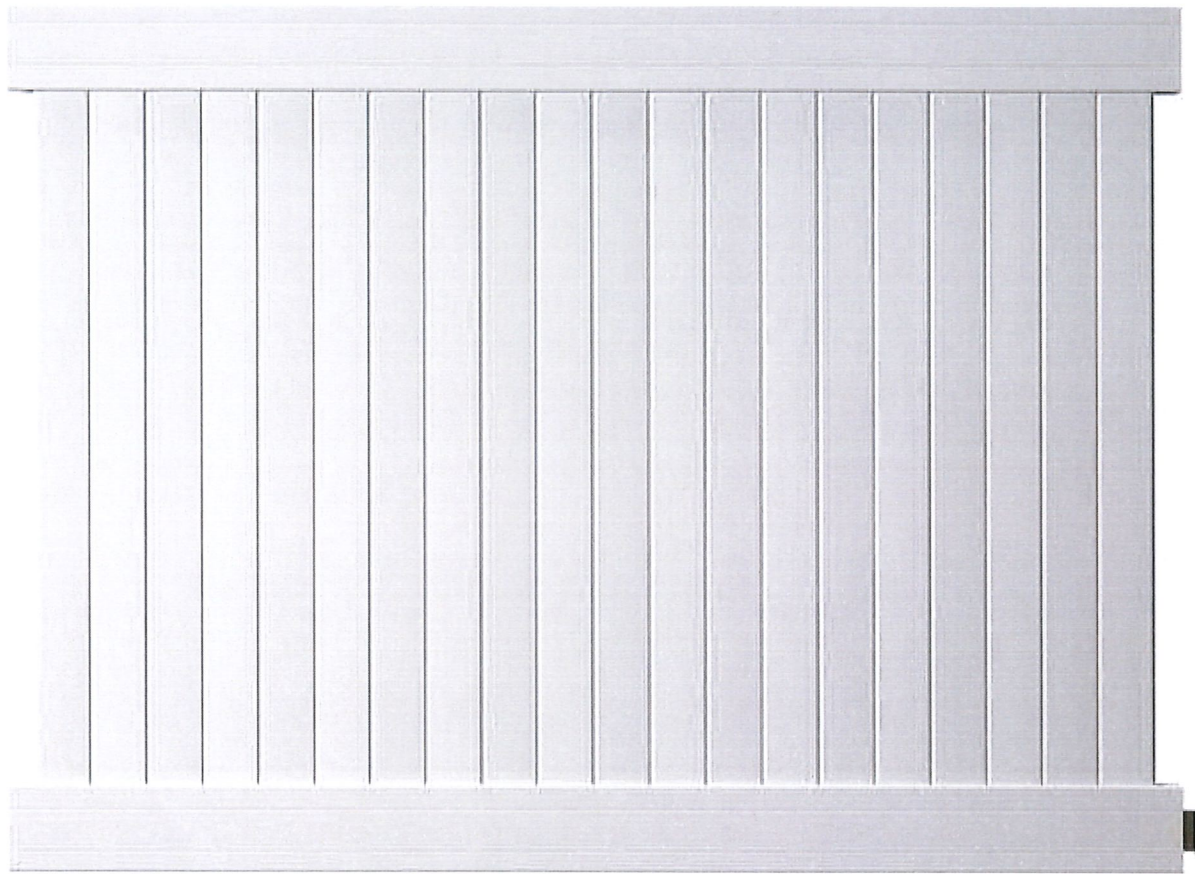


LP SmartSide Trims – Terra Brown





Vinyl Fence – Master Halco Legend - White



# Planning Commission

July 26 2022

Name

Address

1) Jim Fink

942 Oak Terrace Dr  
Oak Hills

2)

3)

4)

5)

6)