Village of Holmen
Planning Commission Minutes
July 30, 2019

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, July 29, 2019. Present were commission members Barlow, Kertis, Stanek, Rugroden, Anderson, Appold, and Grokowski; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance: Dean McHugh, Paul Borsheim, Gary Schettle, David Quamme, Chris Henshue, Dan Mueller, and Jeff Moorehouse.

Public Hearings:
Rezoning Petition, from ALT Investments, LLC, for the rezoning of approximately 40 acres immediately West of Schaller Blvd and immediately North of Hwy. 35, from Agricultural District (A) to General Business District (B-2).

Motion by Appold, seconded by Rugrodden to open the public hearing for the above referenced item. Carried 7-0:

Dan Mueller asked what will be done in the development. Administrator Heinig stated that that can’t be answered during the public comment period, however some information would be provided while addressing the agenda items for the same property.

Motion by Stanek, seconded by Grokowski to close the public hearing, as no other concerns or comments were made. Motion carried 7-0.

Approval of the June 25, 2019 Minutes:
Motion by Anderson, seconded by Grokowski to approve the minutes of the June 25, 2019 Meeting. Carried 7-0.

Public comment:
None

Agenda Items:
Possible Action and Recommendation on Rezoning Petition, from ALT Investments, LLC, for the rezoning of approximately 40 acres immediately West of Schaller Blvd and immediately North of Hwy. 35, from Agricultural District (A) to General Business District (B-2).

Administrator Heinig outlined the rezoning petition by ALT Investments, LLC. He stated the request to rezone from agriculture to B-2 general business is comp plan compliant and consistent with Holmen’s growth plan. He stated that he had no concerns and recommended its approval.
Member Stanek asked what potential businesses or business types would go into this development. Administrator Heinig stated that that can be discussed with the upcoming preliminary plat item.

**Motion by Anderson, seconded by Appold** to recommend approval of the Rezoning Petition, from ALT Investments, LLC, for the rezoning of approximately 40 acres immediately West of Schaller Blvd and immediately North of Hwy. 35, from Agricultural District (A) to General Business District (B-2). Carried 7-0.

**Possible Action and Recommendation on Temte Subdivision Preliminary Plat, from ALT Investments, LLC, immediately West of Schaller Blvd and immediately North of Hwy. 35.**

Administrator Heinig explained that this plat includes the area previously discussed for rezoning as well as approximately 20 acres located west of Rotterdam Avenue. The portion west of Rotterdam Avenue will remain in one large parcel and stay in the agricultural district for the time being. This plat divides the area between Rotterdam Avenue and Schaller Boulevard into 6 lots approximately 5 acres each. The remainder of the plat is public right of way, stormwater retention, and greenspace. Because of the large lot sizes it is likely they will be divided or combined by CSM so additional utility service laterals will be provided for future connection points. He explained that Rotterdam Avenue and Tempte Street will have 80 foot right of ways and will be constructed with this plat. He explained the Rotterdam cross section, amenities and the connectivity between McGilvray Park to the south and King’s Bluff Industrial to the north. He stated that lot 4 of this plat has a commercial interest already, but can’t disclose the name of the party. He also stated that there has been a good volume of development interest in the Schaller/STH 35 intersection area.

**Motion by Stanek, seconded by Rugroden** to recommend approval of the Temte Subdivision Preliminary Plat, from ALT Investments, LLC, immediately West of Schaller Blvd and immediately North of Hwy. 35. Carried 7-0.

**Possible Action on Petition for Site Plan & Architectural Review (SPAR) from Bug Tussel Wireless for new Cell Tower on Hwy HD.**

Administrator Heinig explained the location of the proposed tower. He stated that it was moved from its initial proposed location on the west side of Hwy HD to the east side of Hwy HD and abutting the bluff. This move preserves the building corridor and the future extension of Briggs Road on the west side of Hwy HD. He explained the proposal will gain access to Hwy HD which will need the approval of the County. He stated that the purpose of this review was not about the tower itself, but about the site plan requirements for it. He stated they have provided fencing to screen the footprint of the tower and have provided the appropriate amount of landscaping for the square footage of improvement.

Member Stanek asked what is the height of the tower. Administrator Heinig stated it was 195’ and no beacon would be required.
Member Grokowsky asked if it were in the flight path and if there was a concern of the tower affecting the aesthetic beauty of the bluff. Administrator Heinig stated that is was not in the flight path and the tower’s location is a good compromise.

**Motion by Stanek, seconded by Rugroden** to approve the Site Plan & Architectural Review (SPAR) from Bug Tussel Wireless for new Cell Tower on Hwy HD. Finding that the purposes and guidelines of the SPAR Ordinance have been reasonably met, regarding the proposed site plan, external colors, and site landscaping Carried 7-0.

**Possible Action on Petition for Site Plan & Architectural Review (SPAR) from Holmen Lutheran Church for a Building Addition at 228 Morris Street.**

Administrator Heinig stated that this review is for a small addition and a covered pull up/drop off area. Material selections will match the existing exterior of the church. The proposed overhang is cantilevered so no footings are located in the building setback area along the street. The total square footage added is small and therefore the landscaping requirement is minimal. The lighting is basic, located under the entry way and on the side of the building. He stated the requirements for materials, colors, lighting, and landscaping have been met.

**Motion by Rugroden, seconded by Stanek** to approve the Site Plan & Architectural Review (SPAR) from Holmen Lutheran Church for a Building Addition at 228 Morris Street. Finding that the purposes and guidelines of the SPAR Ordinance have been reasonably met, regarding the proposed site plan, external building colors, site and building lighting, and site landscaping. Motion carried 7-0.

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

Administrator Heinig informed the committee that the mural ordinance language is complete and will be moving forward. He stated that more developments are in the works and will be brought to the committee soon.

Member Anderson stated that he appreciated the compromise reached for the location of the Bug Tussel tower.

Member Stanek asked Engineer Dahl on the status of the waste water treatment plant project. Engineer Dahl stated the project is on schedule; several of the building shells are complete or near complete; work on the underground utilities and electrical connections is underway.

Member Barlow stated that a public informational meeting for the County Highway SN reconstruction will be held Tuesday August 6th from 4-6pm at the public library.

**Adjourn:**

**Motion by Appold, seconded by Rugroden** to adjourn at 7:00 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 30th day of July, 2019, at 6:30pm, on the proposed Change of Zoning (Rezoning) Petition as follows:

ALT Investments, LLC (owner) is petitioning for a rezone of approximately 40 acres on property immediately West of Schaller Blvd and immediately North of Hwy. 35, from (A) Agricultural District to (B-2) General Business District. The Village of Holmen Comprehensive Plan and Future Land Use designation for the property supports Commercial Uses; thus the petition 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: July 19 and July 20
June 27, 2019

Scott A. Heinig, Village of Holmen Administrator  
P.O. Box 158  
421 S. Main Street  
Holmen, WI 54636  
(p) (608) 526-6305

Re: Request for Review of Preliminary Plat and Rezoning of Lands

Dear Mr. Heinig,

On behalf of ALT Investments, LLC (ALT) I hereby request review and approval of a preliminary plat of the lands owned by ALT. As you are aware, our property is part of the Commercial/Industrial lands being served by the construction of Schaller Boulevard. As such, our plan is to subdivide and make available for development the 65 acres in the southwest of that developing area. We are transmitting with this request letter the preliminary plans for the plat and required improvements. We are providing as much detail as we can with this submittal to assist in the review of this subdivision request. We will continue to refine the project during the time covered by your review and may provide updated plans as they are available. We appreciate the guidance Village staff has provided so far in this project and welcome any additional guidance or advice you may have concerning the improvements or reservations of lands. As part of this process, we are proposing to dedicate part the scenic easement area along Highway 35 to the public for use as green space and storm water management. We are also proposing to dedicate lands along the western side of Rotterdam Avenue to continue the greenway/storm water management corridor currently proposed north of our property. We are fully aware that storm water runoff created by the development of this property will need to be entirely managed within this property and are working to solidify the best and most efficient design for this. Designs for that are not included with this submittal but will be provided as soon as possible.

In addition to the preliminary plat, I am also requesting rezoning of the east portion of the property from agricultural zoning to B2 - Commercial. A map of the area to be rezoned as part of this request is included in our submittal.

If you or the Village staff have any questions, feel free to contact me directly. You may also speak directly to Paragon Associates for technical items. We are also transmitting with this letter, appropriate fees ($350 for the Plat review and $300 for the rezoning). Let me know if the fees are different than this.

Sincerely,

[Signature]

Andrew Temte, Managing Member  
ALT Investments, LLC  
N1669 Willow Trail  
La Crosse, WI 54601  
608.385.9050
FENCE AND ACCESS GATE DETAIL

SCALE: 1:100

SCOPE:
1. THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING AND GATE AREA FENCING. SEE SITE PLAN AND DRAWINGS FOR DETAILS.

SPECIFIC REQUIREMENTS:
1. PRE-ENGINEERED STEEL AND WIRE PRODUCTS USED FOR SITE AREA FENCING SHALL BE EQUIPPED WITH CORRUGATED STEEL PANELS AND WIRE FENCING.
2. ALL STEEL FENCING AND GATE COMPONENTS MUST BE DELIVERED COMPLETE AND SHIPPED TO SITE.
3. ALL WORKSHOPS SHALL BE PROVIDED WITH ACCEPTABLE MATERIALS AND EQUIPMENT.

FENCE POSTS:
2. THE HEIGHT OF CORNER POSTS SHALL BE DETERMINED FROM THE SITE AND PROPERTY LINE installed by the registered land surveyor under contract. If the stakes are not present or do not conform to the site plan, consult with the project manager.
3. ALL GATE POSTS AND GATE SUPPORTS SHALL BE 2.5/8" O.D. GALVANIZED PIPE, UNLESS SPECIFIED OTHERWISE.
4. GATE POSTS SHALL BE 36" IN HEIGHT WITH 2-1/2" O.D. GALVANIZED PIPE.
5. GATE POSTS SHALL BE PLACED IN A MAXIMUM OF 16" deep. THE TOP OF GATE MOUNTING SHAFTS ARE TO BE PLACED IN ACCORDANCE WITH SITE PLAN SPECIFICATIONS.

CAST STEEL GALV. HINGE ASSEMBLY 2 PLACES

CAST STEEL GALV. HINGE ASSEMBLY 4 PLACES

GATE OPENING 12'-0" PERMIT WITH SITE PLAN

GATE KEEPER

LOCKABLE LATCH ASSEMBLY

2500 Lb CONCRETE

1/2" X 1" THP

2" O.D. X 1/2" DEEP CONC. FOOTING WITH 6" REBAR DEEP 4' L

4" O.D. X 1/2" DEEP CONC. FOOTING WITH 6" REBAR DEEP 4' L

4" O.D. X 1/2" DEEP CONC. FOOTING WITH 6" REBAR DEEP 4' L

4" O.D. X 1/2" DEEP CONC. FOOTING WITH 6" REBAR DEEP 4' L

RAMAKER & ASSOCIATES, INC.

555 Community Dr., Sauk City, WI 53583
608-643-4180 www.ramaker.com
Sauk City, WI * Willmar, MN
Woodcliff Lake, NJ * Bayamon, PR

CDA 2010

HOLMEN
CITY ROAD 70
HOLMEN, WI 54632
(715) 673-8200

FENCE DETAILS

SCALE: 1:100

PROJECT MANAGER:

COUNTY ROAD 70
HOLMEN, WI 53583

417 PINE STREET FLOOR 2
GREEN BAY, WI 54301
(920) 940-0147
**Tree Planting Detail**

- **Scale:** 1/50

### Tree Planting Instructions:
- **Note:** For dimensions of planting areas, types of soil amendments, or soil replacement, see soil improvement detail.

- **Main Tree Placement:**
  - Plant the tree in the center of the planting area.
  - Ensure the tree is level with the ground.
  - Use a level tool to verify the tree is not tilted.

- **Root Ball Preparation:**
  - Set the top of the root ball flush to grade or 25-30 mm (1-1.2 in) higher in slowly draining soils.
  - Place the root ball on undisturbed or tamped soil.

- **Soil Improvement:**
  - Apply soil around the root ball base firmly with foot pressure so that the root ball does not shift.

- **Firming Soil:**
  - Use a tamper to compact the soil around the root ball.

- **Additional Notes:**
  - Ensure proper drainage and soil conditions are maintained.
  - Monitor the tree for any signs of distress or disease.

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**Soil Improvement Detail**

- **Scale:** 1/50

### Soil Improvement Instructions:
- **Note:** For detailed requirements, see soil improvement detail.

- **Soil Quality:**
  - Ensure the soil is suitable for tree planting.
  - Use soil amendments as necessary.

- **Planting Hole:**
  - Dig a planting hole slightly larger than the root ball.
  - Place the root ball in the planting hole.

- **Backfill with Existing Soil:**
  - Add organic material to the existing soil.
  - Use soil amendments as necessary.

- **Compaction:**
  - Compact the soil around the root ball to prevent settling.

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**Cloud1**

417 Pine Street Floor 2
Green Bay, WI 54301
Phone: (920) 940-0147
Holmen Lutheran Church
228 Morris Street
Holmen WI

Total lot area 42,787 sq ft
Total Landscape area 1300 sq ft
Total Small Shrubs 19 (19 pts)
Total Medium Shrubs 5 (15 pts)
Total Large Shrubs 8 (40 pts)
Total Large Deciduous Trees 3 (225 pts)
Adjacent property to south zoned residential

Design
07/11/2019

Switchgrass (7)
Dwarf Bush Honeysuckle (19)
American Filbert (2)
Black Chokeberry (6)
Withered Viburnum (3)
Red Osier Dogwood (5)
Pinnacle Oak (3)

Area of construction

Existing Building and lot

Entry Canopy Expansion (283 sq ft)
Expanded paved area 632 sq ft
Roof Addition 328 sq ft
Narthex Addition 1320 sq ft

1:100 Scale

0 20' 40' 60'

0' 20' 40' 60'

Pinnacle Oak (3)