

**Village of Holmen
Planning Commission Minutes
January 26, 2021**

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, January 26, 2021. 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: Kevin Fry and Buck Manley.

Public Hearings:

Petition for Change of Zoning (Rezoning) from Elmwood Partners land located approximately South of Empire Street, North of Judith Court and East of Pioneer Drive, from (A) Agricultural to (R-1) Single Family Residential District (31.46 acres) and (R-6) Zero Lot Line Two Family (Single Family Twindo) Residential District (6.63 acres) and (C) Conservancy District (1.94 acres)

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

Kevin Fry summarized the location of the requested rezoning and the locations of the different zoning classifications within. He stated that this is the last phase of the redevelopment he has left on the west side of the Halfway Creek, and the proposed redevelopments and classifications will be a good fit for the surrounding area.

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

Approval of the October 27, 2020 minutes:

Motion by Kulcinski, seconded by Appold to approve the minutes of the October 27, 2020 Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Petition for Change of Zoning (Rezoning) from Elmwood Partners land located approximately South of Empire Street, North of Judith Court and East of Pioneer Drive, from (A) Agricultural to (R-1) Single Family Residential District (31.46 acres) and (R-6) Zero Lot Line Two Family (Single Family Twindo) Residential District (6.63 acres) and (C) Conservancy District (1.94 acres).

Administrator Heinig stated that this was the last phase of redevelopment west of the creek. He stated that he hasn't received any comments from the public regarding the rezoning. He outlined the locations of the different proposed zoning areas. Noting that a previous plan for the area had a high-density residential area located in the northern end of this proposal along

the boundary with the industrial district. That plan had received some resistance from the neighboring residential areas, and that area is now proposed to be R-6 zero lot line structures.

Motion by Kulcinski, seconded by Kertis to recommend approval of the Petition for Change of Zoning (Rezoning) from Elmwood Partners land located approximately South of Empire Street, North of Judith Court and East of Pioneer Drive, from (A) Agricultural to (R-1) Single Family Residential District (31.46 acres) and (R-6) Zero Lot Line Two Family (Single Family Twindo) Residential District (6.63 acres) and (C) Conservancy District (1.94 acres). Carried 7-0

Possible Action and Recommendation on Petition from Elmwood Partners for Approval of Preliminary Plat for Cole Addition Phase Three.

Administrator Heinig stated the plat has 103 lots, 75 being single family lots, and the remaining 28 along the north edge of the plat are set up for 14 zero lot line twindo structures. He stated that there will be an upcoming change to the access on the NE corner as the developer is working with the Village to address its access to the subdivision and the access to the Village's compost site. Lastly, he stated that this is very similar to the original proposal for the area and he fully recommends its approval.

Member Barlow asked whether the site plans adequately address drainage. Administrator Heinig stated that the plan has adequate capacity with the large storm pond already constructed along Judith Court, as well as the proposed area on the northeast corner of the plat.

Motion by Kulcinski, seconded by Appold to recommend approval of the Petition from Elmwood Partners for Approval of Preliminary Plat for Cole Addition Phase Three. Carried 7-0.

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

Administrator Heinig stated that next month's agenda already has a couple SPAR reviews and an annexation. He stated that he thinks 2021 will be a big year as several projects that were delayed in 2020 will come in.

Adjourn:

Motion by Kulcinski, seconded by Grokowsky to adjourn at 6:43pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer