Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, January 31, 2023. Present were commission members Barlow, Stanek, Grokowsky, Appold, Kertis, and Nicklaus; along with advisory members Administrator Heinig and Engineer Dahl. Member Kulcinski was excused. Also in attendance were Chuck Olson, Tony Tomeshek, Ryan Buisman, Kris Roppe, and Matt Harper.

Public Hearings:

**Petition for rezoning from owner Mathy Construction Company, for property on the North side of Hwy 35—immediately West of Hwy. 53; approximately 48.81 acres on parcels 14-2931-0 and 14-4002-0 from (A) Agricultural District to (B-2) General Business District; and approximately 25.25 acres on parcel 14-4001-0 from (A) Agricultural District to (L-I) Light Industrial District.**

**Motion by Stanek, seconded by Appold** to open the public hearing. Carried 6-0.

Administrator Heinig explained the location of the proposed rezoning. He stated this is the 3rd phase of Business Park development on the property owned by Mathy Construction. The petition contains 2 zoning areas; one for Light Industrial and another for Commercial.

Chuck Olson stated he supports the rezoning and added this was the anticipated land use when the TIF district was established.

Tony Tomeshek representing Mathy Construction stated they have interest from potential buyers and they want to get the development started.

**Motion by Nicklaus, seconded by Grokowsky** to close the public hearing. Carried 6-0.

Approval of the October 25, 2022 minutes:

**Motion by Kertis, seconded by Nicklaus** to approve the minutes of the October 25, 2022 Meeting. Carried 6-0.

Public comment:

None

Agenda Items:

Possible Recommendation and Action of Petition for rezoning from owner Mathy Construction Company, for property on the North side of Hwy 35—immediately West of Hwy. 53; approximately 48.81 acres on parcels 14-2931-0 and 14-4002-0 from (A)
Agricultural District to (B-2) General Business District; and approximately 25.25 acres on parcel 14-4001-0 from (A) Agricultural District to (L-I) Light Industrial District.

Member Nicklaus asked for clarification of the Light Industrial zoning classification. Administrator Heinig stated this is typically used for warehousing, light manufacturing, and can cross into commercial use. It is generally cleaner in appearance to Industrial zoning which is intended for heavy manufacturing.

Administrator Heinig stated the potential recommendation for rezoning would go to the Village Board for approval and a preliminary plat would be forthcoming at an upcoming Planning Commission meeting.

Motion by Stanek, seconded by Kertis to recommend approval of the petition for rezoning from owner Mathy Construction Company, for property on the North side of Hwy 35—immediately West of Hwy. 53; approximately 48.81 acres on parcels 14-2931-0 and 14-4002-0 from (A) Agricultural District to (B-2) General Business District; and approximately 25.25 acres on parcel 14-4001-0 from (A) Agricultural District to (L-I) Light Industrial District. Carried 6-0.

Possible Recommendation and Action on Site Plan & Architectural Review (SPAR) Petition from owner Matthew Harper, of Ragz Shop, LLC, for a new 5-unit commercial business condo with residence at 1749 Cole Court

Administrator Heinig located the parcel under consideration at the end of Cole Court, west of Holmen Drive, and north of USH 53. He stated the parcel is zoned B-2 and the proposed business condo is zoning compliant. The building is broken into 5 individual units with the 5th unit also having a residence above the unit. This is a permissible use under B-1 zoning and therefore is allowed in B-2 zoning. He stated the exterior of the building uses a brick masonry product with LP siding above to make up the balance. He stated the south elevation used the products in the correct percentages except for the area along the offset corner between the 4th and 5th unit. He stated this should be changed to be compliant or be noted as an exception. He stated that the west elevation met the requirements and noted an area for potential signage. He stated the east elevation met requirements and noted this would be the side of the building facing Holmen Drive although it may be screened by the adjacent lot. The south elevation faces a single-family residence. He stated that this didn’t meet the material percentage requirements, and recommended a 4’ masonry border be added to bring into compliance, and to wrap the entire area under the residence with masonry for aesthetics toward Holmen Drive. Lastly, he stated that a landscape, lighting and signing plan is needed, but said they could be submitted and approved administratively at a later time.

Member Stanek noted the discrepancy between sheets C-1 and A-2; with A-2 not showing the offset between the 4th and 5th units. He asked if the brick material would be required on both wall faces of the corner. Administrator Heinig stated the offset is planned and that the masonry material would be required on both wall faces.
Member Kertis asked if a fence would be required around the south property line to screen the building from the single-family residence. Administrator Heinig stated a fence isn’t required and added the elevations between the properties would prevent a fence from effectively screening the building anyhow.

**Motion by Stanek, seconded by Nicklaus** to recommend approval of the Site Plan & Architectural Review (SPAR) Petition from owner Matthew Harper, of Ragz Shop, LLC, for a new 5-unit commercial business condo with residence at 1749 Cole Court contingent upon the addition of the noted brick masonry and administrative approval of the landscaping, lighting, and sign plan. Finding that the purposes 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. Carried 6-0.

**Possible Recommendation and Action on Site Plan & Architectural Review (SPAR) Petition from owner Village of Holmen, for a new well pumphouse off Old Hwy 93 within Seven Bridges Park.**

Administrator Heinig explained that the site is located along Old Hwy 93, west of Horton Street in the southeast corner of the Seven Bridges Park. He stated the Village has secured the DNR permits to construct a new well and wellhouse on the parcel in the summer of 2023. He stated this building doesn’t require SPAR approval, but he wanted to bring it to the attention of the committee. The design and material selection for the wellhouse was intended to give it the appearance of a house using the same theme and colors of the Seven Bridges Park shelter. He pointed out the materials chosen are SPAR compliant. The landscaping plan is complimentary to the adjacent park. The vinyl fence around the back of the building is required to keep the wellhead area secure. Lastly, he stated there are no site lights, only building mounted security lighting.

**Motion by Stanek, seconded by Appold** to recommend approval of the Site Plan & Architectural Review (SPAR) Petition from owner Village of Holmen, for a new well pumphouse off Old Hwy 93 within Seven Bridges Park. Finding that the purposes 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, and site landscaping. Carried 6-0.

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

Administrator Heinig stated there would be a plat for sure and a possible SPAR for consideration next month.

**Adjourn:**

**Motion by Appold, seconded by Grokowsky** to adjourn at 6:30 pm. Carried 6-0.

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 31st day of January, 2023, at 6:00pm, on the proposed Change of Zoning (Rezoning) Petition as follows:

Mathy Construction Company (owner) is petitioning for a rezone of approximately 48.81 acres on parcels 14-2931-0 and 14-4002-0 (property on the North side of Hwy 35—immediately West of Hwy. 53), from (A) Agricultural District to (B2) General Business District; and approximately 25.25 acres on parcel 14-4001-0 from (A) Agricultural District to (Li) Light Industrial District, all in accordance with a proposed development plan for that area. The Village of Holmen Comprehensive Plan and Future Land Use designation for the properties, generally support Commercial and Industrial Uses.

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: January 13 and January 20, 2023
Aluminum Railings: Dark Bronze

Roof Shingles: GAF Fiberglass - "Weathered Wood"

Soffit / Gutter / Downspout / Fascia: Color to Match Trim - "Oyster Shell"

Masonry: Nichiha "Canyon Brick"

Exterior Siding: LP 'Smart Side'
Diamond Kote - "Terra Bronze"

Overhead Doors / Man Doors / Windows: Color to Match Trim - "Oyster Shell"

Door / Window / Corner Trim: Fascia:
LP 'Smart Side' Diamond Kote - "Oyster Shell"

NORTH ELEVATION
Exterior Siding:
LP 'Smart-Side' - Diamond Kote - "Terra Bronze"
Typical Entire Enclosure

DUMPSTER ENCLOSURE
No Scale
NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D.
THE SUBSURFACE UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE
GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE
COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA.”

THE CONTRACTOR SHALL CALL THE DIGGERS HOTLINE SYSTEM AT 811
BEFORE COMMENCING EXCAVATION.
EXTERIOR ELEVATION KEYNOTES:

1. PREFINISHED METAL GUTTER 4"W X 6" DEEP
2. STANDING SEAM METAL ROOF
3. PREFINISHED METAL FASCIA
4. PREFINISHED METAL DOWNSPOUT WITH CONCRETE SPLASH BLOCK
5. CONTINUOUS RIDGE VENT
6. PREFINISHED METAL VENTED SOFFIT

EXTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS
2. PAINT ALL EXTERIOR EXPOSED MECHANICAL AND ELECTRICAL PIPING
3. BRICK VENEER
4. CORROSION RESISTANT DOOR AND FRAME
5. INSULATED SECTIONAL OVERHEAD DOOR
6. CONTROL JOINT
7. 1 X 3 1/2" PREFINISHED COMPOSITION TRIM BOARD
8. NON FUNCTIONAL TRIANGLE LOUVER. DESIGN IS BASED ON PRODUCTS FROM FYPON. TRIANGLE – 6:12 PITCH. APPROXIMATELY 18" X 72" COLOR: PAINTED TO MATCH SIDING.
9. 1 X 5 1/2" PREFINISHED COMPOSITION TRIM BOARD
10. 1 X 7 1/4" PREFINISHED COMPOSITION TRIM BOARD
11. INSULATED TRANSLUCENT FIBERGLASS SANDWICH PANEL WALL SYSTEM
12. SNOWGUARD SYSTEM
13. PREFINISHED COMPOSITION SIDING – SHAKE
14. PREFINISHED COMPOSITION SIDING – LAP
KEYNOTES

1. CHLORINE GAS CYLINDERS (150 LB)
2. CHLORINE FEED PANEL
3. FLUORIDE TANK (40 GAL)
4. FLUORIDE FEED PUMP
5. EXTEND PIPE 5' FROM BUILDING AND CAP FOR WELL FUTURE CONNECTION
6. CAP OPEN END FOR FUTURE CONNECTION
7. CHEMICAL TANK VENT - SEE DETAIL E/P4
8. CHLORINE BOOSTER PUMP - SEE DETAIL E/P4
9. INSPECTION WINDOW

(DI PIPE
(FROM WELL NO. 8)
( TO DISTRIBUTION)
MANUFACTURER NOTES:
1. PLEASE CONTACT MANUFACTURER FOR ALL THE OTHER SIZES AND OPTIONS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS
   FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HERIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY
   THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER
   REFERENCE NUMBER 1038-044.

PRIVACY FENCING

SUPERIOR

REVISION DATE 23/12/2019

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<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Chuck Olson</td>
<td>308 Grant St, Helena</td>
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<tr>
<td>Tony Tomashuk</td>
<td>Maritime Const, Onalaska</td>
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<td>Ryan Buisman</td>
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