

**Village of Holmen
Planning Commission Minutes
September 27, 2022**

Village President Barlow called the Planning Commission meeting to order at 6:00PM on Tuesday, September 27, 2022. Present were commission members Barlow, Kulcinski, Stanek, Grokowsky, Appold, Kertis, and Nicklaus; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance was Jeff Weiser and his Engineer.

Public Hearings:

Petition for rezoning from owner WI Development, LLC, for an approximate 1.55 acre property at 1622 Crow Street (Tax Key Parcel 14-4263-0), from B-2 (General Business District) to PUD (Planned Unit Development) for 13 new townhouses.

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

Administrator Heinig stated the parcel being considered is located to the west of the Flat Road condos and will be developed in a very similar concept. The area is currently zoned for commercial development, but there has been a lack of interest in that type of development so the owner is proposing to expand the development he has completed along Flat Road.

Jeff Weiser stated he has owned the property since 2016. In that time, the property has been listed with a realtor for potential commercial development. Finding there isn't a current interest in that area he feels that developing the area with condos similar to those he constructed along Flat Road and Crow Street would be a good use of the area.

Motion by Appold, seconded by Nicklaus to close the public hearing. Carried 7-0.

Approval of the July 26, 2022 minutes:

Motion by Kulcinski, seconded by Kertis to approve the minutes of the July 26, 2022 Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Consideration and Action on petition for rezoning from WI Development, LLC, for an approximate 1.55 acre property at 1622 Crow Street (Tax Key Parcel 14-4263-0), from B-2 (General Business District) to PUD (Planned Unit Development), including Site Plan and Architectural Review, for 13 new townhouses)

Administrator Heinig stated the area is currently zoned commercial and is being considered for a PUD. The design is very similar to the condos that this same owner has previously completed along Flat Road and Crow Street. The condos will be a mix of 1 and 2 story structures with the same material designs to match the condos to the east. The materials and landscaping meet the SPAR requirements. He stated the previous condos constructed are high quality units and these will be the same and fully recommends the SPAR approval and zoning change.

Member Grokowsky asked how this area is accessed. Administrator Heinig stated there is access to Hale Drive via Flat Road and Sand Lake Road via Greeno Road.

Member Nicklaus noted the lack of recreational space in the area and asked if there would be a need in the future. Administrator Heinig considers this residential in-fill between the Ponderosa residential area and the planned commercial area along Holmen Drive. Residential in-fill areas don't have the same recreational requirements as residential subdivisions do.

Member Stanek asked for clarification that the action item is both a rezone and a SPAR approval. Administrator Heinig stated that the PUD is specific to this design so the item is appropriate to consider both. If the design does not go forward the zoning would not change, the property would revert to B-2 zoning.

Member Barlow asked if South Main is planned for a future connection to the area or if access to Holmen Drive is planned. Administrator Heinig stated that those connections would require a large redesign of the area. There may be that opportunity in the future, but as yet there are no plans. He also stated that any additional connection to Holmen Drive would need careful consideration due to the proximity and potential impact to USH 53 and the off ramp to Holmen Drive.

Motion by Kertis, seconded by Grokowsky to recommend approval of the petition for rezoning from WI Development, LLC, for an approximate 1.55 acre property at 1622 Crow Street (Tax Key Parcel 14-4263-0), from B-2 (General Business District) to PUD (Planned Unit Development), including Site Plan and Architectural Review, for 13 new townhouses). 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, site and building lighting, and site landscaping.. Carried 7-0.

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

Administrator Heinig stated there will be a meeting next month as he already has an agenda item.

Adjourn:

Motion by Appold, seconded by Kulcinski to adjourn at 6:20 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer



VERVE
14-154-2

ELH TRUST
14-154-0

GREEN OAKS PARKS LTD
14-154-3

GREEN OAKS PARKS LTD
14-154-5

ELH TRUST
14-154-0

VILLAGE OF HOLMEN
14-4064-0

BECHARA PROPERTIES LLC
14-4084-0
BECHARA PROPERTIES LLC
14-4081-0
BECHARA PROPERTIES LLC
14-4082-0
BECHARA PROPERTIES LLC
14-4083-0
LEZPONA INVESTMENTS LLP
14-4092-0

JENSKI LLC
14-4066-0

W I DEVELOPMENT LLC
14-4263-0

W I DEVELOPMENT LLC
14-4268-0

WIL-OLG LLC
J E K HOLMEN LLC
14-166-80



SEVEN-PLEX

1/8"=1'-0"

Color Legend

- LP Smartside: Cavern Steel
- LP Smartside: Canyon Brown
- LP Smartside: Snowscape (Trim)
- Boulder Creek: Country Ledge Loveland (Stone)



FIRST HALF SEVEN-PLEX

1/4"=1'-0"



SECOND HALF SEVEN-PLEX

1/4"=1'-0"

ELEVATIONS

THE FLATS CONDOS

LOT #1 FLAT RD & CROW STREET

HOLMEN, WI 54636

8/16/22

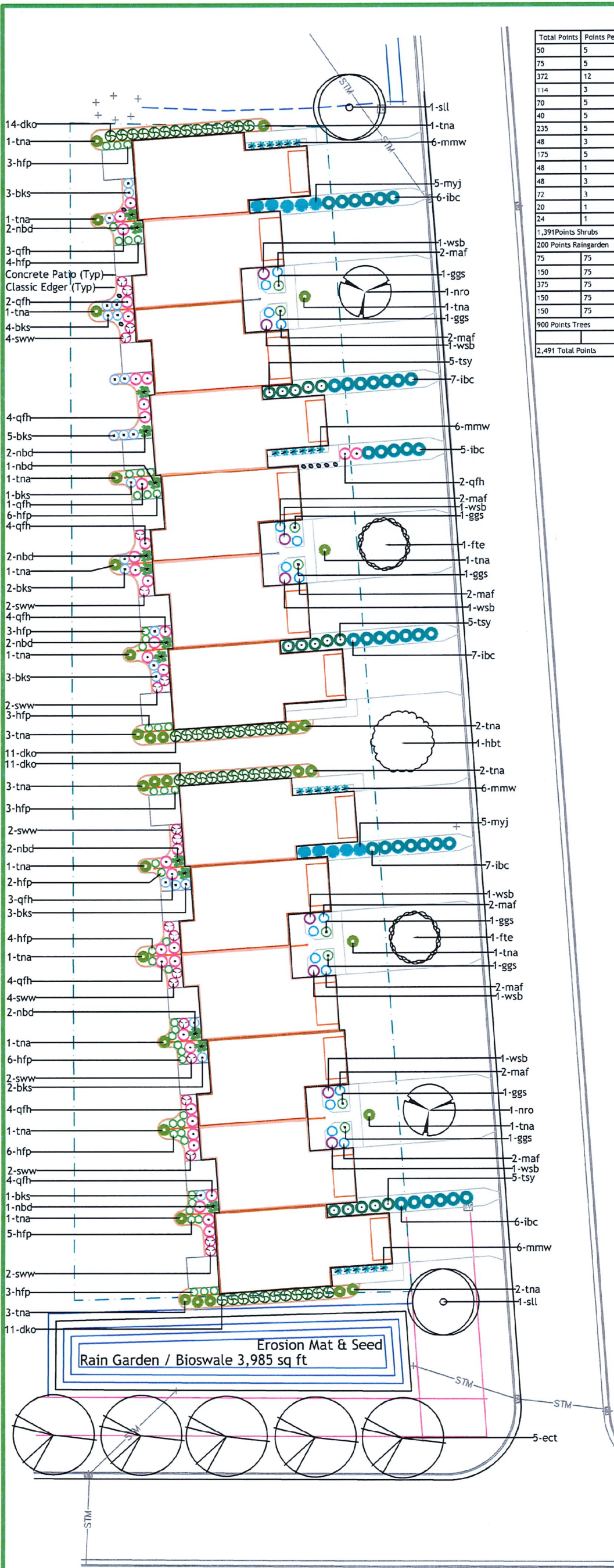


MIDWEST

Design & Development, LLC

N5560 CTH ZM, Suite 3
Onalaska, WI 54650
PH: 608-785-2760

DD-3



Plant Summary

Total Points	Points Per Unit	Code Name	Quantity	Common Name	Scientific Name	Planting Size	Root Type	Comments
50	5	myl	10	Maney Juniper	Juniperus chinensis 'Maney'	18"	#5	med evergreen shrub
75	5	tsy	15	Taunton Spreading Yew	Taxus x media 'Tauntonii'	18"	#5	med evergreen shrub
372	12	tna	31	Technito Arborvitae	Thuja occidentalis 'Ball-John'	3"	#7	low evergreen tree
114	3	ilc	38	Iroquois Beauty Chokeberry	Aronia melanocarpa 'Iroquois Beauty'	24"	#5	med deciduous shrub
70	5	nbd	14	Neon Burst Dogwood	Cornus alba 'Neon Burst'	3"	#5	tall deciduous shrub
40	5	wsb	8	Winecraft Smokebush	Cotinus coccinea 'MINCOJAU3'	3"	#5	tall deciduous shrub
235	5	dko	47	Diervilla Kodiak Orange	Diervilla 'GZX88544'	3"	#5	tall deciduous shrub
48	3	mef	16	Mount Airy Fothergilla	Fothergilla major 'Mount Airy'	24"	#7	med deciduous shrub
175	5	qfh	35	Quick Fire Hydrangea	Hydrangea paniculata 'Bulk'	3"	#7	tall deciduous shrub
48	1	hfp	48	Happy Face Potentilla Yell	Potentilla fruticosa 'Lundy'	18"	#3	low deciduous shrub
48	3	ggs	16	Glow Girl Spirea	Spirea betulifolia 'Tor Gold'	24"	#5	med deciduous shrub
72	3	bks	24	Blue Kazoo Spirea	Spirea media 'SHSMBK'	24"	#3	med deciduous shrub
20	1	sww	20	Spilled Wine Weigela	Weigela florida 'Bokrasplwi'	18"	#3	low deciduous shrub
24	1	mmw	24	My Monet Weigela	Weigela florida 'My Monet'	18"	#3	low deciduous shrub
1,391 Points Shrubs								
200 Points Rain Garden								
				3,985 sq ft Rain Garden / Bioswale 20 points per 20 sq ft = 200 points				
75	75	hbt	1	Hackberry Tree	Celtis Occidentalis	2.5" caliper	B&B	Shade Tree
150	75	sll	2	Skyline Locust	Gleditsia tricanthos inermis 'Skyline'	2.5" caliper	B&B	Shade Tree
375	75	ect	5	Espresso Coffeetree	Gymnocladus dioica 'Espresso-JFS'	2.5" caliper	B&B	Shade Tree
150	75	nro	2	Northern Red Oak	Quercus rubra	2.5" caliper	B&B	Shade Tree
150	75	fte	2	Frontier Elm	Ulmus x 'Frontier'	2.5" caliper	B&B	Shade Tree
900 Points Trees								
2,491 Total Points								

All Required Landscaping:

Site Zoned: Townhome MF Residential (R-7)

Flat 7 & 8:

Building Foundation Linear Feet:
 $841' + 705' = 1,546' / 100' = 15.46$
 $15.46 \times 60 \text{ points} = 928 \text{ points Required}$

Paved Area:
 $26 \text{ Stalls} / 20 = 1.3$
 $1.3 \times 100 \text{ points} = 130 \text{ points Required}$

Street Frontage:
 $724' / 100 = 7.24$
 $7.24 \times 100 \text{ points} = 724 \text{ points Required}$

Yard:
Building Area: $12,439 \text{ sq ft} + 10,552 \text{ sq ft} = 22,991 \text{ sq ft}$
 $22,991 / 1000 \text{ sq ft} = 23$
 $23 \times 30 \text{ points} = 690 \text{ points Required}$

TOTAL REQUIRED POINTS THIS SHEET = 2,472 POINTS
TOTAL POINTS THIS PLAN = 2,491 POINTS