

Meeting Minutes
Village of Holmen Planning Commission
May 25, 2010

The meeting of the Holmen Planning Commission was held Tuesday May 25, 2010 in the Village Hall Board Room.

Chair Nancy Proctor called the meeting to order at 7:07 p.m.

Present at the meeting: Nancy Proctor, Robert Haines, Tony Szak, Mary Willett, Elaine Nelson, Kevin Evenson and Howard Olson. Also in attendance were Patrick and Becky Brockman, Joe Van Alstyn, Stephen Lindeman, Terry Collins and Troy Sims.

Tony Szak/Howard Olson motioned to approve the minutes of the April 20, 2010 meeting as presented. The motion carried unanimously.

Patrick and Becky Brockman of MBA Architects presented to the Commission the concerns and problems with the design covenants in the Holmen Business Park where their business is located.

Pictures were presented of the properties in the Business Park. A history of the process for the development that they progressed through to build and what they witness with other properties was detailed.

When the Brockmans moved their business into the Holmen Business Park there was a park atmosphere. They had their plan approved with former Administrator Eugene Alberts.

Concerns revolve around the compliance with the landscaping and trees (and lack thereof), dead bushes, employee parking on the street which must be provided off -street by each business.

The covenants should be attached to the titles for the properties and recorded.

The Brockmans propose that the Village should enforce the covenants. Go back to the property owners and pick up the process.

President Proctor thanked the Brockmans and said that the Village would check on the properties more regularly for covenant compliance.

Robert Haines/Tony Szak motioned to take the rezone for Blackwelder from B-2 Highway Business District to R-5 Multiple-Family District off the table. The motion carried unanimously.

Attorney Terry Collins addressed the Planning Commission regarding the proposal to rezone Blackwelder from B-2 Highway Business District to R-5 Multiple-Family District. Mr. Collins said that Time Square LLC seeks to develop multi-family housing in the TIF plan. The development would be 75-96 units and not more than 3 stories high. Mr. Collins said the rezone would conform in the mixed-use area as proposed in the TIF Master Plan. The highway itself is commercial, but he sees no public policy reason why the end of Blackwelder could not be rezoned. Mr. Collins envisions a \$13 million development with \$300,000 added revenue to TIF costs. Mr. Collins stated that a developer's agreement would include design approval. Bad development cannot be rented. Mr. Collins further stated that there is demand for multi-family housing at this current time.

Nancy Proctor stated that the guidelines of the TIF provide for a maximum of 30% residential. The master plan places that residential next to existing residential. This proposal places housing where housing is not planned.

Nancy Proctor asked if the Mississippi Valley Conservancy had been contacted regarding the proposal.

Joe Van Alstyn said that he had spoken with George and that the Mississippi Valley Conservancy had no problem with the proposal.

Mary Willett explained the importance of the Blackwelder location in the scheme of the TIF District. The location makes it near the gateway to the TIF District. The access from the highways into the TIF will be limited. The intention is to develop an economic business base, not a residential development. According to Willett, the proposal of an extended stay or apartment hotel would be ideal in this location. She reported that frequently all the lodging in the region is booked. The development of lodging which could increase the potential for business would be a good fit.

Tony Szak/Elaine Nelson motioned to recommend to the Village Board that the rezone request be denied. The motion carried unanimously.

The public hearing on the rezone is scheduled for the June 10, 2010 Holmen Board meeting.

Several definitions for "Apartment Hotel" were distributed. The item will be placed on the June agenda.

The Seven Bridges Master Plan has been returned to John Lichtenheld for revision.

Elaine Nelson/Howard Olson motioned to adjourn. The motion carried, and the meeting adjourned at 8:40 p.m.

Mary M. Willett
Administrator-Clerk