

Village of Holmen
Planning Commission Minutes
November 30, 2010

Chair Nancy Proctor opened the meeting at 6:35 p.m.

Commission members Nancy Proctor, Robert Haines, Mary Willett, Elaine Nelson, Kevin Evenson, Tony Szak and Howard Olson were present. Additionally, Dick Rogers, Jack Halbeib, Curt and Wanda Crotty and Adam Bissen were present.

Mary Willett/Tony Szak motioned to approve the minutes of the October 26, 2010 meeting as presented. Carried.

No Public Comment.

Dick Rogers of U S Cellular presented a request to the Commission for the location of a wireless tower to be located in downtown Holmen. There is a lack of good coverage for wireless. Texting, which is very popular today, surpasses the current availability. U.S. Cellular likes to work with governmental units and non-profits to benefit those budgets with their contracts. The company looked at 3 sites: the Fire Hall, the lot behind the Village parking lot and a location adjacent to the Holmen Library on State Street. The State Street location was determined to be the preferred site. The site needs to be 50' square. The lease for the tower are would be \$1,000/month for a 25 year long term lease which would benefit the Village with \$300,000 to \$400,000 over the life of the contract.

The tower would be a two-week 2011 summer construction project. AS required by the Village per its ordinances, 2 other carriers plus the Fire Department, 911 coverage and T-1 phone would be allowed location on the tower.

Mary Willett summarized the proposal as providing three benefits for the Village:

1. Wireless needs would be met
2. Tower structure would be non-obtrusive in the proposed location
3. Received revenues would be very positive in this tough economic climate

Tony Szak concurred.

Robert Haines said that the zoning ordinances would require a variance since the location is within 500' of residential property.

Tony Szak/Elaine Nelson motioned to recommend to the Village Board that the U S Cellular project move forward with engineering assistance to progress tot eh Board of Appeals for the necessary variance. Carried unanimously.

Curt Crotty, Innovative Construction Management, LLC (construction manager for the project) presented the plans for Phase I, a \$5 million for profit project in the TID #2 District for a Memory Unit which require rezoning from "A " - Agricultural to R-5 Multi Family zoning. The project would provide 20-25 jobs to the area with benefits in the \$10-12 range of pay. The project would attempt to use all contractors for the projects from a 75 mile radius. Because this is the first project in the TID, Mr. Crotty is proposing a Revenue Bond with attractive terms for the project with the utility extension costs to be included in the bond. While the Village retains 10% for administrative costs, they would be willing to add an additional 5%.

Mr. Crotty introduced Jack Halbeib of Covenant Care LLC of Fall Creek, Wisconsin. Mr. Halbeib has an extensive background in the managed care business covering more than 35 years. While the

drawings prepared by Elliot Architects show two initial buildings, the financial investors and bank asked that the project be downsized for phase I. Initially, Covent, another group, will hold the title with ownership to go entirely to Covenant Care LLC in the near future. The development will continue to the north on the property should the expected demand be there. The demographics and marketing study for this project were very favorable. The facility strives to offer quality services and a profit.

Phase I of the project would violate the existing zoning regarding the number of units allowed on a parcel of that size.

Elaine Nelson/Tony Szak motioned to recommend the zoning change as requested to the Village Board. Carried unanimously.

Howard Olson/Tony Szak motioned to adjourn. Carried. Meeting adjourned at 8:07 p.m.

Mary M. Willett, Administrator/Clerk