

**Village of Holmen
Planning Commission Minutes
May 28, 2013**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday May 28, 2013. Present were commission members Proctor, Johnston, Ebner, Olson, Kulchinski and Evenson, along with advisory members Administrator Heinig and DPW Olson. Also in attendance were Rod Stanek, David Kriesel, Rosalie Kriesel, Steve Lindemann and Jean Burgess. Member Szak was excused.

Motion by Kulcinski, seconded by Evenson to approve the minutes of the April 30, 2013 meeting - carried unanimously.

Public Hearing

#3 - Petition from Time Square, LLC, to create a Planned Unit Development consisting of 20 townhomes and two mixed use commercial and residential structures on Blackweder Place.

Motion by Ebner, second by Kulcinski to open the Public Hearing - Carried unanimously.

There were no comments made regarding the petition.

Motion by Olson, second by Kulcinski to close the Public Hearing - Carried unanimously

Public Comment

There were no public comments.

Agenda Items

#5 – Possible Action and Recommendation on Petition from Time Square, LLC, to create a Planned Unit Development consisting of 20 townhomes and two mixed use commercial and residential structures on Blackweder Place.

Administrator Heinig provided background on the development of the project. It is located on a 5 acre parcel at the southern end of Blackwelder Place in the southeast corner of TID#2. The current zoning designated for the area is B-2 and required a Planned Unit Development (PUD) to allow mixed use and residential in this zoning. The plan shows a total of 20 townhomes along the southern edge of the property, with two mixed use buildings on the north side of the road that have a commercial lower level and residential uses on the upper 2 floors, along with underground parking. The plan includes building configurations, lighting, landscaping and phasing along with elevations and perspective to represent the final product. If approved, this plan, with all the details, would become the zoning for the property and any changes would render the plan invalid.

Member Olson asked what the limitations for residential are in TID #2. No more than 30% of the area can be used as residential.

Motion by Olson, second by Johnston to recommend approval of the PUD as presented – Carried unanimously. A copy of the submitted plan is attached to the minutes.

#6 – Other items that may come before the commission.

No other items were brought before the Planning Commission.

Motion by Ebner, seconded by Kulcinski to adjourn at 6:40 PM - Carried unanimously.

Dean K. Olson
Director of Public Works