

Village of Holmen
Planning Commission Minutes
July 28, 2020

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, July 28, 2020. Present were commission members Barlow, Stanek, Kulcinski, Gill, Kertis, Grokowsky, and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Members were excused. Also in attendance: Heidi Traver, Theresa Peters, William Peters, Azia Peterslie, Gary Schettle, Adam Aspenson, Linda Anderson, Jeff Wershofen, Susan Leinfelder, Fritz Leinfelder, Susan Dikeman, and Jean Kintzel.

Public Hearings:

Traditional Trades, Inc., Petition for Change of Zoning from (R-1) Single Family Residential District to (PUD) Planned Unit Development and Site Plan and Architectural Review (SPAR) for five duplex condos (10 units) on the property at Lot 16, Block 5, corner of Beyer Road and Schilling Road

Motion by Gill, seconded by Appold to open the public hearing. Carried 7-0.

Adam Aspenson stated he was the builder of the project; he felt that this is a great addition to the area and offered to answer any questions that may arise.

Heidi Traver stated she has runoff concerns with this project and described recent flooding events at and near her residence in the Cedar Meadows subdivision.

Gary Schettle asked how many structures are proposed. Was this in the original plans? What brought about the changes, if any? How much additional traffic will this bring to Schilling Road?

William Peters stated his opposition to the proposal since the original zoning was for single family, now there or 5 units on 1.8 acres.

Azia Peterslie stated she felt this was inconsistent with the Apple Valley improvements. She asked what has changed since the plat acceptance since the minutes of that meeting only mention twindo units along Sand Lake Road to buffer the highway.

Fritz Leinfelder stated he lives in the Cedar Meadows subdivision and has stormwater concerns and felt that the Pertzsch Farm pond was not performing properly.

Jeff Wershofen stated he felt this was overcrowding the area.

Susan Dikeman stated she shared the same stormwater concerns as her neighbors in the Cedar Meadows subdivision.

Theresa Peters stated the lot was never publicly listed for sale.

Motion by Stanek, seconded by Kulcinski to close the public hearing. Carried 7-0.

Approval of the June 30, 2020 minutes:

Motion by Kulcinski, seconded by Stanek to approve the minutes of the June 30, 2020 Meeting. Carried 7-0.

Public comment:

Linda Anderson stated that the sidewalk ramp on her lot at 203 Howard was redone to bring it into compliance with the ADA regulations. She asked if her yard would be restored. Engineer Dahl explained the concrete work was completed Monday and that the restoration would be done when the concrete cures.

Agenda Items:

Possible Action and Recommendation on Traditional Trades, Inc., Petition for Change of Zoning from (R-1) Single Family Residential District to (PUD) Planned Unit Development and Site Plan and Architectural Review (SPAR) for five duplex condos (10 units) on the property at Lot 16, Block 5, corner of Beyer Road and Schilling Road

Administrator Heinig gave a brief history of the development and the location of the parcel to be rezoned. The parcel is a part of the Pertzsch Farm Development which provides modest sized urban lots common to the Village. The lot sizes are an economic decision by the developer to recoup his development costs and market lots at reasonable prices. The property has been for sale over the past 7 years and for a variety of reasons such as the economy, archaeology, etc. it didn't sell. When the developer brought forth the development concept for the Pertzsch Farm the parcels along Christenson Lane were zoned R-6 with the remaining plat zoned R-1 single family lots along with the 1.8 acre lot for PUD. The PUD would be consistent with the comprehensive plan and the lower density zoning requirements of the R-1 underlying zoning district. The plan includes 5 twindos (10 single family units) with an additional garage structure. The buildings have a higher percentage of masonry and LP siding compared to normal residential units due to SPAR requirements. The approximate condo values are expected to exceed \$300,000 each. Administrator Heinig stated the landscape plan is exceptionally well done and will create an attractive development. He also pointed out the trees to buffer the development from Schilling Road. He also went stated that the hydrology is appropriate for the site and its overflow water would go into the waterway that drains Apple Valley to Sand Lake Road. He stated that Sand Lake Road has an existing inadequate hydraulic capacity, and that La Crosse County plans to improve that with the reconstruction of Sand Lake Road in 2021.

Engineer Dahl stated that the site plans handle the 10 year storm adequately, with the overflow going into the Apple Valley waterway. He stated that the recent flooding event was due to downed trees blocking a culvert pipe along Sand Lake Road which caused water to cross the roadway. La Crosse County has since cleaned the downed trees from the ditch as well as any accumulated sediments. Engineer Dahl also stated that the developer has since removed an obsolete driveway immediately downstream of the church which also increases the ditch capacity. He stated that the Pertzsch Farm development plans have properly

designed drainage ponds and stated the ponds are designed to contain the excess water due to development and they will allow excess water to run off site. He stated that water leaving the site goes into the Sand Lake Road ditch and is directed to the south. He stated that the Sand Lake Road ditch will be redesigned with the reconstruction planned for 2021. A portion of the larger ditch section has been constructed along the southern end of the Pertzsch Farm development.

Member Grokowsky asked if the change in zoning would change the runoff volume and what role does the traffic volume increase play into a decision. Administrator Heinig stated that the change in zoning would not affect the runoff volume. He stated that during the plat review process the increase of traffic was taken into account. The traffic increase on Sand Lake Road was negligible for tonight's discussion since the density of the proposal is approximately the same as the existing zoning density.

Member Kertis asked if turn lanes or bike lanes were included in the Sand Lake Road design. Administrator Heinig stated that there were no turn lanes included. The design is an urban roadway cross section with reduced speed limits. He stated that the Village funded the bike lane being added on the west side of the roadway from Hanson Road to Grant Street and the sidewalk on the east side of the road from Grant Street to Alpine Lane.

Member Appold asked to confirm if the runoff was designed to go to Sand Lake Road and that Sand Lake Road's capacity has always been inadequate, not a result of the development. Administrator Heinig confirmed that was the case.

Member Kertis asked if the lots across the street were single family lots. Administrator Heinig stated they were.

Member Barlow asked if any comments were received from the church. Administrator Heinig stated that he hadn't received any.

Member Appold asked if the Sand Lake project schedule was known. Administrator Heinig stated that he did not know when it would begin, just that the project has been recently approved for 2021.

Member Barlow asked if it were proper to delay the project until the Sand Lake Road project was started or complete. Administrator Heinig stated that the commission must review the project and rezoning to verify it meets the requirements of the comprehensive plan and of a SPAR review and then either accept, modify, or deny the action item.

Member Appold asked if streetlights were proposed. Administrator Heinig answered they were not included, but could be required as part of the acceptance.

Member Stanek asked for clarification that the excess water due to development was accounted for within the subdivision. Administrator Heinig stated that the proposal absolutely has proper measures in place to address it's stormwater in addition to the measures in place as part of the subdivision.

Motion by Stanek, seconded by Kulcinski to recommend approval of the Petition for Change of Zoning from (R-1) Single Family Residential District to (PUD) Planned Unit Development and Site Plan and Architectural Review (SPAR) for five duplex condos (10 units) on the property at Lot 16, Block 5, corner of Beyer Road and Schilling Road. Motion failed 2 in favor Stanek, Kulcinski; 3 opposed Barlow, Grokowsky, Gill; 2 abstained Appold, Kertis.

The planning commission opted not to discuss the item further.

No additional motion was made or accepted by the members of the planning commission. As a result, the planning commission forwards this item to the Village Board without a formal recommendation.

Possible Action and Recommendation on Annexation Petition from Dan and Christal Thielker consisting of <3ac from the Town of Onalaska on Cole Ct.

Administrator Heinig explained the location of the property and stated it does create 2 islands which is allowed by the boundary agreement. He stated sewer and water would be extended down Cole Court to serve the area. He stated the annexation is consistent with our comp plan and Town of Onalaska boundary agreement. He stated the annexation should be contingent on being found to be in the public interest by the State of Wisconsin. He has no concerns with the proposed annexation and fully recommends its approval.

Member Barlow asked for clarification on the current Village boundary. Administrator Heinig explained the boundaries.

Motion by Stanek, seconded by Gill to recommend approval of Annexation Petition from Dan and Christal Thielker consisting of <3ac from the Town of Onalaska on Cole Court contingent upon final review of the state of Wisconsin. Carried 7-0.

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

Administrator Heinig gave a brief summary of next month's items.

Adjourn:

Motion by Grokowsky, seconded by Kulcinski to adjourn at 7:30 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer



Traditional Trades, Inc

Design | Builder | Developer | Sales & Leasing

1641 Sand Lake Road Onalaska, WI (608) 783-4785

July 2, 2020

To: Planning Board Members and Village Staff

Re: Planned Unit Development on Pertzsch Farm Addition Lot 16, Block 5, Parcel 14-4842-0

Traditional Trades, Inc. is requesting the rezoning of Pertzsch Farm Addition Lot 16, Block 5 from R-1 to PUD Planned Unit Development. The 1.84 acre lot is located at the corner of Beyer Road and Schilling Road in the northeast corner of the Pertzsch Farm Addition. The proposed project will include five single story twindos and one maintenance garage. All units will be accessed via a private drive extended from Beyer Road. The timeless designed layouts, choice of high quality materials and well planned landscaping will create a pleasing curb appeal for the development. We look forward to working with the Village on all aspects of this project.

Please feel free to contact me with any questions or concerns.

Sincerely,

Adam Aspenson
Traditional Trades, Inc.
1641 Sand Lake Road
Onalaska, WI 54650
608-783-4785



Traditional Trades, Inc

Design | Builder | Developer | Sales & Leasing

1641 Sand Lake Road Onalaska, WI (608) 783-4785

Exterior Finishes and Colors:

- Siding: L-P smart siding. The color is Sand in the Diamond Kote color collection
- Stone: Reflection stone from County Materials Corp. The color is Clarity
- Window: Color is White
- Garage Doors: Color is White
- Soffit and Fascia: Color is White
- Roof: Tamko. The color is Weatherwood

Exterior Lighting:

- All exterior lighting will be recessive can lights that shine down from the soffit

Siding & Stone
Color

3006



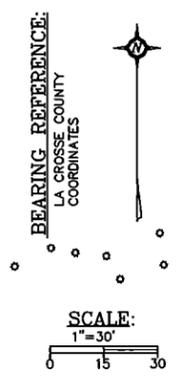


This is a
similar
entrance sign.



STRUCTURE - (1)
 STA: 0+32.93 OFF: -6.41L
 RIM: 729.08
 INV OUT: 714.06 8" PVC

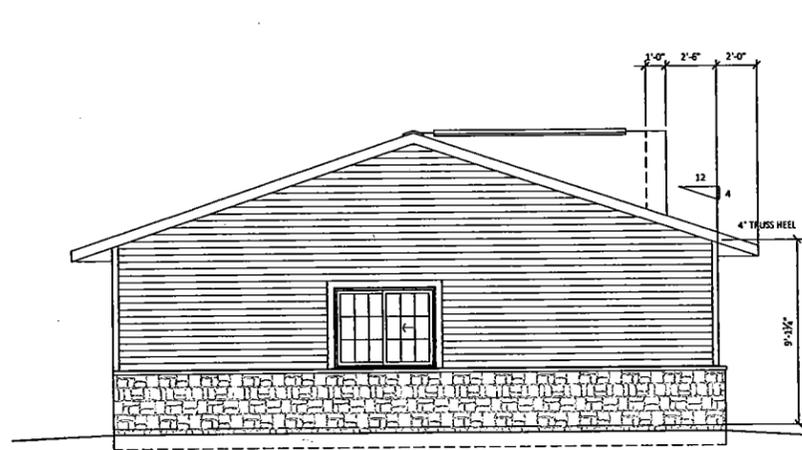
STRUCTURE - (2)
 STA: 2+34.50 OFF: -13.89L
 RIM: 732.80
 INV IN: 723.00 8" PVC



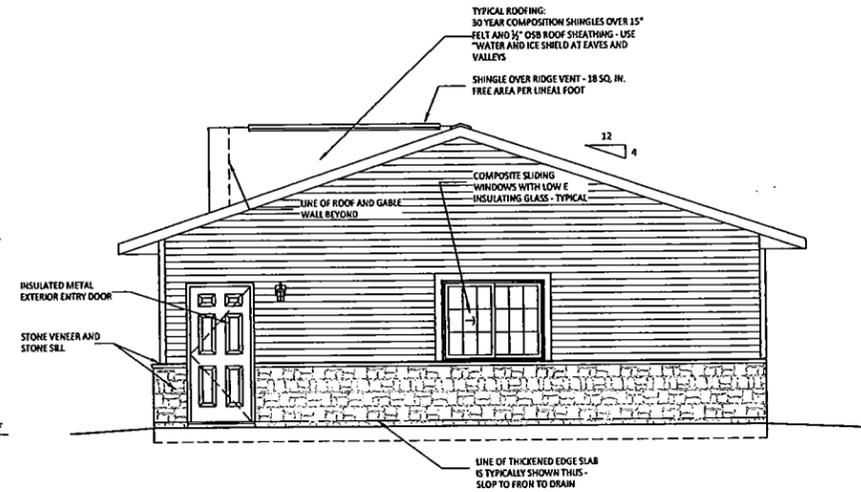
LA CROSSE
 ENGINEERING & SURVEYING CO., INC.
 1808 S. 24th STREET, LA CROSSE, WI 54601
 OFFICE: (608)782-2400
 www.lacrosseeng.com

TRADITIONAL TRADES
 LOT 16, BLOCK 5
 PERTZSCH FARM ADDITION

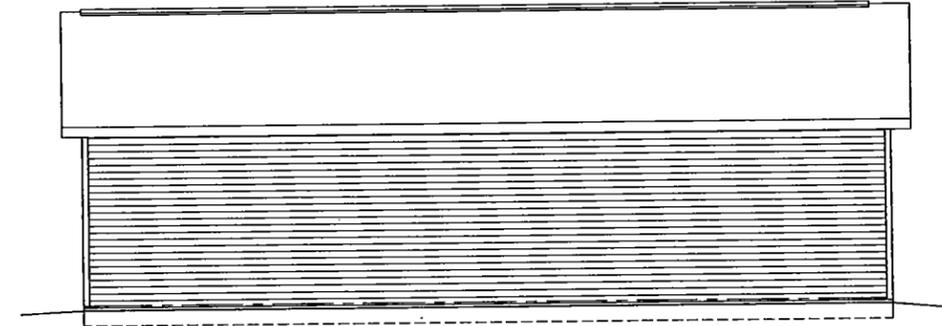
DATE:
 FILE:
 DRAWN BY: F.J.H.



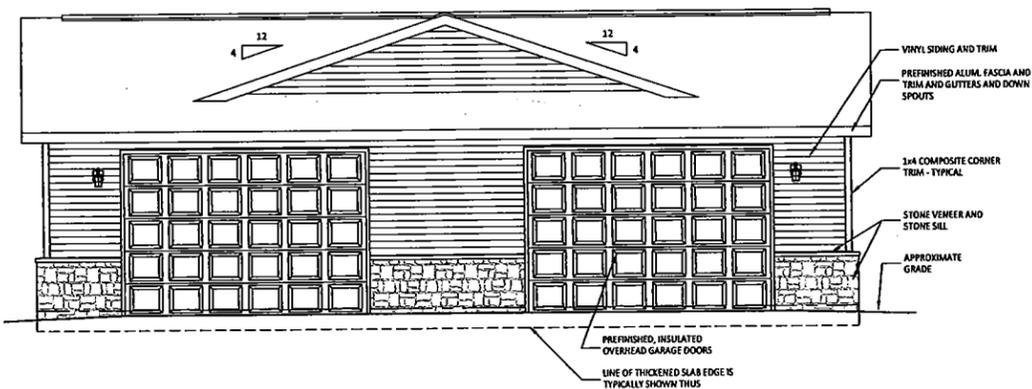
5 LEFT SIDE ELEVATION
1/4" = 1'-0"



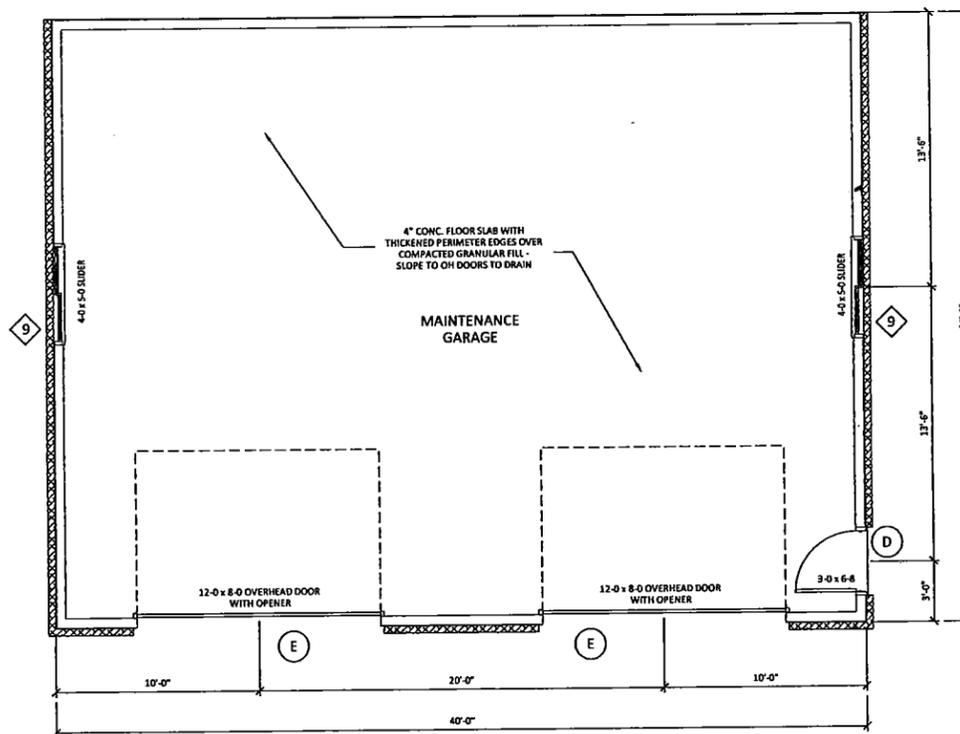
4 RIGHT SIDE ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



1 FLOOR PLAN - MAINTENANCE BLDG.
1/4" = 1'-0"

DRAWING INDEX	
SHEET NO.	SHEET DESCRIPTION
A1	MAINTENANCE BUILDING FLOOR PLAN AND ELEVATIONS
A2	LOWER LEVEL FLOOR PLAN - BUILDING A
A3	MAIN LEVEL FLOOR PLAN - BUILDING A
A4	EXTERIOR ELEVATIONS - BUILDING A
A5	EXTERIOR ELEVATIONS - BUILDING A
A6	LOWER LEVEL FLOOR PLAN - BUILDING B
A7	MAIN LEVEL FLOOR PLAN - BUILDING B
A8	EXTERIOR ELEVATIONS - BUILDING B
A9	EXTERIOR ELEVATIONS - BUILDING B
A301	WALL SECTIONS
A302	WALL SECTIONS

michael jeffers
architect
401 Manley Lane
Cottage Grove, WI 53527-8121
Phone - 608.516.9163
Email - mj@architectcharter.net

Traditional Trades
Design | Builder | Developer | Sales & Leasing
1611 Sand Lake Road | Onalaska, WI | (608) 783-4765

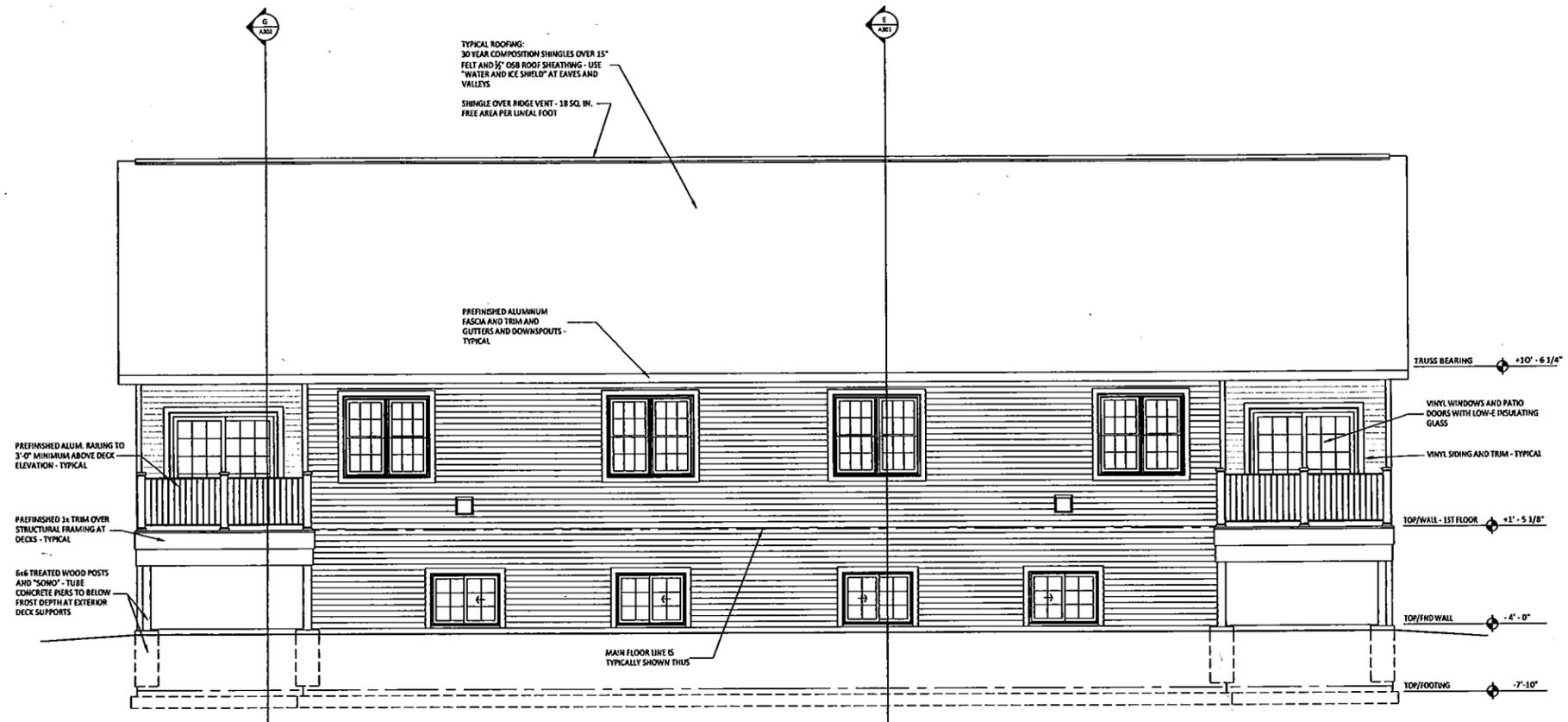
Project:
Traditional Trades Twindo Units
PERTZSCH FARM ADDITION - Village of Holmen, WI

Issue Date: 2020.06.26
Project No.: 2020.03
Drawn: MEJ
Checked:
Approved:

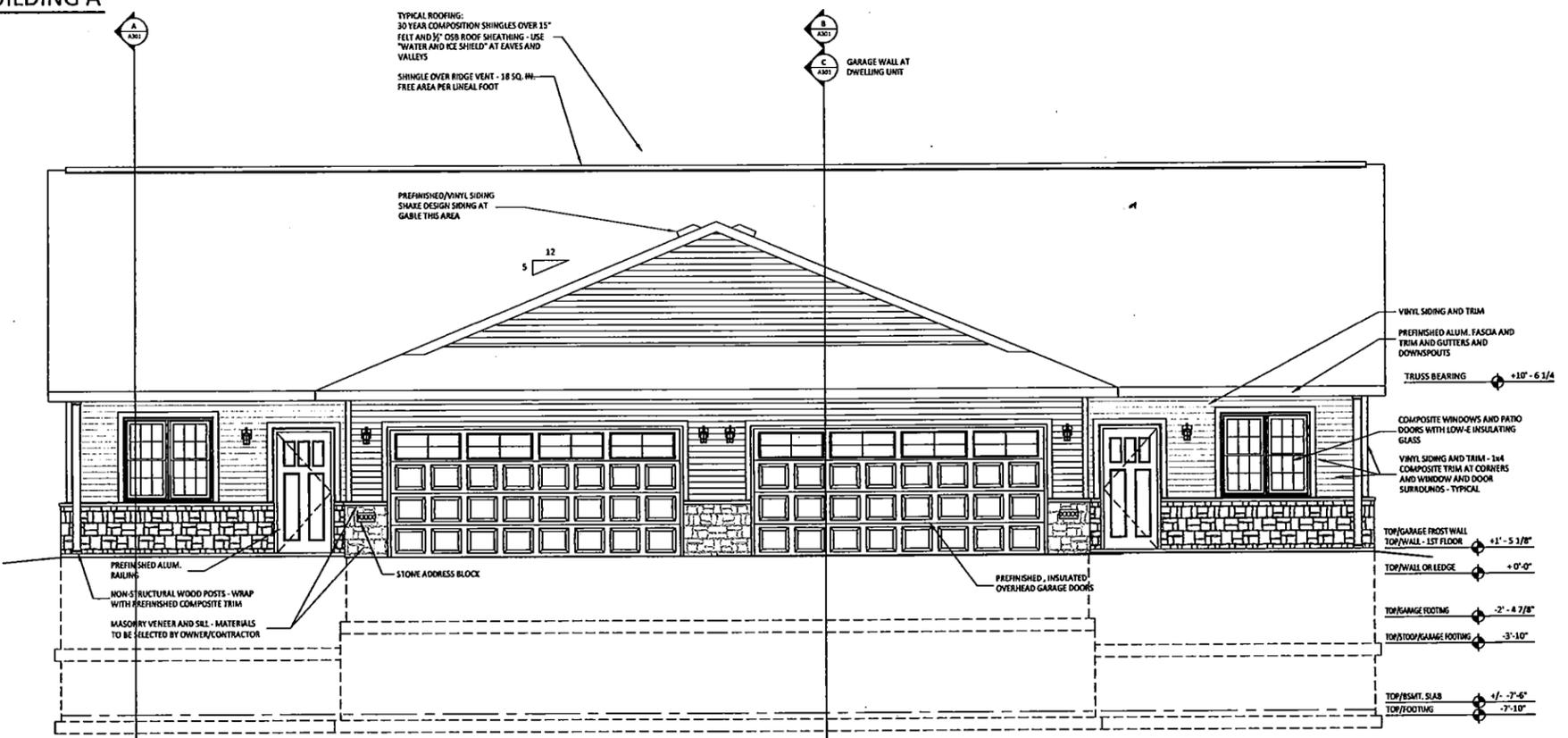
A 2020.07.01

Revisions
Sheet No.

A1



2 REAR ELEVATION - BUILDING A
1/4" = 1'-0"



1 FRONT ELEVATION - BUILDING A
1/4" = 1'-0"

michael jeffers
architect
401 Manley Lane
Cottage Grove, WI 53527-8121
Phone - 608.516.9163
Email - mjarchitect@charter.net

Traditional Grades
Design | Builder | Developer | Sales & Leasing
3643 Sand Lake Road | Onalaska, WI | (608) 783-4785

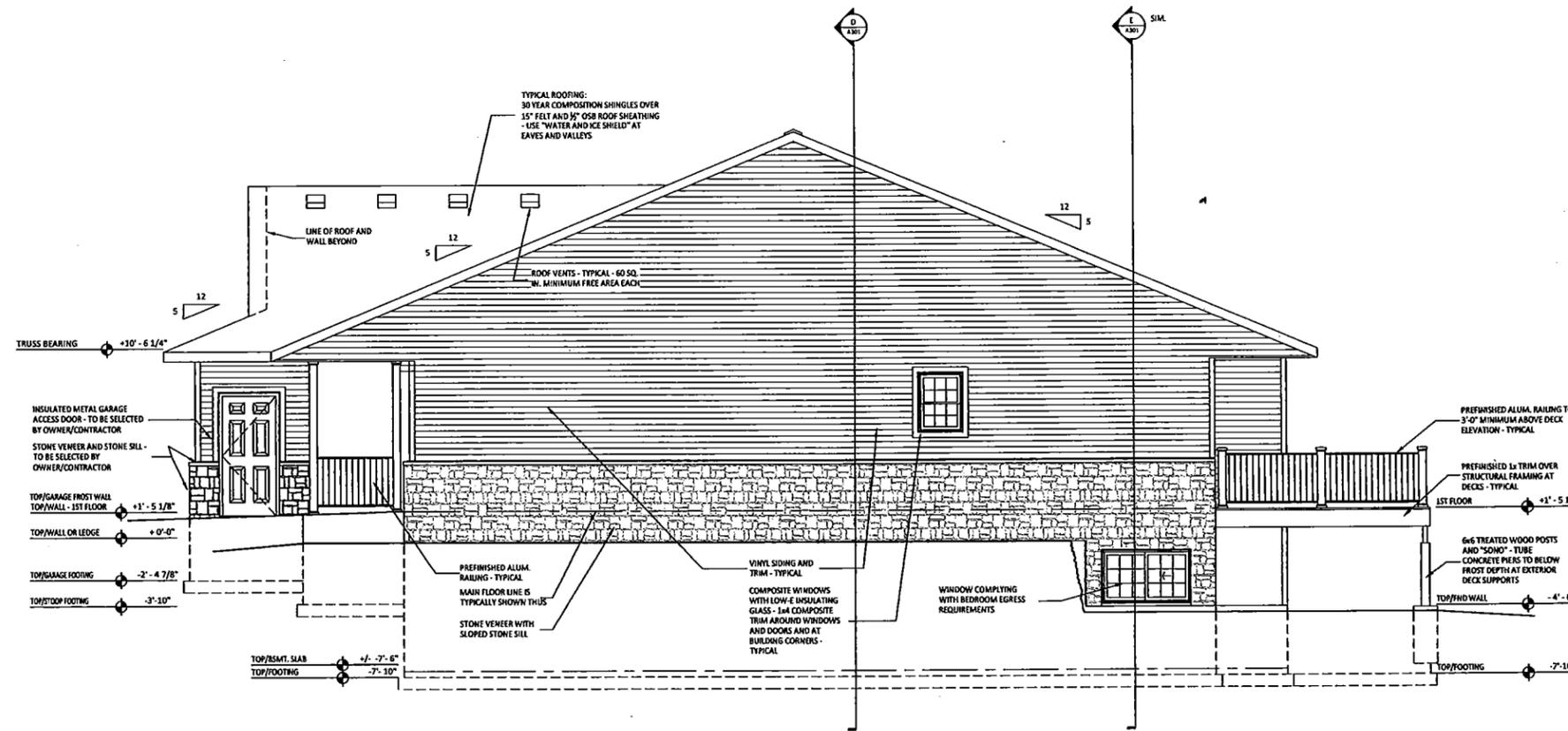
Project:
Traditional Trades Twindo Units
PERTZSCH FARM ADDITION - Village of Holmen, WI

Issue Date:	2020.06.26
Project No.:	2020.03
Drawn:	M.E.J.
Checked:	
Approved:	

A	2020.07.01
---	------------

Revisions
Sheet No.

A4



1 SIDE ELEVATION - BUILDING A - BOTH SIDES SIMILAR
 1/4" = 1'-0"

Michael Jeffers
 architect
 401 Manley Lane
 Cottage Grove, WI 53527-8121
 Phone - 608.516.9163
 Email - mjaarchitect@charter.net

Traditional Trades
 Design | Builder | Developer | Sales & Leasing
 1641 Sand Lake Road | Oneida, WI | (608) 783-4785

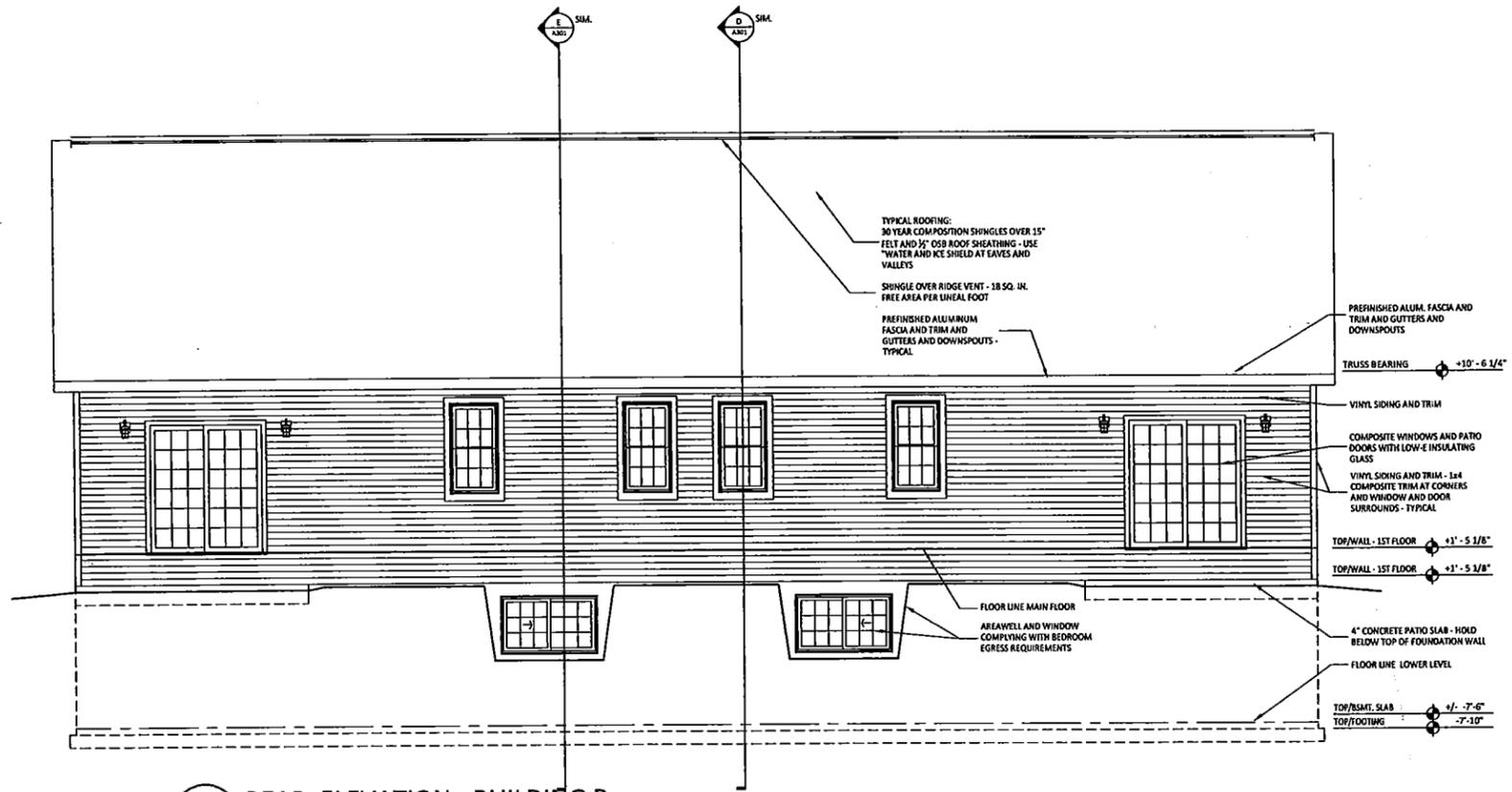
Project:
Traditional Trades Twindo Units
 PERTZSCH FARM ADDITION - Village of Holmen, WI

Issue Date: 2020.06.26
 Project No. 2020.03
 Drawn: MEJ
 Checked:
 Approved:

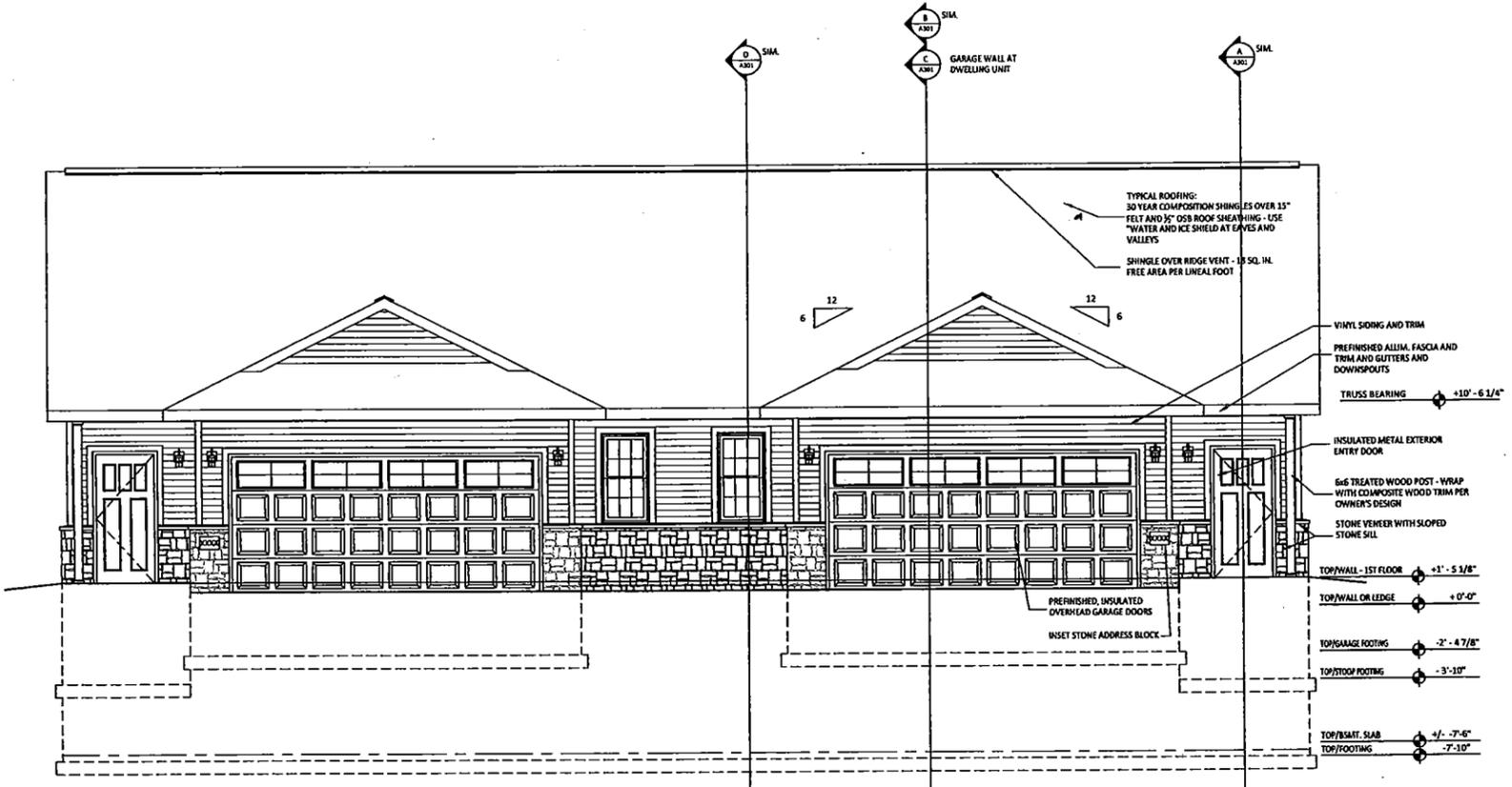
A	2020.07.01
---	------------

Revisions
 Sheet No.

A5



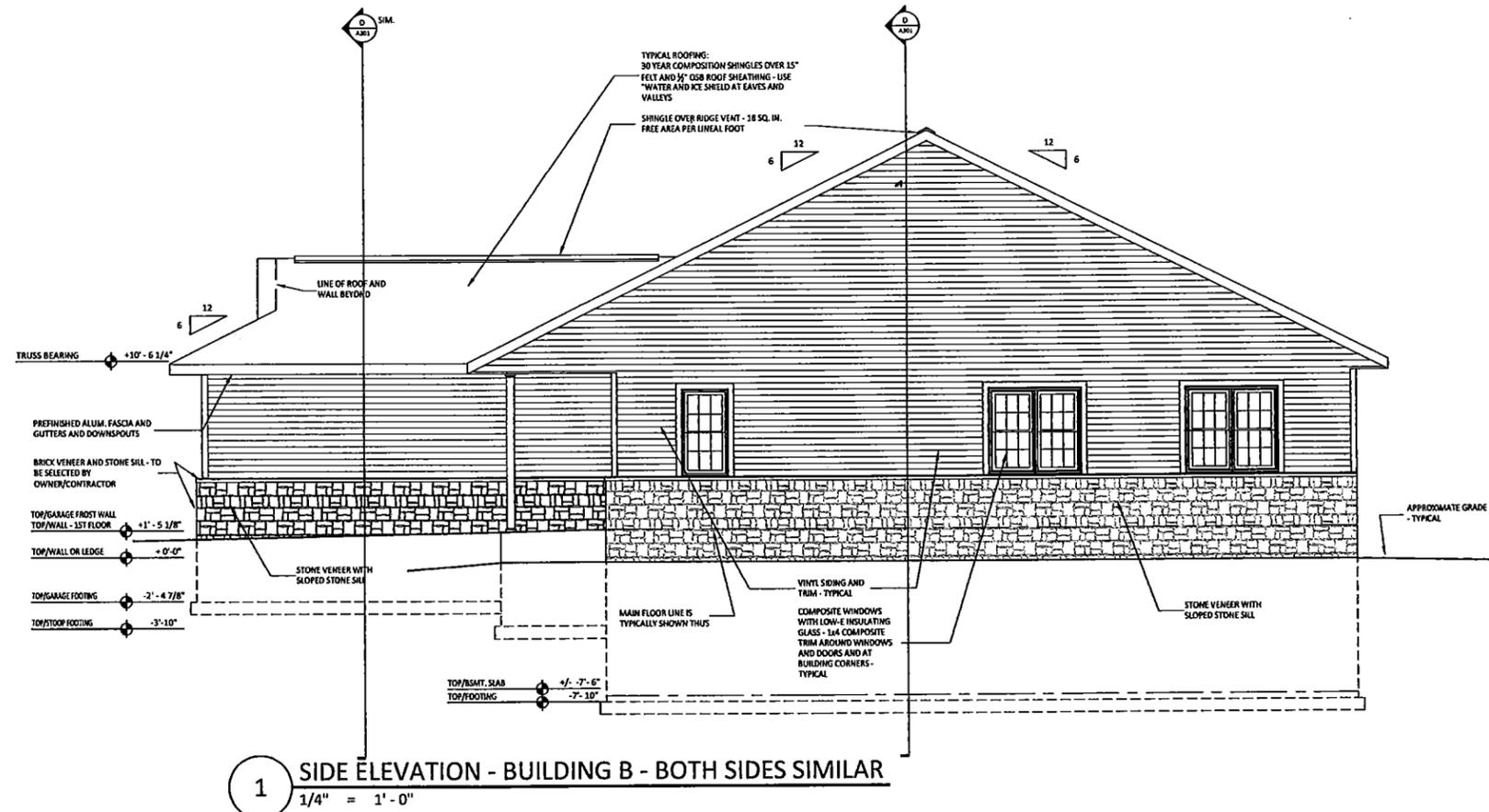
2 REAR ELEVATION - BUILDING B
 1/4" = 1'-0"



1 FRONT ELEVATION - BUILDING B
 1/4" = 1'-0"

WINDOW SCHEDULE					
MARK	COUNT	MARVIN PRODUCT	RO - VERIFY	JAMB	NOTES
1		ELSF6068 XO AND OX	72" x 82 1/2"	6 9/16"	PATIO DOOR
2		ELGL7236	72 1/2" x 36 1/4"	6 9/16"	REC ROOM
3		ELGL4836	48 1/2" x 36 1/4"	6 9/16"	REC ROOM
4		ELGL6036 E	60 1/2" x 36 1/4"	6 9/16"	LL BEDROOM - MUST MEET EGRESS REQM'TS
5		ELDH3056 2W	60" x 56 1/4"	6 9/16"	BEDROOM
6		ELDH3060 3W	89 1/2" x 60 1/4"	6 9/16"	GREAT ROOM
7		ELDH3036	30 1/2" x 36 1/4"	6 9/16"	KITCHEN
8		ELDH3056	30 1/2" x 56 1/4"	6 9/16"	BEDROOM AND ENTRY
9		ELGL6048 E	60 1/2" x 48 1/4"	6 9/16"	MAINTENANCE BUILDING
THERMAL PERFORMANCE "ELEVATE" BY MARVIN WINDOWS AND DOORS VERIFY GRILLES W/OWNER/CONTRACTOR		DUAL PANE GLASS W/LOW E II COATING ARGON GAS FILLED AND WARM EDGE SPACER		ELDH = .26 - .31 U-VALUE ELGL = .28 - .31 U-VALUE ELSF6 = .27 - .29 U-VALUE	

DOOR SCHEDULE				
MARK	COUNT	PRODUCT	JAMB	NOTES
A		"THERMA TRU" STEEL DOOR - FULL GLASS	6 9/16"	CLAD/ INCLUDE FULL GLASS STORM DOOR
B		"THERMA TRU" STEEL DOOR - 6 PANEL	6 9/16"	FIRE RATED
C		16' x 7' INSULATED STEEL OH DOOR	4 9/16"	PREFINISHED
D		"THERMA TRU" STEEL DOOR - 6 PANEL	4 9/16"	CLAD
E		12' x 8' INSULATED STEEL OH DOOR	4 9/16"	PREFINISHED
SPECIFICATIONS "THERMA TRU" STEEL DOORS		24 GAUGE GALVANIZED STEEL FACINGS ADJUSTABLE HINGE INSULATED TEMPERED GLASS ADJUSTABLE, THERMALLY BROKEN THRESHOLD		ENERGY PERFORMANCE RATING ENTRY DOORS FLUSH OR EMBOSSED = 0.27/0.16 U FACTOR / 0.01 SHGC



Michael Jeffers
architect
401 Manley Lane
Cottage Grove, WI 53527-8121
Phone - 608.516.9163
Email - mjarchitect@charter.net

Traditional Shades
Design | Builder | Developer | Sales & Leasing
1641 Sand Lake Road | Onitaska, WI | (609) 783-4785

Project:
Traditional Trades Twindo Units
PERTZSCH FARM ADDITION - Village of Holmen, WI

Issue Date: 2020.06.26
Project No.: 2020.03
Drawn: MEJ
Checked:
Approved:

A 2020.07.01

Revisions
Sheet No.

A9

Traditional Trades Twinhome Planting Calculations		
* All requirements based on R-5 zoning.		
Building Foundation		
Code	75 pts per 100 LF of foundation	
Required	1314	975
Paved Areas		
Code	100 pts per 20 parking spaces	
Required	20	100
Street Frontages		
Code	100 pts per 100 LF of street frontages	
Required	635	635
Yard Areas		
Code	20 pts per 1000 GSF	
Required	14108	280
Total Required points		1990

RIVER CITY
Lawnscapes
INC.

Traditional Trades Twinhome Full Planting Schedule

Symbol	Qty	Prop.	Botanical Name	Common Name	Installed size	Mature Size	Root	Spacing	Points per Plant	Subtotal Points
Shade Trees										
Que Bic	2		Quercus bicolor RF	Swamp White Oak	2" cal	40'x50'	B & B	as shown	75	75
Ace Sac	3		Acer Saccharum RF	Sugar Maple	2" cal	60'x40'	B & B	as shown	75	225
Gin Bil	4		Ginkgo Bilboa	Ginkgo	2" cal	45'x30'	B & B	as shown	75	300
Deciduous Trees										
Pla Occc	2		Platanus occidentalis	Sycamore American Planetree	1 1/2" cal	40'x50'	25 gal	as shown	30	60
Ace Rub	1		Acer Rubrum RF	Red Maple Scarlet	1 1/2" cal	40'x30'	25 gal	as shown	30	30
Cer Jap	3		Cercidiphyllum Japonicum	Katsuratree	10'	25'x20'	15 gal	as shown	15	45
Cer Jap	6		Cercidiphyllum Japonicum	Katsuratree	10'	25'x20'	15 gal	as shown	15	90
Bet Nig	6		Betula Nigra RF	River Birch	15'	40'x25'	20 gal	as shown	15	90
Total Coverage Deciduous Trees										915
Evergreen Trees										
Pic Abi	3		Picea Abies	Norway Spruce	5'	40'x25'	B & B	as shown	40	120
Pic Omo	1		Picea Omorika	Serbian Spruce	5'	50'x20'	B & B	as shown	40	40
Total Coverage Evergreen Trees										160
Deciduous Shrubs										
Vib Pru	3		Viburnum Prunifolium	Blackhaw Vibernum	36"	6'-8'	5 gal	as shown	5	15
Hyp Kal	18		Hypericum Kalmianum	Kalm's St. Johnswort	18"	3'x3'	2 gal	3 ft	1	18
Spi Arg	18		Spiraea x arguta "Compacta"	Compact Garland Spirea	18"	3'x3'	2 gal	3 ft	1	18
Aro Arb	30		Aronia Arbutifolia	Red Chokeberry	24"	4'x6"	2 gal	5 ft	3	90
For Ova	30		Forsythia Ovata	Early Forsythia	24"	4'x5'	5 gal	5 ft	3	90
Spi Jap	47		Spiraea Japonica Alpina	Daphne Spirea	18"	2'x3'	2 gal	3 ft	1	47
Phy Opu	30		Physocarpus Opulifolius	Eastern Ninebark	36"	6'x6'	5 gal	6 ft	5	150
Mag Ste	4		Magnolia Stellata	Star Magnolia	4'	15'x10'	7 gal	as shown	5	20
Hyd Pan	15		Hydrangea Paniculata	Peegee Hydrangea	36"	5'-6'	5 gal	5 ft	5	75
Spi Nip	20		Spiraea Nipponica	Snowmound Spirea	18"	3'x4'	2 gal	3 ft	1	20
Pot Fru	20		Potentilla Fruticosa CVS	Bush Cinquefoil	18"	3'x3'	2 gal	3 ft	1	20
Ber Thu	12		Berberis Thunbergii	Redleaf Japanese Barberry	18"	2'x2'	2 gal	3 ft	1	12
Myr Pen	12		Myrica Pensylvanica	Bayberry	24"	3'x4'	3 gal	5 ft	3	36
Cor Ser	20		Cornus Sericea Baileyi	Baley Redosier Dogwood	36"	5'x6'	5 gal	6 ft	5	100
Ame Sp	1		Amelanchier Sp.	Serviceberry	6'	13'	15 gal	as shown	5	5
Syr Mey	7		Syringa Meyer "Palibin"	Palibin Lilac	24"	5'	2 gal	4 ft	3	21
Wei Flo	13		Weigela Florida	Old-fashioned Weigela	24"	4'	2 gal	4 ft	3	39
Rho PJM	5		Rhododendron x "PJM Hybrid"	PJM Hybrid Rhododendron	24"	4'	2 gal	4 ft	1	5
Total Coverage Deciduous Shrubs										781
Evergreen Shrubs										
Jun Hor	59		Juniperus horizontalis	Creeping Juniper	12"	3'-5'	5 gal	4 ft	3	177
Tax Cus	30		Taxus Cuspidata "Nana"	Dwarf Japanese Yew	18"	3'x5'	5 gal	5 ft	5	150
Bux Mic	42		Buxus Microphylla Koreana	Korean Littleleaf Box	18"	3'x3'	2 gal	3 ft		0 Shade Substitution for Spi Jap for houses 2,4,6
Tsu Can	30		Tsuga Canadensis	Canadian Hemlock	24"	4'x5'	5 gal	5 ft		0 Shade Substitution for For Ova for houses 2,4,6
Total Coverage Evergreen Shrubs										327
Grand Total Points Provided										2183
Points Required										1990
Net difference										193



Traditional Trades Twinhome Planting Schedule - Houses 1-6 (calculations shown for one side)

Symbol	Qty	Prop.	Botanical Name	Common Name	Installed size	Mature Size	Root	Spacing	Points per Plant	Subtotal Points	Notes
Deciduous Shrubs											
Vib Pru	1		Viburnum Prunifolium	Blackhaw Vibernum	36"	6'-8'	5 gal	as shown	5		5 only one needed - shared space between units
Hyp Kal	3		Hypericum Kalmianum	Kalm's St. Johnswort	18"	3'x3'	2 gal	3 ft	1		3
Spi Arg	3		Spiraea x arguta "Compacta"	Compact Garland Spirea	18"	3'x3'	2 gal	3 ft	1		3
Aro Arb	5		Aronia Arbutifolia	Red Chokeberry	24"	4'x6"	2 gal	5 ft	3		15
For Ova	5		Forsythia Ovata	Early Forsythia	24"	4'x5'	5 gal	5 ft	3		15
Spi Jap	7		Spiraea Japonica Alpina	Daphne Spirea	18"	2'x3'	2 gal	3 ft	1		7
Phy Opu	5		Physocarpus Opulifolius	Eastern Ninebark	36"	6'x6'	5 gal	6 ft	5		25
Total Coverage Deciduous Shrubs										73	
Evergreen Shrubs											
Jun Hor	8		Juniperus horizontalis	Creeping Juniper	12"	3'-5'	5 gal	4 ft	3		24 5 needed per side - 3 needed for shared space
Tax Cus	5		Taxus Cuspidata "Nana"	Dwarf Japanese Yew	18"	3'x5'	5 gal	5 ft	5		25
Bux Mic	7		Buxus Microphylla Koreana	Korean Littleleaf Box	18"	3'x3'	2 gal	3 ft			0 Shade Substitution for Spi Jap for houses 2,4,6
Tsu Can	5		Tsuga Canadensis	Canadian Hemlock	24"	4'x5'	5 gal	5 ft			0 Shade Substitution for For Ova for houses 2,4,6
Total Coverage Evergreen Shrubs										49	
Grand Total Points Provided										122	
Points Required										95	
Net difference										27	



Traditional Trades Twinhome Full Planting Schedule - Houses 7-10 (Calculations shown for one side)

Symbol	Qty	Prop.	Botanical Name	Common Name	Installed size	Mature Size	Root	Spacing	Points per Plant	Subtotal Points
Deciduous Shrubs										
Mag Ste	1		Magnolia Stellata	Star Magnolia	4'	15'x10'	7 gal	as shown	5	5
Hyd Pan	3		Hydrangea Paniculata	Peegee Hydrangea	36"	5'-6'	5 gal	5 ft	5	15
Spi Nip	5		Spiraea Nipponica	Snowmound Spirea	18"	3'x4'	2 gal	3 ft	1	5
Pot Fru	5		Potentilla Fruticosa CVS	Bush Cinquefoil	18"	3'x3'	2 gal	3 ft	1	5
Ber Thu	3		Berberis Thunbergii	Redleaf Japanese Barberry	18"	2'x2'	2 gal	3 ft	1	3
Myr Pen	3		Myrica Pensylvanica	Bayberry	24"	3'x4'	3 gal	5 ft	3	9
Cor Ser	5		Cornus Sericea Baileyi	Baley Redosier Dogwood	36"	5'x6'	5 gal	6 ft	5	25
Total Coverage Deciduous Shrubs										67
Evergreen Shrubs										
Jun Hor	5		Juniperus horizontalis	Creeping Juniper	12"	3'-5'	5 gal	4 ft	3	15
Total Coverage Evergreen Shrubs										15
Houses 7-10 Total Points Provided										82
Points Required										81
Net difference										1



Traditional Trades Twinhome Full Planting Schedule - Garage

Symbol	Qty Prop.	Botanical Name	Common Name	Installed size	Mature Size	Root	Spacing	Points per Plant	Subtotal Points
Deciduous Shrubs									
Ame Sp	1	Amelanchier Sp.	Serviceberry	6'	13'	15 gal	as shown	5	5
Hyd Pan	3	Hydrangea Paniculata	Peegee Hydrangea	36"	5'-6'	5 gal	5 ft	5	15
Syr Mey	7	Syringa Meyeri "Palibin"	Palibin Lilac	24"	5'	2 gal	4 ft	3	21
Wei Flo	13	Weigela Florida	Old-fashioned Weigela	24"	4'	2 gal	4 ft	3	39
Rho PJM	5	Rhododendron x "PJM Hybrid"	PJM Hybrid Rhododendron	24"	4'	2 gal	4 ft	1	5
Spi Jap	5	Spiraea Japonica Alpina	Daphne Spirea	18"	2'x3'	2 gal	3 ft	1	5
Total Coverage Deciduous Shrubs									90



Garage Total Points Provided	90
Points Required	90
Net difference	0

Traditional Trades Twinhome Full Planting Schedule - Paved Area

Symbol	Qty Prop.	Botanical Name	Common Name	Installed size	Mature Size	Root	Spacing	Points per Plant	Subtotal Points
Deciduous Trees									
Pla Occc	2	Platanus occidentalis	Sycamore American Planetree	1 1/2" cal	40'x50'	25 gal	as shown	30	60
Ace Rub	1	Acer Rubrum RF	Red Maple Scarlet	1 1/2" cal	40'x30'	25 gal	as shown	30	30
Cer Jap	3	Cercidiphyllum Japonicum	Katsuratree	10'	25'x20'	15 gal	as shown	15	45
Total Coverage Deciduous Trees									135
Paved Area Total Points Provided									135
Points Required									100
Net difference									35



Traditional Trades Twinhome Full Planting Schedule - Street frontages

Symbol	Qty	Prop.	Botanical Name	Common Name	Installed size	Mature Size	Root	Spacing	Points per Plant	Subtotal Points	
Shade Trees											
Gin Bil	4		Ginkgo Bilboa	Ginkgo	2" cal	45'x30'	B & B	as shown	75	300	
Que Bic	1		Quercus bicolor RF	Swamp White Oak	2" cal	40'x50'	B & B	as shown	75	75	
Deciduous Trees											
Cer Jap	6		Cercidiphyllum Japonicum	Katsuratree	10'	25'x20'	15 gal	as shown	15	90	
Bet Nig	6		Betula Nigra RF	River Birch	15'	40'x25'	20 gal	as shown	15	90	
									Total Coverage Deciduous Trees	555	
Evergreen Trees											
Pic Abi	3		Picea Abies	Norway Spruce	5'	40'x25'	B & B	as shown	40	120	
Pic Omo	1		Picea Omorika	Serbian Spruce	5'	50'x20'	B & B	as shown	40	40	
									Total Coverage Evergreen Trees	160	
										Street Frontages Total Points Provided	715
										Points Required	635
										Net difference	80



Traditional Trades Twinhome Full Planting Schedule - Yard area

Symbol	Qty Prop.	Botanical Name	Common Name	Installed size	Mature Size	Root	Spacing	Points per Plant	Subtotal Points
Shade Trees									
Que Bic	1	Quercus bicolor RF	Swamp White Oak	2" cal	40'x50'	B & B	as shown	75	75
Ace Sac	3	Acer Saccharum RF	Sugar Maple	2" cal	60'x40'	B & B	as shown	75	225
Total Coverage Deciduous Trees									300



Yard Area Total Points Provided	300
Points Required	300
Net difference	0

Dated this 16th day of June, 2020

State of Wisconsin}
}ss.
County of La Crosse}

Kyle Thielker (Elector)
Owner name

[Signature]
Owner name

Personally came before me this 16th day of June 2020.
Kyle Thielker to me

known to be the person(s) who executed the fore-
going instrument and acknowledged the same.

16206 Cole Ct.
Owner address

[Signature]
Notary Public, State of Wisconsin
My Commission Expires: 11/13/22

Dated this 18th day of June, 2020

State of Wisconsin}
}ss.
County of La Crosse}

JAMES A. CARLSON
Owner name

[Signature]
Owner name

Personally came before me this 18th day of June 2020.
James Carlson to me

known to be the person(s) who executed the fore-
going instrument and acknowledged the same.

526 3rd Ave NW
Owner address

[Signature]
Notary Public, State of Wisconsin
My Commission Expires: 11/13/22

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__.

known to be the person(s) who executed the fore-
going instrument and acknowledged the same.

Owner address

Notary Public, State of Wisconsin
My Commission Expires: _____

ANNEXATION DESCRIPTION

(PARCEL NUMBERS 10-402-0, 10-402-2, 10-400-100, PART OF 10-398-1)

LOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 11 OF LACROSSE COUNTY CERTIFIED SURVEY MAPS, PAGE 153, AS DOCUMENT NUMBER 1401856, AND PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE SW1/4 OF THE SE1/4, AND PART OF THE SE1/4 OF THE SW1/4, AND PART OF THE NE1/4 OF THE SW1/4 OF SECTION 18, T17N, R7W, TOWN OF ONALASKA, LACROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, T17N, R7W; THENCE S00°38'31"E, 2632.93 FEET, TO THE NORTHWEST CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 18, T17N, R7W; THENCE S00°38'48"E, 980.04 FEET ALONG THE WEST LINE OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 18, TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 11 OF LACROSSE COUNTY CERTIFIED SURVEY MAPS, PAGE 153, AS DOCUMENT NUMBER 1401856, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S89°47'45"E, 33.00 FEET ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 11, PAGE 153, TO THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP; THENCE S00°38'48"E, 150.93 FEET ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP, TO THE NORTHWEST CORNER OF LOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 11, PAGE 153; THENCE S89°47'56"E, 40.00 FEET ALONG THE NORTH LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP; THENCE S65°13'36"E, 157.23 FEET ALONG THE NORTHEAST LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP; THENCE S00°38'48"E, 123.73 FEET ALONG THE EAST LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP, TO THE SOUTHEAST CORNER THEREOF; THENCE N89°47'45"W, 182.02 FEET ALONG THE SOUTH LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP, TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 1169201 OF LACROSSE COUNTY RECORDS; THENCE S00°38'48"E, 157.00 FEET ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN DOCUMENT NUMBER 1169201, TO THE SOUTHWEST CORNER THEREOF; THENCE N89°47'45"W, 33.00 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL DESCRIBED IN DOCUMENT NUMBER 1169201, TO THE WEST LINE OF THE SW1/4 OF THE SE1/4 OF SECTION 18, T17N, R7W; THENCE S00°38'48"E, 191.67 FEET ALONG THE WEST LINE OF THE SW1/4 OF THE SE1/4 OF SECTION 18, T17N, R7W, TO THE REFERENCE LINE OF U.S. HIGHWAY 53 (THE NORTH-BOUND REFERENCE LINE AS SHOWN ON WISCONSIN DEPARTMENT OF TRANSPORTATION PLAN NUMBER 1631-1-21); THENCE N51°35'51"W, 332.51 FEET ALONG SAID U.S. HIGHWAY 53 REFERENCE LINE, TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COLE COURT; THENCE N38°24'07"E, 357.52 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COLE COURT AND THE SOUTHWESTERLY EXTENSION THEREOF, TO ITS INTERSECTION WITH A LINE LYING 33 FEET WEST OF, AND PARALLEL TO THE WEST LINE OF THE NW1/4 OF THE SE1/4 OF SECTION 18, T17N, R7W; THENCE N89°21'12"E, 33.00 FEET ALONG A LINE PERPENDICULAR TO THE WEST LINE OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 18, TO A POINT ON SAID WEST LINE; THENCE N00°38'48"W, 201.57 FEET ALONG THE WEST LINE OF THE NW1/4 OF THE SE1/4 OF SECTION 18, T17N, R7W, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 2.609 ACRES.

DRAFTED BY: RICHARD A. BERG, PLS #1213
BERG ENTERPRISES
300 STATE ST. - PO BOX 625
HOLMEN, WI 54636

Richard A. Berg
7-09-2020

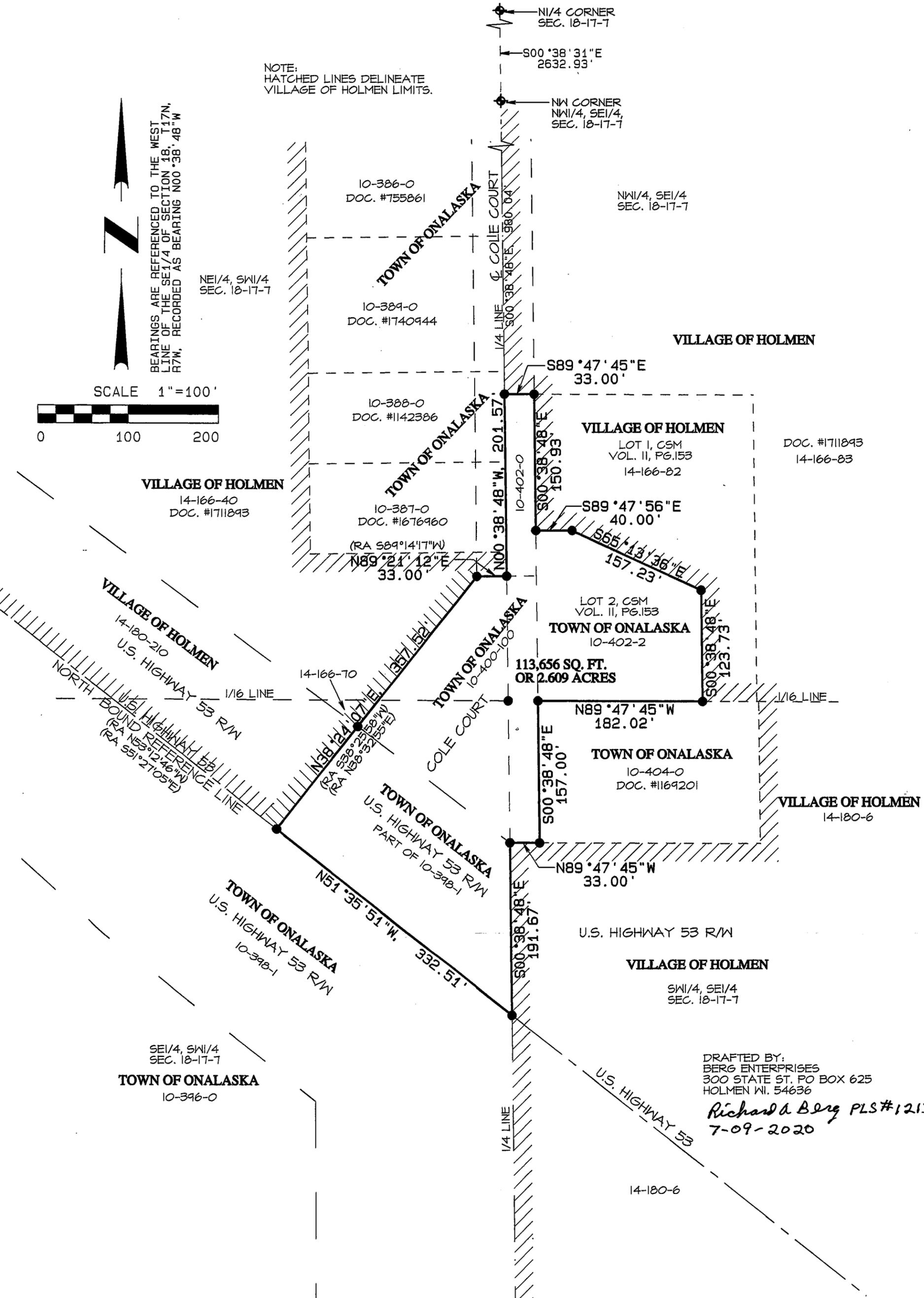
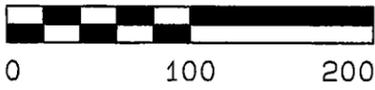
ANNEXATION MAP

LOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 11 OF LACROSSE COUNTY CERTIFIED SURVEY MAPS, PAGE 153, AS DOCUMENT NUMBER 1401856, AND PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE SW1/4 OF THE SE1/4, AND PART OF THE SE1/4 OF THE SW1/4, AND PART OF THE NE1/4 OF THE SW1/4, OF SECTION 18, T17N, R7W, TOWN OF ONALASKA, LACROSSE COUNTY, WISCONSIN.
(PARCEL NUMBERS 10-402-0, 10-402-2, 10-400-100, PART OF 10-398-1)

NOTE:
HATCHED LINES DELINEATE
VILLAGE OF HOLMEN LIMITS.

BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SE1/4 OF SECTION 18, T17N,
R7W, RECORDED AS BEARING N00°38'48"W

SCALE 1" = 100'



DRAFTED BY:
BERG ENTERPRISES
300 STATE ST. PO BOX 625
HOLMEN WI. 54636
Richard A Berg PLS#1213
7-09-2020

Planning Commission Sign-In

Name	Address	
1) Heini Travn	2715 S Pleasant Dr	Holmen
2) Teresa Peters	W6690 Schilling Rd	Ona.
3) William PETERS	" "	ONA
4) Azia Peterslie	W6024 Grosse Pond Ct	ONA
5) Adu Agusan	1641 Sand Lake Rd	ona
6) Ed Petersen	253 Howard Dr	Holmen
7) Jeff Worsley	W6610 Schilling Rd	Ona
8) Susan Keinfelder	2710 S Pleasant Dr	Holmen
9) Fitz Keinfelder	" "	" "
10) Jean Kintze	2722 So Pleasant Dr	
11)		
12)		