



**HOLMEN DOWNTOWN SITE PLANNING  
MAY 6<sup>TH</sup> PUBLIC INFORMATIONAL MEETING  
&  
ONLINE SURVEY SUMMARY**

**PUBLIC INFORMATIONAL MEETING SUMMARY**

A Public Informational Meeting (PIM) was held at the Village Hall on May 6<sup>th</sup>, 2013 from 6pm to 8pm. Seventeen individuals signed in at the meeting, a few others attended but did not sign in. The meeting was an open house format and included a 20 minute presentation at the start by staff from MSA Professional Services. The presentation included an overview of the project objectives, schedule, history, overview of the 2011 Strategic Facilities Plan, and an overview of the five site plan alternatives. Public input was gathered using a hard copy of the online survey so that the responses received at the meeting could be incorporated with the online responses. A total of five hard copy surveys were received, although some attendees indicated they would complete the survey online after the meeting.

**ONLINE SURVEY SUMMARY**

In order to reach a wider audience, including those individuals who could not attend the May 6<sup>th</sup> public informational meeting, an online “survey” was developed by MSA. The survey consisted of base demographic questions, questions regarding public facility construction priorities, general and specific questions regarding desirable and undesirable aspects each of the five site plan alternatives. The survey was available through the Village’s web site, including links to the 2011 Strategic Facilities Plan, the five site plan alternatives, and the presentation from the May 6<sup>th</sup> PIM. The survey was available from April 25<sup>th</sup> through May 13<sup>th</sup>. Availability of the survey was announced through multiple local newspaper articles leading up to and after the May 6<sup>th</sup> PIM. A total of 66 individuals completed the online survey.

After reviewing the survey results the following observations are offered by the MSA:

*Respondent demographics:*

- Total number of respondents = 71
- 78.6% live in Holmen
- Age group with the highest response 35-44 (30% of all respondents), second highest age group 45-54 (22.9% of all respondents).
- 54.3% of respondents have at least one child under 18 living at home, 45.7% of respondents have no children living at home

*Respondent use of existing facilities/services in the last 12 months:*

- 40.8% of respondents indicated they visit or call the Library at least once a week, 25.4% at least once a month
- 28.2% of respondents indicated they visit or call Village Hall at least once every 3 months, 23.9% at least once every 6-12 months
- 70.4% of respondents indicated they had zero visits or calls to the Police Station in the past 12 months, 21.1% at least once in the last 6-12 months

*Respondent opinions on compatibility of public uses within the same building:*

- Respondents were equally split between “Village Hall & Police Station” and “Library & Village Hall” as most compatible uses within the same building
- 83.1% of respondents indicated a “Library and Police Station” as least compatible in the same building

*Respondent opinions on priorities for public infrastructure improvements:*

- 66.2% of respondents indicated the Library was there highest public infrastructure improvement priority (26.8% indicated the Police Station, 7.0% indicated the Village Hall)
- 54.9% of respondents indicated the Police Station was there second highest public infrastructure improvement priority (14.1% indicated the Library, 30.9% indicated the Village Hall)
- 61.8% of respondents indicated the Village Hall was there lowest public infrastructure improvement priority (19.2% indicated the Library, 18.3% indicated the Police Station)

*Respondent opinions on using portions of the planning site for private development:*

- 41.1% indicated “No”
- 16.1% were “Undecided”
- Of those that indicated “Yes”, the highest percentage 21.4% indicate only in those areas that are not designated for new public buildings or parking

*Respondent preferences for each site plan alternative, highest average rating (lowest score equals top preference):*

- Alternative 1 (separate library and police station) = 2.50
- Alternative 3 (first floor library, second story village hall) = 2.61
- Alternative 2 (separate library and police station) = 2.98
- Alternative 4 (first floor library, second floor office) = 3.39
- Alternative 5 (joint village hall and police station) = 3.52

The purpose of the public informational meeting and online survey was to inform and educate area residents about the Village’s ongoing public facility planning efforts and to obtain input regarding each of the five site plan alternatives. The public input will serve to inform Village Board member’s discussions and decision making process; however, the input gathered is nonbinding.

The following pages provide a summary of the responses to the survey questions including written comments.

## TABULATED SURVEY RESULTS

### Q1. Over the past 12 months on average how often did you or a member of your household visit or call?

Answer Options	Once a week	Once a month	Once every 3 months	Once every 3-6 months	Once every 6-12 months	Zero visits or calls	Response Count
Village Hall	3	13	<u>20</u>	8	17	10	71
Holmen Library	<u>29</u>	18	5	3	4	12	71
Holmen Police	2	0	2	2	15	<u>50</u>	71
<i>answered question</i>							71
<i>skipped question</i>							0

### Q2. Using your own definition of compatibility, please rate the following combinations of public uses within the same building (1 = most compatible, 3 = least compatible)?

Answer Options	1	2	3	Rating Average	Response Count
Library & Police Station	0	12	<u>59</u>	2.83	71
Village Hall & Police Station	<u>35</u>	28	8	1.62	71
Library & Village Hall	<u>36</u>	31	4	<u>1.55</u>	71
<i>answered question</i>					71
<i>skipped question</i>					0

### Q3. Please rate the following public infrastructure improvements in terms of priority for improvement or new building construction (1 = highest priority, 3 = lowest priority)?

Answer Options	1	2	3	Rating Average	Response Count
Library	<u>47</u>	10	14	<u>1.54</u>	71
Police Station	19	<u>39</u>	13	1.92	71
Village Hall	5	22	<u>44</u>	2.55	71
<i>answered question</i>					71
<i>skipped question</i>					0

### Q4. Where do you live?

Answer Options	Response Percent	Response Count
Holmen	<u>78.6%</u>	<u>55</u>
Town of Holland	12.9%	9
Town of Onlaska	5.7%	4
Other	2.9%	2
<i>answered question</i>		70
<i>skipped question</i>		1

**Q5. Please indicate your age?**

Answer Options	Response Percent	Response Count
<18	0.0%	0
18-24	1.4%	1
25-34	11.4%	8
35-44	30.0%	21
45-54	22.9%	16
55-64	18.6%	13
65 and older	15.7%	11
<i>answered question</i>		<b>70</b>
<i>skipped question</i>		<b>1</b>

**Q6. Please indicate the number of children (18 and under) living in your household?**

Answer Options	Response Percent	Response Count
0	<u>45.7%</u>	<u>32</u>
1-2	42.9%	30
3-4	11.4%	8
4+	0.0%	0
<i>answered question</i>		<b>70</b>
<i>skipped question</i>		<b>1</b>

### Alternative 1

**Q7. Rate the following aspects of this alternative in terms of how well it meets your expectations?**

Answer Options	Exceeds Expectation	Meets Expectation	Below Expectation	No Opinion	Response Count
Type of uses on this SITE	5	<u>37</u>	19	3	64
Location of all public facilities in the Downtown	8	<u>46</u>	9	1	64
Site/building layout (placement of buildings, Creation of place (terminus vistas, gathering	7	<u>38</u>	18	1	64
Transportation connectivity (roads, sidewalks,	6	<u>39</u>	17	2	64
	11	<u>43</u>	9	1	64
<i>answered question</i>					<b>64</b>
<i>skipped question</i>					<b>7</b>

**Q8. On a scale of 1 to 10 how would you rate this alternative? (1 = strongly dislike, 10 = strongly like)**

Answer Options	Response Percent	Response Count
1	7.8%	5
2	9.4%	6
3	6.3%	4
4	0.0%	0
5	<u>21.9%</u>	14
6	10.9%	7
7	7.8%	5
8	20.3%	13
9	6.3%	4
10	9.4%	6
<i>answered question</i>		<b>64</b>
<i>skipped question</i>		<b>7</b>

Average rating: 5.875

Q9. Comments regarding aspects of the design you like (Alternative 1):

Number	Response Text
1	parking behing library. long drop off area to library, easy access to Roberts. Village Hall stays on Main St.
2	I would eliminate wall street extension and keep open green space behind the police station. otherwise its great.
3	like library location best of those presented
4	Site is more park like than Alternative 2
5	Taking advantage of the creek.
6	I strongly agree that Holmen needs a new, updated, larger library for the number of kids and families in our area. I recently visited the Trempealeau Library, which is in our library system, and this library was MUCH better than Holmen's current library. Please make a new library a priority for our kids and families!! In this design, I like the way the library parking and police parking are separate.
7	Not bad but I see no need for tha library.
8	I like the new building sites for library and police station and remodel Village Hall where it is.
9	I do not see a need for a library at all, unless it was a technology center. Most stuff is done on computer nowadays anyway.
10	i think the street has a nice flow to move people through the area.
11	Cleaning up the downtown area
12	I like having the library facing toward the greenspace and located near the park, making it an easy destination for families. I also like the extra bike path loop, which helps incorporate a more open feel.
13	It makes sense to expand the Administrative building on the current site. We have a library so the next logical thing would be to build a new police station.
14	i feel a new facility for law enforcement needed most- then a library- but keep in mind e-books will be if not already are, the thing of the future-no need to built large structure to house books that wont be checked out! and the administration should stay where they are- they will have added room when cops move out! see present library site after they move to get it back on taxroll
15	Redesign the building to have Park/Rec & Police & Village Staff in ONE building. That will save \$\$
16	Separates Police Station site from Library if it is deemed the police station needs to be on this site.
17	Library location, Green space
18	Like: Use of existing Village Hall for village business! Like: Selling existing library
19	Is there the possibility of having a room for the historical society?
20	Buildings are near to each other. Good use, flow of space, road, parking, etc.
21	Location Of the library
22	Like the creation of "library street" Looks very inviting.
23	Largest Library plan.

Q10. Comments regarding aspects of the design you dislike (Alternative 1):

Number	Response Text
1	Wall Street access will not be used much. Concern: how will kids cross safely from east of Main St. Need a safe crosswalk with flashing lights, a stoplight, or a bridge.
2	extend Roberts instead of Wall St. and put in speed bumps and a crossing walk for children and biking off Main St.
3	Police station does not need to be 10,000 sqft! Even with interrogation rooms, locker, storage, its too big! Take 1/2 of designated police station space and add 5000 to the library.
4	police station belongs along hwy 35 not center of town 12,000 sqft is a bare minimum for library when needs are assessed at 16000. The police station is tiny yes, but it is not as revenue positive as the rent the county pays to hep pay for the library, take 1000 to 2000 sqft off the police station and add it for administration space at the library, give everyone space this way, including the county library.
5	Yes I was at the May 6th meeting.
6	The houses on Main that block the view.
7	don't know how realistic it is to depend on selling old library site
8	I'm very much against the library, I think the Village President wants a library in hopes her name gets put on it, as the swimming pool has the last village president's name!
9	I do not support such an extensive change to the road construction - seems unnecessary and wasteful.
10	100% against a new library. Police dept. Public Works, and Village Administration need the room more! i'm not real excited about the buildings being separated as they are. i'd rather the library closer to the creek as
11	opposed to the parking lot being there.
12	Parking lot along the green space -
13	Don't really like connecting of Legion and Wall St, takes up buildable space. The extra 18-space parking lot behind the library seems unnecessary in Phase I.
14	Locating the police department in the current administrative building makes more sense in providing a central location closer to primary roads from which officers can respond as needed.
15	We gain no positive economic impact from building these buildings downtown. It also doesn't make any sense to build a library separate from a community center including a senior site and youth center no matter where you put it. If we truly want to serve as many people as possible, the two largest groups to serve are seniors and kids, plus having separate sites shows a complete lack of understanding of transportation needs of both groups. Even now, some of the seniors that attend our senior site have to schedule 2 public transit trips to visit our library and senior site even though they are only a block apart. Wheelchairs can roll down hallways much easier than alleyways.
16	This property was aquired to improve the public space for the community by the new park. While a new police facility may be needed, I do not think it belongs in this location.
17	Police station does not belong here
18	Not sure two buildings are necessary.
19	Police station in such close proximity to the park does not send the right message for a family-friendly community.
20	The library needs plenty of room for programming for all ages. 1. The creation of Library Street seems un-necessary. Both streets could be dead ends and would allow for a more usable green space to the west of the police station. 2. Add on street parking on Leigon Street and reduce parking library parking lot size. This would increase green space and parking would be closer to building.
21	3. Move library further west to create oportunity for landscape view to the west instead of at the parking lot.
22	police station should be stand alone on main st and not combined or near library I do not think that placing a police station on property by the community park adds to the attractivness of the Village as a great place to live. While I do not question that we need a larger police facility, the police department should be separate from parks and libraries. People want their community to be safe, but they do not want to necessarily view the police station while enjoying a picnic.
23	view the police station while enjoying a picnic.
24	Two new buildings is unnecessary and very costly.
25	This is a beautiful piece of property, and should be developed to continue the theme of community, the legion park. and welcome visitors ans residents to relax and enjoy the area. The police department does not belong there. .
26	Not sure that library and police station so physically close sends the best message to residents or visitors.
27	Don't really feel having the Library and POLice that close together is a good idea.

## Alternative 2

Q11. Rate the following aspects of this alternative in terms of how well it meets your expectations?					
Answer Options	Exceeds Expectation	Meets Expectation	Below Expectation	No Opinion	Response Count
Type of uses on this SITE	7	<u>30</u>	19	5	61
Location of all public facilities in the Downtown	4	<u>43</u>	11	3	61
Site/building layout (placement of buildings,	7	20	<u>30</u>	4	61
Creation of place (terminus vistas, gathering	4	25	<u>27</u>	5	61
Transportation connectivity (roads, sidewalks,	2	<u>33</u>	22	4	61
<i>answered question</i>					<b>61</b>
<i>skipped question</i>					<b>10</b>

**Q12. On a scale of 1 to 10 how would you rate this alternative? (1 = strongly dislike, 10 = strongly like)**

Answer Options	Response Percent	Response Count
1	9.8%	6
2	8.2%	5
3	16.4%	10
4	4.9%	3
5	13.1%	8
6	6.6%	4
7	<u>21.3%</u>	13
8	8.2%	5
9	8.2%	5
10	3.3%	2
<i>answered question</i>		<b>61</b>
<i>skipped question</i>		<b>10</b>

Average Rating: 5.213

**Q13. Comments regarding aspects of the design you like (Alternative 2):**

Number	Response Text
1	Village Hall remains on Main St. Design feature. Access via Roberts and Legion
2	Central parking and green area.
3	I don't like anything on this.
4	Nothing I do like.
5	Shared parking, separation of two buildings.
6	Location of the library near the park
7	Expansion of existing administrative building is a good idea. You should buy the houses next to the building and build what is needed there.
8	Redesign to have Park/Rec & Police & Village Staff in ONE building. That will save \$\$\$\$
9	Common parking areas make more sense
10	Less cost due to roads not being created
11	Historical Society room?
12	Lots of parking available.
12	shared parking between buildings

Q14. Comments regarding aspects of the design you dislike (Alternative 2):

Number	Response Text
1	Large parking lot front and center
2	too much centralized parking access is not convenient
3	police should be on main street in Holmen either on State or Main in Viking Tool Property
4	too chopped up. police should be on 35
5	looks more like a parking lot than site 1
6	Same as previous option.
7	I don't like how the parking lot is shared between the library and the police station. This seems less "friendly" for kids going to story time.
8	The Village spent a lot of money for a huge parking lot!
9	Looks like a big parking lot!
10	don't care for traffic flow to design.
11	I feel as though the shared parking lot takes away from the more pleasant layout that would include green space. Perhaps the infiltration areas will help alleviate that feel of too much pavement, but I don't think so.¶ Locating the police department in the current administrative building makes more sense in providing a central location closer to primary roads from which officers can respond as needed.
12	The road costs cannot possibly be \$0 when you will need to tear up the roads for plumbing, sidewalks, parking and stormwater runoff. We will only need 136 parking spaces during Kornfest, if it continues, so this expectation is unrealistic.
13	Too commercial with all the parking between buildings. Again, this should be a space accessible to the public without linking the park and library to the police station.
14	Police station does not belong here
15	There is a need for community room spaces. Where would the senior citizen location be held?
16	Library is too small. Police and library are too close together. Police station should be on a main thoroughfare.
17	Is there room for programming?
18	Two buildings is unnecessary, and they are too far apart. The poor residents of Wall St. will have police racing past their homes constantly, and the site layout is overall very poor.
19	Again the police station is taking up valuable park space.
20	In 2004 and 05, the DPI recommended that for a community the size of Holmen and it's potential for a population explosion, a library of 16,000 sq ft was recommended for average service to area residents. that's not even excellent service - only average. now 8 years later, we should be considering a library of at least 18.000 sq ft.

### Alternative 3

**Q15. Rate the following aspects of this alternative in terms of how well it meets your expectations?**

Answer Options	Exceeds Expectation	Meets Expectation	Below Expectation	No Opinion	Response Count
Type of uses on this SITE	7	<u>26</u>	<u>26</u>	1	60
Location of all public facilities in the Downtown	7	<u>33</u>	19	1	60
Site/building layout (placement of buildings,	6	<u>27</u>	26	1	60
Creation of place (terminus vistas, gathering	13	22	<u>24</u>	1	60
Transportation connectivity (roads, sidewalks,	10	21	<u>26</u>	3	60
<i>answered question</i>					<b>60</b>
<i>skipped question</i>					<b>11</b>

**Q16. On a scale of 1 to 10 how would you rate this alternative? (1 = strongly dislike, 10 = strongly like)**

Answer Options	Response Percent	Response Count
1	18.3%	11
2	0.0%	0
3	11.7%	7
4	6.7%	4
5	11.7%	7
6	16.7%	10
7	15.0%	9
8	10.0%	6
9	3.3%	2
10	6.7%	4
<i>answered question</i>		<b>60</b>
<i>skipped question</i>		<b>11</b>

Average rating: 5.200

Q17. Comments regarding aspects of the design you like (Alternative 3):

Number	Response Text
1	best library village combo
2	Plenty of green area.
3	Once again, nothing to like.
4	Nothing.
5	i like the conciseness of the design - good flow through area - more concentrated parking - less spread out - more green space. new home potential is intriguing.
6	More green space and a view of the creek not a parking lot
7	Feel Library and Village Hall are good compatibility use. Like 2 story plan.
8	Shared village hall and library make sense in being able to share/combine meeting spaces. The patio area to the west of the library has good potential for a place for patrons to sit and enjoy the green space of the trail.
9	Library combined with Village Hall would at least allow for shared meeting spaces in one building. Police in administrative building would be acceptable.
10	Redesign Park/rec, police, village staff into ONE building. Save \$\$\$\$
11	This does give the library the space it probably needs while also expanding Village Hall. Not sure how 2nd floor Village Hall access will work for some of the community. How much space will separate entrances require?
12	The other plans were exceptional, but we all realize that there is just so much money. With a two story building, there will be an elevator for handicap accessibility, so this would allow the library to be more square footage. □ Selling land would allow for more tax base. □ It appears that green space is greater on this plan.
13	Library and village hall are good partners. Gives library lots of space. Police would fit well with the existing village hall. Parking is limited, but they don't need much. Building is already divided into office spaces so minimal remodeling required.
14	This idea looks limiting - not enough room for growth
15	Like the idea of the police Dept. expanding on the current Village Hall site.
16	Building only one new building is a plus. Using that building for multiple purposes is also a good idea. I like the green space.
17	Location of library
18	green space
19	Really like the idea of police separate from the library, but still downtown. Village Hall space would accommodate police needs very well.

Q18. Comments regarding aspects of the design you dislike (Alternative 3):

Number	Response Text
1	Village Hall needs to remain on Main St.
2	big enough for both library and village hall. is there expansion space?
3	police should not be downtown
4	no residential please. residential is how you describe Holmen
5	Residential area would block a nice view to the creek area. And can we bulldoze that unoccupied ugly yellow house across from the Fire Station?
6	I think the library should be a stand-alone building. I think the library should have plenty of space to be an excellent library with an awesome children's area (similar to the children's area in La Crosse or Onalaska).
7	I didn't know the Village bought this land to put up residential housing.
8	Why is there such a significant cost difference between remodeling the current village hall for the village to stay in it (375K) vs. remodeling the village hall to be used for the police station (1M)?
9	Again, I don't think library should be included.
10	parking is to far away from buildings
11	Don't think we need a cul de sac. Use Roberts St as an exit/entrance.
12	Would prefer a Village/Senior center like Waunakee,WI to accomodate senior programs and family programs, fitness center...if we could have one. But instead prefer to have village hall separate so that library can continually expand and have a large selection of materials. Many of us travel to Onalaska and La Crosse due to the larger selection there. Village Hall can use vacated space in current building...Remodel interior for larger spaces for voting, functions, etc.
13	While this parking lot is larger than the one in Alt 2, it seems less obtrusive, perhaps because it is separated from the trail by the building.
14	Library should be part of general community center and to do otherwise is a mistake. Library is not even close to being our #1 priority.
15	Parking lot is now next to park. Not the most desirable aesthetic for the park. Is the residential area on the land that was sold to the village? If so, did the people who sold the land do so with the knowledge it would be re-sold? This survey does not provide answers to so many questions that it is not real useful.
16	I cannot tell by the plans if the Halfway Creek trail is accessible from the library.
17	Programming for all ages needs to be considered.
18	I'm not sure how 2nd floor access to Village Hall would work out. Also would like to know more about the planned sale of residential area. Was this property not purchased from the former owners for the purpose of a community space?
19	Don't think we need a brand new village hall, just more space in the current one. Would rather have the village hall on main street than the police department.
20	Single road access, and village on second floor.
21	not enough room for the library
22	Is Village Hall parking adequate for police station? The building doesn't give them much for large storage areas.
23	Is new residential space in downtown Holmen really needed?

### Alternative 4

<b>Q19. Rate the following aspects of this alternative in terms of how well it meets your expectations?</b>					
<b>Answer Options</b>	<b>Exceeds Expectation</b>	<b>Meets Expectation</b>	<b>Below Expectation</b>	<b>No Opinion</b>	<b>Response Count</b>
Type of uses on this SITE	7	20	<u>29</u>	3	59
Location of all public facilities in the Downtown	7	<u>26</u>	25	1	59
Site/building layout (placement of buildings,	7	19	<u>31</u>	2	59
Creation of place (terminus vistas, gathering	7	23	<u>27</u>	2	59
Transportation connectivity (roads, sidewalks,	9	23	<u>25</u>	2	59
<i>answered question</i>					<b>59</b>
<i>skipped question</i>					<b>12</b>

**Q20. On a scale of 1 to 10 how would you rate this alternative? (1 = strongly dislike, 10 = strongly like)**

<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
1	<u>16.9%</u>	10
2	5.1%	3
3	6.8%	4
4	15.3%	9
5	<u>16.9%</u>	10
6	6.8%	4
7	10.2%	6
8	5.1%	3
9	10.2%	6
10	6.8%	4
<i>answered question</i>		<b>59</b>
<i>skipped question</i>		<b>12</b>

Average Rating: 5.051

Q21. Comments regarding aspects of the design you like (Alternative 4):

Number	Response Text
1	Village Hall remains on Main and Police remain near middle of town
2	village hall and library in close proximity similar services - very generally
3	Little
4	I think the concept of having business lease space is a positive one. But this may not be the right approach to it.
5	NOTHING!
6	Waste of space and money!
7	Nothing.
8	i'm intrigued by the footprint/shape of the building design.
9	View of the Creek not the parking lot - connected
10	Do not like at all.
11	Redesign with Park/Rec, police, village staff in ONE building. Save \$\$\$\$
12	None This allows for all buildings to be used to their fullest. □
13	Two story makes sense instead of building out.□ Will this include community spaces? Student/youth rooms, senior citizen rooms. exercise class rooms. educational rooms?
14	Like the spacious feeling of the building sitting on the property.
15	Looks smaller compared to the other designs
16	This gives the library the space it needs and fits in well with the park. An alternative of sharing with Village Hall would be fine also.
17	Makes complete sense to move police station to existing library site (why don't more alternatives have this??) Library should be able to house youth center and community meeting rooms if it is this big. Save money by only building one new building. This is by FAR the best alternative.
18	Infrastructure is brilliant. Building on existing library property would give police station a new building plus a presence on a main street (State) instead of hidden near the park. Library should still be allotted 18,000 sq ft to start with - especially if the county offices intend to occupy a portion of the building.

Q22. Comments regarding aspects of the design you dislike (Alternative 4):

Number	Response Text
1	Police need a bigger space than old library site
2	Huge waste of space (site)
3	I think the library should be stand-alone. It is really important to our community.
4	What a waste of taxpayer's money to hire these people to design a big parking lot!
5	Waste of space and money.
6	There's that stupid library in the picture again!
7	less immediately accessible parking would seem to be an initial detriment compared to previous design it seems. not sure you want commercial development across the street for the design layout.
8	Too much wasted buildable space. Should be used for municipal (or future municipal) buildings. Rentals not our objective.
9	I'm not sure I agree with combining space for private businesses with a public building.
10	Site was not purchased for commercial use as the Village displaced a number of existing commercial ventures to purchase this site. We should not be involved in leasing a new building.
11	Again, I believe parking is next to the park? No streets defined in some of these plans. Same question about the people who sold the property to the village; were they told it would be a for profit venture in office space for the village?
12	Dual access, Great placement of all facilities. Use existing buildings, and create a beautiful park.
13	Library is too small.
14	Is there room to grow?
15	Village hall is good right where they are, adding the old PD would be more than enough room for them.
16	Why was there no consideration to a plan such as #1 with the police station being substituted as Village Hall?
17	Parking looks more inconvenient than other alternatives. "Office space" should be for youth center and community meeting rooms.
18	Really like the entire plan!!
19	It doesn't say how much square footage the library will have.

### Alternative 5

Q23. Rate the following aspects of this alternative in terms of how well it meets your expectations?					
Answer Options	Exceeds Expectation	Meets Expectation	Below Expectation	No Opinion	Response Count
Type of uses on this SITE	5	<u>29</u>	25	0	59
Location of all public facilities in the Downtown	3	<u>31</u>	25	0	59
Site/building layout (placement of buildings,	4	<u>28</u>	26	1	59
Creation of place (terminus vistas, gathering	7	23	<u>29</u>	0	59
Transportation connectivity (roads, sidewalks,	3	<u>29</u>	25	2	59
<i>answered question</i>					<b>59</b>
<i>skipped question</i>					<b>12</b>

**Q24. On a scale of 1 to 10 how would you rate this alternative? (1 = strongly dislike, 10 = strongly like)**

Answer Options	Response Percent	Response Count
1	<u>22.0%</u>	13
2	5.1%	3
3	0.0%	0
4	11.9%	7
5	10.2%	6
6	6.8%	4
7	18.6%	11
8	15.3%	9
9	3.4%	2
10	6.8%	4
<i>answered question</i>		<b>59</b>
<i>skipped question</i>		<b>12</b>

Average Rating: 5.220

Q25. Comments regarding aspects of the design you like (Alternative 5):

Number	Response Text
1	worst layout
2	less
3	At least there is no library in this one.
4	like the shared village hall and police station like the green space and athletic fields like that no road construction would be necessary
5	Finally one without the library.
6	i like the overall flow of the design and accessibility to specific areas. the green space options are worth looking at closer
7	Good use of buildable space. Police near Village Hall is good idea, provides security for Village Hall employees. Disgruntled citizens are more likely to visit the Village Hall or Police Department.
8	Library could be expanded to include community center on existing administrative site under this plan. Makes more sense to have Village Hall and Police together.
9	No residential property. Make it green space for further growth.
10	none
11	The sale of the property makes sense
12	Not one thing.
13	The library was in the village hall 30 years ago - the library needs room for programs, technology, and study rooms
14	Good use of a new building, similar to current use. Plenty of parking.
15	Absoutly nothing
16	What a terrible idea!!!

Q26. Comments regarding aspects of the design you dislike (Alternative 5):

Number	Response Text
1	Village Hall should remain on Main St.
2	terrible! extensive remodeling cost! poor parking
3	no green space could do this anywhere outside of town
4	The library wouldn't seem much different than it is currently if it was moved to the existing village hall. I think it would be really expensive to change the current village hall into a library.
5	Still seems to be a lot of parking! (If you need space for a library, put it in the Public Works Facility where you have the two street sweepers parked. you might as well sell them as long as they're not being used. the year is almost half over, and most streets still have the winter sand on them. I've never seen the streets so dirty this late in the spring!!!
6	not sure what infiltration area will entail?
7	Could a library/community center be built where the Athletic field/Residential is at in this plan? What would the costs be? The "shared space" area should have a purpose- Community center?
8	no comment
9	great use of old buildings!!! thing are closer together.
10	There will not be enough parking nor library space in the current Village Hall building for a proper library that can continue to grow with the community. 10 years after moving into current Hall building, we'll be revisiting this issue of needing a larger library.
11	I would prefer to see the library located in this space, near the park. That increases the usability of both spaces for family and patrons of all ages. Because the library also experiences higher overall traffic, it takes advantage of the environment and atmosphere created by the park and becomes a destination.
12	There is still nothing that will help Holmen economically in any of the plans. We should consider doing an economic impact study to determine if a community center placed in our northern TIF would be beneficial to the growth of Holmen, particularly as a combination with other buildings such as the future Gundersen Clinic and a possible YMCA.
13	BAd, Bad, Bad Waste of beautiful area.
14	Is the village hall large enough for a library space needed for everything that a library should offer?
15	Everything. Major renovation for a library, poor parking, WAY TOO SMALL. They will outgrow the space in 2 years.
16	The library needs to be a focal point!
17	No Library.
18	Don't like that the village hall is so far from Main St. This is a huge new structure that seems like more than we need currently.
19	Wasting beautiful park. City hall to small for Library, plus no parking.
20	Why would you have a playground next to a police station and a busy village hall.
21	<ol style="list-style-type: none"> <li>1. Existing Village Hall is not that much bigger than the current library. NO space improvement!!!</li> <li>2. Extensive remodeling of the entire building would be necessary. Libraries need open space for staff to observe users. I would think they'd want more computers than they have now. Where would you put 20 computer stations? Where would the check-out desk go? Terrible idea.</li> <li>3. Library materials are heavy. Is the flooring structure strong enough to bear the weight of literally tons of books - considering there is a basement under the building???</li> <li>4. Parking is poor for a library. If residents are to use the back parking lot it means dual entries to the building during evening and Saturdays. Very difficult for workers to monitor.</li> </ol>
22	There is no way the existing Village Hall space would be big enough for a new library.

**Q27. Please rate each of the alternatives (1 = most preferred alternative, 5 = least preferred alternative)?**

Answer Options	1	2	3	4	5	Rating Average	Response Count
Alternative 1 Concept (build new Library and Police Station (separate buildings) on this SITE; sell existing Library land/building; renovate/expand existing Village Hall for full administrative use)	13	16	16	8	3	<u>2.50</u>	56
Alternative 2 Concept (build new Library and Police Station (separate buildings) on this SITE; sell existing Library land/building; renovate/expand existing Village Hall for full administrative use)	4	17	17	12	6	2.98	56
Alternative 3 Concept (build new first floor Library and second floor Village Hall on this SITE; renovate existing Village Hall for full police use; sell existing Library land/building)	14	13	13	13	3	2.61	56
Alternative 4 Concept (build new first floor Library and second floor private leasable office space on this SITE; renovate existing Library site/building for Police use; renovate/expand existing Village Hall for full administrative use)	11	6	5	18	16	3.39	56
Alternative 5 Concept (build new Village Hall and Police Station - joint single story building on this SITE; renovate existing Village Hall for Library use; sell existing Library land/building)	14	4	5	5	28	3.52	56
<i>answered question</i>							<b>56</b>
<i>skipped question</i>							<b>15</b>

**Q28. Please rate the following aspects of site design in terms of importance in your evaluation of alternatives for the development of the Downtown Planning Site?**

Answer Options	Extremely Important	Somewhat Important	Neutral	Low Importance	Not Important	Response Count
Type of proposed uses on this SITE (e.g. library, village hall, police station)	<u>43</u>	8	4	1	0	56
Locations of all public facilities within Downtown (e.g. library, village hall, police station)	<u>30</u>	19	4	3	0	56
Increasing parking opportunities near Halfway Creek Park	11	<u>25</u>	15	4	0	55
Connecting Roberts and Legion Street together	5	13	<u>28</u>	6	4	56
Connecting Legion and Wall Street together	2	15	<u>28</u>	9	2	56
Site/building layout (placement of buildings, parking, etc.)	<u>33</u>	16	6	1	0	56
Providing opportunities for private development on this SITE	3	9	<u>17</u>	16	11	56
Creation of place (terminus vistas, gathering places, greenspace, etc.)	<u>22</u>	18	12	4	0	56
Total estimated cost for Phase 1 improvements	13	<u>23</u>	14	4	2	56
Total estimated cost for final build-out improvements	15	<u>20</u>	15	4	2	56
<i>answered question</i>						<b>56</b>
<i>skipped question</i>						<b>15</b>

**Q29. Should the Village Board consider using any portion of this site for private development (e.g. residential, commercial, or office use)?.....you may choose more than one "yes" response.**

Answer Options	Response Percent	Response Count
No	41.1%	23
Yes, but only in those areas that are not designated for new public buildings or parking	21.4%	12
Yes, but only for residential development	10.7%	6
Yes, but only for office use	12.5%	7
Yes, but only for retail use	7.1%	4
Yes, but only if public and private uses are in separate buildings	12.5%	7
Undecided	16.1%	9
<b><i>answered question</i></b>		<b>56</b>
<b><i>skipped question</i></b>		<b>15</b>