Village of Holmen
Planning Commission Minutes
February 28, 2023

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, February 28, 2023. Present were commission members Barlow, Stanek, Grokowsky, Appold, Kertis, and Kulcinski; along with advisory members Administrator Heinig and Engineer Dahl. Member Nicklaus was absent. Also in attendance was Kris Roppe.

Public Hearings:

None

Approval of the January 31, 2023 minutes:

Motion by Kertis, seconded by Appold to approve the minutes of the January 31, 2023 Meeting. Carried 6-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Mathy Construction Company Petition for Proposed Preliminary Plat of Bluffview Business Park Phase Three and Phase Four (North of Hwy. 35 and West of Hwy. 53).

Administrator Heinig stated Mathy Construction has submitted the preliminary plats for Phase Three and Four. They are moving forward with Phase Three at this time. He pointed out that Lot 17 and the storm outlot shown in Phase Four on the board materials have been moved into Phase Three. The remaining portion of Phase Four is on hold for now. Lastly, he stated that a utility easement extending from the southern end of Paulson Avenue is needed on the final plat as well as the required legalese for state approval. Administrator recommended acceptance of the preliminary plat contingent on the easement and requirements for state acceptance are provided.

Member Kertis asked if the development could go forward without the easement. Administrator Heinig stated that the easement has to happen adding that it provides sewer services to the extended area to the north and also loops the watermain. He added that there is a 3-party agreement between Mathy Construction, the easement’s property owner, and the Village to get the easement done.
Member Barlow asked to confirm that lot 17 and the storm outlot shown as parts of Phase 4 are the only parts being moved into Phase 3. Administrator Heinig confirmed that was the case.

**Motion by Kulcinski, seconded by Grokowsky** to recommend approval of Mathy Construction Company Petition for Proposed Preliminary Plat of Bluffview Business Park Phase Three (North of Hwy. 35 and West of Hwy. 53) contingent on the easement and requirements for state acceptance are provided, with the understanding that Phase 4 is not proceeding at this time. Carried 6-0.

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

Administrator Heinig stated there would be conditional use permit and a possible SPAR for consideration next month.

**Adjourn:**

**Motion by Stanek, seconded by Appold** to adjourn at 6:07 pm. Carried 6-0.

Minutes prepared by Chris Dahl, Village Engineer.
"BLUFFVIEW BUSINESS PARK PHASE THREE"

Located in the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 25 and the SE 1/4 of the SE 1/4 of Section 26 and the NW 1/4 of the NW 1/4 of Section 36,
Township 18 North, Range 8 West, Village of Holmen, La Crosse County, Wisconsin

 Owners’ Certificate

As owner, I hereby certify that I caused the land described on the plat to be surveyed, divided, mapped and dedicated as represented on the plat, and I certify that the plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or adoption:

1) Village of Holmen
2) Wisconsin Department of Administration
3) Wisconsin Department of Transportation

I, _______________________, being the duly (elected)(appointed) qualified and acting county treasurer of La Crosse County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments due and owing on the subject property.

County Treasurer

Village Board Approval Certificate

Resolved, that the plat of Bluffview Business Park Phase Three in the Village of Holmen is hereby approved by the Village Board of the Village of Holmen, Wisconsin and

Applicant

Certification of Village Treasurer

I, _______________________, being the duly (elected)(appointed) qualified and acting village treasurer of the Village of Holmen, do hereby certify that the plat of Bluffview Business Park Phase Three is in accordance with s.236.293, Wisconsin Statutes, and is hereby certified.

Village Treasurer

Certificate of County Treasurer

I, _______________________, being the duly (elected)(appointed) qualified and acting county treasurer of La Crosse County, do hereby certify that the plat of Bluffview Business Park Phase Three is in accordance with s.236.293, Wisconsin Statutes, and is hereby certified.

County Treasurer

Certificate of Receipt of Deeds

I, _______________________, Register of Deeds, do hereby certify that the first parcel of Bluffview Business Park Phase Three located in the Village of Holmen was recorded by the ___________ of __________, 20__, and

Register of Deeds

Surveyor’s Certificate

That this subdivision is located in the Town of Holmen, 1000.29 feet; 3) thence North 00 degrees 10 minutes 48 seconds West, 87.91 feet to the easterly extension of the north line of Bluffview Business Park Phase Three, 4) thence South 89 degrees 59 minutes 21 seconds West, 230.79 feet to the westerly extension of the north line of Bluffview Business Park Phase Three;

Dan Frederickson, Vice President, Mathy Construction

Vicinity Map

Drainage and Utility Easements are shown thus:

Utilities

Easement

Scale in Feet

VINCIEN T MAP

TWP. 18N, RGE. 08W
La Crosse County, Wisconsin
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Kris Royce</td>
<td>ISU 201 Main St La Crosse</td>
</tr>
</tbody>
</table>