

**Village of Holmen  
Planning Commission  
Board Room, Holmen Village Hall  
421 S. Main Street  
March 16, 2010  
6:30 p.m.**

Chair: Nancy Proctor

Members: Robert Haines, Mark Seitz, Mary Willett, Elaine Nelson, Trygve Mathison, Howard Olson

This meeting is held in compliance with Wisconsin's Open Meeting Law, State Statutes, Chapter 19, Subchapter V. As such it is open to the public.

This meeting may constitute a quorum of the Village Board, or other village committees.

1. Call to Order
2. Approval of February 16<sup>th</sup>, 2010 minutes.
3. Initial request for rezone from B-2 Highway Business District  
To R-5 Multiple- Family Residential District:
  - Parcel 14-2954-000 end of Blackwelder Place
  - Public Hearing Scheduled for April 8, 2010 at 7:00 P.M.
4. Action/Recommendation from Planning Commission to the Village Board
5. C.S.M. lot subdivision, Parcel #2951- corner of Blackwater Place & Spakenberg Road
6. Initial Requests for rezone from A, Agricultural District to R-6 Single Family Residential  
Zero Lot Line:
  - Parcel 180-5
  - Abandoned Ponderosa Drive Parcel
7. Adjourn

Mary M. Willett, Administrator/ Clerk

**Meeting Minutes**  
**Village of Holmen Planning Commission**  
**March 16, 2010**

The meeting of the Holmen Planning Commission was held Tuesday March 16, 2010 in the Village Hall Board Room.

Chair Nancy Proctor called the meeting to order at 6:30 p.m.

Present at the meeting: Nancy Proctor, Robert Haines, Mark Seitz, Mary Willett, Elaine Nelson, Trygve Mathison. Commission member Howard Olson was excused and recuperating in the hospital. Also in attendance: Dan McHugh, Charles D. Olson, Joe Van Aelstyn, Steve Lindeman, Scott Kopp, David Kriesel, Todd Page, Brian Kriesel Sheila Cundiff.

Elaine Nelson motioned and Trygve seconded the motion to approve the minutes as presented of the February 16, 2010 meeting. Motion carried.

Joe Van Alstyn spoke on behalf of the owner of Times Square, LLC, Steve Lindeman, regarding the initial request for multiple family zoning for parcel #14-2954-000 at the end of Blackwelder Place in the TID #2 District.

Mr. Van Alstyn relayed some of the history of the parcel as he understood it - from the Spangler's owning the property in the 80's, Sheriff Bill Black and the trade to Steve Lindeman of Time Square, LLC while still in the Town of Holland. The parcel is zoned B-2 Highway Business District. Mr. Van Alstyn stated that the intended development would be 60-75 or 76 units valued at \$60,000 - \$70,000 per unit. \$3 - 4 million valuation is expected from the project. The units would be market rate, unsubsidized. PUD type development is planned with multiple buildings. There would be a level of quality like the Half Way Creek Apartment units on Linden Drive in Holmen. Todd Page, one of the people interested in the development, was also in attendance.

Mr. Van Alstyn feels there is a glut of vacant commercial space available in the county. He maintained that commercial development will follow residential development.

Public Works Director and Planning Commission member Bob Haines pointed out that the parcel does not have the minimum 6 acres required by the Village of Holmen zoning ordinance for a PUD.

Trygve Mathison motioned and Bob Haines seconded the motion to table the request for the rezone from B-2 to R-5 because it is most appropriate to wait for the TID Architectural Standards to be completed and since the developers indicated the tabling will not cause a hardship and to bring the item back to the Planning Commission meeting in April with a possibility of a public hearing in May. The motion carried unanimously.

Mary Willett motioned and Elaine Nelson seconded the motion to recommend to the Village Board to continue proceed with the C.S.M. lot subdivision for parcel 14-2951-0 - noting that the finished C.S.M. must be in hand for the public hearing to occur. The motion carried unanimously.

Chuck D. Olson appeared on behalf of Robert George to request a rezone from A, Agricultural to R-6 Single Family Residential Zero Lot Line.

Mary Willett motioned and Robert Haines seconded the motion to recommend to the Village Board to proceed with the vacation of Ponderosa Drive, conditional upon a letter of agreement being in place outlining the commitments/expectations of both the Village of Holmen and the Bratberg property buyer (Jorge Holdings LLC) before the public hearing scheduled for April 8, 2010 at the Village Board Meeting. The motion carried unanimously.

Discussion of Wisconsin Department of Transportation's Scenic Easement contiguous to the areas discussed on the agenda at the meeting ensued. Joe Van Alstyn, David and Brian Kriesel and Scot Kopp each expressed a desire for the scenic easements to be removed.

Trygve Mathison motioned and Elaine Nelson seconded the motion to adjourn the meeting. Carried. The meeting adjourned at 7:27 p.m.

Mary M. Willett  
Village Administrator/Clerk