Village of Holmen  
Planning Commission Minutes  
May 26, 2020

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, May 26, 2020. Present were commission members Barlow, Stanek, Kulcinski, Gill, Appold, Kertis, and Grokowsky; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance: Bob Glise, Chris Walters, Greg Townsend, Nancy McGuire, and Doug.

Public Hearings:
Change of Zoning (Rezoning) Petition from Living Property Services from (R-1) Single Family Residential District to (R-7) Townhouse Residential District on lots 2 and 3 on the East side of County SN, North of Grant Street and South of Alpine Lane

Motion by Stanek, seconded by Kulcinski to open the public hearing for the above referenced item. Carried 7-0:
Administrator Heinig explained the location of the parcels and that the purpose of rezoning were to allow for the construction of a four-plex townhouse.

Greg Townsend 502 Alpine Lane stated that he has filled part of his low lying property adjacent to the parcel to protect his home from water. He asked if the buildings would be constructed on a slab, or with a basement. Greg also stated he has concerns that the new structure could have stormwater impacts to his property.

Nancy McGuire 1810 Pinecrest Ave asked if the proposed building would be a 1 or 2 story structure, and asked whether stormwater would end up on her property.

Doug 1810 Pinecrest Ave asked if the proposed building would have appropriate setbacks to not encroach on the retention pond.

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

Approval of the April 28, 2020 Minutes:

Motion by Kertis, seconded by Kulcinski to approve the minutes of the April 28, 2020 Meeting. Carried 7-0.

Public comment:
None

Agenda Items:
Possible Action and Recommendation on Living Property Services Petition for Change of Zoning from (R-1) Single Family Residential District to (R-7) Townhouse Residential
District on lots 2 and 3 on the East side of County SN, North of Grant Street and South of Alpine Lane

Administrator Heinig stated the 2-4 units proposed was not a significant increase in density and that the proposed use was compliant with the comprehensive plan. He stated that the setback from the Sand Lake Road right-of-way would be 25 feet. He stated that the buildings would likely be 2 story structures, and added that the buildings would be reviewed by the planning commission for approval. He stated that other properties owned by this investor are rentals, and felt that these would also become rental properties. He added that this body cannot regulate occupancy type, only the density of occupancy can be regulated here. He stated that it is likely that the site will be raised as part of the improvement and that the stormwater from this site will be directed to the adjacent stormwater pond which has adequate capacity. He stated the spring 2019 quick melt had the characteristics of a 500 year event due to rapid snow melt and frost preventing any infiltration which caused issues at this infiltration pond and throughout the Village. He also stated that the adjacent landowners could take preventative measures on their own property to protect them if a similar event were to occur.

Member Kertis asked if the parcels were still owned by the Village. Administrator Heinig stated they were owned by the Village, but not actively marketed. The rezoning of these parcels would be a contingency of the sale of the parcels.

Member Barlow asked if the utilities were accessible to these parcels and if the hydraulics and SPAR reviews would be shared with citizens who were interested. Administrator Heinig stated that the water and sewer was already on-site. The hydraulic calculations would be required as part of a SPAR review. Although no individual notices would be provided to the concerned citizens, the meetings agendas are publicly posted and the meetings are open to the public.

Motion by Stanek, seconded by Gill to recommend approval of the Living Property Services Petition for Change of Zoning from (R-1) Single Family Residential District to (R-7) Townhouse Residential District on lots 2 and 3 on the East side of County SN, North of Grant Street and South of Alpine Lane. Carried 7-0

Possible Action on Site Plan & Architectural Review (SPAR) Petition from Bluff View Bank and DBS Group, for new bank office at 1761 Spakenburg Road.

Administrator Heinig explained the proposed building is located across Staphorst Lane from the existing Bluffview Bank. He stated that the selected materials and ratios are in compliance and consist of brick, stone, and metal. He stated that the building will face Spakenburg Road and that access will be also be from Spakenburg Road and that he does not have access concerns. The signage will also be along Spakenburg Road and will have a ground monument for all 3 lots on Spakenburg Road. He stated that the submittal’s landscaping plan was well done and meets all requirements. He added that the submittal’s lighting also meets the SPAR requirements. He stated that the submittal does not include sidewalk. The remainder of the subdivision has sidewalk, and he recommends sidewalk be added as a condition of the approval as the sidewalk is required. Finally he stated the ground monument needs to be finalized and that this could be administratively approved.
Motion by Appold, seconded by Kulcinski to recommend approval of the Site Plan & Architectural Review (SPAR) Petition from Bluff View Bank and DBS Group, for new bank office at 1761 Spakenburg Road (actual address 1749 Spakenburg Road); contingent upon the addition of sidewalk and ground monument details be submitted for administrative approval. 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.

Possible Action on Site Plan & Architectural Review (SPAR) Petition from Bob Glise and MBA Project Management, LLC., for five unit townhouse at 1818 Prairie Place.

Administrator Heinig explained the location of the proposed buildings is adjacent to two similar projects approved on Prairie Place. He stated that the building will have masonry extending up 50% of the front, and 33% of the sides, with the remaining building being LP sided. He stated the landscaping plan is missing some details needed, although the proposal could be moved forward with the understanding that the landscaping and colors be submitted for administrative approval.

Bob Glise stated the large healthy trees in the back of the building would be left and asked what the landscape requirements would be. Administrator Heinig stated that there is a formula for the type and amount of landscaping. He added that he would anticipate a 500 point count be required and that the plan as submitted may only be 50-100 points.

Motion by Stanek, seconded by Gill to approve the Site Plan & Architectural Review (SPAR) Petition from Bob Glise and MBA Project Management, LLC., for five unit townhouse at 1818 Prairie Place; contingent upon administrative approval of the landscaping plan and color scheme. 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:

Member Stanek asked for an update on the waste water treatment plant. Engineer Dahl stated that the work on the oxidation ditch is near completion and they are preparing for work on the rehabilitation of the clarifier. Administrator Heinig stated the project is approximately 71% complete.

Adjourn:

Motion by Kulcinski, seconded by Appold to adjourn at 7:08 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 26th day of May, 2020, at 6:30pm, on the proposed Change of Zoning (Rezoning) Petition as follows:

Living Property Services (petitioner) is petitioning for a rezone of Village owned property (lots 2 and 3 on the East side of County SN—just North of Grant Street and South of Alpine Lane) from (R-1) Single Family Residential District to (R-7) Townhouse Residential District, for the intended purpose of building one four-plex side-by-side townhome on the combined two lots. The Village of Holmen Comprehensive Plan and Future Land Use designation for the property supports lower density residential uses; thus the potential addition of only two additional residential units 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: May 8, 2020 and May 15, 2020
General Notes

1. All general installation & maintenance to be in accordance with all applicable local codes & ordinances, including but not limited to selected portions of Village of Homewood’s Design Standards & Co. 185 Landscaping Standards.

2. See Landscape deck for landscape plans, construction materials specifications, details, schedule & construction management plan for the project. All construction, specifications, & construction management plan for the project are considered as part of this contract & will be considered in the project.

3. The Contractor shall complete all construction within the approved time frame & will be responsible for the quality & completion of all construction & maintenance.

4. All construction, specifications, & construction management plan for the project will be considered in the project.

5. All work shall be completed in accordance with all general installation & maintenance to be in accordance with all applicable local codes & ordinances, including but not limited to selected portions of Village of Homewood’s Design Standards & Co. 185 Landscaping Standards.

6. All work shall be completed in accordance with all general installation & maintenance to be in accordance with all applicable local codes & ordinances, including but not limited to selected portions of Village of Homewood’s Design Standards & Co. 185 Landscaping Standards.

7. The Contractor shall be responsible for the quality & completion of all construction & maintenance.

8. All work shall be completed in accordance with all general installation & maintenance to be in accordance with all applicable local codes & ordinances, including but not limited to selected portions of Village of Homewood’s Design Standards & Co. 185 Landscaping Standards.

9. All work shall be completed in accordance with all general installation & maintenance to be in accordance with all applicable local codes & ordinances, including but not limited to selected portions of Village of Homewood’s Design Standards & Co. 185 Landscaping Standards.

10. All work shall be completed in accordance with all general installation & maintenance to be in accordance with all applicable local codes & ordinances, including but not limited to selected portions of Village of Homewood’s Design Standards & Co. 185 Landscaping Standards.

Seeding Notes & Mixes

3.01 This work shall consist of preparing the seed beds & fertilizing, seeding & mulching the required seed sheets, as outlined in the site plan for this project.

3.02 Rough grading, drainage work &了一遍 spreading shall be completed by others before seeding the seed sheets. The seeds to be seeded shall be the quality & quantity recommended by the seed supplier & shall be supplied by the Contractor.

3.03 Typical seeding dates are 4/15 through 4/25 and 6/15 through 6/25. Note that these dates are used as examples only & the Contractor shall be responsible for coordinating with the project owner to determine the actual seeding dates.

3.04 The Contractor shall be responsible for the quality & completion of all construction & maintenance.

3.05 All work shall be completed in accordance with all general installation & maintenance to be in accordance with all applicable local codes & ordinances, including but not limited to selected portions of Village of Homewood’s Design Standards & Co. 185 Landscaping Standards.

Plant Schedule

- **Shrub Planting Detail**
- **Tree Planting Detail**

**Planting Calculations**

All requirements based on 0.25 x 100 = 25,000 SF.

A. **Building Footprint**

- 42 1/2 x 100 = 4,250 SF

B. **Patio**

- 62 1/2 x 100 = 6,250 SF

C. **Driveway**

- 40 1/2 x 100 = 4,050 SF

D. **Yard Area**

- 20 1/2 x 100 = 2,025 SF

Total recommended plantings: 159
Solid Privacy Vinyl Fence Panel

from $77.00

Instantly add privacy to your yard with the Direct Fence New York Style Solid Privacy vinyl fence sections. Each Solid Privacy vinyl fence section comes with our commercial grade decorative top and bottom rails which are internally reinforced. All solid privacy vinyl fence rails are notched so they lock directly into the post giving you the strength you need! They say that a good fences make good neighbors this solid privacy
vinyl fence will give you the privacy and security your property needs!

**Colors Available**
- White
- Beige/Tan
- Clay/Adobe/Khaki
- Gray

**Solid Privacy Vinyl Fence Details**
- 2" Wide x 7" Height
  Decorative heavy duty top and bottom rails
- 7/8" Thick x 6" Wide
  Tongue and groove pickets
- Side channels on the end of both sides to hide any cuts
- Gate kits include a heavy duty vinyl fence latch and vinyl fence hinge set
- Each section is 8’ wide however you can cut down the section and the side channel will hide your cuts on the tongue & groove boards.
CARTS

Toter carts are manufactured with a stress-free Advanced Rotational Molding process that provides superior product durability for long life. Toter carts are extremely flexible and impact-resistant, and easily handle the day-to-day abuse of waste collection.

Two-Wheel Carts
Toter carts are perfect for the collection, transport and disposal of waste and recycling for industrial, commercial, and institutional environments. The Advanced Rotational Molding manufacturing process provides superior product durability and years and years of service life. They stand up to just about anything that’s tossed in them – or at them.

<table>
<thead>
<tr>
<th>Part</th>
<th>Size</th>
<th>Dimensions (L x W x H)</th>
<th>Wheel Size</th>
<th>Load Rating</th>
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<tbody>
<tr>
<td>ANA32</td>
<td>32 Gallons</td>
<td>24.25&quot; x 19.75&quot; x 37.50&quot;</td>
<td>8&quot;</td>
<td>112 lbs. / 50.8 kg</td>
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<tr>
<td>ANA48</td>
<td>48 Gallons</td>
<td>28.75&quot; x 23.50&quot; x 37.50&quot;</td>
<td>10&quot;</td>
<td>168 lbs. / 76.3 kg</td>
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<td>ANA64</td>
<td>64 Gallons</td>
<td>31.75&quot; x 24.25&quot; x 41.75&quot;</td>
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<td>224 lbs. / 101.6 kg</td>
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<tr>
<td>ANA96</td>
<td>96 Gallons</td>
<td>35.75&quot; x 29.75&quot; x 43.25&quot;</td>
<td>10&quot;</td>
<td>335 lbs. / 152.0 kg</td>
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Caster Carts
Toter caster carts are ideal for maneuvering the heaviest of loads. Added caster wheels eliminate the need to tilt the cart to roll, helping stabilize heavy loads.

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<tr>
<th>Part</th>
<th>Size</th>
<th>Dimensions (L x W x H)</th>
<th>Wheel Size</th>
<th>Load Rating</th>
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<td>ACC32</td>
<td>32 Gallons</td>
<td>24.25&quot; x 19.75&quot; x 41.50&quot;</td>
<td>Wheel 6&quot; / Caster 4&quot;</td>
<td>122 lbs. / 53.3 kg</td>
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<td>ACC64</td>
<td>64 Gallons</td>
<td>31.75&quot; x 24.25&quot; x 44.38&quot;</td>
<td>Wheel 10&quot; / Caster 4&quot;</td>
<td>224 lbs. / 101.6 kg</td>
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<td>ACC96</td>
<td>96 Gallons</td>
<td>35.75&quot; x 29.75&quot; x 46.00&quot;</td>
<td>Wheel 10&quot; / Caster 4&quot;</td>
<td>335 lbs. / 152.0 kg</td>
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Organic Carts
Toter two-wheel and caster carts are specifically designed to withstand the added burden of collecting heavy, wet organic waste. Carts are designed to contain wet waste with a molded, sealed stop-bar that prevents leakage.

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<td>ONA24</td>
<td>24 Gallons</td>
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<td>150 lbs. / 68.0 kg</td>
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<tr>
<td>ONA32</td>
<td>32 Gallons</td>
<td>28.75&quot; x 23.50&quot; x 37.50&quot;</td>
<td>8&quot;</td>
<td>200 lbs. / 90.0 kg</td>
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<tr>
<td>ONA48</td>
<td>48 Gallons</td>
<td>31.75&quot; x 24.25&quot; x 41.75&quot;</td>
<td>10&quot;</td>
<td>300 lbs. / 136.0 kg</td>
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<td>ONA64</td>
<td>64 Gallons</td>
<td>35.75&quot; x 29.75&quot; x 43.25&quot;</td>
<td>10&quot;</td>
<td>400 lbs. / 181.0 kg</td>
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<td>ACO64</td>
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<td>31.75&quot; x 24.25&quot; x 44.25&quot;</td>
<td>Wheel 10&quot; / Caster 4&quot;</td>
<td>420 lbs. / 181.0 kg</td>
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<td>Wheel 10&quot; / Caster 4&quot;</td>
<td>400 lbs. / 181.0 kg</td>
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*For options available, please refer to page 7.
Brick
- Yankee Hill Brick darker gray face brick
- COMMERCIAL FACE BRICK, CAPITAL IRON SPOT FACE BRICK
- Utility Brick with dark gray grout

Stone
- Eldorado Stone or equal
- Mineraut Gray

Metal Panel – Metal Sales
- EM15-168 WALL PANEL
- Rib Features: Box Ribs
- Rib Height: 1-1/2"
- Panel Coverage: 16"
- Standard Gauge: 24 ga.

Standing Seam Metal Roofing – Metal Sales
- Rib Height: 1-1/2"
- Panel Coverage: 16"
- Standard Gauge: 24 ga.

Bluff View Bank, Brand Prototype Concept
Holmen Branch – Exterior Elevations
11" x 17" Sheet
5 UNIT TOWNHOUSES
FOR
BOB GLISE
1818 PRAIRIE PLACE
HOLMEN, WI 54636

PLANS BY:
MBA PROJECT MANAGEMENT, LLC
NB560 CO RD ZM, SUITE 3
ONALASKA, WI 54650

MAY 12, 2020
<table>
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<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Bob Blise</td>
<td>902 Oak Timber Dr., Anchorage, AK 99607</td>
</tr>
<tr>
<td>Chris Walters</td>
<td>2700 Handie Dr., #101, Anchorage, AK 99607</td>
</tr>
<tr>
<td>Nancy McBride</td>
<td>1810 Pinecrest Ave, Holmen, WI 54630</td>
</tr>
<tr>
<td>Greg Townsend</td>
<td>562 Alpine Lane, Holmen, WI 54630</td>
</tr>
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