Village of Holmen
Planning Commission Minutes
October 1, 2019

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, October 1, 2019. Present were commission members Barlow, Kertis, Stanek, Rugroden, Anderson, Appold, and Grokowsky; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance: Jim Christenson, Ryan Lium, and William Beranek.

Public Hearings:
Rezoning Petition, from Buck 47 Ventures, LLC, for the rezoning of approximately 20 acres immediately North of Old Hwy. 93 on Parcels 14-4033-0 and 14-4037-0, from Agricultural District (A) to Single Family Residential District (R-1) and Zero Lot Line Single Family Twindo Residential District (R-6).

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

William Beranek stated he was in attendance to find out what is proposed for the future development.

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

Approval of the August 27, 2019 Minutes:
Motion by Anderson, seconded by Grokowsky to approve the minutes of the August 27, 2019 Meeting. Carried 7-0.

Public comment:
None

Agenda Items:
Possible Action and Recommendation on Rezoning Petition from Buck 47 Ventures, LLC, for the rezoning of approximately 20 acres immediately North of Old Hwy. 93 on Parcels 14-4033-0 and 14-4037-0, from Agricultural District (A) to Single Family Residential District (R-1) and Zero Lot Line Single Family Twindo Residential District (R-6).

Administrator Heinig outlined the rezoning petition by Buck 47 Ventures, LLC. He stated the request to rezone from agriculture to single family residential and zero lot line single family twindo residential is comp plan compliant and consistent with Holmen’s growth plan. He added that the Town of Holland will have the opportunity to review the proposed rezoning
at their upcoming meeting. He stated that he had no concerns and recommended its approval.

Member Stanek asked for clarification on the Town of Holland’s review on this rezoning. Administrator Heinig stated there are areas north of Old 93 Road within the boundary agreement that are not planned to be annexed into the Village. The boundary agreement provides the Town of Holland the opportunity to comment on the Village’s developments for impacts and conformity to the Town’s plans and infrastructure.

Member Barlow asked if specific issues such as drainage have been looked into at this point, or if this were to consider rezoning only. Administrator Heinig answered that this was only to consider rezoning, engineering and other specifics will addressed later.

**Motion by Anderson, seconded by Stanek** to recommend approval of the Rezoning Petition, from Buck 47 Ventures, LLC, for the rezoning of approximately 20 acres immediately North of Old Hwy. 93 on Parcels 14-4033-0 and 14-4037-0, from Agricultural District (A) to Single Family Residential District (R-1) and Zero Lot Line Single Family Twindo Residential District (R-6) contingent upon receipt of the Town of Holland’s comments for consideration by the Board. Carried 7-0.

**Possible Action and Recommendation on Town of Holland Boundary Agreement Review:**

Steve Horton Rezoning Petition from General Agriculture District to Rural District.

Administrator Heinig stated this was a reciprocal part of the boundary agreement where the Town of Holland is required to get the Village’s approval for rezoning of territory. He explained the purpose of this request is an existing home on the adjacent parcel has a failing septic. The replacement septic drain field will be placed on the rezoned parcel, and La Crosse County is requiring that the two parcels have identical zoning.

**Motion by Stanek, seconded by Kertis** to recommend approval of the Town of Holland Boundary Agreement Review: Steve Horton Rezoning Petition from General Agriculture District to Rural District. Carried 7-0.

**Possible Action and Recommendation on Town of Holland Boundary Agreement Review:**

Alex Parcher Rezoning Petition from General Agriculture District to Commercial District.

Administrator Heinig explained that similar to the previous item this was placed on the agenda at the request of the Town of Holland. However, after further review the parcel in question is outside the boundary agreement. Therefore there no action is required and the item should be removed from the agenda.

**Motion by Anderson, seconded by Stanek** to remove the Town of Holland Boundary Agreement Review: Alex Parcher Rezoning Petition from General Agriculture District to Commercial District from the agenda. Carried 7-0.
Updates and other informational items from and before the Planning Commission:

Administrator Heinig gave a brief overview of next month’s agenda.

Adjourn:

Motion by Grokowsky, seconded by Appold to adjourn at 6:48 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer
NOTICE OF PUBLIC HEARING
ON PETITIONS TO AMEND THE
LA CROSSE COUNTY ZONING ORDINANCE

PETITION NO. 2033 by

STEVE HORTON OF HORTON SURVEYING,
N6183 JASON ST, ONALASKA, WI. 54650,
ACTING O/B/O NICK HANSEN & HANSCO, LLC,
W7787 AMSTERDAM PRAIRIE RD, HOLMEN, WI. 54636

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM of the
ADMINISTRATIVE CENTER (entry via EAST entrance only) 212 6TH ST N La Crosse WI 54601

on the __30th__ day of __SEPTEMBER__ 2019 at __6:00 p.m._

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone a proposed 1.2 acre lot from _______ THE GENERAL AGRICULTURE DISTRICT _______

and _______ THE GENERAL AGRICULTURE DISTRICT DEED RESTRICTIONS NOT RECORDERED _______

to the _______ RURAL DISTRICT _______ the following described lands in the Town of _______ HOLLAND _______.

Part of the E½ of the NE/SE/NE of Section 23 and part of the N½ of the SW/NW of Section 24, all in T18N, R6W. Part of tax parcels 8-1048-0 and 8-1076-0. Property address N8353 US Highway 53. Town of Holland.

REASON FOR REZONE: FOR CONTINUED RESIDENTIAL USE AND TO REMEDY A LOT LINE ENCROACHMENT OF THE PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEM.

ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.

Pursuant to Section 59.69 Ws. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

Dated this __13th__ day of __SEPTEMBER__ 2019

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY ___________________________
Nathan Sampson, Director
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER, COUNTY BOARD ROOM, IS THROUGH THE POWER ASSIST DOORS LOCATED AT THE EAST ENTRANCE TO THE ADMINISTRATIVE CENTER; ENTER AND FOLLOW THE SIGNS TO THE APPROPRIATE MEETING ROOM (ON THE FIRST FLOOR).

PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.
DESCRIPTION OF PROPOSAL

This proposal is a request to rezone property at N8353 U.S. Highway 53 in the Town of Holland. This parcel would be a 1.02 acre lot with the existing house and garage, to be split from a larger parcel owned by Hansco LLC. Nick Hansen and the others who make up the LLC wish to transfer the proposed 1.02 acre lot to Nick as he and his family reside there. The parcel is currently zoned General Agriculture.

There would be a remaining 1.8 acre parcel west of the new lot that is not part of this request. This parcel would be included on the Certified Survey Map and would be served by an access easement from the north or east. Other than this, there would be no impact to this or surrounding properties as the use will not change.

Recommended future use of the parcel, according to the County’s development plan, is continued use as a single family residence.

This request is made for the board to approve the rezone of the 1.02 acre parcel to Rural Zone.
PETITION NUMBER __________

Petition for Amendment of La Crosse County Zoning Ordinance

To the County Board of La Crosse County:

The undersigned hereby petitions the County Board to amend the Zoning Ordinance for La Crosse County as follows:

To rezone from __________ GENERAL AGRICULTURE ____________________________

To __________ RURAL ____________________________

To rezone the following described lands:

That part of the Southeast Quarter of the Northeast Quarter of Section 23, and that part of the Southwest Quarter of the Northwest Quarter of Section 24, all in Township 18 North, Range 8 West, Town of Holland, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Lot 1 of Certified Survey Map Volume 5, Page 85; thence South 10 degrees 52 minutes 51 seconds East, along the west right of way line of U.S. Highway No. 53, a distance of 131.32 feet to the point of beginning of the parcel to be described; thence South 89 degrees 25 minutes 36 seconds West, 274.60 feet; thence South 00 degrees 32 minutes 30 seconds East, 153.85 feet to the south line of the north half of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 30 seconds East, 82.31 feet to the southeast corner of said north half of the Southeast Quarter of the Southwest Quarter; thence easterly along the south line of the north half of the Southwest Quarter of the Northwest Quarter, 220.38 feet, more or less, to said west right of way line of U.S. Highway No. 53; thence North 10 degrees 52 minutes 51 seconds West, 156.54 feet, more or less, to the point of beginning.

Containing 1.02 acres.

Dated this 5th day of SEPTEMBER, 2019.

Signed ____________________________________________

Mailing Address N6183 Jason St., Onalaska WI 54650

Acting on behalf of Nick Hansen and Hansco LLC
NOTICE OF PUBLIC HEARING
ON PETITIONS TO AMEND THE
LA CROSSE COUNTY ZONING ORDINANCE

PETITION NO. 2032 by ALEX PARCHER, D/B/A BROADWAY PROPERTIES, LLC,
W7765 PARCHER CT, HOLMEN, WI 54636

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM of the
ADMINISTRATIVE CENTER (entry via EAST entrance only) 212 6TH ST N La Crosse WI 54601

on the __30th day of ___SEPTEMBER___ 2019 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone a 2.43 acre lot from ______ THE GENERAL AGRICULTURE DISTRICT CONDITIONS NOT RECORDED ______ to the __COMMERCIAL DISTRICT____ the following described lands in the Town of __HOLLAND____.


REASON FOR REZONE: FOR COMMERCIAL STORAGE RENTAL UNITS IN EXISTING DETACHED ACCESSORY BUILDINGS.

ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

Dated this __13th__ day of ___SEPTEMBER___ 2019

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY
Nathan Sampson, Director
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER, COUNTY BOARD ROOM, IS THROUGH THE POWER ASSIST DOORS LOCATED AT THE EAST ENTRANCE TO THE ADMINISTRATIVE CENTER; ENTER AND FOLLOW THE SIGNS TO THE APPROPRIATE MEETING ROOM (ON THE FIRST FLOOR).

PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.
ZONING PETITION NO. 2032 ALEX PARCHER, D/B/A BROADWAY PROPERTIES, LLC, W7765 PARCHER CT, HOLMEN, WI. 54945, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT CONDITIONS YET RECORDED TO THE COMMERCIAL DISTRICT A 2.43 ACRES LOT FOR COMMERCIAL STORAGE RENTAL UNITS IN EXISTING DETACHED ACCESSORY BUILDINGS, PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 87 IN VOL. 13, TAX PARCEL 8-980-2, PROPERTY ADDRESS N8827 US HIGHWAY 53, TOWN OF HOLLAND.

ZONING PETITION NO. 2032

LAND CLASS
IDLE = 25%
WOODS = 75%
CROPS = 0%

SOIL CLASS
CLASS I-I = 0%
CLASS II = 0%
CLASS IV = 5%
CLASS V-VIII = 95%

REASON FOR REZONE: COMMERCIAL STORAGE RENTAL UNITS