

**Village of Holmen  
Special Board Proceedings  
May 25, 2017**

President Proctor called the Special Holmen Village Board meeting to order at 6:00 pm on May 25, 2017, at the Holmen Village Hall.

Board members present: Nancy Proctor, Bill Ebner, Steve Johnston, Doug Jorstad, Dawn Kulcinski, Rich Anderson and Chuck Olson. Also present were Administrator Heinig, Public Works Director Olson, Park & Recreation Director Brogan, Police Chief Collins, Clerk/Treasurer Hornberg, Steve Olson and Pat McKnight.

President Proctor turned the meeting over to Administrator Heinig to lead a discussion and brainstorming session on Village facility needs and possibilities. Heinig remarked that in the past six years, through collaborative efforts, the Village has pursued many changes. We invested in a new police facility; we heavily debated and decided to invest in a new library facility. Heinig mentioned original discussions led to the idea of a government facility campus area which would include the Police Station, Library as well as a new Administration facility. We have acquired the property in order to make that vision a partial reality; consideration now needs to be given to some additional property acquisitions in order to complete that original vision or decide on other options. Another topic of discussion tonight should be on brainstorming on the old Library property and its potential. Heinig pointed out that the Village is the highest growing community in the western Wisconsin and we need to consider long-term facility needs in the downtown corridor. Businesses located in the corridor have requested investments in Main Street to encourage additional business development, as well as to clean up blighted areas, in order to reinvent the downtown area. With the previously made investments in Halfway Creek Park, Police Station and the new Library we have the ability to create a welcoming, pedestrian friendly core of the community and create a sense of home, a sense of space. His vision includes angle-off street and/or underground parking on tree-lined streets with first floor commercial space and second floor multifamily residences, investments which could result in multimillion dollar properties.

Heinig began conversation on the old Library property; what is done with that property impacts long-term redevelopment. He noted that the Community Center efforts are continuing to be debated on the ability to move forward. Heinig pointed out the senior needs that currently need to be met in the Village. Expansion in the current Village Hall will not be possible without deciding on an area for senior meals and other programs. Trustee Jorstad inquired as to the sunset date on our commitment to investing \$500,000 into the Community Center project and if the funds could be better utilized for immediate senior needs.

Heinig reviewed the available space in the old Library facility, six thousand total square feet with a current four thousand open space which will be available in August of 2017. The building's roof and heating/air conditioning systems are in good working condition, however, there are many problems with sewer, parking lot and sidewalks, electrical and tuck-pointing needs, flooring issues, as well as a traffic visibility issue, which all prove to be a financial drain. Heinig commented that if we were to choose to renovate the old Library building to use for senior space we could, as Trustee Jorstad pointed out, have five hundred thousand available dollars to commit for the project. He also mentioned there are many available matching grants that we could possibly qualify for in order to invest in a senior space area. Trustee Olson stated that he didn't feel the age of the Library building should be a deciding factor on how to utilize the building as long as the building is found to be structurally sound; he remarked that the restrooms meet ADA requirements, a kitchen could easily be created and he feels it is in a good location within the downtown to be used by seniors and youth, as well as serving as a rental facility on the

weekends. Olson agreed the parking lot needs attention, but pointed out the land behind could provide greenspace for a sitting area and potential playground. He feels that public areas drive people as much as businesses, and he feels we should have an expert review the site to seriously consider renovating the building. President Proctor and Trustee Jorstad agreed. Other discussions and ideas were shared which included potential use by other associations such as the Historical Society, as well as concerns over traffic concerns that would need to be addressed for the area to be safe. Consensus of the group was to have an outside party evaluate the potential costs to redevelop the current building. Once we have this information, we will meet to discuss again with the hope that construction for the project can be included in the 2018 budget.

Discussions on the Village Administration facility led to consensus that it would be best to begin with a professional study of needs in order to review the best way to invest in the future facility; whether it be to renovate the current building or to create a new building in the downtown campus location. The Board requested that the 2018 budget include funds to complete a full study of space needs for the two locations.

Bill Ebner/Dawn Kulcinski motioned to adjourn at 7:24 pm. The motion carried unanimously.

Angela A. Hornberg  
Village Clerk/Treasurer