

**Village of Holmen  
Planning Commission Minutes  
April 22, 2025**

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, April 22, 2025. Present were commission members Barlow, Kulcinski, Nicklaus, Appold, and Baird; along with advisory members Administrator Heinig and Engineer Dahl. Member Anderson was excused. Also in attendance was Mike Hoffman representing the Town of Holland.

**Public Hearings:**

None.

**Approval of the March 25, 2025 minutes:**

**Motion by Kulcinski, seconded by Appold** to approve the minutes of the March 25, 2025 Meeting. Carried 6-0.

**Public comment:**

None

**Agenda Items:**

**Possible Presentation and Discussion on Comprehensive Plan Update—Survey Results, Vision & Goals and Issues & Concerns**

Administrator Heinig stated the need to update the comprehensive plan highlighting the Village's growth since the last plan was adopted. He stated the importance of adapting the plan with the update to fit the realized growth and changes. The response level for the survey was great and it provided a healthy and helpful feedback. Administrator Heinig then presented an in-depth review of the Comprehensive Plan Survey results to the Board members and commission members provided their feedback to the survey results—with a purposeful review of the Village's residents' survey responses taking precedent. Administrator Heinig then presented the vision statement, overall goals and objectives for possible consideration and tweaking from the existing Plan. The commission generally agreed that very little had changed over the past decade or needed to change from the existing Plan, which they all agreed was done very well and has served us well. With the following points to update:

Vision Statement to be tweaked and written as follows:

“The Village of Holmen is a model community in the La Crosse Metropolitan Region. Our kind and friendly people strongly support quality business development while respecting our spectacular natural resources and providing outstanding recreational amenities that serve the entire County. The Village proudly leads western Wisconsin in growth, all while maintaining its

small-town charm, as a safe, secure and beautiful place to live, work, play or own a business, because You're Always Welcome in Holmen!"

Discussion was held on the various Elements (we also used the "Vision and Overarching Community Goals" on page 15 as a guide and found those to continue to hold value too):

#### Housing Issues/ Opportunities:

--Continue to provide a range of housing options that meet the varied spectrum of community needs

--Continue to respect housing affordability needs and support opportunities that serve 55+  
Housing Goals and Objectives: No changes overall—just update

#### Transportation Issues/ Opportunities:

--Continue to build and strengthen bike trails, walking paths and sidewalks

--Continue to support safe transportation routes and access to varied transportation options

Transportation Goals and Objectives: No changes overall. However, open to consolidation of goals/objectives—some goals can be merged with others, etc.

#### Ag, Nat & Cult Resources Issues/ Opportunities:

--Continue to preserve the natural beauty of the area when possible (bluffs)

--Continue to preserve the safe and small-town character

--Continue to support strong parks and recreational amenities

Ag, Nat & Cult Resources Goals and Objectives: No changes in general (but stronger on parks and conservancy, vs. "Ag" as we've transitioned to a far less "Ag" region overall)

#### Economic Development Issues/ Opportunities:

--Continue to invest in infrastructure and investments that promote business development and retention

--Continue to uphold strong beautification standards ensuring a very high-quality developed community

Economic Development Goals and Objectives: Generally decent overall, but need some update to strengthen and reference the strong investments already made over the last ten years (continue to Invest in the Business Park, Downtown and Holmen Drive); continue to support retail and light industrial growth and redevelopment where appropriate. Continue to ensure the newly developing community is done with high quality design and brings sustainable value to the growing community while keeping with the small-town character, etc. Uphold the Comp Plan Components of the South Holmen Drive Corridor Design Standards, the Village's Central Core Design Standards and the Seven Bridges Design Standards. Also continue to promote and support high quality residential growth, including mixed use development options when necessary.

#### Community Facilities & Services Issues/Opportunities:

--Continue to invest in park amenities that benefit and strengthen the regional community

--Continue to build and invest in strong trail systems that connect the entire community and provide safe access for bikes and pedestrians

Community Facilities & Services Goals and Objectives: Generally, no changes overall—just update

Intergovernmental Collaboration & Partnership Issues/Opportunities:

--Continue to partner with area towns and La Crosse County and the City of Onalaska on growth and shared services

Intergovernmental Collaboration & Partnerships Goals and Objectives: Generally, no changes overall—just update

Land Use Issues/Opportunities:

--Continue to support various options for housing need and affordability

--Continue to ensure development is of high-quality design and beautifully blends with the small-town character of our growing community

--Continue to support growth of residential and commercial and light industrial opportunities where sensible

Land use Goals and Objectives: No changes overall—just update

The overall discussion concluded with a unanimous consensus that tonight's discussion was very well thought out and presented. Members thanked Administrator Heinig for his thorough analysis and leadership through the discussion process—the Town of Holland representative did the same. No additional discussion was held and it was unanimously agreed that we would move forward with the update tweaks to the Comp Plan we've discussed tonight.

Member Barlow was excused at 6:55. Member Kertis nominated member Kulcinski to chair the remaining meeting. Carried 5-0.

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

None

#### **Adjourn:**

**Motion by Nicklaus, seconded by Kertis** to adjourn at 8:06 pm. Carried 5-0.

Minutes prepared by Chris Dahl, Village Engineer.