

**Village of Holmen
Planning Commission Minutes
November 26, 2019**

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, November 26, 2019. Present were commission members Barlow, Kertis, Stanek, Rugroden, Appold, and Grokowsky, along with advisory members Administrator Heinig and Engineer Dahl; member Anderson was excused. Also in attendance: Paul Newman, Dan McHugh, Chris Gerold, Randy and Deb Johnson.

Public Hearings:

Rezoning Petition, from McHugh Family Trust Petition for Change of Zoning on approximately 1.08 acres of property immediately North of McHugh Road (parcel 14-1580-1).

Motion by Rugroden, seconded by Appold to open the public hearing for the above referenced item. Carried 6-0:

Randy Johnson stated he was in attendance to ask what would be built there on the parcel if the rezoning is approved. He also requested that if apartments were to be built that a fence be erected in his backyard to prevent people from cutting across his property.

Dan McHugh stated that there is no building plan in place for the property. He is requesting the rezoning and will then sell the property.

Member Barlow stated that specific questions can be answered with the upcoming agenda item. The public hearing is intended for the public to state their support or opposition to the rezoning request.

Chris Gerold stated that he was against a multi-family structure, and was especially against a high density structure at that location. He stated that Holmen in general, and that specific corridor has enough of that type of housing. He also added that he likes his backyard and doesn't want that to change.

Motion by Stanek, seconded by Grokowsky to close the public hearing, as no other concerns or comments were made. Motion carried 6-0.

Approval of the October 1, 2019 Minutes:

Motion by Kertis, seconded by Appold to approve the minutes of the October 1, 2019 Meeting. Carried 6-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Rezoning Petition McHugh Family Trust Petition for Change of Zoning on approximately 1.08 acres of property immediately North of McHugh Road (parcel 14-1580-1).

Administrator Heinig outlined the rezoning petition by McHugh Family Trust. He stated the original intent for the property was to be part of the Community Center along with the adjacent 4 acre site owned by the Town of Holland. Since the Community Center is being constructed at the old Festival Foods store the plan has changed. He stated that land use allows for mixed use commercial or high density residential so the requested rezoning is comp plan compliant. He stated that the property will be accessed from Mc Hugh Road and any driveway would to be approved by La Crosse County. This is within a transitional area where the McHugh Road frontage allows multi-family and the back of the parcel would transition to single family. He further explained that there are no current building plans and added the size of the parcel would limit the size of any potential building. Although PUD would allow 11 townhomes and R5 zoning allows the same purpose, any proposed development would be required to provide parking, stormwater plans, landscaping, etc. He stated that any building plan would come before the planning commission for approval. When that is considered by the commission materials, landscaping, buffers, etc. would be eligible for consideration. However, fencing across the street would not be eligible.

Motion by Stanek, seconded by Kertis to recommend approval of the Rezoning Petition, McHugh Family Trust Petition for Change of Zoning on approximately 1.08 acres of property immediately North of McHugh Road (parcel 14-1580-1), from R-1 to R-5. Carried 6-0.

Possible Action on Site Plan & Architectural Review (SPAR) Petition from Dr. Randy Moseng for new Primus Dental at 519 McHugh Road

Administrator Heinig explained to the commission the location of the proposed building and that this would be accessed at the end of a private street. He further stated that although colors or materials have not been finalized, the materials are compliant to the Holmen Drive corridor. He stated that the landscape plans follow the ordinances. The site stormwater will be directed to on-site area drains. He further stated that the fire department request for pavement extending around all sides of the building can't be made due to storm and setback requirements. Lastly he stated that the proposed signage as submitted is not compliant with current ordinances.

Member Barlow asked if there were any concerns with the lighting plans conflicting with the sight lines on HD. Administrator Heinig stated the lighting is directed downward and didn't create any concerns.

Member Rugroden asked about access from HD. Administrator Heinig stated that access from HD wouldn't be approved.

Motion by Stanek, seconded by Grokowsky to allow administrative approval of Site Plan & Architectural Review (SPAR) Petition from Dr. Randy Moseng for new Primus Dental at 519 McHugh Road pending review of the final materials, colors, and signage. Finding that the purposes and guidelines of the SPAR Ordinance have been reasonably met, regarding the proposed site plan, conceptual external materials and colors, overall site lighting, and site landscaping. Carried 6-0.

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

Administrator Heinig informed the committee there will be no December meeting.

Adjourn:

Motion by Grokowsky, seconded by Appold to adjourn at 6:56 pm. Carried 6-0.

Minutes prepared by Chris Dahl, Village Engineer

PINE CONE PL

NLH TRUST
14-2364-0

LEZPONA INVESTMENTS LLP
14-2365-0

TOWN OF HOLLAND
14-1580-2

MCHUGH FAMILY TRUST
14-1580-1

CHRISTOPHER J WUCHERER
CAREY L WUCHERER
14-1578-0

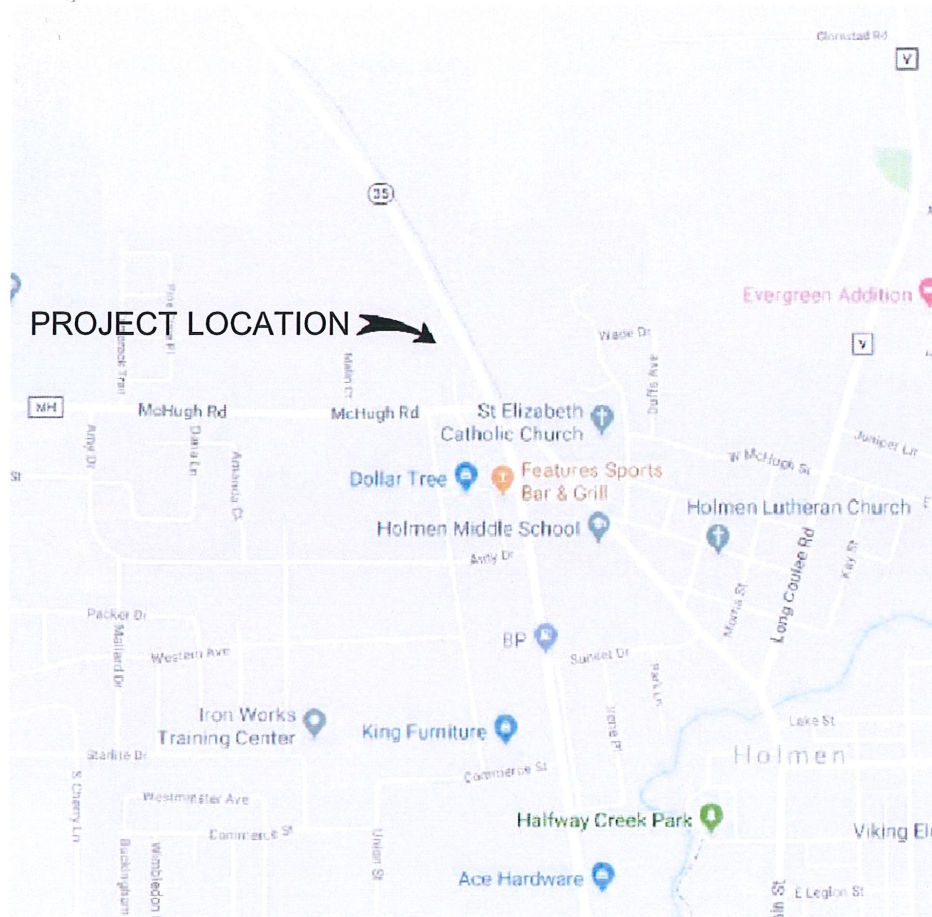
CHRISTOPHER J
14-1-1

LACROSSE COUNTY
14-1329-100

COUNTY ROAD MH

CODY MONROE
AMANDA MONROE
14-1310-0

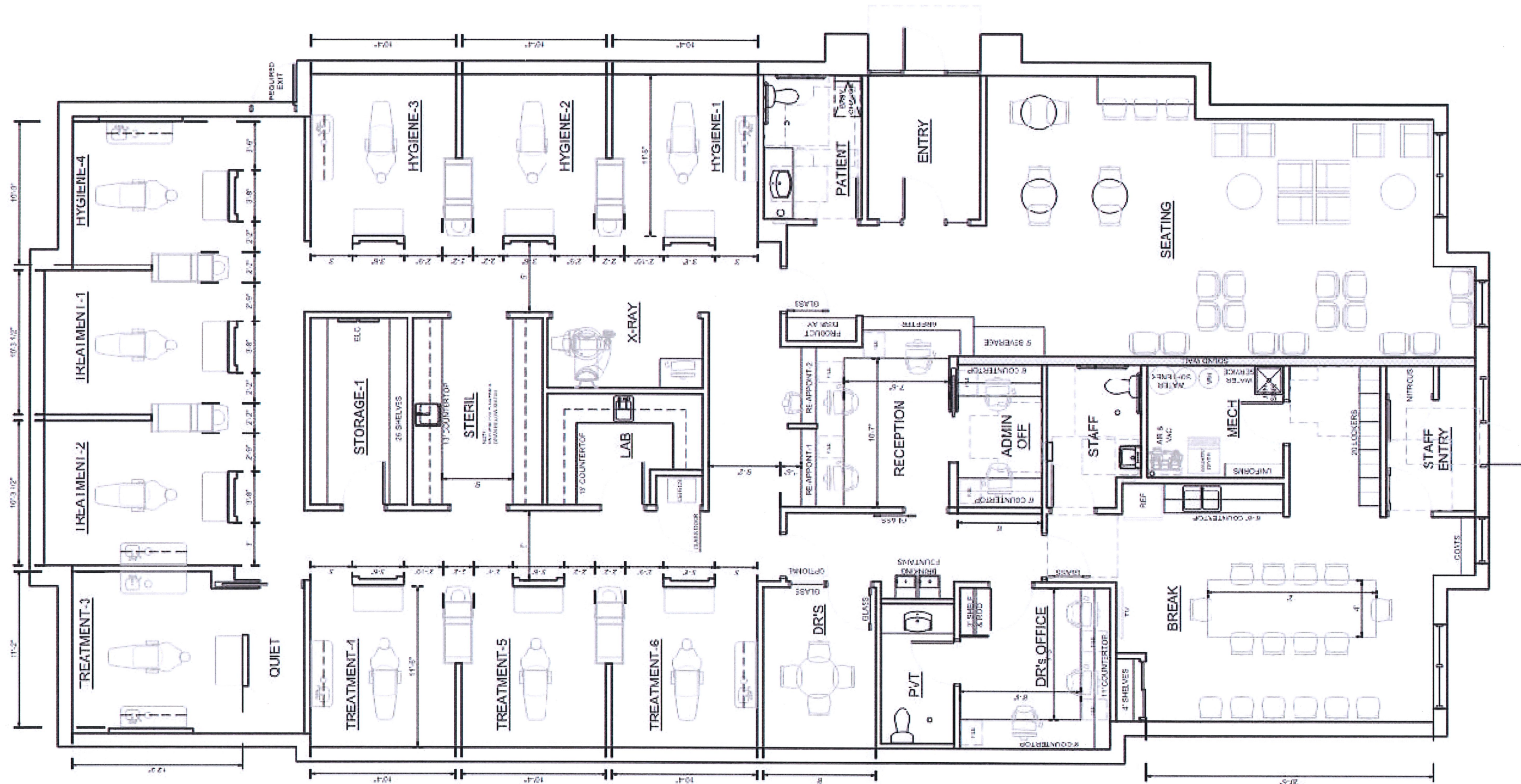
CY K HARRIS
JEANETTE M HARRIS
14-87-1



S.P.A.R. Index:

Architectural Floor Plan
 Color Elevations
 Existing Conditions Map
 Site Plan
 Grading Plan
 Erosion Control Plan
 Utility Plan
 Details
 Landscape Plan
 Lighting Plan

Architectural Floor Plan



PRELIMINARY FLOOR PLAN - SCHEME 4-H
NO SCALE
10.8.19

APPROXIMATELY 4,905 SF

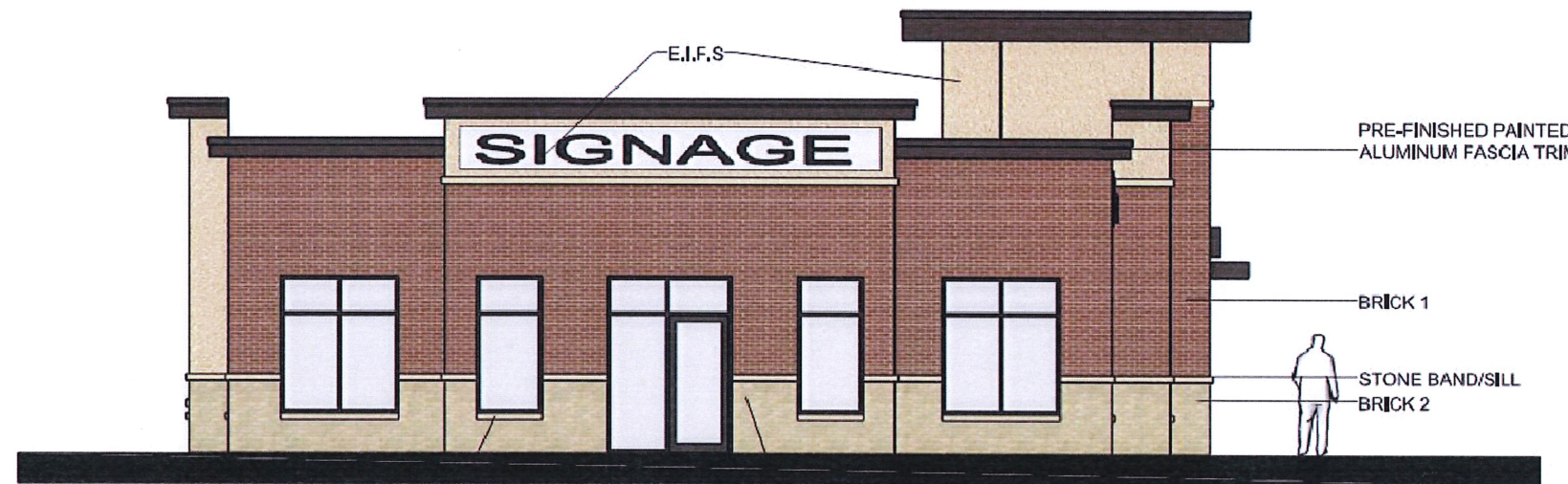
East/South Elevations



EAST ELEVATION
NO SCALE

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

FACADE SF BETWEEN 2' AND 10' = 816 SF
GLASS SF BETWEEN 2' AND 10' = 343 SF
% OF GLASS = 42%



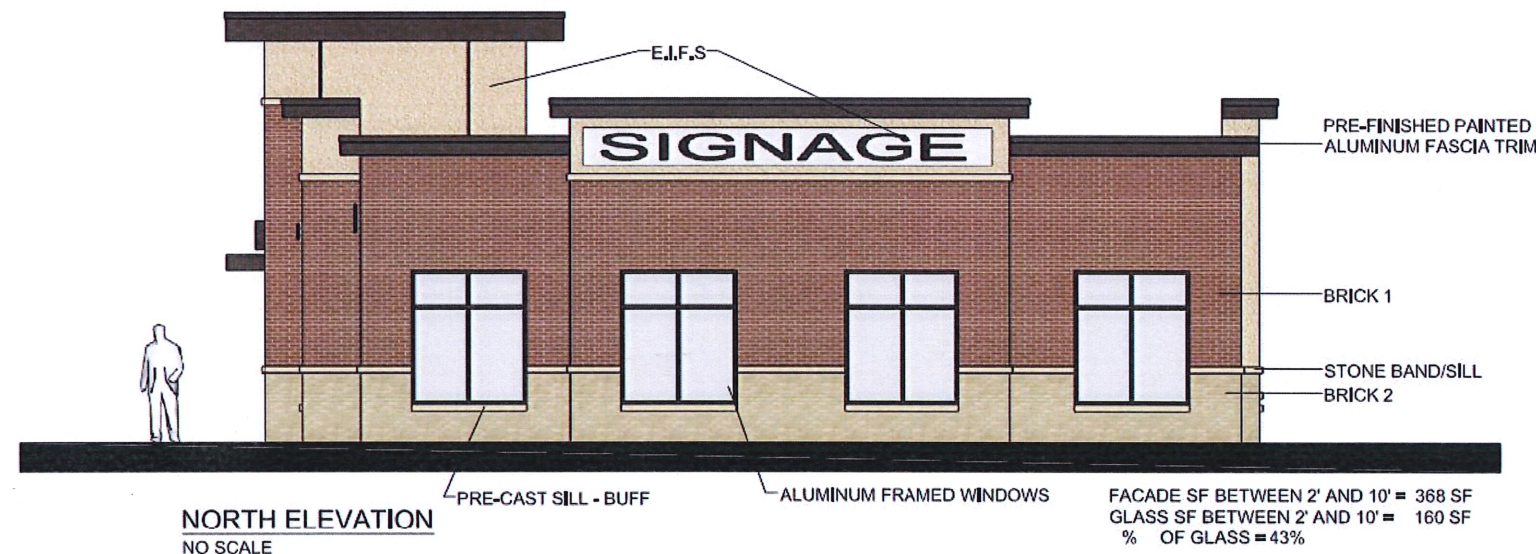
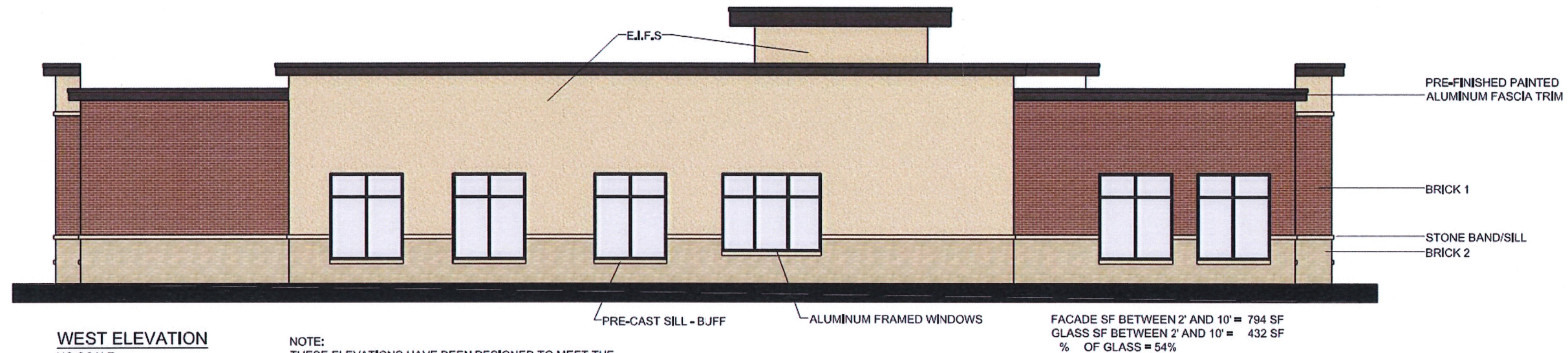
SOUTH ELEVATION
NO SCALE

FACADE SF BETWEEN 2' AND 10' = 360 SF
GLASS SF BETWEEN 2' AND 10' = 171 SF
% OF GLASS = 47%

EXTERIOR FINISH SELECTIONS:

- BRICK VENEER-1: ACME BRICK CRANBERRY VELOUR TEXTURE BLEND DTP 156 MODULAR
- BRICK VENEER-2: ACME BRICK FRENCH VANILLA MEDIUM VELOUR TEXTURE PEP412 MODULAR
- STONE BANDS / SILLS: SE VERTICAL LIME STONE (OR APPROVED EQUAL) SMOOTH FACE FINISH
- E.I.F.S.: COLOR TO MATCH BRICK VENEER-2
- METAL CORING / CORNICE: COLOR TO MATCH DARK BRONZE
- ALUMINUM CANOPY: COLOR TO MATCH DARK BRONZE
- SCUPPERS / DOWNSPOUTS: COLOR TO MATCH DARK BRONZE
- WINDOWS / GLASS: ALUMINUM STOREFRONT, DARK BRONZE ANODIZED SEE WINDOW TYPES FOR GLASS

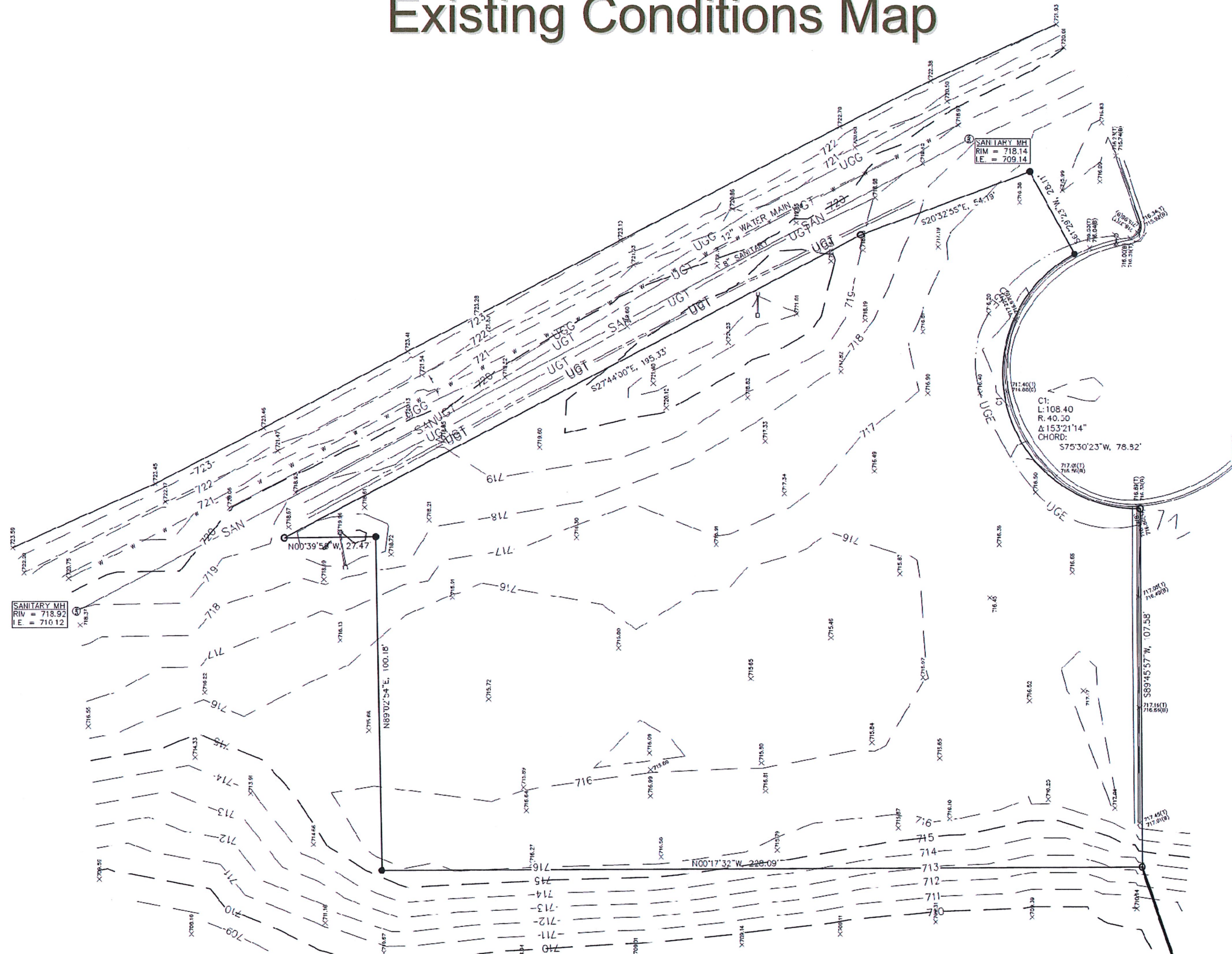
West/North Elevations



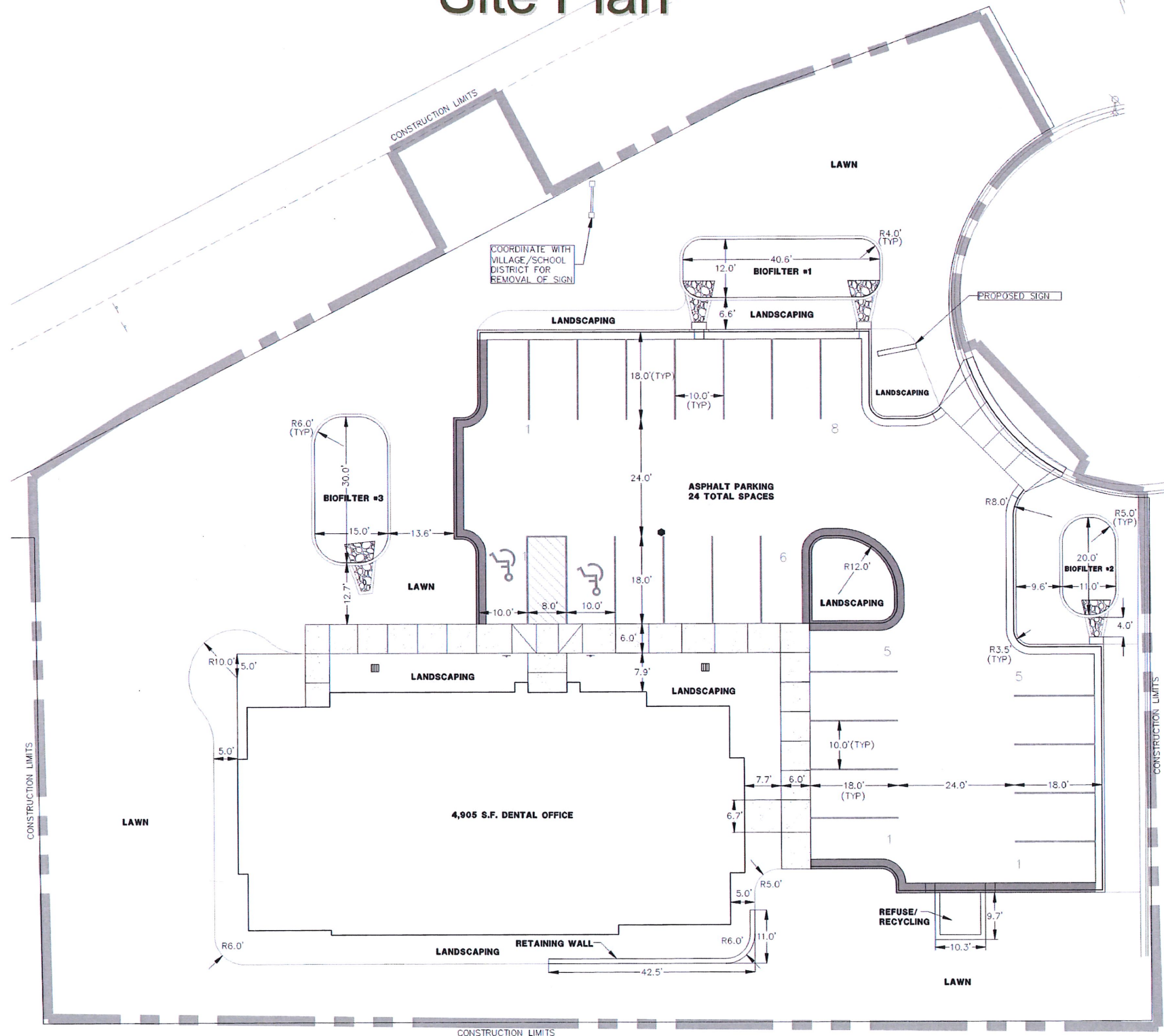
EXTERIOR FINISH SELECTIONS:

- BRICK VENEER-1: ACME BRICK CHERRY VELOUR TEXTURE BLEND DTP166 MODULAR
- BRICK VENEER-2: ACME BRICK FRENCH VANILLA MEDIUM VELOUR TEXTURE PEP412 MODULAR
- STONE BANDS / SILLS: SILVERDALE Limestone (OR APPROVED EQUAL) SMOOTH FACE FINISH
- E.I.F.S.: COLOR TO MATCH BRICK VENEER-2
- METAL CORING / CORNICE: COLOR TO MATCH DARK BRONZE
- ALUMINUM CANOPY: COLOR TO MATCH DARK BRONZE
- SCUPPERS / DOWNSPOUTS: COLOR TO MATCH DARK BRONZE
- WINDOWS / GLASS: ALUMINUM STOREFRONT, DARK BRONZE ANODIZED SEE WINDOW TYPES FOR GLAZING

Existing Conditions Map



Site Plan



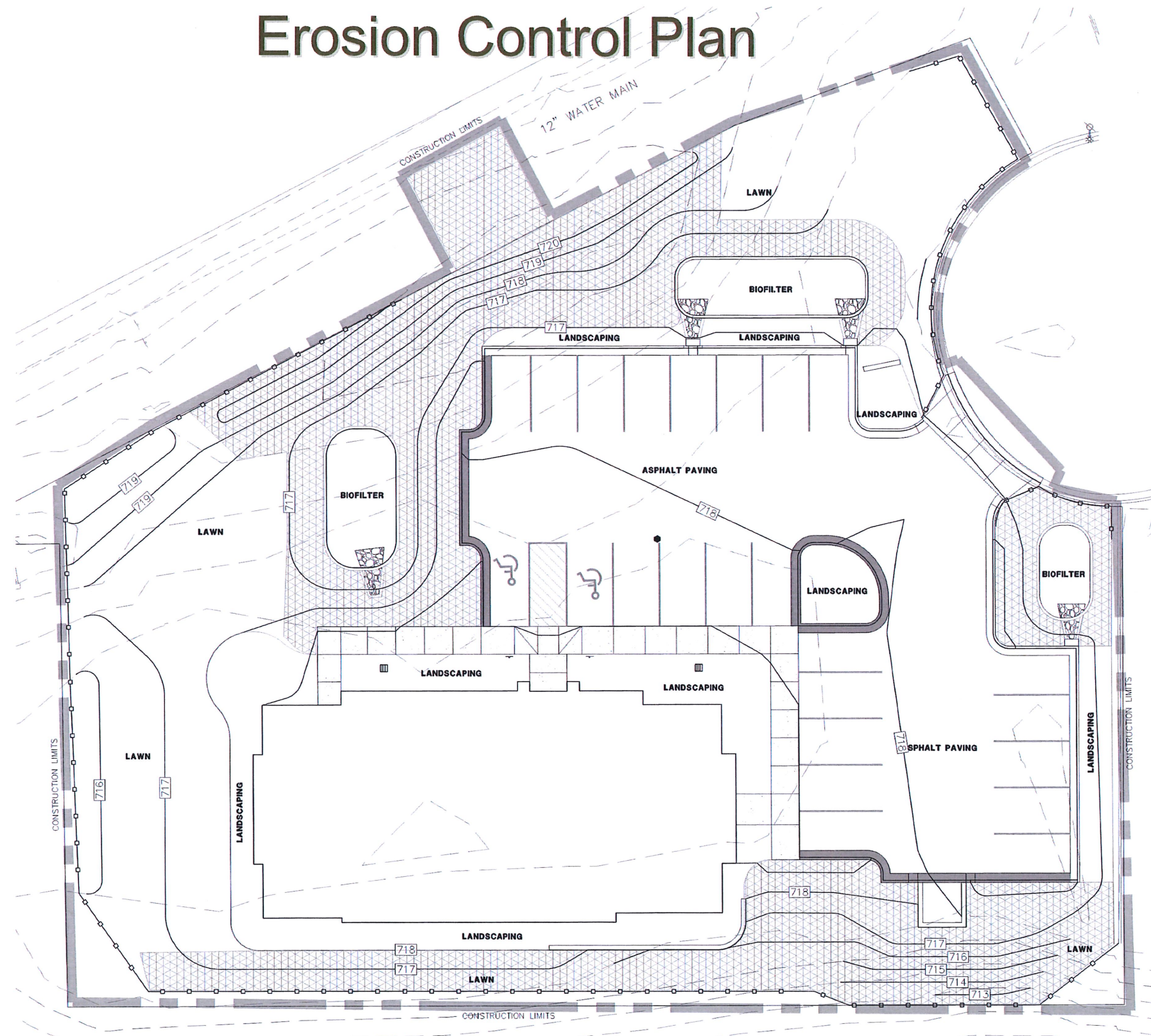
Grading Plan

The Grading Plan illustrates the proposed site layout with various structures and landscaping. Key features include:

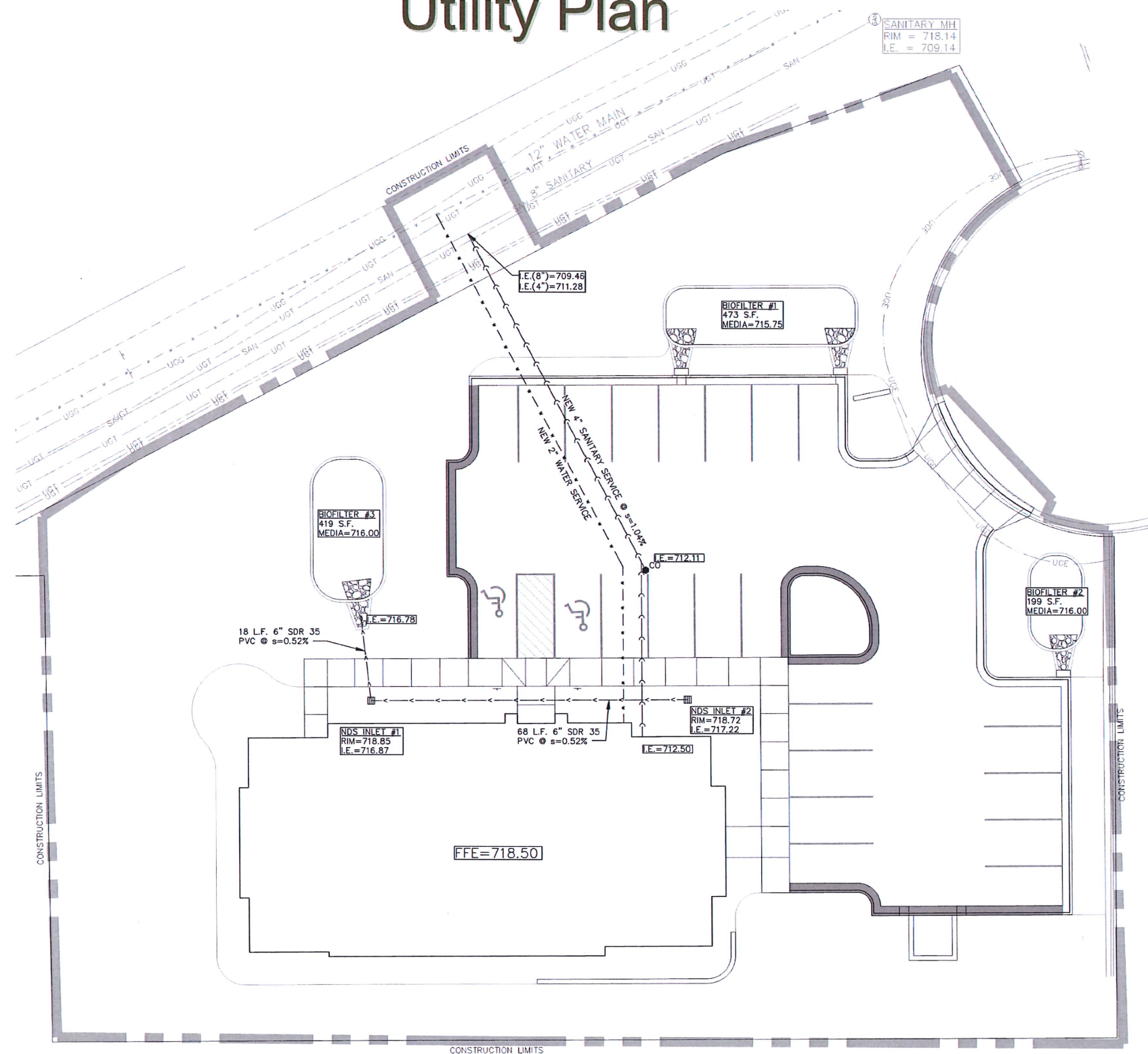
- Buildings:** A large central building with a flat roof (FFE = 719.50) and several smaller structures, including a circular building with a media tank (MEDIA = 716.00, EDGING = 716.25) and a rectangular building with a media tank (MEDIA = 715.75, EDGING = 716.00).
- Parking Areas:** Multiple parking spaces are shown, with elevations ranging from 716.00 to 719.50.
- Landscaping:** Various landscaped areas are indicated, including a circular area with a media tank (MEDIA = 716.00, EDGING = 716.25) and a rectangular area with a media tank (MEDIA = 715.75, EDGING = 716.00).
- Elevations:** The plan shows numerous spot elevations for existing and proposed conditions, ranging from 712.00 to 723.41.
- Construction Limits:** Dashed lines indicate the boundaries of the construction areas.
- Grading Notes:** Specific grading notes are provided for various areas, such as "MEDIA = 716.00, EDGING = 716.25" and "FFE = 719.50".

The plan is a detailed technical drawing showing the proposed grading and construction for a site. It includes a title block, a north arrow, and a scale bar. The drawing is a plan view, showing the layout of the site from above. The plan includes a large central building, several smaller buildings, and a parking area. The plan also shows the proposed grading and construction limits for the site. The plan is a technical drawing, and it is intended to be used by a professional engineer or architect.

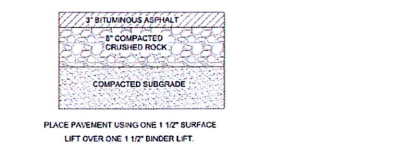
Erosion Control Plan



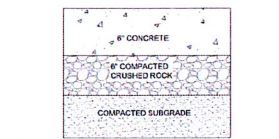
Utility Plan



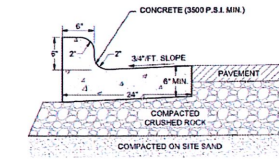
Details



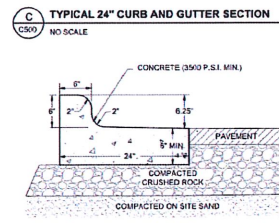
A ASPHALT PAVEMENT SECTION DETAIL
NO SCALE



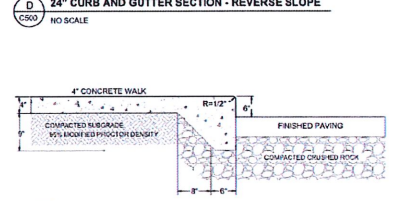
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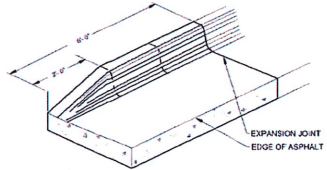
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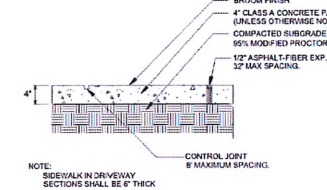
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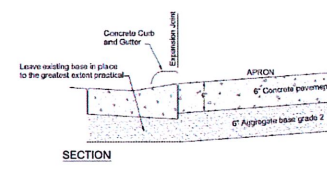
E INTEGRAL CURB/SIDEWALK SECTION
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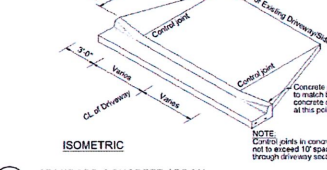
F END SECTION CURB & GUTTER
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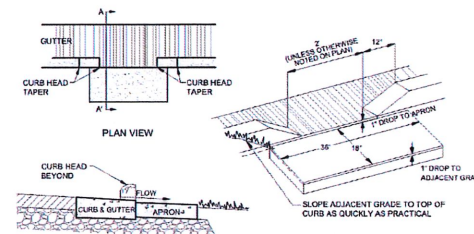
G CONCRETE PAVING AND JOINTING
NO SCALE



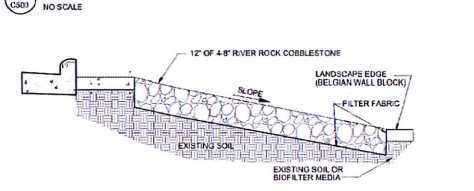
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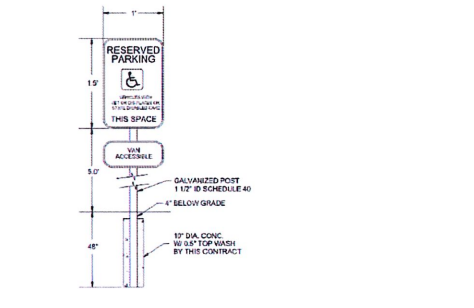
I SIDEWALK RAMP DETAIL
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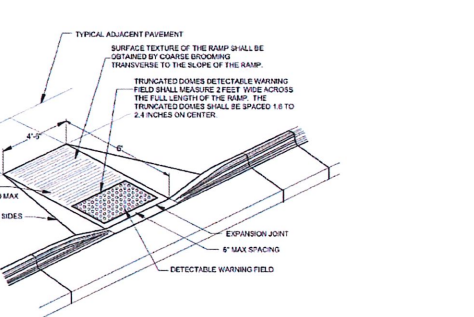
J CURB CUT DETAIL
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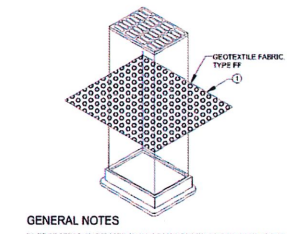
K SPLASH PAD SECTION
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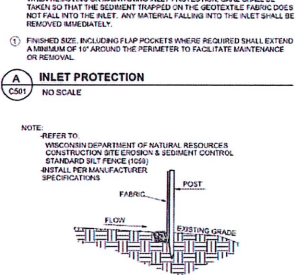
L DISABLED PARKING SIGN DETAIL
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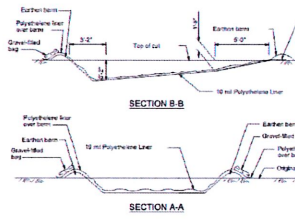
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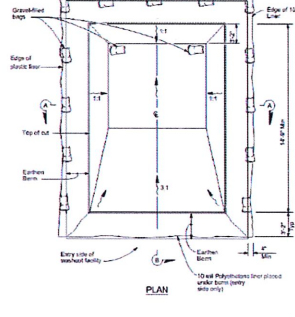
N INLET PROTECTION
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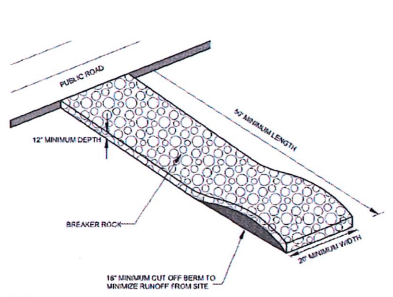
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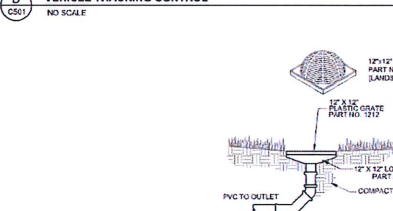
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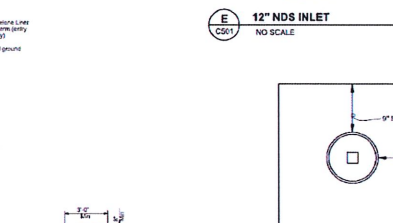
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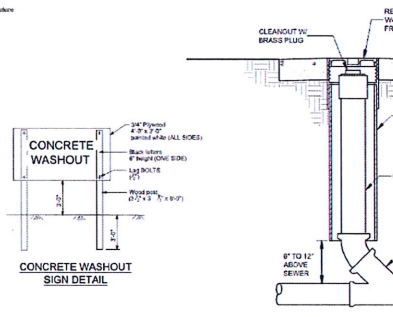
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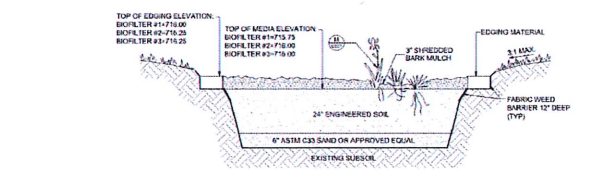
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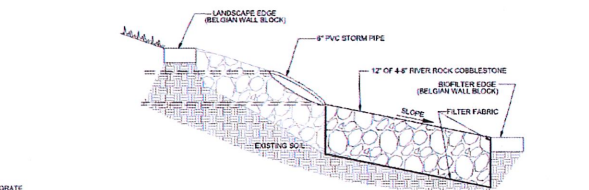
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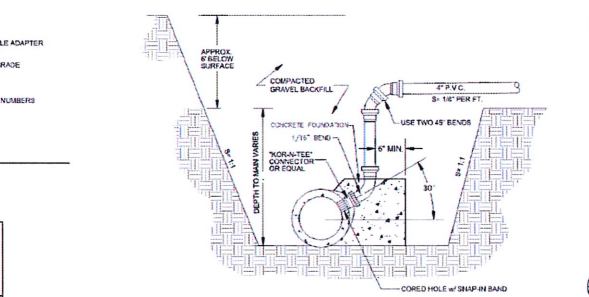
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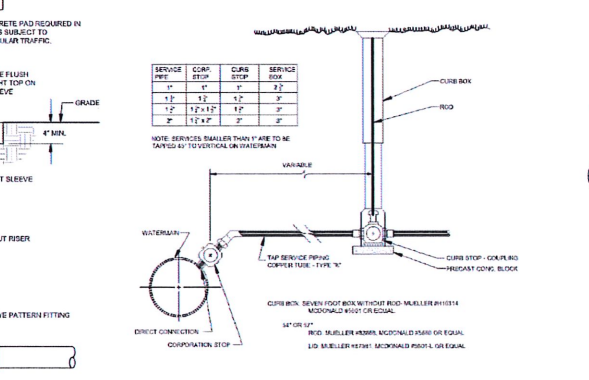
V BIOFILTER DETAIL
NO SCALE



W STORMWATER OUTLET SECTION
NO SCALE



X RISERS FOR SEWER LATERAL CONNECTION TO MAIN
NO SCALE



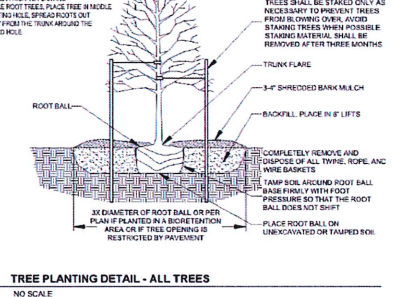
Y SERVICE SHUT-OFF DETAIL
NO SCALE



Z TREE PLANTING DETAIL - ALL TREES
NO SCALE



AA SHRUB PLANTING DETAIL
NO SCALE



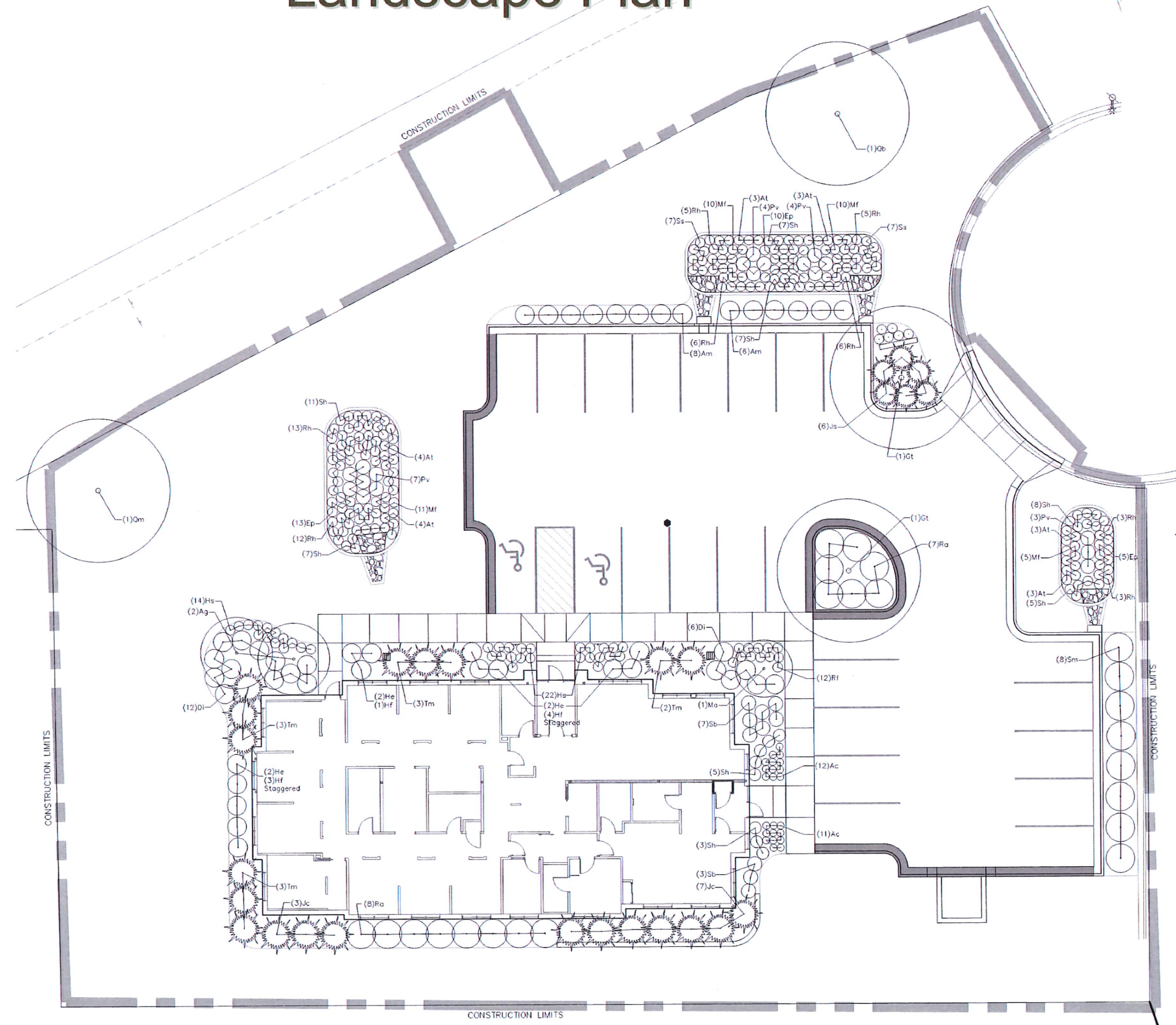
AB POTTED PLANTS PLANTING DETAIL
NO SCALE

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632 COPELAND AVENUE . LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

Dental Office – Dr. Randy Moseng
519 McHugh Road
Holmen, Wisconsin

PRIMUS DENTAL

Landscape Plan



LANDSCAPING REQUIREMENTS:

BUILDING FOUNDATION (40 pts./100 L.F.)

316 L.F. = 126 points required
 Proposed Low Deciduous Trees (10 pts.)=3x10=30 points
 Proposed Low Deciduous Shrubs (1 pt.)=39x1=39 points
 Proposed Medium Evergreen Shrubs (5 pts.)=11x5=55 points
 Proposed Low Evergreen Shrubs (3 pts.)=10x3=30 points
 TOTAL= 154 points

PARKING (100 pts./20 spaces)

24 spaces proposed=96 points required
 Proposed Tall Deciduous Trees (30 pts.)=2x30=60 points
 Proposed Medium Deciduous Shrubs (3 pts.)=8x3=24 points
 Proposed Low Deciduous Shrubs (1 pt.)=21x1=21 points
 Proposed Low Evergreen Shrubs (3 pts.)=7x3=21 points
 TOTAL= 126 points

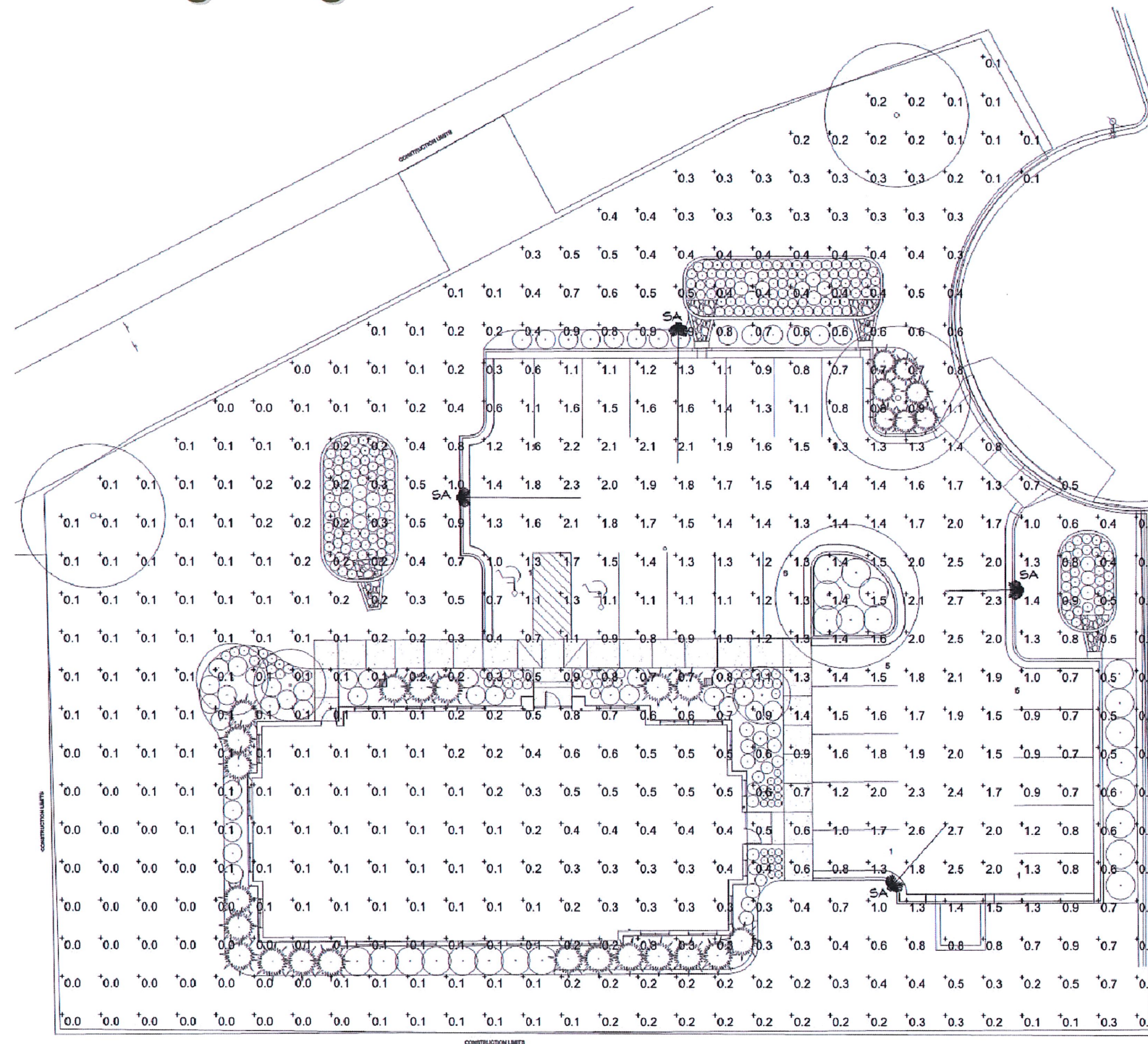
STREET FRONTAGE (60 pts./100 L.F.)

249.52 L.F.=150 points required
 Proposed Shade Trees (75 pts.)= 2x75 = 150 pts.
 TOTAL = 150 points

YARD AREA (15 pts./1000 SF of Building)


3,000 S.F./1000 S.F. = 3 x 15 = 45 points required
 Biofilters = 20 points/20 S.F.
 Proposed Biofilters = 1,091 S.F.
 TOTAL=1,091 points

Lighting Plan – Photometric Plan



SITE PHOTOMETRIC PLAN

Lighting Plan - Details



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1,071 ft² (100 m²)

Length: 33" (840 mm)

Width: 13" (330 mm)

Height: 7'-1/2" (2.3 m)

Weight (max): 27 lbs (12.2 kg)

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color Temperature	Beam Spread	Mounting	Accessories
DSX1 LED	Forward optics	30K 3000 K 40K 4000 K 50K 5000 K	T15 Type I short T25 Type I short T2M Type I medium T3S Type II short T3M Type II medium T4N Type II medium TFTM Forward throw medium T3VS Type V very short	T55 Type V short T5M Type V medium T5W Type V wide BLC Backlight control ¹ LCO Left corner cutoff ^{1,2} RCO Right corner cutoff ^{1,2}	MVOLT ^{1,2} 120" ¹ 208" ^{1,2} 240" ^{1,2} 277" ¹ 347" ^{1,2} 480" ^{1,2}

Shipped included

SPA Square pole mounting
RPA Round pole mounting
WBA Wall bracket
SPUMBA Square pole universal mounting adaptor³
RPUWBA Round pole universal mounting adaptor³

Shipped separately

KMA& DDBXD U Max arm mounting bracket adaptor (specify finish)⁴

Shipped installed

NCAIR2 dLight AirGeneration 2 module⁵
PER1 IEMA best-in-class receptacle only (controls ordered separately)⁶
PER5 For wire receptacle only (controls ordered separately)⁶
PER7 3-wire-wire receptacle only (controls ordered separately)⁶
DMG 0-10V dimming extend out back of housing for external control (hardwired fixture)
DS Dual switching^{12,13}
PIE 0-level motion/ambient sensor 8'-5" mounting height, ambient sensor enabled at 5' 11"¹⁴
PIH 0-level motion/ambient sensor 15-30 mounting height, ambient sensor enabled at 5' 11"¹⁴
PIHIN Network, 0-level motion/ambient sensor¹⁵
PIHIF3V 0-level motion/ambient sensor 8'-5" mounting height, ambient sensor enabled at 5' 11"¹⁴

PIR11TCW 0-level motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5' 11"¹⁴
BL30 0-level switches dimming 30%^{16,17}
BL50 0-level switches dimming 50%^{16,17}
PNT17D02 Post night dim 17 hrs¹⁸
PNT17D03 Post night dim 17 hrs¹⁸
PNT17D04 Post night dim 17 hrs¹⁸
PNT17D05 Post night dim 17 hrs¹⁸
SAC Field adjustable output¹⁹

Shipped installed

H5 Mouse-void shield²⁰
S5 Single fuse (100, 277, 347V)²¹
DF Double-fuse (208, 240, 480V)²¹
LNO Left rotate optics²²
RNO Right rotate optics²²

Shipped separately

BS Bird spikes²³
EGS External glare shield²⁴

Finish

DBRD Dark bronze
DBLD Black
DNWD Natural aluminum
DNWC White
DDBTD Textured dark bronze
DBLKD Textured black
DNWTD Textured natural aluminum
DNWGD Textured white

LITHONIA LIGHTING

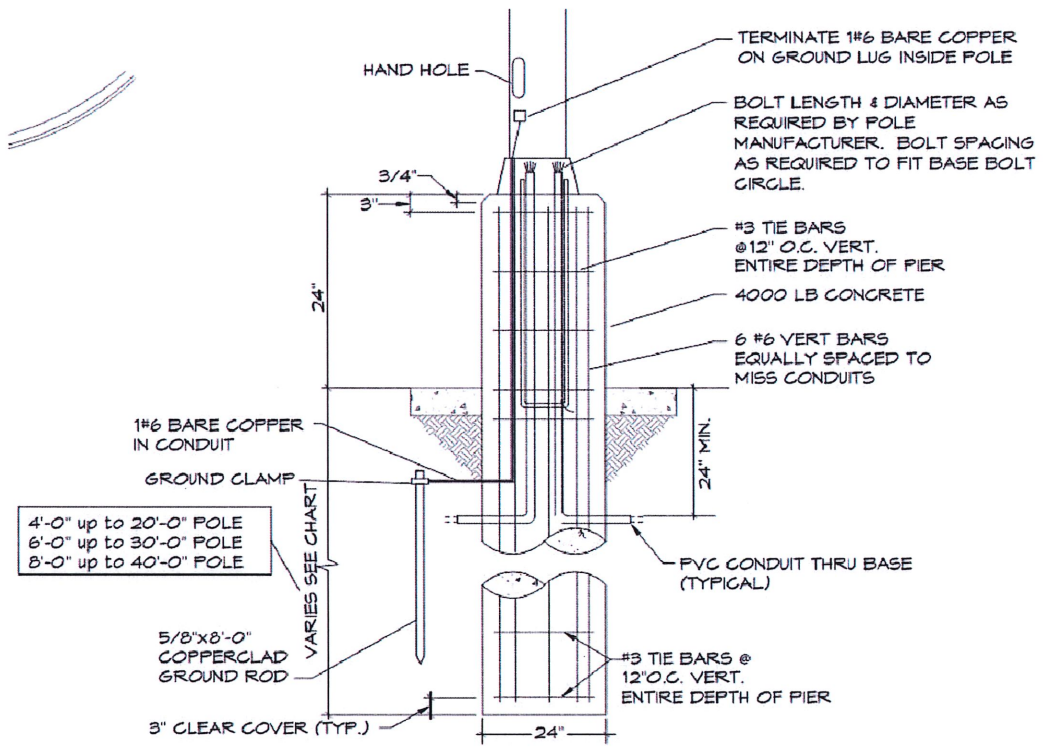
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

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DSX1 LED Rev. 10/21/18 Page 1 of 7

STATISTICAL AREA SUMMARY					
AREA	AVG FC	MAX FC	MIN FC	MAX/MIN	AVG/MIN
PARKING	1.4	2.0	0.4	7.0	5.5

LIGHT FIXTURE SCHEDULE					
MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LAMPS	DESCRIPTION	EQUIVALENT MANUFACTURERS
SA	LITHONIA DSX1LED-P6-30K-T4M-MVOLT-SPA-15-DDB ON 555-22-46-DM19AS-VD-DDB	JNY 163	LED-INCL 8,000 LUM 4000K	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE IV FORWARD THROW OPTIC. MOUNT ON 22"x4" SQUARE STRAIGHT STEEL POLE WITH 2 HIGH CONCRETE BASE, SEE DETAIL THIS SHEET.	LUMARK KIM OR EQUAL



POLE FOUNDATION DETAIL



PARAGON ASSOCIATES

Environmental Design & Consulting

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

632 COPELAND AVENUE • LA CROSSE, WI 54603

Tel. 608.781.3110 Fax. 608.781.3197 Paragon-Assoc.biz

Dental Office – Dr. Randy Moseng
519 McHugh Road
Holmen, Wisconsin



PRIMUS DENTAL

Sign-in

Planning Commission 11/26/19

	<u>Name</u>	<u>Address</u>
1)	Paul Newman	401 8 th Ave SE Cedar Rapids, IA.
2)	DAN McHugh	1309 Moorings Drive LACROSSE WI
3)	Chris Gerold	611 Pine Cone Place Holmen
4)	Randy & Deb Johnson	811 Amanda Ct Holmen
5)		
6)		
7)		
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