

**Village of Holmen
Planning Commission Minutes
March 29, 2016**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday, March 29, 2016. Present were commission members Proctor, Stanek, Sacia, Anderson, Evenson, Kulcinski and Szak, along with advisory members Administrator Heinig and DPW Olson. Members Evenson and Kulcinski were excused. Also in attendance were Rick Durst, Joel Appolo, Curt Mauer, Aaron Aspenson, Dawn and John Bristow, Karen and Chad Mc Cathie, Alexis Meyer, Notasha and Chad Glumske, Chuck Olson, Gary Hubert, John Kayser, Grant Duchac, Pat McKnight, Dan McHugh, Steve Johnston, Doreen and Brian Wille and Cathy Abendroth.

Public Hearings

- a) Hearing on Rezone Petition from Chifest Properties Holmen, LLC from (B-2) General Business District and (A) Agricultural District to (B-2) General Business District with a PUD (Planned Unit Development) Zoning Overlay, to include SPAR (Sight Plan & Architectural Review) of a new Festival Foods Store off Hale Drive, between Main Street and Viking Avenue.

Motion by Szak, second by Evenson to open the Public Hearing – carried unanimously.

Chad Glumske lives across the street from the project site. He feels this is good for Holmen, but is concerned with is going to do to property values in his neighborhood.

John Bristow lives near the intersection of Main and Gaarder and is concerned with traffic at that intersection. There are times when traffic on Main Street backs up to a point that makes it difficult to get out of his driveway.

Brian Wille lives on Grant Street and is also concerned with property values and the possible increase of traffic on Grant Street.

Kathy Abendroth also lives on Grant Street and is concerned with property values and traffic.

Motion by Anderson, second by Stanek to close the Public Hearing – carried unanimously.

Motion by Kulcinski, second by Szak to approve the Minutes of the February 23, 2016 meeting – carried unanimously.

Public Comment

Rick Durst expressed concerns regarding the approval of the Developer's Agreement under agenda item #6. The plan does not include the fence on the west and south edge of the Mc Cathie portion of the project. The plan shows storm water retention ponds on private property and he does not feel the Village should be involved with care and maintenance of those basins. He wants to know why the Village is participating in the extension of the 6" water main. The plan does not show how his driveway is going to be addressed. The Developer's Agreement has a provision for sidewalks, but the plan does not include sidewalks. He does not feel there is sufficient detail on the engineering documents to address the sizing of the water main. Are the units going to be sold or leased? This was not clearly defined during the public hearing. He has other issues with the Developer's Agreement document.

Alexis Meyer stated the fence Mr. Durst referred to is included on the construction plans. She also pointed out that the plan was modified slightly since the previous meeting, specifically to address public concerns about the appearance of the Ryan Street area. The original plan included a duplex unit that has been removed to provide more space between the remaining buildings and also comply with the 25' setback off Amy Drive and provide more green space. She specified that they are a rental company and plan to rent the units. They will maintain the on-site storm water basins.

Curt Mauer represents Chifest and is available to answer any questions the Commission may have regarding the Festival Foods store.

Grant Duchac is the engineer for the Festival Foods store site and is available to answer questions.

Agenda Items

- #5 Action and Recommendation on Rezone Petition from Chifest Properties Holmen, LLC from (B-2) General Business District and (A) Agricultural District to (B-2) General Business District with a PUD (Planned Unit Development) Zoning Overlay, to include SPAR (Sight Plan & Architectural Review) of a new Festival Foods Store off Hale Drive, between Main Street and Viking Avenue.

The project is located on approximately 13 acres north of Hale Drive, between South Main Street and Viking Avenue and is consistent with the Comprehensive Plan. The parking lot is well designed, including adequate parking, defined cart return locations and trees planted in the curbed islands. There are three outlots that will be used for future commercial developments. The sign is a plaza type sign that includes space for the future outlot development. This is consistent with what is anticipated on both this side and the west side of Holmen Drive. Projects of this type bring value to the community and similar projects have helped to stabilize property values in other communities.

The building is similar to the recently constructed building in the Village Shopping Center in La Crosse. The design meets the design standards for this area with brick on the front facade, with the pillars having a lighter stone accent along the front of the building, with decorative metal coping around the roof line. The back of the building is a matching color, but split-faced block is used instead of brick.

Heinig explained the proposed traffic flow for the area, including impacts to the newly planned signalized intersection at Hale Drive and Holmen Drive, and a roundabout at Main Street and Gaarder Road. The commercial connectivity will allow the traffic to flow very well throughout the area. Property values in Holmen have never decreased; even in the recession, Holmen's values increased by 1%. There is no evidence to suggest that trend shouldn't continue. The building Festival is proposing is one of the nicest "Big Box" structures in all of La Crosse County, and it would serve as a catalyst for other development.

Motion by Szak, second by Anderson to approve SPAR review and recommend approval of the rezoning to the Village Board – carried unanimously. A copy of the approved site plan is attached to these minutes.

#6 Action and Recommendation on the Developer's Agreement with Dale Brott and Chad Mc Cathie for the extension of Ryan Street and Final PUD (Planned Unit Development) Implementation Plan.

The site plan has changed slightly from what was reviewed previously, based on comments made at previous public hearings. This revised plan shows 12 units on the east side of Ryan Street – the duplex at the north end was removed and spacing between the remaining buildings has increased, making this side of the street R-5 compliant. The southernmost building is now located 25' from the right of way on Amy Drive, meeting the setback requirement there as well. The fence that was required on the south and west side of the Mc Cathie portion of the project is properly shown on the plans. The Developer's Agreement that is used for developments of this type is a boilerplate document that covers all aspects of development. Although there is a provision for sidewalks in the boilerplate document, there are no sidewalks being required along the Ryan Street portion of this project, as it is a cul-de-sac that has no servable connectivity for its use. The water main loop is a recommendation of the Village to improve the water system in this area, even though the developer can connect his buildings without the loop, thus the Village will pay for the additional pipe needed for that connection, but the majority of that work will be in the second phase of the project. The Village is not maintaining the private storm water ponds. The only storm water the Village will maintain is Ryan Street itself, which will feed into the community's existing system. Today's consideration is only for Phase 1, which includes the extension of Ryan Street, as was required of the developer by the Village. The Final Developer's Agreement outlines the complete General Development Plan and the Implementation Plan for the PUD, and outlines the specific criteria for the public improvements in Phase 1.

Motion by Kulcinski, second by Stanek to recommend approval of the Phase 1 Developer's Agreement, including the complete General Development Plan and Implementation Plan for the proposed PUD, to the Village Board.

There are two options available for Mr. Durst's driveway. The existing driveway can be reconfigured to tie into the proposed roadway at the Developer's expense, or provisions can be made to realign the driveway at Mr. Durst's expense to come into a curb opening on the proposed roadway. The old temporary cul-de-sac will be removed and completely restored. Additional clarification was made on the storm water drainage being a private system on private property and the Village will not be responsible for the care or maintenance of the system. The motion carried unanimously.

#7 Action on Petition from Burger King for SPAR (Site Plan and Architectural Review) on Renovation to Existing Building on South Holmen Drive.

Burger King is proposing an update to the existing facility. This will include modifications to the roof line, addition of stone pillars and brick accents, on a portion of the facade. Staff is comfortable with the efforts that have been made to improve the presentation of the existing building, and appreciates the partnership to improve the visual presentation of our community.

Motion by Anderson, second by Szak to approve of the renovation of the existing Burger King. Member Kulcinski asked who will be responsible for maintaining the landscaping. Once a plan is approved, the facility is required to improve the site in accordance with the approved plans. Maintenance of all aspects of the plan is also part of that approval. The

dead tree north of the site will also be removed as part of the improvements and replaced with another tree – this is indicated on the landscaping plan.

The motion carried unanimously. A copy of the approved site plan is attached to these minutes.

#8 Update on other discussion items from and before the Planning Commission.

The April Planning Commission meeting agenda is already taking shape. There a number of items in process for that meeting, as well as future meetings.

Other Items - None

Motion by Sacia, seconded by Evenson to adjourn at 7:10 PM - carried unanimously.

Dean K. Olson
Director of Public Works