

**Village of Holmen
Planning Commission Minutes
November 26, 2019**

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, November 26, 2019. Present were commission members Barlow, Kertis, Stanek, Rugroden, Appold, and Grokowsky, along with advisory members Administrator Heinig and Engineer Dahl; member Anderson was excused. Also in attendance: Paul Newman, Dan McHugh, Chris Gerold, Randy and Deb Johnson.

Public Hearings:

Rezoning Petition, from McHugh Family Trust Petition for Change of Zoning on approximately 1.08 acres of property immediately North of McHugh Road (parcel 14-1580-1).

Motion by Rugroden, seconded by Appold to open the public hearing for the above referenced item. Carried 6-0:

Randy Johnson stated he was in attendance to ask what would be built there on the parcel if the rezoning is approved. He also requested that if apartments were to be built that a fence be erected in his backyard to prevent people from cutting across his property.

Dan McHugh stated that there is no building plan in place for the property. He is requesting the rezoning and will then sell the property.

Member Barlow stated that specific questions can be answered with the upcoming agenda item. The public hearing is intended for the public to state their support or opposition to the rezoning request.

Chris Gerold stated that he was against a multi-family structure, and was especially against a high density structure at that location. He stated that Holmen in general, and that specific corridor has enough of that type of housing. He also added that he likes his backyard and doesn't want that to change.

Motion by Stanek, seconded by Grokowsky to close the public hearing, as no other concerns or comments were made. Motion carried 6-0.

Approval of the October 1, 2019 Minutes:

Motion by Kertis, seconded by Appold to approve the minutes of the October 1, 2019 Meeting. Carried 6-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Rezoning Petition McHugh Family Trust Petition for Change of Zoning on approximately 1.08 acres of property immediately North of McHugh Road (parcel 14-1580-1).

Administrator Heinig outlined the rezoning petition by McHugh Family Trust. He stated the original intent for the property was to be part of the Community Center along with the adjacent 4 acre site owned by the Town of Holland. Since the Community Center is being constructed at the old Festival Foods store the plan has changed. He stated that land use allows for mixed use commercial or high density residential so the requested rezoning is comp plan compliant. He stated that the property will be accessed from Mc Hugh Road and any driveway would to be approved by La Crosse County. This is within a transitional area where the McHugh Road frontage allows multi-family and the back of the parcel would transition to single family. He further explained that there are no current building plans and added the size of the parcel would limit the size of any potential building. Although PUD would allow 11 townhomes and R5 zoning allows the same purpose, any proposed development would be required to provide parking, stormwater plans, landscaping, etc. He stated that any building plan would come before the planning commission for approval. When that is considered by the commission materials, landscaping, buffers, etc. would be eligible for consideration. However, fencing across the street would not be eligible.

Motion by Stanek, seconded by Kertis to recommend approval of the Rezoning Petition, McHugh Family Trust Petition for Change of Zoning on approximately 1.08 acres of property immediately North of McHugh Road (parcel 14-1580-1), from R-1 to R-5. Carried 6-0.

Possible Action on Site Plan & Architectural Review (SPAR) Petition from Dr. Randy Moseng for new Primus Dental at 519 McHugh Road

Administrator Heinig explained to the commission the location of the proposed building and that this would be accessed at the end of a private street. He further stated that although colors or materials have not been finalized, the materials are compliant to the Holmen Drive corridor. He stated that the landscape plans follow the ordinances. The site stormwater will be directed to on-site area drains. He further stated that the fire department request for pavement extending around all sides of the building can't be made due to storm and setback requirements. Lastly he stated that the proposed signage as submitted is not compliant with current ordinances.

Member Barlow asked if there were any concerns with the lighting plans conflicting with the sight lines on HD. Administrator Heinig stated the lighting is directed downward and didn't create any concerns.

Member Rugroden asked about access from HD. Administrator Heinig stated that access from HD wouldn't be approved.

Motion by Stanek, seconded by Grokowsky to allow administrative approval of Site Plan & Architectural Review (SPAR) Petition from Dr. Randy Moseng for new Primus Dental at 519 McHugh Road pending review of the final materials, colors, and signage. Finding that the purposes and guidelines of the SPAR Ordinance have been reasonably met, regarding the proposed site plan, conceptual external materials and colors, overall site lighting, and site landscaping. Carried 6-0.

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

Administrator Heinig informed the committee there will be no December meeting.

Adjourn:

Motion by Grokowsky, seconded by Appold to adjourn at 6:56 pm. Carried 6-0.

Minutes prepared by Chris Dahl, Village Engineer