

**Village of Holmen
Planning Commission Minutes
March 29, 2022**

Village President Barlow called the Planning Commission meeting to order at 6:00PM on Tuesday, March 29, 2022. Present were commission members Barlow, Stanek, Kulcinski, Kertis, Grokowsky, and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance was Nick Nicklaus.

Public Hearings:

None

Approval of the February 22, 2022 minutes:

Motion by Kulcinski, seconded by Kertis to approve the minutes of the February 22, 2022 Meeting. Carried 6-0.

Public comment:

Patrick Barlow introduced Nick Nicklaus to the members as a possible appointment to the commission. Mr. Nicklaus stated he was considering the appointment and shared his previous relevant experience working as the Director of Residence Life at UW-La Crosse.

Agenda Items:

- 1. Possible Action on Site Plan & Architectural Review (SPAR) petition from Kwik Trip for Siding Modification at Store 311, at 1550 S. Holmen Drive.**

Administrator Heinig stated that this modification is for the original Kwik Trip which is attached to Burger King. He stated that the proposed modifications are similar to other store renovations done to some familiar older Kwik Trip stores in the City of Onalaska where the white vinyl siding is removed and replaced with a brick appearing exterior. On the store's east and south elevations the existing bottom brick masonry will be left in place. The new materials will be a tan soldier course to top the existing brick, then a thin brick siding will extend up to the tan colored soffit. The west and north elevations will be covered by dark red LP Smartside. While this wouldn't be acceptable under normal SPAR guidelines, SPAR reviews are not required for renovations or maintenance. However, this project includes a small addition on the south side of the building that previously was reviewed under SPAR. It is because of that previous SPAR that this project was triggered for a new SPAR review. Considering that this is basically a building maintenance project and that the west and north walls aren't typically seen by the public the LP Smartside as proposed is acceptable. He stated that the proposal includes an internally lit sign over the entry doors and a similar sign is proposed to be newly located on the south building wall. Because the newly proposed south facing sign would largely be hidden by the awning and the building's structural projections, it doesn't make sense to have it included.

Member Kulcinski asked if the sign would be needed in the future when the agricultural areas to the south and east are developed. Administrator Heinig stated that the site currently has more signage than is allowed and since it is largely hidden by the awning and the building itself, he would recommend eliminating that sign.

Motion by Kulcinski, seconded by Stanek to approve the Site Plan & Architectural Review (SPAR) petition from Kwik Trip for siding modification at store 311, at 1550 S. Holmen Drive, contingent upon the south facing sign being eliminated. Finding that the purposes and abbreviated guidelines of the SPAR Ordinance have been reasonably met, regarding the external building colors, materials, site and building signage. Carried 6-0.

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


Member Stanek said he was asked by a contractor if a project he was considering would be subject to SPAR rules. He asked for clarification on when SPAR reviews are required. Administrator Heinig said he spoke to the contractor and the project is considered maintenance so it wasn't required. He stated that renovations and maintenance work does not trigger a SPAR review. Larger projects requiring building permits are subject to SPAR review.

Administrator Heinig gave Mr. Nicklaus a synopsis of the commission's typical work to consider in his decision to join the commission.

Adjourn:

Motion by Kulcinski, seconded by Kertis to adjourn at 6:18 pm. Carried 6-0.

Minutes prepared by Chris Dahl, Village Engineer

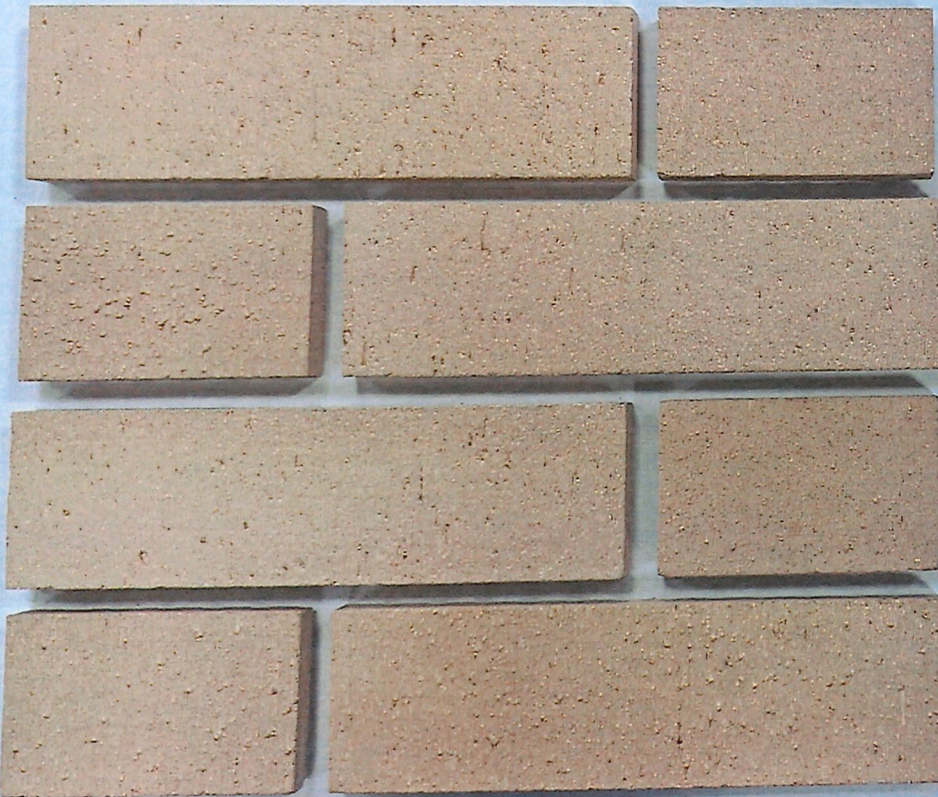
 **Summitville**

SHADE VARIATIONS

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THIN BRICK
RANGE BOARD

Color: 27-GEORGETOWN



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RUSTIC RAVE



LP Smartside Sample



Planning Commission

March 29 2022

Name

Address

- 1) Dick Nicklaus 2711 S Cedar
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