

**Village of Holmen
Planning Commission Minutes
November 30, 2021**

Village President Barlow called the Planning Commission meeting to order at 6:00 PM on Tuesday, November 30, 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 was Bart Gunderson.

Public Hearings:

None

Approval of the October 26, 2021 minutes:

Motion by Kertis, seconded by Kulcinski to approve the minutes of the October 26, 2021. Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Action on Site Plan & Architectural Review (SPAR) petition from Bart Gunderson, Town & Country Homes LLC, for Red Clover Condos located on Red Clover Street.

Administrator Heinig stated the proposed improvements are located on Red Clover Drive in the King's Bluff Estates Subdivision south of Old 93 and west of USH 53. The area is zoned for R-5 multi-family and the proposal is 3- or 4-unit buildings dependent on lot size. There will be two 3-unit buildings located on the block end lots with four 4-unit buildings on the middle block lots. He stated that the proposal meets the SPAR requirements for materials, percentages, and colors. He reviewed the elevations provided highlighting the material uses and the differences between a 3- or 4-unit building. He also reviewed the landscaping plan, with an overview of the species selected and their locations. He stated that the fencing sample provided meets the SPAR requirements and will be installed between lots and not between the individual units. Lastly, he stated that these are slab-on-grade structures with no basements planned.

Member Stanek asked if there was any water retention required. Administrator Heinig stated that the hydraulic requirements are accounted for with the subdivision's retention system.

Member Kertis asked what was in the surrounding area, and how would these buildings fit into the area. Administrator Heinig stated that the adjacent lots to the north are single

family homes also being constructed by Town and Country Homes. The lots along Red Clover Street to the south are also zoned R-5. There is a plan for those lots to be constructed with 2 story structures to provide transition between the residential King's Bluff Estates subdivision and the King's Bluff Business Park and the Bluff View Business Park located to the south.

Motion by Appold, seconded by Stanek to approve the Site Plan & Architectural Review (SPAR) petition from Bart Gunderson, Town & Country Homes LLC, for Red Clover Condos located on Red Clover Street specific to the lots specified in the materials submitted for review to the commission. Finding that the purposes and guidelines 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, site and building signage, and site landscaping Carried 7-0.

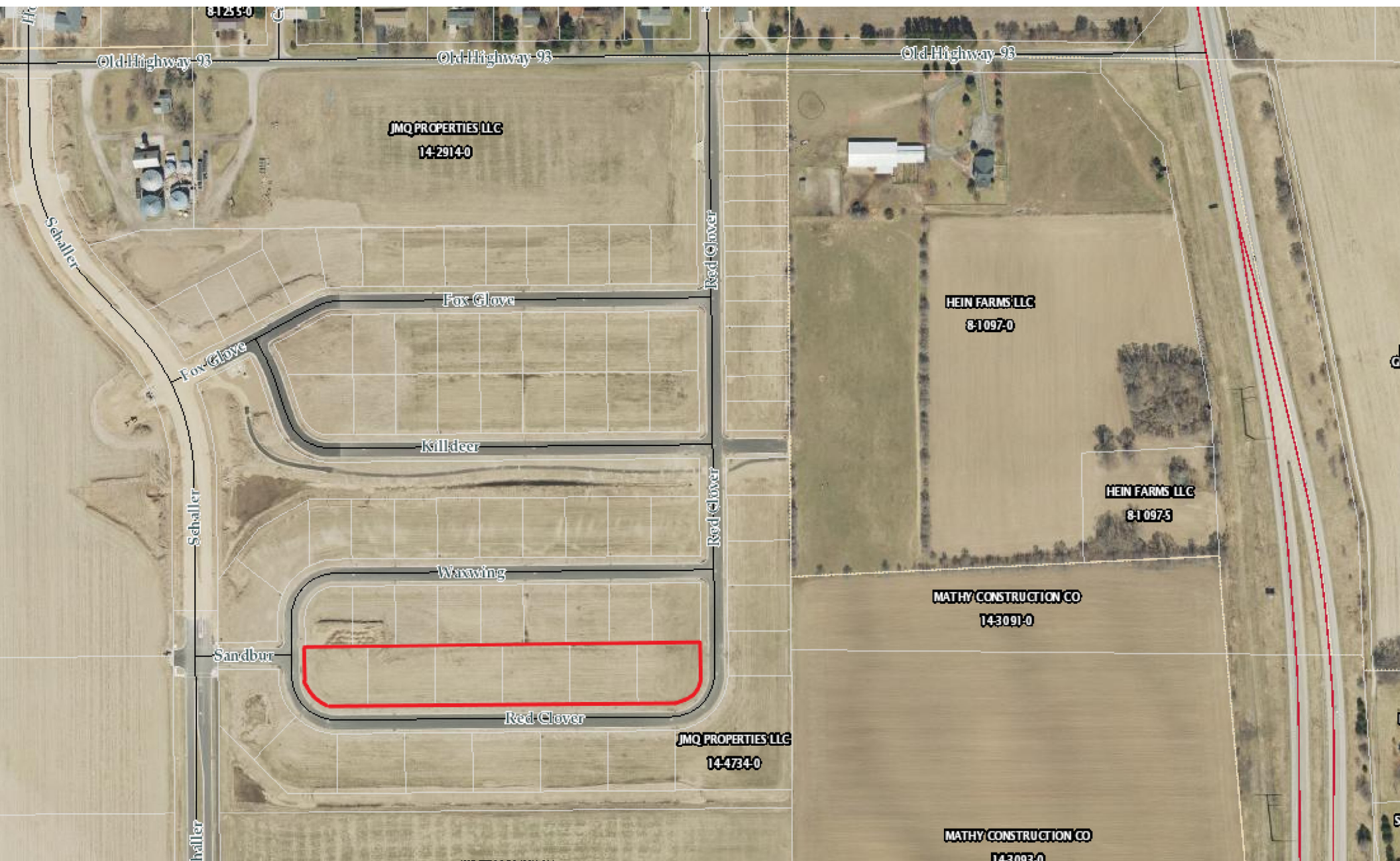
Updates and other informational items from and before the Planning Commission:

Administrator Heinig stated there will be no December meeting.

Adjourn:

Motion by Kulcinski, seconded by Kertis to adjourn at 6:18 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer



Old Highway 93

Old Highway 93

Old Highway 93

JMQ PROPERTIES LLC
14-2914-0

HEIN FARMS LLC
8-1097-0

HEIN FARMS LLC
8-1097-5

MATHY CONSTRUCTION CO
14-3091-0

JMQ PROPERTIES LLC
14-4734-0

MATHY CONSTRUCTION CO
14-3091-0

Schaller

Fox Glove

Fox Glove

Killdeer

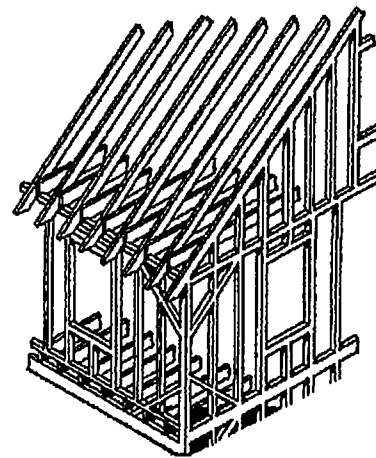
Waxwing

Sandbur

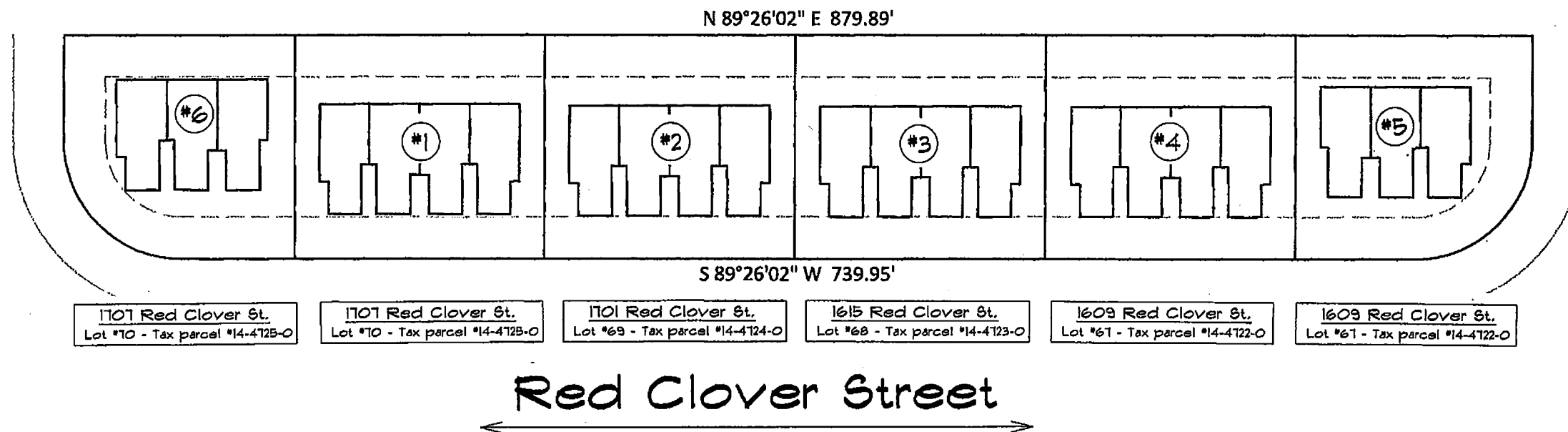
Red Clover

Red Clover

Red Clover



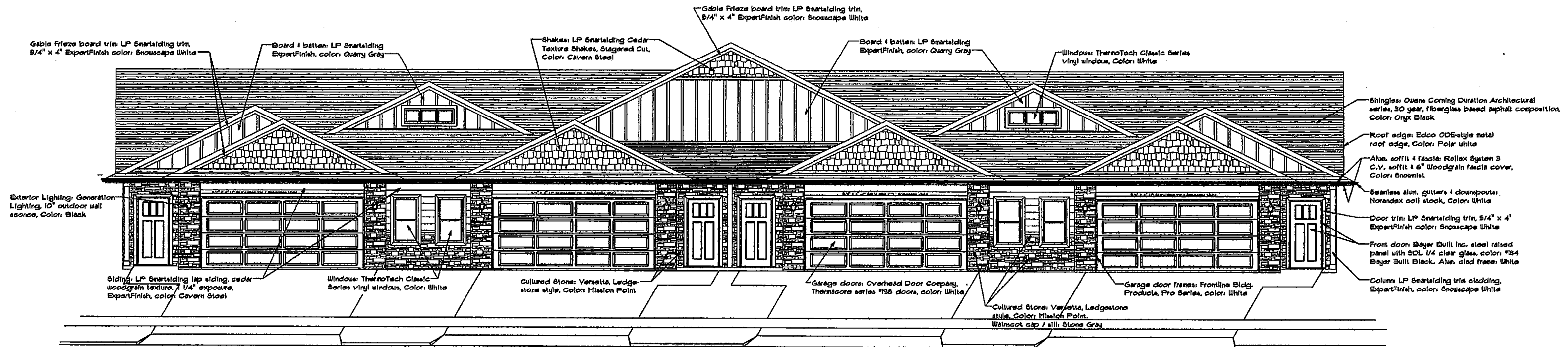
KBE Homes, LLC
Building A Better Tomorrow



Scope of Work Plan

- (2) 3 - Unit Buildings
- (4) 4 - Unit Buildings

King's Bluff Estates Addition - Holmen, WI.



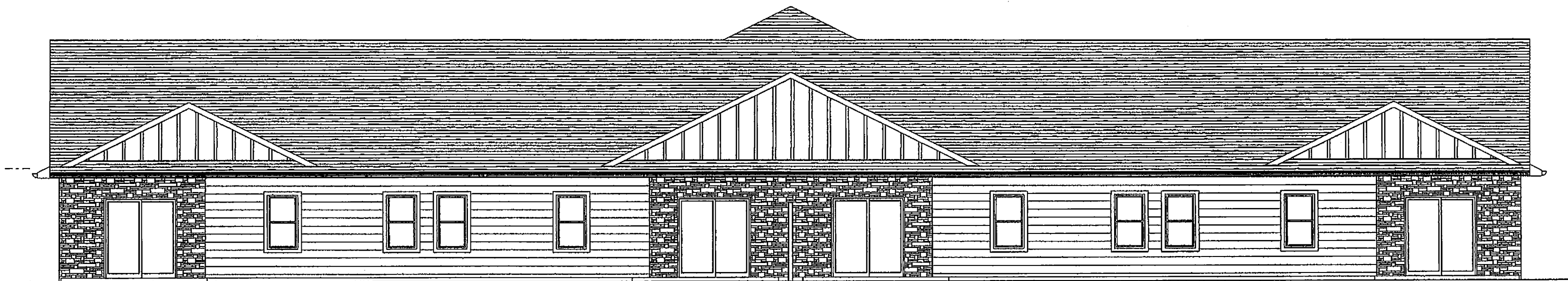
KBE Homes LLC - Red Clover Condos, 3 & 4 Buildings #1 - #6
 Addressees: 1603, 1609, 1615, 1701, 1707, & 1711 Red Clover Street
 King's Bluff Estates Lots #66, #67, #68, #69, #70, & #71
 Tax parcel #'s: 14-4721-0, 14-4722-0, 14-4723-0, 14-4724-0, 14-4725-0, & 14-4726-0

Southside / Front Elevation - Red Clover Condos, Exterior Master Color Scheme
 (2) 3 - Unit & (4) 4 - Unit Buildings

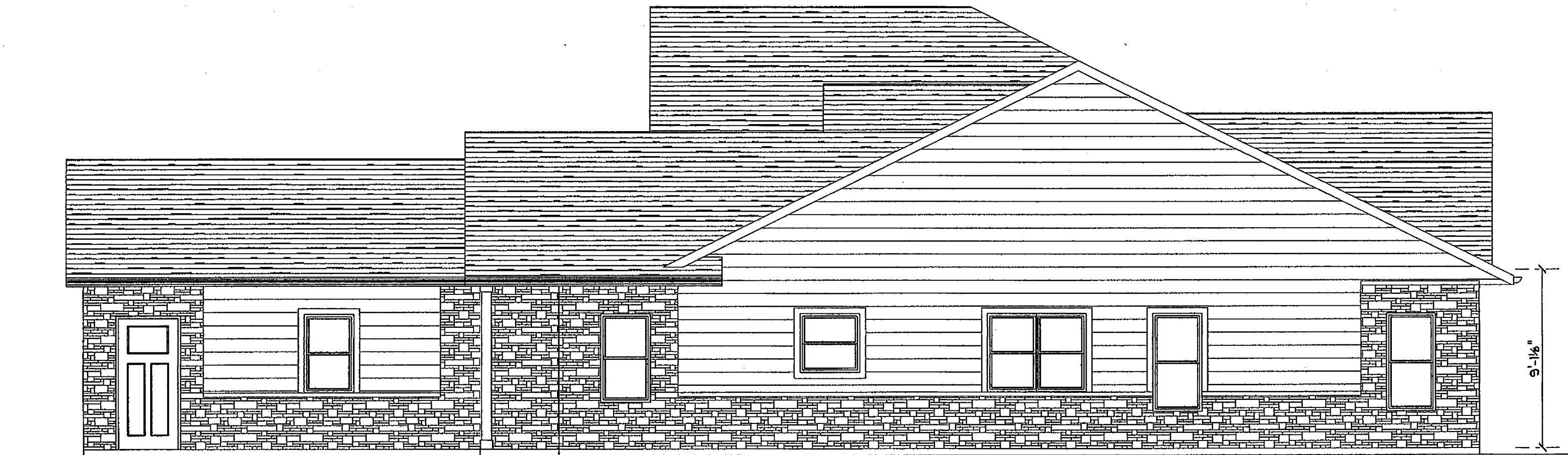


Southside / Front Elevation - Red Clover Condos, 4 Unit Building

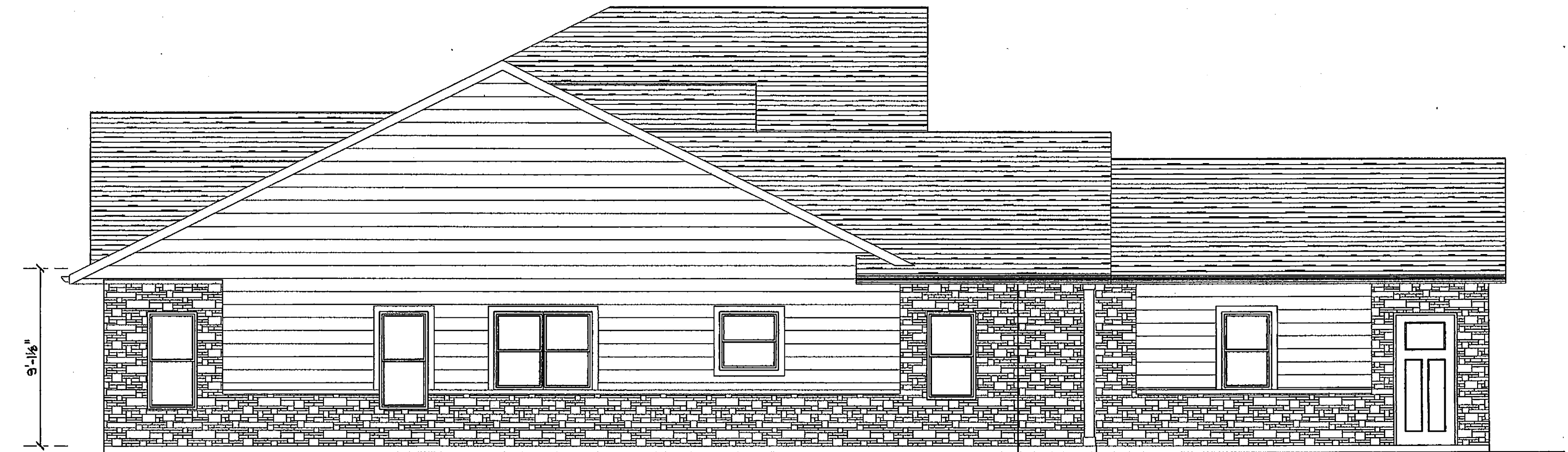
KBE Homes LLC - Red Clover Condos, Building #1
 Address: 1707 Red Clover Street, Lot #10, Tax parcel # 14-4725-0



Rear / North Side Elevation 4 - Unit Condo Building
Address: 1707 Red Clover St., Lot #70

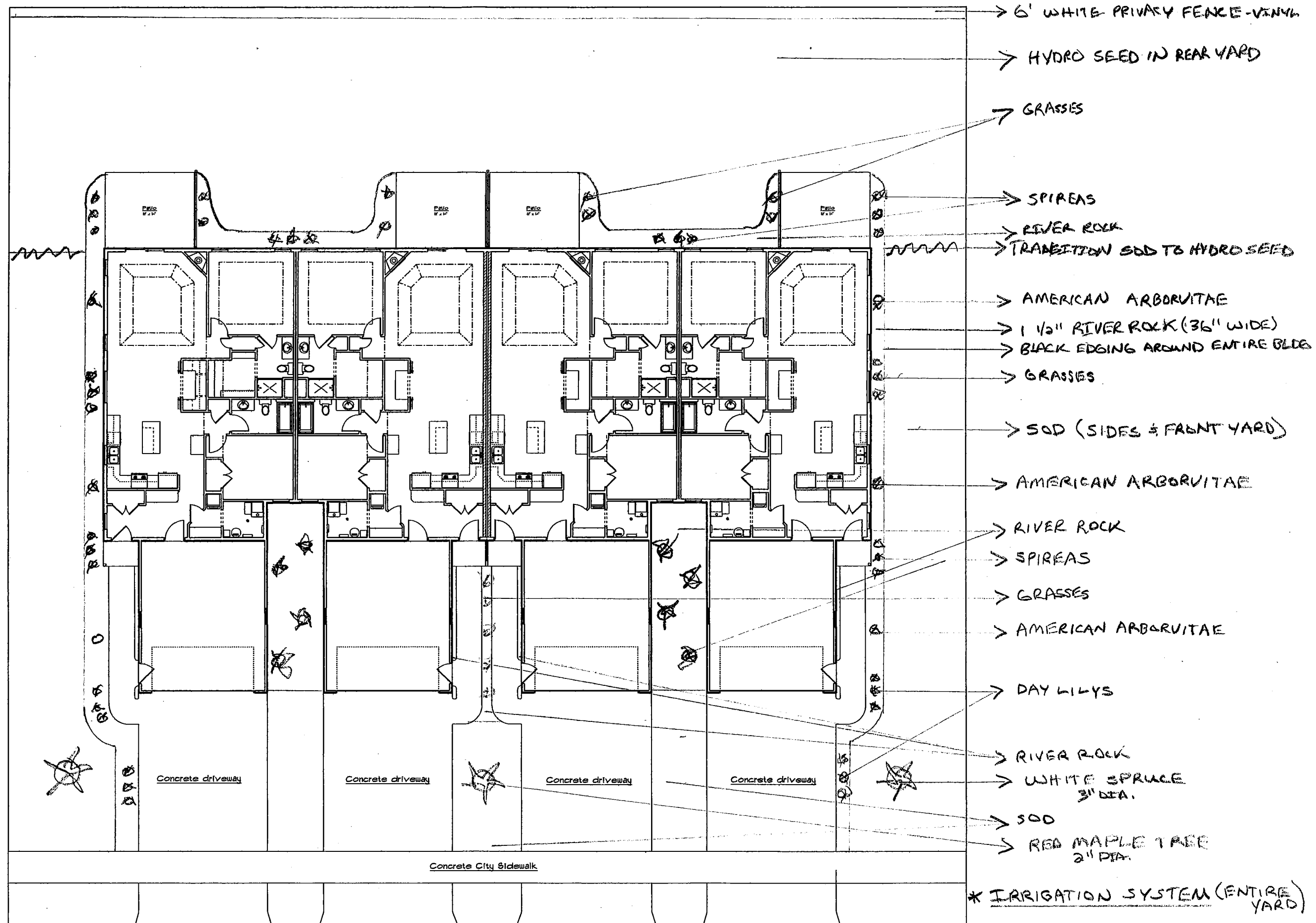


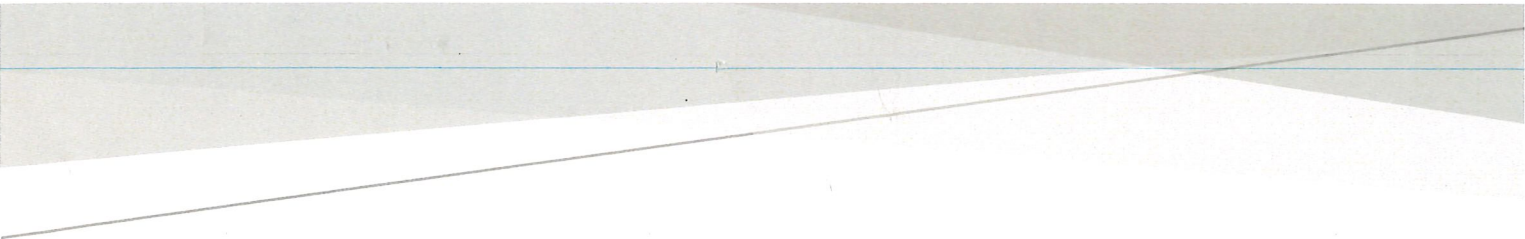
Right / East Side Elevation 4 - Unit Condo Building #1
Address: 1707 Red Clover St., Lot #70



Left / West Side Elevation 4 - Unit Condo Building #1
Address: 1707 Red Clover St., Lot #10

LANDSCAPE DESIGN
IS MIRROR IMAGE
OF EAST UNITS





RED CLOVER CONDOS

Exterior Scheme Information

KBE Homes, LLC

Exterior Scheme

Windows	Brand and Series: ThermoTech Vinyl Color: White
Lap Siding	LP Smart Siding ExpertFinish Color: Cavern Steel
Board and Batten	LP Smart Siding ExpertFinish Color: Quarry Gray
Stag Edge Shake	LP Smart Siding ExpertFinish Color: Cavern Steel
Stone	Brand: Versetta Style: Tight Cut Profile Color: Mission Point with Gray Sill
Shingle	Brand: Owens Corning Color: Onyx Black
Window and Door Trim	LP Smart Siding ExpertFinish Color: Snowscape White
Column Post Wrap	LP Smart Siding ExpertFinish Color: Snowscape White
Garage Doors	Manufacturer: Overhead Door Company of the Seven Rivers Region Color: White with White Cladding
Service Doors	Brand: Acclimated Entry Systems by Bayer Built Inc. Color: White with White Frame
Front Door	Brand: Acclimated Entry Systems by Bayer Built Inc. Color: Black with White Frame
Soffit and Fascia	Brand: Rollex Color: Snowmist White
Gutters	Advanced Seamless Gutters Color: White
Exterior Carriage Lights	Generation Lighting Barn Light 10" Tall Outdoor Wall Sconce Model: 8537401-12 Color/Finish: Black

All pictures of materials listed above are featured below



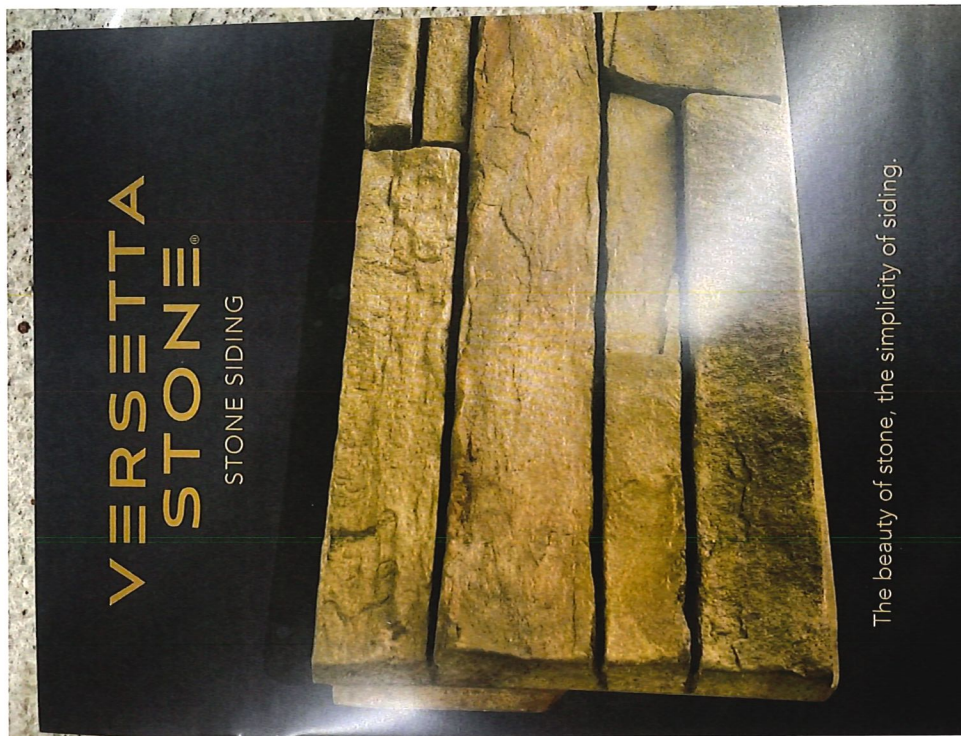
Exterior Color Scheme

Top Color: Cavern Steel

Bottom Left: Snowscape White; **Bottom Right:** Quarry Gray



Shingle Color: Onyx Black



Stone Color and Style: Mission Point; Tight Cut

Thermo-Fit.

by Thermo-Tech

Premium Custom Windows & Doors

Thermo-Fit Premium Custom Windows & Doors by Thermo-Tech® are designed to fit your lifestyle for low-maintenance, durability, comfort and energy savings.

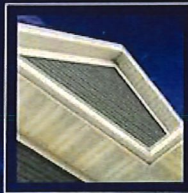
*Your satisfaction
is reflected in
everything we do.*

 **Thermo-Tech.**
Premium Windows and Doors

Window Manufacturer and Color: White



ELEVATE YOUR HOME'S EXTERIOR



SOFFIT & FASCIA



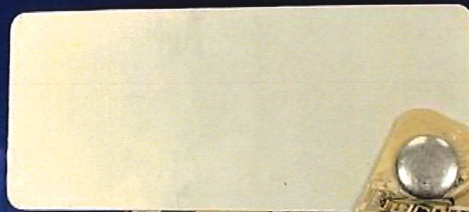
STEEL SIDING



ROOF ACCESSORIES



RAINWARE



PRODUCT GUIDE

Soffit and Fascia Manufacturer and Color: Snowmist White

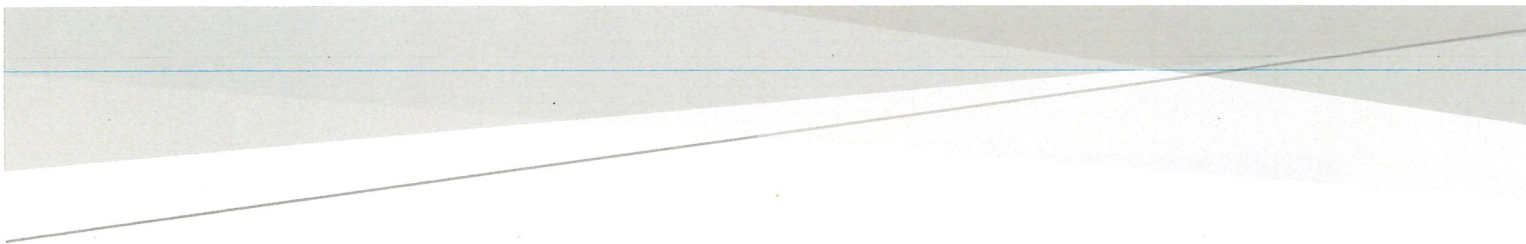


Exterior Door Manufacturer and Colors: Service Doors: White; Front Door: Black

GENERATION
LIGHTING



Exterior Carriage Light Brand, Style and Color: Black



RED CLOVER CONDOS

Landscape Information

KBE Homes, LLC



Red Maple (*Acer rubrum*) – 2" Diameter



Double Play Gold Spirea



Stella de Oro Daylily



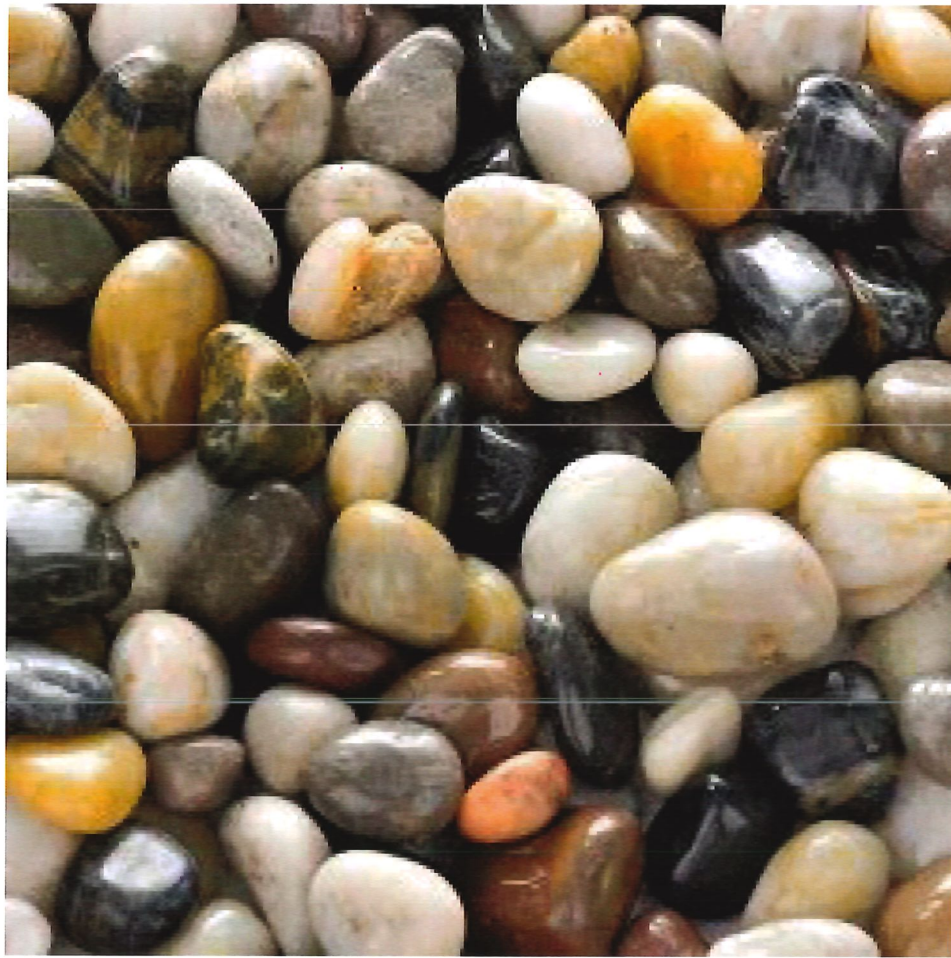
Karl Foerster Grass



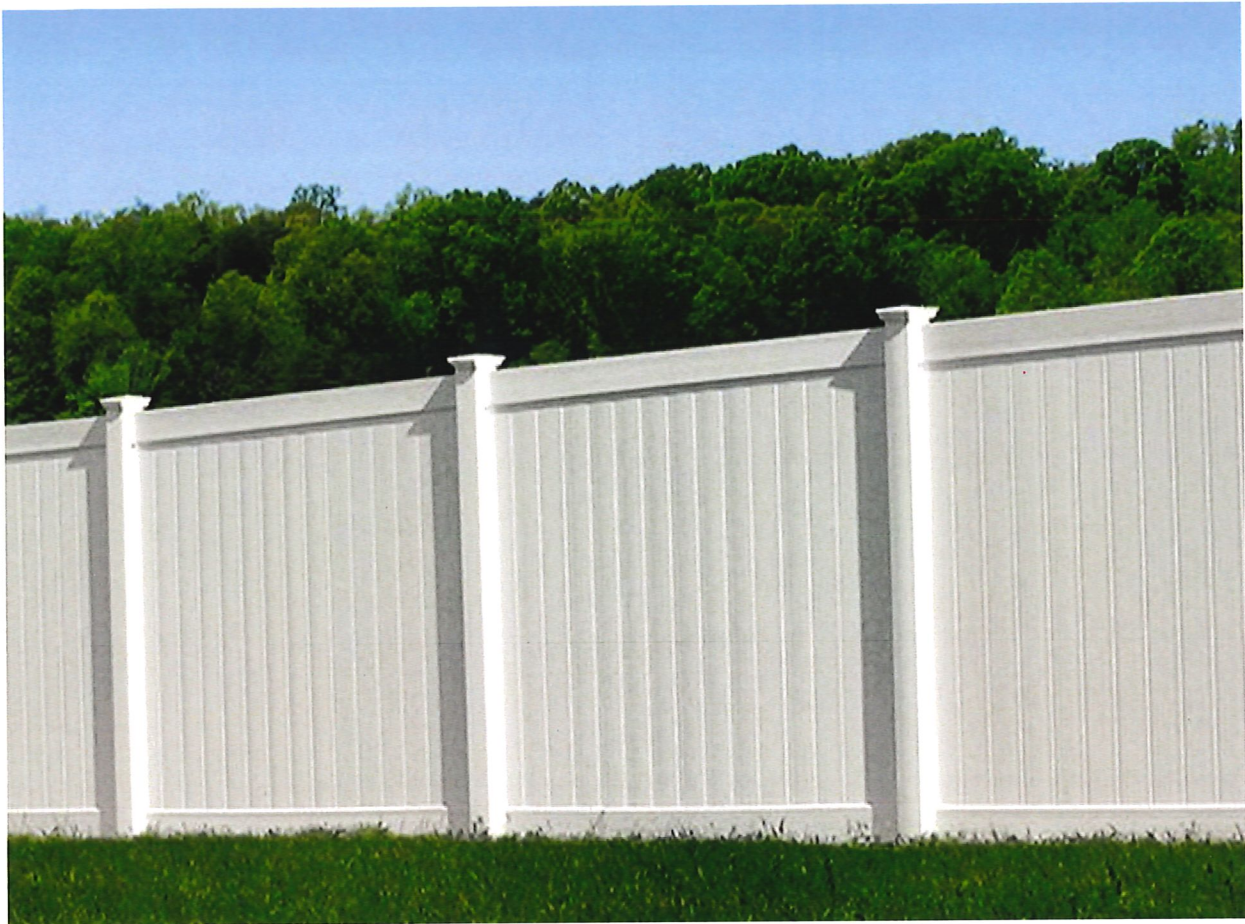
White Spruce Tree – 3" Diameter



Arborvitae Tree



River Rock



White Privacy Fence - Vinyl

Planning Commission Nov 30 2021

Name

Address

- 1) Bart Granderson W8065 August Ave. Holmen
- 2)
- 3)
- 4)
- 5)