Village of Holmen  
Planning Commission Minutes  
April 28, 2020

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, April 28, 2020. Present were commission members Barlow, Stanek, Kulcinski, Gill, Appold, Kertis, and Grokowski; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance: Terry Weiland.

Public Hearings:
Change of Zoning (Rezoning) Petition from Terry Weiland from (R-4) Two-family Residential District to (R-5) Multi-family Residential District, to permit one additional duplex at 2801 Locust Lane

Motion by Grokowsky, seconded by Kulcinski to open the public hearing for the above referenced item. Carried 7-0: Terry Weiland introduced himself as the owner of the property owners and offered to answer any questions regarding the proposed rezoning.

Motion by Appold, seconded by Grokowsky to close the public hearing. Motion carried 7-0.

Approval of the February 25, 2020 Minutes:

Motion by Kertis, seconded by Stanek to approve the minutes of the February 25, 2020 Meeting. Carried 7-0.

Public comment:
None

Agenda Items:

Possible Action and Recommendation on Annexation Petition from Alex and Lindsey Goyette for one residential parcel (Parcel 10-544-0) along North Court from the Town of Onalaska
Administrator Heinig stated that the owner lives in the house on the parcel to be annexed, and also owns the adjacent parcel which is already within the Village limits. He stated the annexation was 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.

Motion by Stanek, seconded by Appold to recommend approval of Annexation Petition from Alex and Lindsey Goyette for one residential parcel (Parcel 10-544-0) along North Court from the Town of Onalaska Carried 7-0.
**Possible Action and Recommendation on Change of Zoning (Rezoning) Petition from Terry Weiland from (R-4) Two-family Residential District to (R-5) Multi-family Residential District, to permit one additional duplex at 2801 Locust Lane**

Administrator Heinig stated the parcel is currently zoned R-4 which allows for one duplex unit. The proposed rezoning to R-5 would allow the density for another unit to be built on the parcel. He stated that this parcel is adjacent to a 7 acre parcel which has 3 large apartment units being constructed on it so the proposed density works on this parcel. He added that all other requirements will be met when the additional unit is built.

**Motion by Kulcinski, seconded by Kertis** to recommend approval of the Change of Zoning (Rezoning) Petition from Terry Weiland from (R-4) Two-family Residential District to (R-5) Multi-family Residential District, to permit an additional duplex at 2801 Locust Lane. Carried 7-0.

**Possible Action and Recommendation on Preliminary Plat of Seven Bridges West (North of Old 93 and West of Horton Street)**

Administrator Heinig explained the location of the parcel, roadways and boundaries in the area. He pointed out that the portion of McGilvray Way running south to north will be renamed Norse Drive up to the lot line between lots 18 and 19. This was done for EMS purposes. He stated that lots 1 through 14 to the west of Norse Drive will be zoned R-6 and the remaining lots will be zoned R-1 which is identical to the preliminary plat submitted when the zoning change was approved. He stated that he recommends the preliminary plat be approved with the noted name change for a portion of McGilvray Way.

Member Kulcinski asked what the width of right of way for the streets were. Administrator Heinig stated they were 60’ standard widths for residential streets.

**Motion by Stanek, seconded by Gill** to recommend approval of the Preliminary Plat of Seven Bridges West (North of Old 93 and West of Horton Street) with the south to north portion of McGilvray Way to be named Norse Drive. Carried 7-0.

**Possible Action on SPAR (Site Plan & Architectural Review) Petition from Wieser Brothers Inc. for Nicolai Flats South, Lots 5 and 6**

Administrator Heinig explained the location of the proposed buildings is along Flat Road south of Hale Drive. They are directly across the street from similar structures previously built by Wieser Brothers Inc., although these buildings will be 2 story buildings. He stated that since these are 2 story buildings the masonry will extend up 50% of the front, and 33% of the sides with the remaining building being LP sided. He stated that the lighting, materials, colors, and landscaping all meet the requirements of the SPAR review and he recommends its approval.
Member Barlow asked where the stormwater will be directed. Administrator Heinig stated that the stormwater will be directed into a stormwater pond that was constructed in the previous stages of construction.

Motion by Kulcinski, seconded by Kertis to approve the SPAR (Site Plan & Architectural Review) Petition from Wieser Brothers Inc. for Nicolai Flats South, Lots 5 and 6. Finding that the purposes and guidelines 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, site and building signage, and site landscaping. Carried 7-0.

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

Administrator Heinig said that some ideas are in the pipeline, but they may be slowed as the COVID-19 situation unfolds. He stated that there will be a May meeting.

Members asked for updates on ongoing projects in the Village including the Halfway Creek bridge, Main/Gaarder Road roundabout, waste water treatment plant, Community Center.

Adjourn:
Motion by Appold, seconded by Grokowski to adjourn at 6:55 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer
March 26, 2020

ANGELA HORNBERG, CLERK
VILLAGE OF HOLMEN
PO BOX 158
HOLMEN, WI 54636-0158

MARY RINEHART, CLERK
TOWN OF ONALASKA
N5589 COMMERCE ROAD
ONALASKA, WI 54650-9266

Subject: GOYETTE ANNEXATION

The proposed annexation submitted to our office on March 06, 2020, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the VILLAGE OF HOLMEN, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. Please include your MBR number 14292 with your ordinance. Ordinance filing checklist available at http://mds.wi.gov/, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: http://mds.wi.gov/View/Petition?ID=2366
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

[Signature]
Erich Schmidtke, Municipal Boundary Review

cc: petitioner
ANNEXATION DESCRIPTION

(PARCEL NUMBER 10-544-0)

LOT 2, BLOCK 1 OF THE RECORDED SUBDIVISION PLAT OF WALDEN ACRES ADDITION TO THE TOWN OF ONALASKA, LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 19, T17N, R7W, TOWN OF ONALASKA, LACROSSE COUNTY, WISCONSIN.

CONTAINING 16,500 SQUARE FEET, OR 0.379 ACRES.

DRAFTED BY:

Richard A. Berg
RICHARD A. BERG, PLS#1213
2-27-2020
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, 2020, at 6:30pm, on the proposed Change of Zoning (Rezoning) Petition as follows:

Terry Weiland (owner) is petitioning for a rezone of his duplex property at 2801 S. Locust Lane (Parcel 14-1664-0) from (R-4) Two-family Residential District to (R-5) Multi-family Residential District for the intended purpose of adding a second duplex to the property (which is an oversized lot). The Village of Holmen Comprehensive Plan and Future Land Use designation for the property supports lower density residential uses; thus the potential addition of two extra units on the oversized lot is consistent with 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, 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 13, 2020 and March 20, 2020
**NOTE: THIS MAP IS FOR REFERENCE ONLY**