

**Village of Holmen
Planning Commission
July 26, 2011**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday July 26, 2011. Present were commission members Moser, Szak, Evenson, Ebner, and Spanel. Additionally present was Andrew Bremer of MSA Professional Services.

Motion by Szak, seconded by Moser to approve the minutes of the June 28, 2011 meeting. Carried unanimously.

Public Comment

None

Agenda Items

Proctor called to order the public hearing on amendments to the Seven Bridges TIF District Master Plan at 6:35 PM. Bremer explained the changes and that the changes do not change the "theme" of the district. Changes include clarifying a standard vs. a recommendation, creating a B3 Neighborhood Business District, and eliminating land use limitations of the PUD ordinance. Bob Chalsma thanked Bremer for clarifying the changes. Proctor closed the public hearing at 6:45 PM. Motion by Szak, seconded by Evenson to recommend to the Village Board approval of the amendments to the Seven Bridges TIF District Master Plan. Carried unanimously.

Proctor called to order the public hearing on amendments to Holmen Code Chapter 195, Zoning at 6:46 PM. Bremer explained some the proposed amendments. Steve Lindeman, who owns property in the TIF #2, asked how flexible the 7-Bridges Design Overlay District is to change. He explained that his property is currently zoned for business and that during the current difficult economic times that he would like to develop some residential to promote additional development. Bremer explained that to make any changes to the plan an amendment would have to be approved. Proctor closed the public hearing at 6:50 PM. Motion by Szak, seconded by Ebner to recommend to the Village Board approval of the amendments to Holmen Code Chapter 195, Zoning. Carried unanimously.

Proctor called to order the public hearing for a Conditional Use Permit for small engine repair services at 304 State Street zoned B-1 at 6:51 PM. Proctor explained that the property is currently zoned for business and that an electrical contractor currently occupies the property. Char Robertshaw explained that currently the property is poorly maintained and requested that a fence be installed to screen the property. Kevin Nesseth explained that this property was once at the edge of town and it is now in a residential area. He additionally commented that parking is not available and it is a heavily traveled intersection. Peggy Albitz also requested that a fence be installed to screen the property. Bob Chalsma noted that in B1 zoning engine repair is not a conditional use; however, Bremer explained that the zoning code was amended earlier to include equipment repair, sales, and service as a conditional use. John Oliver, who is proposing to purchase the property and requesting the CUP, discussed his businesses operation. He explained that he will be cleaning up the exterior, including repairing potholes, removing weeds, and painting. Additionally he explained that all repairs and storage would be inside the building. Mr. Oliver explained that he had talked with his neighbor, Dick Berg, and worked out an agreement for parking. Mr. Oliver explained that the main entrance will be off of State Street. Finally, Bob Chalsma asked Mr. Oliver if he knew about the ingress/egress easement behind his property. Mr. Oliver confirmed that he did know about the easement. Proctor closed the public hearing

at 7:08 PM. Szak confirmed from Mr. Oliver that he will not be storing equipment outside. Mr. Oliver explained that equipment will be stored inside to prevent any chance of damage from vandalism. Ebner asked those in attendance if any of their minds had been changed after hearing Mr. Oliver explain his business. Kevin Nesseth said this is what they're going to have to look at every day. Mr. Oliver stated that his intension is to load/unload at the rear of the building. Motion by Moser, seconded by Szak to recommend to the Village Board approval of a Conditional Use Permit for small engine repair services at 304 State Street. Carried unanimously.

Proctor called to order the public hearing for a Conditional Use Permit for resident dwelling on the ground floor at 504 S. Main Street zoned B-1 at 7:12 PM. Steve Johnson explained that he wanted to live in the home that is on the property. Proctor closed the public hearing at 7:15 PM. Motion by Szak, seconded by Moser to recommend to the Village Board approval of a Conditional Use Permit for residential dwelling on the ground floor at 504 S. Main Street. Carried unanimously.

Proctor called to order the public hearing on amendments to Holmen Code Chapter 90, Land Division at 7:16 PM. Bremer explained that changes were made to coincide with the Seven Bridges Plan. Proctor closed the public hearing at 7:19 PM. Motion by Evenson, seconded by Ebner to recommend to the Village Board approval of amendments to Holmen Code Chapter 90, Land Division. Carried unanimously.

Other Items

Moser explained that he is looking forward to seeing development in the TID #2. Proctor explained that everyone is working hard to try and bring development to the district. Bremer explained that there have been TID work sessions taking place and that he is working on a report for the Village Board to provide background on the TID performance.

Motion by Szak, seconded by Evenson to adjourn at 7:25 PM. Carried unanimously.

Ben Spanel
Director of Public Works

NAME	ADDRESS
Steve Johnson	N-7268 Casberg Coaker
Kathy Johnson	N 7268 Casberg Coaker Rd.
Kevin Vesseth	301 State St.
Bob & Evelyn Chalmers	405 2nd Ave E.
Bob Johnson	107 OLIVET LA CROSSE
Chare Robertshaw	Donne's Rentals 320 State St
Steve Lendeman	2854 EASTBROOK DR LAX
Jon Sopher	1860 Wood Run Pl., Onaska.
Deanna Stammers	481 2nd Ave. E Holmen
Mary Jane McKenzie	403 2nd Ave E "
Peggy Albitz	309 State St. Holmen, WI
John Oliver	W7705 Meadow Way Holmen
Joyce Oliver	W7705 Meadow Way Holmen