

**Village of Holmen
Planning Commission Minutes
July 28, 2015**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday July 28, 2015. Present were commission members Proctor, Stanek, Sacia, Anderson, Evenson, Szak and Kulcinski, along with advisory members Administrator Heinig and DPW Olson. Also in attendance were Joe Langeberg, Tom Lyons, Rick Beyer, Jay Fernholz, Scott Kopp, Dick Berg and Pat McKnight.

Public Hearings

Motion by Kulcinski, second by Evenson to open the Public Hearing for item "A" - Petition from Rick Beyer for Rezoning from B-2 (General Business District) to PUD (Planned Unit Development) to include Site Plan and Architectural Review for the purpose of creating a multi-family housing project at the South end of Blackwelder Place (parcel 14-2954-0) - carried unanimously.

Tom Lyons – Architect on the project – They have been working with staff for 6 weeks to develop an acceptable plan to present. The conservancy to the south is a plus for this development. They plan to use the existing basin for part of the storm water storage, in addition to some on-site detention. The intent is to make this a first class property.

Rick Beyer – owner – Rick provided photos as an example of what he intends the buildings to look like, along with samples of the stone and siding to be used. The apartments will 1 and 2 bedroom units.

Scott Kopp – 7 Bridges Bank – Scott expressed some concern regarding covenants related to parking. He also asked what the rent would be for the units (no pricing has been established yet). He feels a project like this is a positive thing for this area.

Motion by Szak, second by Kulcinski to close this public hearing - carried unanimously.

Motion by Kulcinski, second by Anderson to open the Public Hearing for item "B" - Petition from La Crosse County to rezone from C (Conservancy) to R-5 (Multi-family Residential District) on a parcel on McHugh Road (parcel 14-0087-12).

There were no comments for or against.

Motion by Kulcinski, second by Szak to close the public hearing – carried unanimously.

Motion by Szak, second by Kulcinski to approve the minutes of the June 30, 2015 meeting - carried unanimously.

Public Comment - None

Agenda Items

- #5 Action and Recommendation on a Rezoning Petition from Rick Beyer for Rezoning from B-2 (General Business District) to PUD (Planned Unit Development) to include Site Plan and Architectural Review for the purpose of creating a multi-family housing project at the South end of Blackwelder Place (parcel 14-2954-0).

This property was previously approved under a different PUD that included higher density residential, along with mixed-use buildings. This plan includes two 51-unit buildings along the southern edge of the parcel and the extension of Blackwelder Street along the northern edge to the western property line. The buildings are three story structures with underground parking. The first floor (shown in red on the renderings) will be brick, with the gray to be stone. The siding is cement board in earth tone tan with white trim. The red on the peaks will be decorative shakes. The sign included in the plans does not have dimensions, but is limited to a maximum height of 7 feet.

Motion by Kulcinski, second by Anderson to recommend approval of the Rezoning to PUD, along with Site Plan and Architectural Review to the Village Board,

Member Szak asked why we are looking at a new plan and why the mixed-use is not included. Administrator Heinig explained that the market is not yet established in this area that would support a commercial aspect. Once a residential level is reached, we would look at concentrating a commercial use along the highway corridor.

The motion passed unanimously.

- #6 Action and Recommendation on the CSM for the creation of a buildable lot off McHugh Road on property owned by La Crosse County.

Motion by Kulcinski, second by Stanek to recommend approval of the CSM to the Village Board – carried unanimously.

- #7 Action and Recommendation on a Rezoning Petition from La Crosse County from C (Conservancy) to R-5 (Multi-family Residential District) on a parcel on McHugh Road (parcel 14-0087-12).

Motion by Sacia, second by Anderson to recommend approval of the Rezoning to R-5 to the Village Board – carried unanimously.

- #8 Action and Recommendation on Annexation Petition (#13866) from Rick Beyer, from the Town of Holland to the Village of Holmen.

The property to be annexed is 32.2 acres in size and is located north of the Bluffview Memory Care facility, along the east side of Bluffview Court. This annexation has been reviewed by the Department of Administration and has been found to be in the public interest.

Motion by Anderson, second by Kulcinski to recommend approval of the Annexation to the Village Board – carried unanimously.

#9 Action and Recommendation on Extraterritorial Final Plat Review: Wildwood Valley II.

The area to be platted falls within 1.5 miles of the village boundary and requires the Village to review and approve the plat. The preliminary plat for this property was reviewed and approved a little over a year ago and staff has no objections to the final plat as presented.

Motion by Kulcinski, second by Szak to recommend approval of the Plat of Wildwood Valley II to the Village Board – carried unanimously

Other Items - None

Motion by Kulcinski, seconded by Evenson to adjourn at 7:00 PM - carried unanimously.

Dean K. Olson
Director of Public Works