

Village of Holmen
Planning Commission Minutes
July 29, 2025

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, July 29, 2025. Present were commission members Barlow, Kulcinski, Appold, and Baird; along with advisory members Administrator Heinig and Engineer Dahl. Member Anderson and Nicklaus were excused.

Public Hearings:

None.

Approval of the April 22, 2025 minutes:

Motion by Kulcinski, seconded by Appold to approve the minutes of the April 22, 2025 Meeting. Carried 5-0.

Public comment:

None

Agenda Items:

Review of and Discussion on the Draft 2025-2045 Village of Holmen Comprehensive Plan (Update of the 2016 Comprehensive Plan)

Administrator Heinig reviewed the details of the most recent draft of the “Village of Holmen Comprehensive Plan 2025-2045” with the Planning Commission. He began by outlining, the discussion that was last shared during the April 2025 meeting, and how those thoughts and concepts discussed at that time, were all implemented into this near final draft. He also explained that nearly 90% of the Plan’s overall goals and objectives, remained or carried over from the existing 2016 Plan, and that really the bulk of the document was still very solid and didn’t require much modification overall. He mentioned that obviously all of the data from the 2020 census and DOA estimates have been updated to account for the new population growth and other demographics impacting Holmen. He also shared that the 2016 Plan had a lot of duplication within it, where some Goals, Objectives and Strategies were repeated, sometimes more than once, thus those repetitions were removed when not necessary; or that some simply were now outdated and no longer applicable to Holmen’s current situation (no need to state the rebuilding of intersections that were already rebuilt, or to implement agreements that were already implemented); and finally, some were simply vague or poorly written, thus if they were still relevant, they were rewritten or merged with others so as to have real context and value that can be used as a true tool for making planning decisions. Again, mostly, the Goals, Objectives and Strategies overall remained constant from the 2016 Plan and were still very relevant going forward into this 2025 Plan. Heinig discussed all facets of the Goals outlined from within each subsection of the draft Plan, including, “Demographics,” “Housing,” “Mobility &

Transportation,” “Economic Prosperity,” “Agricultural & Natural Resources,” “Community Facilities & Services,” “Community Character,” “Collaboration & Partnerships,” “Land Use,” and “Implementation.” Planning Commission Members asked questions throughout the discussion of each subsection, but at no time were there any concerns regarding the content or direction of how the Plan was written or presented itself. Heinig concluded his presentation of the Plan by covering the details of the Future Land Use Map and the changes contained within it. The key aspect of those changes includes the addition of “planning areas” that the Village may expand into over the course of the next twenty years—areas that were not originally included in the 2016 Plan because they were thought to be too far out—it is now reasonable and feasible to believe those areas should be included for possible development consideration, and thus they have been. The Planning Commission was very thankful and appreciative for the discussion and the unanimous consensus was that the Plan was now ready to present for Public Hearing and a final recommendation to the Village Board for consideration. Heinig thanked the Commission and stated he would therefore post and schedule the Plan for Public Hearing and Board consideration. No additional discussion was held.

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

Member Barlow stated that Member Nicklaus has informed him that he will be vacating his seat due to him moving. Administrator Heinig stated he has an agenda item for next month’s meeting.

Adjourn:

Motion by Kulcinski, seconded by Appold to adjourn at 7:32 pm. Carried 5-0.

Minutes prepared by Chris Dahl, Village Engineer.

Planning Commission

July 29 2025

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