Village President Barlow called the Planning Commission meeting to order at 6:00 PM on Tuesday, October 26, 2021. Present were commission members Barlow, Stanek, Kertis, Grokowsky, and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Members Kulcinski and Gill were excused.

Public Hearings:

None

Approval of the August 31, 2021 minutes:

Motion by Appold, seconded by Stanek to approve the minutes of the August 31, 2021. Meeting. Carried 5-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Proposed Preliminary Plat of Sunrise Addition off Hwy V and Marie Drive

Administrator Heinig stated the proposed development is located along CTH D north of Evergreen Elementary and west of the Evergreen Addition. The access to the subdivision will be located directly across from the Marie Drive/CTH V intersection. The preliminary plat does not have street names which will provided in the future. There are two storm detention areas laid out on the plat. The northern detention pond will need a storm easement to convey the storm water from the street into the ponding area. The southern detention area may not need a storm easement as the outlot contacts the street right-of-way. There is a utility easement located in the southeast corner of the plat this will also serve as the pedestrian pathway to the school. Administrator Heinig stated there are no parklands dedicated with this plat. Instead of a land dedication the developer will make a monetary donation approximately equivalent to 2 acres of land. He also stated that the lots 57, 58, 48, & 67 are too small as they are corner lots and subject to multiple 25’ setbacks. He stated that the remaining lots on that block could be reduced to 95’ widths to provide the needed area to the corner lots. He pointed out the possible connection from reservoir 4 to the west. That connection would begin at the end of Hillcrest Drive and be directionally bored through the ridge to the west boundary of the plat. An easement would be needed on the northern 30’ of lot 13 to bring the watermain into the street. The dimensions of Lot 12 would be modified to replace the lost frontage on lot 13. He stated there is a road out the north boundary for future connection into the Lee Farm when that is developed. He pointed
out the fire department has stated this is a long dead end and access would be restricted if there were a fire response. This would be temporary as the future connection into the Lee Farm would provide a second access.

Member Barlow stated his concern with the hilly terrain and runoff potential to overwhelm the downstream system. Administrator Heinig stated that the engineering hasn’t been submitted. When that information is reviewed the size of the outlots may be adjusted accordingly. Engineer Dahl stated that the existing run-off pattern is generally divided along the new access. The runoff to the south of the new intersection goes into the CTH V storm sewer and runoff to the north of the intersection heads into the large drainage ditch between the development and the the cemetery. It is too early to say how the development will change that pattern, or how much area each storm pond will handle but the downstream capacity of the CTH V storm system will be looked at carefully.

Member Grokowsky asked if parks were a requirement of the developments. Administrator Heinig stated some form of park dedication is required, but that the cost of building and maintaining multiple parks is significant, so it’s important to be strategic in new park placement. The commission can require parkland to be provided with the plat, or consider options when there is a nearby regional park in lieu of requiring a neighborhood park, and thus, they may instead have a monetary donation for parkland.

Member Grokowsky asked what the language in the ordinances required. Administrator Heinig stated the ordinance requires a green space dedication, but this is open to interpretation (could be conservancy land, park land, trails, money for regional green space purchases, etc.). There isn’t a specific on-site requirement so a monetary contribution could be made for green space to be provided elsewhere, which is what is being proposed in this case.

Member Grokowsky asked if this had occurred before, and what if any conditions should apply for approval. Administrator Heinig stated that this is not the first time this has occurred. Some of the prior examples are Cole Farms, Rosewood, and Evergreen. Administrator felt that the residents of this subdivision have reasonably close access to other parks, and the monetary contributions would allow for those parks to offer more than a typical neighborhood park might. He stated that this area has planned trail connections and parks with the upcoming Nuemann and Johnson developments and the existing Evergreen and Lee Estates Subdivisions. He gave the commission a brief overview of the planned improvements with the CTH V utility extension project planned for 2022 construction.

Member Barlow asked if a partnership between the Village and school district has been explored for shared park space. Administrator Heinig stated that there are differing expectations, therefore the Village is better served to own its parks and control the maintenance of them (acknowledging that Evergreen Elementary park was also adjacent).

Motion by Stanek, seconded by Kertis to approve the Proposed Preliminary Plat of Sunrise Addition off Hwy V and Marie Drive contingent on the revisions to required easements, the lot sizes specified and final storm water/utility engineering. Carried 5-0.
Possible Action on Site Plan & Architectural Review (SPAR) Petition from Erik Craig, Action Plumbing & Heating Corp., for new offices and shop on Granary Street

Administrator Heinig stated this is located on lot 2 in the King’s Bluff Business Park in the northern portion of the Village. The proposed building meets the light industrial color and material requirements using black stone masonry, LP siding, and shakes under the gables to soften the building lines. He pointed out that there were no shakes on the east and west building elevations and the commission might consider requiring them under the gables similar to the front of the structure. He called attention to the loading dock located on the front of the building. He stated there is no sign currently planned. The driveway openings are shown on the plans, but they aren’t specified so they would need to be verified to conform to Village width standards. The stormwater pond is located on the southwest corner of the lot and the lot can be graded to the east portion of the lot to handle stormwater. The vinyl fence located in the northwest corner conforms to the SPAR requirements. The landscaping plan meets the SPAR requirements. However, the plantings shown on the east portion of the lot may be moved to the back to account for a planned future building on that portion of the lot. The lighting for the building is downward directed and meets the SPAR requirements.

Member Stanek asked if the shakes should be required on the east and west building faces. Administrator Heinig stated he felt this would soften the building lines.

Member Barlow stated he had no issue with the loading dock on the front portion of building seeing it is located in the light industrial area and allows the building to be used as the owner desires.

Motion by Grokowsky, seconded by Kertis to approve the Site Plan & Architectural Review (SPAR) Petition from Erik Craig, Action Plumbing & Heating Corp., for new offices and shop on Granary Street contingent on the addition of the shakes to the east and west building faces. 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 5-0.

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

Administrator Heinig stated there are a couple potential items for the November meeting.

Adjourn:

Motion by Grokowsky, seconded by Kertis to adjourn at 6:42 pm. Carried 5-0.

Minutes prepared by Chris Dahl, Village Engineer
PRELIMINARY PLAT OF
SUNRISE ADDITION

A RESIDENTIAL SUBDIVISION

LOCATED IN PARTS OF THE SW 1/4 OF THE SE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 6, T17N, R7W, VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN. CONTAINING 1.578,144.72 SQ. FT. [36.23 AC.]
New Offices and Shop
Granary Street, Holmen WI
Material Colors

Siding - Graphite

Trim - Cinnabar

Shakes - Pelican

Roof - Mineral

Stone - Graphite

Fence - Superior - Color Match
- PROVIDE SILT FENCE AROUND CONSTRUCTION ZONE

CODE SUMMARY

OCCUPANCY: S1B
TYPE OF CONSTRUCTION: V8
SPRINKLER SYSTEM: NONE
ALLOWABLE BUILDING HEIGHT: 45 FT
ALLOWABLE NUMBER OF STORIES: 1
ALLOWABLE BLDG AREA: TABLE 506.2 9,000 SQ. FT.
BUILDING PERIMETER: 480 FT
30' OF FRONTAGE: 480 FT
FRONTAGE INCREASE: 75% 6,750 SQ. FT.
ALLOWABLE DESIGN BUILDING AREA: 15,750 SQ. FT.
ALLOWABLE FIRE AREA: 12,000 SQ. FT.
COMMON PATH OF EGRESS: 75 FT
EFT DISTANCE: 250 FT
FLOOR AREA ALLOWANCE: OFFICE 100
NUMBER OF PEOPLE: OFFICE 18 PEOPLE

DESIGN LOADS

DESIGN LOAD: HEATED | CANOPY
GROUND SNOW, PS | 50 PSF | 50 PSF
IMPORTANCE FACTOR, IS | 1.0 | 1.0
EXPOSURE FACTOR, CS | 1.0 | 1.0
FLAT ROOF SLOPE FACTOR, CS | 1.0 | 1.0
THERMAL FACTOR, CT | 1.0 | 1.0
ROOF SNOW LOAD, PS | 38.5 PSF | 42 PSF
UNBADDGED SNOW LOAD PER 302.1608 | 47 PSF | 47 PSF

DEIGN WIND LOADS

BASIC WIND SPEED | 115 MPH
EXPOSURE CATEGORY | B
BUILDING ENCLOSURE | ENCLODED

DESIGN STRESS

CONCRETE: Fc | 4,000 PSI
DEAD LOAD, GRS 60, GRADE 60 | 1,500 PSI
REINFORCING STEEL | 60,000 PSI
LVL - Fb: MIN | 2,800 PSI
LVL - Fc | 500 PSI
LVL - Fv | 285 PSI

HANDICAP ACCESSIBLE PARKING STALLS

GENERAL NOTES:

COPIES OF PERMITS AND CONSTRUCTION CONTRACTS ARE ATTACHED FOR THE RECORD. SUBJECT TO CHANGE WITHOUT NOTICED. THIS DOCUMENT REPRESENTS THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF RACINE AND THE OWNER. THIS DOCUMENT IS ONLY TO BE USED FOR THE PURPOSE OF THIS PROJECT. THIS PLAN IS SUPPLEMENTED BY THE ADDENDUM TO THE CONTRACTUAL AGREEMENT. THIS PLAN IS SUBJECT TO CHANGE UP TO THE DATE OF REV. 12/2021. THIS PLAN IS SUBJECT TO CHANGE UP TO THE DATE OF THE REV. 12/2022.
**Plant List**

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<th>Plant Type</th>
<th>Qty</th>
<th>Points</th>
<th>Total</th>
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<tr>
<td>Birdnest Spirea</td>
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<td>5</td>
<td>30</td>
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<tr>
<td>Crabapple, Snowburst</td>
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<td>Green Mt Sugar Maple</td>
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<td>Ornamental Grass</td>
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<td>Sedum Firecracker</td>
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<tr>
<td>White Spirea</td>
<td>40</td>
<td>40</td>
<td>280</td>
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</table>

Total Points: 675

**Notes:**

1. Landscape beds to include Brick Bullet Edging, Weed Barcn or Ana Reger Rock
2. Storm Water Retention Area to include 50 Rain Garden Perennials and Barn Mulch
3. Lawn areas to be seeded and Straw Mulched

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*Action Plumbing Heating*

Granary Street
Holmen
DESCRIPTION

The patented Lumark Crosstour® LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4” square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

DIMENSIONS

<table>
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<th>Model</th>
<th>Description</th>
<th>Clockwise</th>
<th>Clockwise</th>
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<tbody>
<tr>
<td>12W, 18W, 26W</td>
<td>[171mm]</td>
<td>8” [203mm]</td>
<td>38W</td>
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<tr>
<td>38W</td>
<td>6-3/4” [146mm]</td>
<td>12W, 18W, 26W</td>
<td>3-5/8” [82mm]</td>
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<td>4” [102mm]</td>
<td>12W, 18W, 26W</td>
<td>17-1/2” [445mm]</td>
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ESCUTCHEON PLATES

CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.): XTOR18, XTOR28, XTOR38=0.34
XTOR48=0.46

SHIPPING DATA:
Approximate Net Weight: 3.7 - 5.25 lbs. [1.7 - 2.4 kgs.]

*www.designlights.org