

**Village of Holmen
Planning Commission Minutes
August 25, 2026**

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, August 25, 2026. Present were Commission Members Barlow, Kulcinski, Anderson, Appold, Kertis, Baird, and Reitzel; along with advisory members Administrator Heinig and Engineer Dahl. Andy Troscott, Julie Fercho, Ivan Fercho, Pat Morris, Steve Covey, Monica Covey, Charlee McPeters, Donna Dean, Sam Venjohn, Maddie Ravsen, Justin Birdd, Mike Rivers, and Mike Smith were also in attendance.

Public Hearings:

Petition from Justin Birdd, Birdd Construction, for Rezoning from (A) Agricultural District to (PUD) Planned Unit Development District, to include corresponding SPAR (Site Plan Architectural Review) for Rosewood Luxury Apartments, consisting of 10 approximate acres on the southeast intersection of Viking Avenue and Rivers Drive (East of Festival Foods)

Motion by Kertis, seconded by Kulcinski to open the Public Hearing. Carried 7-0.

Administrator Heinig stated the proposal is to create PUD zoning district for 5 luxury apartment buildings, a community building, and various resident amenities within the proposed campus improvement south of Rivers Drive, north of Wolfe Drive, and east of Viking Avenue. He stated that the proposal includes all of the required aspects of the SPAR review and the determinations of the Commission will become the site-specific zoning for the site.

Julie Fercho; 219 Rivers Drive; asked what is the proposed timeframe for the buildout. Administrator Heinig stated this will be a phased improvement over an approximate 3-year timeframe.

Steve Covey; 237 Rivers Drive; stated he would like to see the project specifics and asked if there would be a sidewalk provided. Administrator Heinig stated there will be a sidewalk fronting the property on both Rivers Drive and Viking Avenue.

Justin Birdd stated that he was the developer of the proposed project. He stated his previous projects completed within the Village and expressed his appreciation for the consideration of the Planning Commission and the amount of work the Village staff put into this project to ensure that all aspects of the project are considered.

Mike Smith; 747 Commerce Street; asked why this property was being zoned as residential instead of commercial. He stated that if the parcel was developed as commercial it would provide a better tax benefit to the Village. He stated that he feels the residential growth of

the Village should be slowed. He then remarked about other projects in the community that were not related this tonight's rezoning, but reiterated that growth should be slowed.

Member Barlow asked if staff had received other comments prior to tonight's meeting. Administrator Heinig stated that he received 4 separate communications and he had answered all of the questions asked.

Motion by Anderson, seconded by Appold to close the Public Hearing. Carried 7-0.

Approval of the June 30, 2026 minutes:

Motion by Kulcinski, seconded by Anderson to approve the minutes of the June 30, 2026 Meeting. Carried 7-0.

Public Comment:

None

Agenda Items:

Petition from Justin Birdd, Birdd Construction, for Rezoning from (A) Agricultural District to (PUD) Planned Unit Development District, to include corresponding SPAR (Site Plan Architectural Review) for Rosewood Luxury Apartments, consisting of 10 approximate acres on the southeast intersection of Viking Avenue and Rivers Drive (East of Festival Foods)

Administrator Heinig stated the proposed apartment buildings materials are 50% masonry, very similar to last month's approved Prestige Heights Apartments (with different color schemes). The remainder of the building is LP Smartside. There are multiple projections including the patios, decks, and roof dormers to complete an aesthetically pleasing building. The community building is completed using the same materials to offer a like appearance. The dumpster enclosure is completed with split face block materials, which is acceptable for the dumpster (smooth face block is not). Each of the 5 apartment buildings will have underground parking provided and the additional surface parking will provide the required number of parking spaces for the occupancy of the buildings. He discussed the overall site layout, and campus amenities. The site will be served by 2 connections to the Village watermain on Viking Avenue to provide a looped private water network. The Village has a public sewer main which serves the adjacent property to the east located within a utility easement near the southern access to the site. Buildings 1 and 2 will connect to the public sewer main via direct connection. The community building and buildings 3, 4, 5 will connect to a private sewer main which connects to the public main on the utility easement near the southeast corner of building 3. Further details for the connections to and modifications to the public main have been requested within the engineering review. He stated the fire department has reviewed the proposal and has requested a hydrant to be added near the south end of buildings 1 & 2. Additionally, the fire department has requested an easterly extension of the paved area on the south end of the parking lot between building 1

and 2 to access the backside (east side) of building 1. The engineering review is complete and a few details are being worked out. The largest change to accommodate the fire department's added hydrant request; the southern connection to the Viking Avenue watermain should be located nearer to the Wolfe Drive intersection so that the private on-site watermain can be routed through the south end of the parking lot. The hydraulic calculations confirm that the site's runoff can be handled by the drainage swales provided and the excess will be directed to the drainage swale provided by the Rosewood development. The landscaping provided meets the SPAR ordinance requirements and has shrubs placed along the buildings and has trees along the perimeter of the property. The on-site lighting design submitted shows that the lighting provided remains on-site. The submitted fixtures are down directed and meet the SPAR ordinance. Lastly, he stated that this is a good use of the site. The original Rosewood plan for this was for multi-family residential use.

Member Kertis asked what was the proposed construction sequence. Justin Birdd stated that he will start building 2 first, then building 1, then building 3, and likely 4 then 5 to work off the site in the most efficient manner. The proposed utility improvements will need to be constructed prior to completion of the 1st building to provide the required capacity. The parking lots will be completed to provide the needed occupant parking.

Justin Birdd stated he was planning to use split-faced blocks around the dumpster enclosure. He asked if that was acceptable or needed to be changed for the approval. Administrator Heinig stated that split-faced blocks are approved materials for the enclosure.

Member Barlow noted the project's only connections are made to Viking Avenue. He asked if that was intended to direct traffic flows to Viking Avenue and Hale Drive to reduce felt impacts and parking along Rivers Drive. Justin Birdd stated that was intentional adding this proposal is similar to his prior apartments at Field of Dreams, which is accommodated with one connection to STH 35 at Walden Place. The traffic flow from this project will be similar and the intersection at Viking and Hale will handle it without issue. He stated that if this was going to be a commercial use the outcome would be much different.

Member Barlow asked if this was within the TIF 3 District. Administrator Heinig stated that this is within the district. TIF 3's success has provided the funds for the infrastructure to support it. Adding this project is not subsidized by the TIF District.

Motion by Reitzel, seconded by Kulcinski to recommend approval of Petition from Justin Birdd, Birdd Construction, for Rezoning from (A) Agricultural District to (PUD) Planned Unit Development District, to include corresponding SPAR (Site Plan Architectural Review) for Rosewood Luxury Apartments, consisting of 10 approximate acres on the southeast intersection of Viking Avenue and Rivers Drive (East of Festival Foods) contingent upon administrative review and approval of the modifications to the private watermain, the additional hydrant, the completion of the engineering details. Finding that the petition has met the SPAR Ordinance and Comprehensive Plan Requirements for building design, building colors and materials, the overall landscaping plan, the overall stormwater plan, and the overall site requirements. Carried 7-0.

Possible action on Site Plan & Architectural Review (SPAR), from Petitioner Ryan Companies, for a proposed approximate 130,000 sq. ft. light industrial packaging distribution center on 24 approximate acres West of Schaller Boulevard.

Administrator Heinig stated the proposal is located on a 24-acre parcel of land located west of Schaller Boulevard and north of Granary Street. The project will extend Rotterdam Avenue approximately 1000' to the north to the intersection of a new Village Street; Prime Way. Prime Way will connect Rotterdam Avenue to Schaller Boulevard. The proposed 130,000 square foot warehouse building is precast concrete very similar in construction and appearance to Holmen Cheese and Xetex. The building is designed with a 3-toned color scheme including vertical breaks. He stated the internal site layout is designed into separate areas for employees, material delivery, and distribution areas. The site has multiple stormwater ponding areas located between the buildings and paved areas with a large impoundment with adequate capacity for the runoff from the public roadways and the overflow from the internal stormponds. The landscaping meets the requirements of the SPAR ordinance and is located around the perimeter of the site, building, stormponds, and within island areas of the parking areas. The lighting design submitted shows the lighting is down-directed and kept on-site, although no specific fixtures were submitted. They also have not proposed a sign location or plan as they do not intend to erect signage at this time. If they decide to erect signage in the future it would be considered separately at that time. Lastly, he stated that there is a CSM in progress to create the parcels for the private construction as well as the parcels to be dedicated to the public for construction of the Village streets and stormwater pond. The engineering plans are in good stead with minor revisions being finalized. The engineering plans will be reviewed by the Public Works Committee. The fire department has reviewed the plans as well and has requested a minor change around the FDC which is being incorporated into the final details.

Member Kulcinski asked what were the expected traffic impacts. Administrator Heinig stated that the separated traffic areas created minimize the overall impact. The Village has required the right-in-right-out access to Schaller Boulevard from the distribution lot to direct traffic to STH 35.

Member Reitzel asked if the added traffic will require modification to Schaller Boulevard/STH 35 intersection. Administrator Heinig stated that the Village has recently received improvement funding for signalizing the Schaller Boulevard/STH 35 intersection. This project will also address the immediate STH 35 corridor including the USH 53/STH 35 ramps and the Blackwelder Place intersection. The project is expected to be completed in 2028.

Member Barlow asked what is the expected timeframe for the build. Sam Venjohn stated they are anticipating starting this fall with completion in the fall of 2027.

Motion by Kulcinski seconded by Kertis to approve the Site Plan & Architectural Review (SPAR), from Petitioner Ryan Companies, for a proposed approximate 130,000 square foot light industrial packaging distribution center on 24 approximate acres west of Schaller

Boulevard contingent upon administrative review and approval of the light fixtures selected, minor required changes to the CSM, the completion of the engineering details acceptable to the Village, and the modifications requested by the Holmen Area Fire Department. Finding that the petition has met the SPAR Ordinance and Comprehensive Plan Requirements for building design, building colors and materials, the overall landscaping plan, the overall stormwater plan, on-site lighting plans, and the overall site requirements. Carried 7-0.

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

Administrator Heinig stated there are potential items for the September agenda.

Adjourn:

Motion by Appold, seconded by Reitzel to adjourn at 6:54 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer.