

**Village of Holmen  
Planning Commission Minutes  
March 31, 2015**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday March 31, 2015. Present were commission members Proctor, Stanek, Sacia, Johnston, Szak and Kulcinski, along with advisory members Administrator Heinig and DPW Olson. Member Evenson was excused. Also in attendance were Marilyn & Paul Lindemann, Jackie and Bob Onsrud, Jerome Saterback, David Birdd, Kelly and Josh Rice, Cheryl and Steve Paar, Stefani Haar, Virginia and Gary Korish, Paul Gleason, Mark Boyd, Melissa and Brian Ender, Jamie Paugh, Rita and Bill Hartung, Amy and Pete White, Eric and April Coleman, Alan Lauermann, Pat McKnight, Elizabeth Hilton, Garret Prince, Jeff Schaitel and Otto Koske.

Motion by Kulcinski, second by Johnston to open the Public Hearings - carried unanimously.

- a) Rezoning Petition from Elmwood Partners from A (Agricultural District) to R-1 (Single Family District and C (Conservancy District).

Robert Onsrud – 803 Judith Court – The area is located behind his property. There is an existing berm behind his lot that provides some privacy and he would like to see that berm remain.

Melissa Ender – 802 Judith Court – They recently purchased this property, knowing the land is zoned Agricultural. She is concerned regarding drainage and possible noise pollution. The wooded area has deer and other wildlife and she would like to see this section of the property remain as is.

- b) Rezoning Petition from Hilton Properties from R-5 (Multi-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for a mixed use project containing a commercial studio and six townhomes.

There were no comments.

- c) Rezoning Petition from Birdd Properties from R-5 (Multi-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for an 84 unit luxury apartment complex.

Steve Paar – N5860 Pertzsch Drive – He wanted to know why the site plan was not flipped so the buildings would be located on the north side. He is also concerned with the amount of traffic this will generate. He also recognizes the need for projects like this.

Stefani Haar – W6872 Walden Place – She was told previously about future access to the highway when the duplex lots were developed, but that access has not been completed. She is concerned with the tenants being renters and would prefer to see property owners. There was a deadly accident at the intersection of Walden Place and the highway.

Jamie Paugh – N5806 Walden Court – She has to wait at the intersection to get out and feels the added traffic this development will create problems.

Amy White – W6920 Walden Place – Her property abuts the development and she has concerns regarding the view. She is also concerned with the increase in traffic at the intersection.

Eric Coleman – W6914 Walden Place – Does not have a problem with development of the property, but is concerned with the buildings being three stories. He also feels the added traffic is unsafe.

Josh Rice – W6921 Walden Place – He circulated a petition around the neighborhood to collect signatures and most all of the neighbors signed it. He is concerned that the building will have renters rather than owners. He is also concerned how the development will affect his property value.

Marilyn Lindemann – 8462 Hwy W – Allenton, WI – She would like to know if there is a CSM of the property. She owns the property to the north and is concerned with people trespassing. She also would like to know how this affects the zoning of her property.

Virginia Korish – N5866 North Court – She is concerned with traffic on North Court. She is also concerned with the safety of her child with the increase in traffic.

Gary Korish – N5866 North Court – He is also concerned with the traffic and how the project will affect his property value.

Garret Prince – W6880 Walden Place – They have lived in La Crosse and Onalaska and bought their house because it is a quiet neighborhood. Developments like this typically increase the noise levels. He likes knowing who his neighbors are and would like to see the property developed more as a typical residential neighborhood.

Motion by Szak, second by Kulcinski to close the Public Hearings - carried unanimously.

Motion by Johnston, second by Kulcinski to approve the minutes of the February 24, 2015 meeting - carried unanimously.

### **Public Comment**

There were no public comments.

### **Agenda Items**

#5 Action and Recommendation on Rezoning Petition from Elmwood Partners from A (Agricultural District) to R-1 (Single Family District and C (Conservancy District).

This property is designated for R-1 zoning on our future land use map. The conservancy area is located east of the residential portion and includes Halfway Creek and the existing trail system. The other conservancy area north of the residential section will be used for stormwater detention. The Preliminary Plat has been sent to WisDOT, the Department of Natural Resources, Holmen School District, Holmen Police Department and Holmen Area Fire Department and we have received no objections from any of these agencies. WisDOT reserves the right to review drainage and how that affects Highway 53.

Motion by Kulcinski, second by Johnston to recommend approval of the Rezoning,

Member Stanek asked about the timing of the bridge that will connect this development to Holmen Drive to the east. Administrator Heinig explained the bridge will be funded through TIF #3 and the district will need to accumulate value to allow us to proceed with construction. The TIF plan has the bridge scheduled in approximately eight years, but depending on the success of the TIF, could be moved up.

Member Johnston asked Public Works to review traffic in Remington Hills to see if placing stop signs at certain intersections will help to reduce speeds on Pioneer Drive. He also asked how construction traffic might affect the existing subdivision. Administrator Heinig stated that the stop sign issue is already being reviewed by staff. The developer will be building a construction road from the development area through the vacant land to access Empire Street. Construction traffic will not be permitted through the existing subdivision.

Member Szak reiterated the need for traffic calming measures in the existing subdivision. He also would like to see a more creative design of the stormwater area so it could also be used as a park type setting. Member Szak also asked if the lots that are along Highway 53 could be changed and built as duplex lots. Administrator Heinig stated that duplex lots are not consistent with R-1 zoning and would not be permitted.

The motion carried unanimously.

#6 Action and Recommendation on Acceptance of the Preliminary Plat from Elmwood Partners for the First Addition to the Proposed Cole Subdivision.

Motion by Szak, second by Kulcinski to recommend acceptance of the Preliminary Plat.

Member Stanek asked about the existing trail connection and how that will be addressed. Administrator Heinig explained that the trail that went through this property is temporarily closed because of construction, but will be reconnected to the proposed streets when they are completed. Future development plans of parcels to the north will include access from the trail to the future street so the connection to the trail system along the creek can be maintained.

The motion carried unanimously.

#7 Action and Recommendation on Rezoning Petition from Hilton Properties from R-5 (Multi-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for a mixed use project containing a commercial studio and six townhomes.

The proposed development is an in-fill project north of the Post Office along Linden Drive. The building has the commercial component in the front, with the townhomes behind. Decorative masonry is being used on the commercial portion with decorative accents on the south side, but will not be carried around the north side. The north exposure will be hidden from view by the existing building to the north of the property. There are also privacy fence extensions on the north side that will not allow the side of the building to be seen.

Motion by Szak, second by Kulcinski to recommend approval of the rezoning to PUD (Planned Unit Development). The motion includes approval of the Site Plan and Architectural Review of the Planned Unit Development.

Member Szak felt this was a good use for the property.

DPW Olson advised the Commission that sewer and water laterals were not available for this building and the developer would need to access the mains in the street to extend those lines. The location of the dumpster area at the rear of the building, along with the paving will most likely require some sort of retaining wall be constructed along the easterly property line.

The motion carried unanimously. A copy of the plans are included with the minutes.

#8 Action and Recommendation on CSM from Birdd Properties for the development of the North Court Extension and creation for a new 84 unit luxury apartment complex.

The existing parcel will need to be divided to create a separate parcel for the apartment buildings. The CSM that has been submitted will accomplish this, along with the roadway dedication for the extension of North Court.

Motion by Szak, second by Stanek to recommend approval of the CSM.

DPW Olson presented information regarding the reconstruction of the Walden Place intersection as part of the Highway 35 reconstruction scheduled for 2016. Walden Place will be relocated to line up with Evergreen Way. Highway 35 will be reconfigured at the intersection to provide a thru lane north and south, as well as right and left turn lanes to the adjacent roads. A median will also be constructed to provide separation between north bound traffic and south bound traffic. Administrator Heinig also pointed out the Official Map that has a roadway configuration through the property to the north that will provide an additional connection to Highway 35 when that land is developed.

Member Szak asked for clarification on the action item because it mentions the 84 unit development. Administrator Heinig clarified that the CSM is independent of the rezoning petition.

The motion carried unanimously.

#9 Action and Recommendation on Rezoning Petition from Birdd Properties from R-5 (Multi-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for an 84 unit luxury apartment complex.

Motion by Szak, second by Johnston to recommend approval of the rezoning to PUD (Planned Unit Development), including approval of the Site Plan and Architectural Review of the Planned Unit Development.

Administrator Heinig explained the existing R-5 zoning was established when the Church annexed to the Village last year. This is the zoning that most accurately fits the intended use for the property and also complies with the Comprehensive Plan for this area. The developer had originally submitted concepts for the site that could be built under the current R-5, but staff worked with the applicant to create a more appropriate development plan for the area, including underground parking and stone facade around the lower level.

Member Stanek asked Mr. Birdd if the proposed building would be similar to the one he built in West Salem. Mr. Birdd responded yes, but this building would not be impacted by ground water like the West Salem building and would not have to be set as high.

Member Szak likes the building configuration and the site plan, but does not feel it is the right time to move forward with the project.

The vote on the motion tied with members Stanek, Kulcinski and Proctor voting in favor and members Sacia, Szak and Johnston voting against. A copy of the plans are included with the minutes.

### **Other Items**

Member Johnston addressed the people in attendance, thanking them for coming and making their position known to the Planning Commission.

Member Szak also thanked the audience for attending the meeting and reinforced that opinions are important and those opinions do help bodies of government when decisions like the ones tonight are being made.

Motion by Szak, seconded by Johnston to adjourn at 8:00 PM - carried unanimously.

Dean K. Olson  
Director of Public Works