Village of Holmen
Planning Commission Minutes
October 27, 2020

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, October 27, 2020. Present were commission members Barlow, Stanek, Kulcinski, Gill, Kertis, Grokowsky, and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance were: Karen Eckert, Pam Johnson, Dax Connely, Jeff Osgood, Chad McCathie, Karen McCathie, Branyt Klos, Mandy Hess, Jason Hess, Kevin Schilling, and Patricia Stovey.

Public Hearings:

Petition from Chad and Karen McCathie for Change of Zoning (Rezoning) from (B-1) Downtown Business District to (PUD) Planned Unit Development for Holmen Plaza Mixed Use Development, and Site Plan and Architectural Review (SPAR) for Holmen Plaza’s Phase One Project of 24 Residential Units.

Motion by Appold, seconded by Gill to open the public hearing. Carried 7-0.

Patricia Stovey stated she had questions on the rent cost, lease terms, whether there would be an on-site manager, and the effect on home values.

Karen Eckert stated she had concerns on the effect on home values, the density proposed, parking demands, and the increased traffic in the alley adjacent to her property.

Chad McCathie stated that he was the developer and that underground parking will be provided and that entrances won’t be off the alley. He stated that he considers these high-end apartments and will be part of a phased development in the downtown area; phase II will include new business buildings.

Pam Johnson stated she likes the Village’s small town feel and feels that this development will have negative effects on the space and traffic in her neighborhood.

Motion by Kertis, seconded by Stanek to close the public hearing. Carried 7-0.

Approval of the September 29, 2020 minutes:

Motion by Kulcinski, seconded by Grokowsky to approve the minutes of the September 29, 2020 Meeting. Carried 7-0.

Public comment:

None
Possible Action on SPAR (Site Plan & Architectural Review) Petition from Kwik Trip, Inc., for the Construction of a new Kwik Trip Convenience Store at the northeast corner of Schaller Blvd. and Hwy. 35

Administrator Heinig gave an overview of the proposed Kwik Trip’s location and plan submittal. He stated that this will be a full masonry structure comparable to the Kwik Trip store on Hale Drive although this store will be larger and be approximately 12,000 SF. There will be a right in/out entry off Schaller Boulevard to accommodate large trucks, and two additional entrances are provided off Granary Street. He stated that the entrances will need to be modified to conform to the Village sidewalk requirements and avoid an impact to existing storm inlets. He stated that these are minor modifications and could be handled administratively at a later time. There will be a convenience store for autos as well as a truck stop. He stated that the landscape plan was well done and meets all the requirements of the ordinance. He stated that the lighting plan is well done and the proposed signage at the site is well thought out for the size of the buildings and the site. He complimented Kwik Trip’s design as taller signs and EVM’s are not permitted and their submittal did not include those items. Lastly, he stated he had no other concerns with the submittal and recommends its approval.

Dax Connely stated he was present to represent Kwik Trip. He stated the store is being planned in response to Holmen’s continued growth and the store will also service customers from Trempealeau and Galesville. He stated that recreational fuel will also be available under the diesel canopy as a convenience to customers with trailers. He also thanked the commission for their consideration.

Member Barlow asked whether the site plans adequately address drainage. Administrator Heinig stated that the plan properly handles the drainage.

Motion by Kulcinski, seconded by Grokowsky to approve the SPAR (Site Plan & Architectural Review) Petition from Kwik Trip, Inc., for the Construction of a new Kwik Trip Convenience Store at the northeast corner of Schaller Blvd. and Hwy. 35.

Motion by Stanek, seconded by Appold to amend the motion to recommend approval of the SPAR (Site Plan & Architectural Review) Petition from Kwik Trip, Inc., for the Construction of a new Kwik Trip Convenience Store at the northeast corner of Schaller Blvd. and Hwy. 35; contingent on administrative approval of the modifications to the sidewalks and entrances. Carried 7-0.

Action on approval of amended motion 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 and Recommendation on Annexation Petition from Steven and Chelsea Carpenter for N7676 County Road XX from the Town of Holland.

Administrator Heinig outlined the location of the proposed annexation. He stated that it is just over 5 acres. The owner is seeking annexation for the zoning authority to rezone the property for business. He stated that the petition is under review by the state of Wisconsin, but is consistent with the boundary agreement. He recommends the approval of the annexation contingent on the approval from the state of Wisconsin.

**Motion by Kertis, seconded by Kulcinski** to recommend approval of the Annexation Petition from Steven and Chelsea Carpenter for N7676 County Road XX from the Town of Holland. Carried 7-0.

Possible Action and Recommendation on Petition from owner Jason Hess to merge lots 1 and 2 of King’s Bluff Estates via CSM (Certified Survey Map).

Administrator Heinig stated that the petition would merge lots 1&2 of the Kings Bluff Residential subdivision. He stated that the lots are located on the corner of Old 93 and Red Clover Street and are currently zoned R-6. The R-6 zoning allows for construction of a twindo home with a firewall along the center property line. The R-6 zoning also requires that plat always be in “sets of two.” He stated that the Village policy is that any CSM of 2 lots or less would normally be approved by the administration. He stated that he denied the proposal as merging the lots would be inconsistent with the zoning on the ground and he and the Village attorney recommend denying the petition.

Branyt Klos introduced himself as the attorney for Mr. Hess. He stated his client would construct one building on the combined lot. He stated that the CSM ordinance can only create one lot; which it does. Since there are no buildings proposed at this time this is not a zoning issue.

Village Attorney Weber stated the zoning requires lots be developed in sets of 2 since this CSM wouldn’t create a pair it wouldn’t be zoning compliant.

Bryant Klos stated that he could acquire the 2 adjacent lots and combine them with another CSM to create a pair. That would allow a larger single-family building on a bigger lot.

Attorney Weber stated the combined lot would be inconsistent with zoning. He added the subdivision needs to be compliant to the zoning on the ground.

Member Stanek stated his agreement with Administrator Heinig and Attorney Weber and added that he didn’t agree with the direction of the request.

Member Kertis asked for clarification on the request. Administrator Heinig stated the petition is asking to merge 2 lots into one with a CSM. The request is inconsistent with the zoning on the ground in the subdivision and must be denied.
Motion by Stanek, seconded by Appold to recommend denial of the Petition from owner Jason Hess to merge lots 1 and 2 of King’s Bluff Estates via CSM (Certified Survey Map). Carried 7-0.

Possible Action and Recommendation on Petition from Chad and Karen McCathie for Change of Zoning (Rezoning) from (B-1) Downtown Business District to (PUD) Planned Unit Development for Holmen Plaza Mixed Use Development, and Site Plan and Architectural Review (SPAR) for Holmen Plaza’s Phase One Project of 24 Residential Units

Administrator Heinig outlined the location of the PUD request. He stated that this will be a planned development in 3 phases; Phase I being the apartments; Phase II being business redevelopment; and Phase III being 4000 SF of retail. Phase I of the development; the apartment building and parking area; is being considered tonight. The apartment will be a 4-story building with 24 units and includes underground parking. He stated the materials included masonry around the bottom of the building with the top of the building being split amongst 2 colors of metal and a woodlook panel creating an urban look with a goal of creating a similar look to the Weber building in La Crosse. The internal layout of the building is designed as upscale apartments. He stated the site plans will convey stormwater into the existing system along Main and Lake Street. The north to south alley along the east edge of the development will be redone with the plan. The development includes variances to reduce the landscaping requirements and also the parking between phase 1 and 3 would be shared, thus not meeting the individual requirements. He felt that the proposed development would be a soft transition between the commercial district and the R-3 residential district to the east. The current B-1 zoning would allow any 24-hour use and the apartments would be a quiet neighbor. He stated that the redevelopment would certainly increase property values along the Main Street corridor. He stated that the SPAR ordinances limit the metal to 25% of the building and that this building is approximately 50-60%. The developer could address this by changing one of the metal colors to a masonry product to be consistent with the ordinance. Lastly, he stated that this is an outstanding building and plan with significant long-term benefits to the area. However, he stated that an approval of this building as submitted would certainly have future precedence concerns for exterior building materials and therefore he could not bless the submittal tonight.

Karen McCathie stated she felt that the architectural metal product they chose to use is a modern design and the building would not look like a pole building. She also stated that the Nichiha woodlook panel is a masonry product and considering that the masonry percentage would be just under 50%. Lastly, she stated that she felt the intent of the ordinance was to eliminate sheet metal pole shed type buildings.

Chad McCathie stated the metal siding is a quality product which creates an industrial looking building and provides a transition from the new modern building to the neighboring old buildings. He added that an LP siding could be used to replace the metal and would be compliant and cheaper, but didn’t provide the look they are looking for.

Member Grokowsky asked how the overall elevation of the building compared to the surrounding buildings. Chad McCathie answered that the roofline would be similar since the
ground elevation on the north end of the block is lower and the old 2 story buildings have 16’ stories compared to the new building’s 10’ stories.

Member Stanek stated he felt that before this building could be accepted as submitted the code would need to be modified to properly address the selected metal material. He added that he was not in favor of rewriting the code, as this would be unfair to previous projects reviewed by the commission.

Member Kertis asked if the wood were considered a masonry product, would they be compliant. Administrator Heinig answered that this still wouldn’t be compliant. The major part of that non-compliance is the metal materials selected. He explained the ordinance was created and adopted as part of the comprehensive plan to create an overall vision of the community’s development, and the community was clear that they didn’t want metal buildings. They wanted new buildings in commercial areas to be brick or stone, that is what is required. As other buildings were proposed they were not allowed to use metals unless they were in small percentages. Stated examples of metal used as accents were at the school’s new additions and the columns at the Boys and Girls Club redevelopment. When used in the McCathie’s proportions, the metal it is problematic and must be consistent with previous approvals given.

Member Stanek stated that traffic concerns are common with other developments, but those concerns never materialized as people’s schedules naturally distribute the traffic flow. He also confirmed that the alley would be redone with the project and the lease terms would provide the desired high-end market.

Member Barlow asked about alley impacts. Administrator Heinig stated that the impacts to the alley may not be ideal, but felt that this provided a lessor impact than other acceptable B-1 zoning uses. He added that the Phase I parking requirements have been met, but Phase III won’t have the same stand-alone compliance. The differing uses will offer some open parking during as tenants would be gone during business hours.

**Motion by Kulcinski, seconded by Stanek** to recommend conditional approval of the Petition from Chad and Karen McCathie for Change of Zoning (Rezoning) from (B-1) Downtown Business District to (PUD) Planned Unit Development for Holmen Plaza Mixed Use Development, and Site Plan and Architectural Review (SPAR) for Holmen Plaza’s Phase One Project of 24 Residential Units; contingent on administrative approval of the modified material types to be within the comprehensive plan requirements. 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 (with the exception of the current proposed metal), 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:**

No updates given.
Adjourn:

Motion by Grokowski, seconded by Kulcinski to adjourn at 7:53 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer
Village of Holmen
Scott Heining
421 S. Main St
Holmen, WI 54636

September 28th, 2020

Site Plan Review & Engineering Review Submittals

Mr. Heinig,

This letter is intended to accompany our submittal for our application to the Village of Holmen for the requested ARB Review/CUP Application for our proposed project located at the NE corner of STH 35 and Schaller Blvd.

Kwik Trip, Inc. is proposing the construction of a 11,120 S.F. convenience store w/ attached 1-Bay Carwash and an attached dumpster enclosure w/ separate Fueling Canopies. I have submitted the required hard copies per our discussion of 12 – 11x17 Color Copies. I confirmed there was no application and fee.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be like that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, off sale alcohol products, lottery, convenience store merchandise, ice, and propane. We will also be applying for an off-sale alcohol license for this store. The outside merchandising of products is being requested next to the store (ice and propane) and softener salt under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs are $2,000,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Jeff Osgood – Sr. Development Manager - Store Engineering - Kwik Trip, Inc.
608-793-5547 - josgood@kwiktrip.com 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone’s life.
GENERAL STORMWATER POLLUTION PREVENTION

AIAA 1.00.EC:1 Wastes and Materials Management: Construction

Description: The purpose of this standard is to minimize the effects of construction activities on the environment by preventing stormwater pollution.

1.7.00.Wastes and Materials Management: Construction

Requirements:
1. Stormwater pollution prevention plans shall be prepared for all construction activities.
2. Plans shall be submitted to and reviewed by the local regulatory body before the project is started.
3. Plans shall be updated as necessary to reflect changes in the project.
4. Plans shall be implemented by the contractor and monitored by the local regulatory body.
5. Stormwater pollution prevention plans shall be kept on site until the project is completed.

Implementation:
1. Stormwater pollution prevention plans shall be prepared for all construction activities.
2. Plans shall be submitted to and reviewed by the local regulatory body before the project is started.
3. Plans shall be updated as necessary to reflect changes in the project.
4. Plans shall be implemented by the contractor and monitored by the local regulatory body.
5. Stormwater pollution prevention plans shall be kept on site until the project is completed.

Erosion Control

1. Erosion control measures shall be implemented on all construction sites to prevent erosion and sedimentation.
2. Sediment control plans shall be prepared for all construction activities.
3. Plans shall be submitted to and reviewed by the local regulatory body before the project is started.
4. Plans shall be updated as necessary to reflect changes in the project.
5. Plans shall be implemented by the contractor and monitored by the local regulatory body.
6. Stormwater pollution prevention plans shall be kept on site until the project is completed.

Implementation:
1. Erosion control measures shall be implemented on all construction sites to prevent erosion and sedimentation.
2. Sediment control plans shall be prepared for all construction activities.
3. Plans shall be submitted to and reviewed by the local regulatory body before the project is started.
4. Plans shall be updated as necessary to reflect changes in the project.
5. Plans shall be implemented by the contractor and monitored by the local regulatory body.
6. Stormwater pollution prevention plans shall be kept on site until the project is completed.

General No-Soil Stabilization

1. General no-soil stabilization plans shall be prepared for all construction activities.
2. Plans shall be submitted to and reviewed by the local regulatory body before the project is started.
3. Plans shall be updated as necessary to reflect changes in the project.
4. Plans shall be implemented by the contractor and monitored by the local regulatory body.
5. Stormwater pollution prevention plans shall be kept on site until the project is completed.

Implementation:
1. General no-soil stabilization plans shall be prepared for all construction activities.
2. Plans shall be submitted to and reviewed by the local regulatory body before the project is started.
3. Plans shall be updated as necessary to reflect changes in the project.
4. Plans shall be implemented by the contractor and monitored by the local regulatory body.
5. Stormwater pollution prevention plans shall be kept on site until the project is completed.
**Plant Schedule**

<table>
<thead>
<tr>
<th>Code</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Planting Dates</th>
<th>Planting Size</th>
<th>Planting Depth</th>
<th>Mass Planting</th>
<th># of Plants</th>
<th>Location</th>
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<td>American Holly</td>
<td>April - May</td>
<td>2-3 gallon</td>
<td>12&quot;</td>
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<td>15</td>
<td>20</td>
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</tr>
</tbody>
</table>

**Landscape Calculations**

**Site Survey**
- Dimensions: 80' x 120'
- Orientation: South to North

**Site Survey Points**
- 4 Points
- 3 Points
- 2 Points
- 1 Point

**Landscape Design**
- 5 Points
- 4 Points
- 3 Points
- 2 Points
- 1 Point

**Landscape Elements**
- Trees
- Shrubs
- Ground Cover
- Fences
- Pathways

**Landscape Elements Points**
- Trees: 5 Points
- Shrubs: 4 Points
- Ground Cover: 3 Points
- Fences: 2 Points
- Pathways: 1 Point

**Total Points**
- 20 Points

**Landscape Design Description**

- **Type of Landscape**: Formal
- **Characteristics**: Symmetrical, geometric
- **Colors**: greens, greens, greens

**Landscape Elements**

PROPOSED SIGNS:
#01 15" LED KWIK TRIP BUILDING LETTERS & 10" MARKET LETTERS
#02 CARWASH DIRECTIONAL BUILDING SIGN
#03 15" LED KWIK TRIP BUILDING LETTERS & 10" MARKET LETTERS
#04 18" LED KWIK TRIP & 24" CARWASH BUILDING LETTERS
#05 CARWASH ENTER
#06 CARWASH EXIT
#07 CARWASH INFORMATIONAL SIGN
#08 24" LED KWIK TRIP CANOPY LETTERS
#09 24" LED KWIK TRIP CANOPY LETTERS
#10 24" LED KWIK TRIP CANOPY LETTERS
#11 15" LED ENTER CANOPY SIGN
#12 18" LED EXIT CANOPY SIGN
#13 DEF PRICE SIGN
#14 DRIVEWAY DIRECTIONAL
#15 DRIVEWAY DIRECTIONAL
#16 FREESTANDING MONUMENT SIGN
5' WHITE VINYL ADDRESS LETTERS
ON GLASS DOOR AS SHOWN ABOVE
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)

ADDRESS SIGN A
SCALE: 3/4" = 1'-0"

GENERAL SPECIFICATIONS

A 19"x12" ALUMINUM SIGN

QTY: 1

SIZE: 19"x12"

MATERIAL: Standard white blank

FINISH: cut vinyl graphics

POLE SIZE: 1-0"x1-0"

POLE MATERIAL: Galvanized steel

FINISH: Painted white

INSTALL: HANG

CARE:

INFORMATIONAL SIGNS C & D
SCALE: 1 1/2" = 1'-0"

ACCESS TO CARWASH

NON-LIT DIRECTIONAL SIGN
WHITE VINYL ON RED ALUMINUM
1'-0"H X 4'-0"W = 4.0 SQ FT

INFORMATIONAL SIGN F

DIRECTIONAL SIGN #02

CONVENIENCE STORE #1114
W 1 BAY CW SIDE DIESEL

Hwy 33 & Hwy 36
Holmen, WI
DOUBLE SIDED DIRECTIONAL SIGN

DIESEL ENTER

NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-0"H X 3'-0"W X 4'-6"T = 4.50 SQ FT

DIESEL EXIT

NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-0"H X 3'-0"W X 4'-6"T = 4.50 SQ FT

DIRECTIONAL SIGN #14
SCALE: 3/4" = 1'-0"

DIRECTIONAL SIGN #15
SCALE: 3/4" = 1'-0"

#16 Kwik Trip Freestanding Monument Sign
See attachment from La Crosse Sign Co.
VILLAGE OF HOLMEN ANNEXATION PETITION

The undersigned, being all the electors and owners of all of the real property described below, do hereby petition the Village of Holmen for direct annexation of said described properties now located in the Town of Holland in La Crosse County, Wisconsin, to said Village of Holmen pursuant to Wisconsin Statutes, Sec. 66.0217(2). This land is contiguous to the Village of Holmen limits and is described as follows:

Description of property: See Attached Annexation Description

Total Acreage: 5.618 ac

Tax Parcel No(s): 8-1191-0, 8-1187-1, 8-1164-0

The proposed Village zoning on these parcels is: Commercial B-2

The current population of the territory affected by this petition is: 4

Dated this 10th day of September, 2020

State of Wisconsin
County of La Crosse

ss.

Owner name

Notary Public, State of Wisconsin
My Commission Expires: 10-20-2022

Steven Carpenter

Dated this 10th day of September, 2020

State of Wisconsin
County of La Crosse

ss.

Owner name

Notary Public, State of Wisconsin
My Commission Expires: 10-20-2022

Chelsea Carpenter
ANNEXATION DESCRIPTION

(PARCEL NO. 8-1191-0 AND PART OF 8-1164-0 AND PART OF 8-1187-1)


CONTAINING 5.618 ACRES

Richard A. Berg 10-2-2020

DRAFTED BY: RICHARD A. BERG, PLS #1213
September 21, 2020

Village Clerk
Village of Holmen
421 S. Main St.
P.O. Box 158
Holmen, WI 54636

Dear Village Clerk:

This letter is to formally request that the Village of Holmen merge together lots 1 and 2 of King's Bluff Estates located in the Village of Holmen. I enclosed herein a Certified Survey Map prepared by Christopher W. Fechner along with a check in the amount of $110.00; I and would request that the Certified Survey Map be approved by the Holmen Village Board.

I would request being advised as to when this matter will be formally considered by the Village of Holmen Planning Commission.

Very truly yours,

HALE, SKEMP, HANSON, SKEMP & SLEIK

Thomas J. Kieffer
E-mail address: tk@haleskemp.com
TJK/mdm

cc: Jason Hess
enclosures
August 18, 2020

Mr. Thomas J. Kieffer
Hale, Skemp, Hanson, Skemp and Sleik
505 King Street, Suite 300
PO Box 1927
La Crosse, WI 54602-1927

Dear Mr. Kieffer:

The Village of Holmen is in receipt of your August 12, 2020 request to formally “merge together lots 1 and 2 of King’s Bluff Estates.”

The Village Board has authorized Administrative staff who oversee the zoning and review of subdivision development, the sole authority to approve or deny one or two lot CMS’s, as appropriate and as consistent with, the conformance of the Village of Holmen’s Zoning Code. Therefore, your request falls within Administrative Review Authority.

The Village of Holmen Planning Commission and Village Board were very diligent in their creation of King’s Bluff Estates. The resulting zoning district designations and corresponding preliminary plat therefore, were specifically and intentionally chosen to ensure a quality subdivision and development outcome that would correlate to their chosen vision for that area.

As such, lots 1 and 2 of King’s Bluff Estates were specifically and intentionally zoned R-6 Zero Lot Line Two-Family Residential District; wherein it is intended to provide for two single-family residential units attached to each other with zero lot line setbacks on one side with a legal firewall in accordance with the Wisconsin Uniform Building Code. For this reason, R-6 lots will always be approved in sets of two.

Your request to merge lots 1 and 2 (the approved “set of two”) into one lot, directly violates the requirements and overall intent of the Village’s specifically chosen R-6 Zoning District ordinance that controls these lots, and therefore cannot be given further consideration and as such is hereby denied.

The Village of Holmen will waive the required fees for this review as a complementary show of respect, and will not seek any further payment for processing your request.

Regards,

Scott Heinig
Village Administrator
August 12, 2020

Village Clerk
Village of Holmen
421 S. Main St.
P.O. Box 158
Holmen, WI 54636

Dear Village Clerk:

This letter is to formally request that the Village of Holmen merge together lots 1 and 2 of King's Bluff Estates located in the Village of Holmen. I enclosed herein a Certified Survey Map prepared by Christopher W. Fechner, and would request that the Certified Survey Map be approved by the Holmen Village Board. If there are any fees that are required for the consideration of this request, please so advise and I will see that such fee is paid.

I would appreciate being advised as to when this matter will be considered by the Village of Holmen.

Very truly yours,

HALE, SKEMP, HANSON, SKEMP & SLEIK

[Signature]

Thomas J. Kleffer
E-mail address: tjk@haleskemp.com
TJK/mdm

cc: Jason Hess

enclosures
CERTIFIED SURVEY MAP No.  

Lot 1 & Lot 2, King's Bluff Estates; Located in the 
NE 1/4 of the NE 1/4, Section 26, T18N-R8W; 
Village of Holmen, La Crosse County, Wisconsin
Holmen Plaza Concept Vision

Holmen Plaza Concept Plan

The Holmen Plaza is a multi-use development for the village of Holmen consisting of:

- 3 Phases: Anchored around existing salon
  - Phase 1: housing
  - Phase 2: wine bar conversion
  - Phase 3: cafe/retail
- An exterior lighted plaza with seating, plantings, connecting & promoting all 4 business types.
- Development establishing an urban hub as a diverse destination.
- A vehicle for cross promotion of businesses and ideas.
- Exciting, creative land use for future village development.
- Coordinated and shared parking for all business.
- Similar materials & accent colors throughout development

LANDSCAPE LEGEND

0. HAIL APPEARER  
0. BDS NORTH NORTH  
0. BRIGHT = SPOTTED SQUARE BLUE  
0. PAVING BRICK = LARGE BRICK HORIZONTAL FOR BORDERS  
0. PURPLE = CURVED APPEAR  
0. TREE = JAPANESE LIME  
0. FENCE = SHIPPED/BENEDICT

Holmen, WI

9/9/2020
Holmen Plaza Concept Vision
Holmen, WI

Phase 1 - PUD  Plaza Apartments

Phase 2 - Wine Bar Renovation

Existing Anchor Business
Moxy Salon & Spa

Phase 3 - Cafe / Retail

Concept Story Board
Holmen Plaza Concept Vision
Holmen, WI

Photometric site Plan
Holmen Plaza Concept Vision
Holmen, WI

Site Plan
Holmen Plaza Apartments
Holmen, WI

Lower Level Parking
Holmen Plaza Apartments
Holmen, WI

First Floor Plan
Holmen Plaza Apartments
Holmen, WI

2nd thru 4th Floor Plans
Holmen Plaza Apartments
Holmen, WI

Exterior Elevations
Holmen Plaza Apartments
Holmen, WI

Exterior Elevations
Holmen Plaza Apartments
Holmen, WI

Building Sections
Holmen Plaza Apartments
Holmen, WI

Trash Enclosure
Holmen Plaza Apartments
Holmen, WI

Structural Framing Plan
Holmen Plaza Apartments
Holmen, WI

Structural Framing Plan

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