

**Village of Holmen
Planning Commission Minutes
January 30, 2018**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday, January 30, 2018. Present were commission members Proctor, Stanek, Rugroden, Ebner, Grokowsky, Appold and Johnston, along with advisory members Administrator Heinig and DPW Olson. Kevin Fry, Liz & Ed O'Brien, Rhonda Hesselberg, Dawn Levandoski, Carol & Dave Porath, Colin Klos, Vernon Benson, Shelly La Plount, Chief Menches and Pat McKnight were also in attendance.

Public Hearing

- a. Petition from Elmwood Partners for a Change of Zoning on property East of Remington Hills and North of Judith Court, from (A) Agriculture, to (R-1) Single Family Residential District (46.37 acres), and to (R-5) Multiple Family Residential District (11.14 acres), and to (C) Conservancy District (11.49 acres)

Motion by Stanek, second by Ebner to open the Public Hearing – carried unanimously.

Administrator Heinig explained the different aspects of the rezoning request for the remainder of the Cole Farm development. The southerly portion is being rezoned to R-1 Single Family residential district, with the northern segment proposed to become R-5 Multi-family residential district. Parcel Three will become conservancy and would be used for storm water control, and Parcel Four would be an extension of the previously dedicated lands along the Halfway Creek trail. The zoning request is consistent with the Comprehensive Plan.

Shelly La Plount – 801 Pioneer Drive is not in favor of the Multi-family zoning, and is concerned her property values will be lowered. She also feels more people should have been notified of the rezoning hearing. If the zoning change is passed, she would like to see a berm or other landscaping to separate the Multi-family from the existing single family area. She also asked if there was other land in the area that could be used for multi-family type developments.

Carol Porath – 803 Pioneer Drive objects to the Multi-family zoning behind their home. She is also concerned with potential property values being lowered.

Dawn Levandoski – 907 Saddlewood Street is a real estate professional and would like to see a green space buffer, berm or fence between the existing residential and the multi-family area. Another option would be to plan for duplexes instead of the R-5 zoning.

Kevin Fry – 1859 Sand Lake Road, Onalaska represents Elmwood Partners. They have been working with staff to develop an area that is compliant with the Comprehensive Plan. A multi-family development site plan is reviewed by the Planning Commission and the design elements can incorporate any needed buffering into the plan.

Motion by Rugroden, second by Appold to close the Public Hearing – carried unanimously.

Motion by Stanek, second by Rugroden to approve the minutes of the November 28, 2017 Meeting. Member Ebner asked more information be added to reflect the discussion on item #6 of that meeting. That information will be added to the document – carried unanimously.

Public Comment – Chief Menches has comments related to items 6 & 7 on the agenda and asked to be able to provide those comments during the discussion of the items.

Agenda Items

#5 **Action and Recommendation on Petition from Elmwood Partners for a Change of Zoning on property East of Remington Hills and North of Judith Court, from (A) Agriculture, to (R-1) Single Family Residential District (46.37 acres), and to (R-5) Multiple Family Residential District (11.14 acres), and to (C) Conservancy District (11.49 acres).**

The rezoning request for this area is consistent with the Comprehensive Plan. The comments this evening are valid, but the buffering and landscaping options can be addressed through the design and review of a site plan. There is a hill between the existing residential and future multi-family area that could be used to provide the landscaping buffer mentioned by some of the residents. Access to the multi-family area will be internal, with a future connection to Empire Street at the northeast corner of the property. R-5 zoning allows for a number of building configurations ranging from larger multi-family structures to town homes to duplexes. The Comprehensive Plan calls for a transitional Multi-family use in this area to transition from the industrial area to the north to the R-1 single family area to the south

Member Ebner asked if an apartment building similar to the Grasslands buildings be constructed in this area? – Yes, that would be an option.

Member Grokowsky asked what other multi-family zonings there are – R-4, R-6 and R-7.

Member Rugroden stated he had spoken with property owners in the industrial area to the north and they start early and work late. This could result in noise that could affect future development in this area. – These things must be considered in the site design for Parcel Two,

Member Stanek asked if the Commission can designate, as an example, duplexes in certain areas within the development? – yes, but that is typically done as part of the SPAR review.

Member Grokowsky asked if there was another R-5 development in the Village, near a single family area, that he could look at? – yes, Field of Dreams on North Court. Eastwood Street is adjacent to R-5 zoning. There are several multifamily buildings on Angel Court, just across Briggs Road from Remington Hills.

Member Appold stated that if the rezoning is passed and a development plan does not come to back for a couple of years, the comments and discussion might be forgotten by then.

Kevin Fry, from Elmwood Partners stated that he has heard the concerns of the Commission and has a better idea of the type of development that would be considered for this area. He asked that the Commission deny the request to give him an opportunity to return with a new rezoning request.

Motion by Stanek, second by Ebner to recommend deny the rezoning request at the request of the applicant - carried unanimously.

#6 **Action and Recommendation on Petition from Elmwood Partners for Preliminary Plat of Cole Addition Phase 2, North of Judith Court.**

Motion by Ebner, second by Appold to remove this item from the agenda - carried unanimously.

#7 **Action on Site Plan and Architectural Review (SPAR) on Petition from MBA Architects for Old Town Centre (Commercial Development) at 208 Holmen Drive South.**

This is a proposed commercial development project along the west side of Holmen Drive, near Empire Street that is an older style development strip mall. This project falls within the Holmen Drive corridor and must meet the ordinance requirements. There are a variety of materials, including speedy brick, LP siding, stone, windows, awnings and metal roofs.

The landscaping plan is approximately 150 points short of the bufferyard requirements. This deficit could be corrected by adding three significant trees at various locations on the site.

Signage is not completely addressed because the developer does not know who the tenants will be. The plan reflects a roof top sign for the development that is not permitted in our sign ordinance, unless the Commission allows this type of sign to be used. Signs for individual spaces could be placed on awnings, on windows, near the doorways or be hanging signs. The corner space has two doorways with little room for signs. There is no proposal for a separate landscaped business listing sign to be used on this site.

Parking is marginal, but sufficient for the anticipated uses. The drive thru at Java provides stacking for approximately 7 vehicles before impacting the sidewalk area. The plan shows this drive at 9 feet wide, but that width should be increased to 12 feet wide.

The lighting plan is acceptable and the storm water control plan is sufficient.

The north elevation will be visible from Holmen Drive and should include masonry. A 4 foot high masonry strip along the lower wall would meet that requirement. Speedy brick is a decorative masonry typically used as an accent or filler, similar to what was done at the Shoppes on Hale. Staff suggests using real brick, and add a soldier course to create an accent and break up the wall. Smart siding could be used on the upper portion that would then tie into the LP siding on the north side. The upper portion of the tower would also be brick. The Mob Stop space would also benefit from a soldier course of brick on the façade's elevation. This could also use the LP siding with brick above configuration suggested for the tower. Use of a vinyl stone veneer is not permitted.

Member Ebner asked if this would be a final approval, or should the plan come back for another review? – The required modifications could be reviewed and approved at the staff level if the Commission was comfortable with that.

Chief Menches was concerned with the 9 foot drive thru, but was satisfied with widening it to 12 feet. He also asked what was planned for the front of the building. – This area is planned as a patio type setting with pergolas.

The developer agreed to add three trees, agreed that the drive lane will be expanded to 12 feet wide and agreed to the use of real brick. He also agreed to work with staff to finalize the design. He mentioned that he does not want a monument sign and that the building signage will be sufficient.

Motion by Stanek, second by Ebner to approve the Site Plan and Architectural Review, finding the purposes and guidelines of SPAR review have been reasonably met regarding the entire proposed site plan, all external building colors and materials and designs, the overall proposed site landscaping, the overall proposed site lighting, and the overall proposed site signage, including and contingent upon final submission of documents that address the modifications suggested by staff. The motion also allows for the use of the roof sign that would read “Old Town Centre” – carried unanimously. A copy of the approved site plan is attached to these minutes.

Motion by Ebner, seconded by Grokowski to adjourn at 7:35 PM - carried unanimously.

Dean K. Olson
Director of Public Works