

**Village of Holmen
Planning Commission Minutes
June 29, 2021**

Village President Barlow called the Planning Commission meeting to order at 6:00 PM on Tuesday, June 29, 2021. Present were commission members Barlow, Stanek, Kulcinski, Gill, Kertis, Grokowsky, and Appold; along with advisory members Administrator Heinig and Engineer Dahl.

Public Hearings:

None.

Approval of the May 25, 2021 minutes:

Motion by Kulcinski, seconded by Appold to approve the minutes of the May 25, 2021 Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Discussion on proposed Comprehensive Plan Amendment along newly annexed areas around Hwy. HD to allow for development flexibility

Administrator Heinig stated the area for consideration is along CTH HD between McHugh Road and Prairie View Elementary School. The stated area was outside of the Village boundary at the time the last comprehensive plan was adopted and not much thought went into the area. At that time the area was established as single family residential. He stated the areas along HD should be developed as mixed use instead of single family so that investors have the same options as they do along Holmen Drive to the south. He stated that it makes sense to have high density residential developed along the USH 53 frontage. The area between the mixed use along CTH HD and high density along USH 53 would be designated medium density. That designation wouldn't preclude single family developments as lower density is always allowed. He stated the property owners are in favor of the changes and have been notified of next month's public hearing when the board could approve the changes.

Member Stanek asked if a residence could be used for business use. Administrator Heinig answered business use would be allowed if the area is zoned mixed use, and if the area is zoned residential it would be allowed with a conditional use permit.

Member Barlow asked if public uses would be allowed with a mixed-use zone and whether road locations are pre-planned. Administrator Heinig stated that public uses are allowed and the major roads within the area are part of the master plan.

Member Grokowsky asked if there was any negative feedback and if any part of the bluffs were planned to be developed. Administrator Heinig stated he had not received any negative feedback. He also stated that the Village has ordinances to prohibit development on slopes steeper than 12%. The county also has restrictions that would prohibit the development of the bluffs.

Member Stanek asked if quarry uses could be opened on the bluffs. Administrator Heinig stated that a quarry would not be allowed in the Village.

Discussion on proposed amendments/updates to the Design Standards to ensure consistency along Hwy. HD and in Downtown Holmen, and to allow for material flexibility in Industrial areas.

Administrator Heinig stated there are 3 main aspects to the amendments and updates to the design standards. Those were the changes and availability to materials, extension of territory, and creation of a new area for the downtown.

He highlighted the changes to the design standards:

- The Holmen Drive corridor has been extended to the north along HD and the addition of the downtown district.

- The Holmen Drive overlay district was extended to the north.

- Downtown district was part of the HD district. This has been separated as it has different considerations. The roundabout area needs special considerations as it will define Holmen once its developed.

- Lot layout moves buildings to the front of the lot for presence.

- Limited parking encourages side parking.

- Landscaped buffers have been added to help to break up large areas.

- 2-story buildings or the appearances thereof are required.

- Metal usage is allowed within the percentages stated.

Lastly, he stated there would be a public hearing at the July 27th Planning Commission for the public to voice their opinions on the proposal.

Member Barlow asked about how this would interact with the historical interests within the downtown area, and how notices would be provided to those within the corridor.

Administrator Heinig stated there are different requirements for materials and signage specifically for the downtown area. He stated that a notice of public hearing would be posted, and individual notices wouldn't be provided.

Member Stanek asked if green roofs would be permitted and what are the maintenance requirements. Administrator Heinig stated that green roofs are permitted. There are also other stormwater requirements to be followed. To this point there have not been green roofs brought forward because they are cost prohibitive.

Member Gill stated that he liked adding the permissible uses of metals. He felt that it allowed flexibility in design without being unfair to prior approved projects. Administrator

Heinig added that the McCathie project was approved under the old criteria, but his future projects would be considered under the new design standards.

Possible Action and Recommendation on Ordinance 5-2021 for the purpose of eliminating Chapter 78-11 Economic Development Grants, modifying specific code definitions in Chapter 195-9, and updating text in Chapter 195-8 and 195-15 to ensure code consistency

Administrator Heinig stated the section regarding economic development grants were being eliminated. He stated changes to the definitions of Chapter 195-9 and as well as there being additions to the text of 195-15 were done at the request of DOR. The last change was to Chapter 195-8 stating that annexed properties will be zoned in compliance with their existing use and in accordance with the comprehensive plan.

Motion by Kulcinski, seconded by Appold to recommend approval of Ordinance 5-2021 for the purpose of eliminating Chapter 78-11 Economic Development Grants, modifying specific code definitions in Chapter 195-9, and updating text in Chapter 195-8 and 195-15 to ensure code consistency. Carried 7-0.

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

Member Appold stated he will be absent at the July 27 meeting. He also thanked the Village for coordinating with La Crosse County to install the pedestrian activated crosswalk beacon on the Sand Lake Road project.

Member Grokowsky thanked the Village for coordinating with utility companies to get areas restored after the utility projects were completed.

Adjourn:

Motion by Kertis, seconded by Grokowsky to adjourn at 7:00 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer