

**Village of Holmen  
Planning Commission Minutes  
October 27, 2015**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday October 27, 2015. Present were commission members Proctor, Stanek, Sacia, Anderson, Evenson, Kulcinski and Szak, along with advisory members Administrator Heinig and DPW Olson. Also in attendance were Rick Paulson, Lee Johnson, Pat McKnight, Rick Beyer, Judy Gull, Leonard Beranek, Dick Berg and Dick Barbour.

**Public Hearings**

Administrator Heinig explained the property is located along Bluffview Court on the north edge of the Village. The property has a number of issues that were reviewed in development of the lot configuration. The CAPX 2020 line runs along the side of the bluff from north to south and then turns westerly along the south edge of the parcel. The plan being presented shows R-5 Multi-family along the east and south edges, adjacent to the power line, transitioning to R-4 Two-family west and north of the R-5 zoning and R-1 Single-family for the balance.

Motion by Kulcinski, second by Evenson to open the Public Hearing for a petition to Rezone Parcel #14-4003-00 (31.2 acres) from A Agricultural to a mix of R-1 Single Family, R-4 Two-family and R-5 Multi-family District – carried unanimously.

Rick Beyer – W7569 CTH ZB Onalaska – Rick is the developer for the project and has been working with Staff to come up with a configuration that is financially feasible as well as marketable.

Scott Heinig read a letter he had received from Milestone Materials, expressing their concern with the additional traffic that would be created on Bluffview Court as a result of the development. The letter has been attached to these minutes.

Leonard Beranek – N7910 Bluffview Court – Leonard is interested in what the project will look like. He does not object to the project, but is concerned with how the development will affect traffic.

Motion by Kulcinski, second by Anderson to close the public hearing – carried unanimously.

Motion by Szak, second by Stanek to approve the minutes of the September 29, 2015 meeting - carried unanimously.

**Public Comment** - None

**Agenda Items**

#5 Action and Recommendation on Preliminary Plat for King's Bluff Addition off Bluffview Court.

Motion by Szak, second by Anderson to recommend approval of the Preliminary Plat to the Village Board.

Staff has reviewed the Preliminary Plat and agrees with the concept and Layout. The plat was sent to Holmen School District, Holmen Area Fire Department and Holmen Police Department and received no objections from those agencies. A copy was also sent to Xcel because of close proximity to the power poles. After DPW Olson discussed the configuration with engineers from Xcel, the road alignment for Modena Drive may need to be shifted westerly slightly to create more separation between the poles and the roadway. The entire development will be served by gravity sewer and Village water. Both utilities are available near the Bluffview Memory Care site and will need to be extended northerly to serve this development.

Member Szak was concerned with people moving into the development and then raising complaints regarding traffic on Bluffview Court. He wanted the record to reflect that truck traffic along Bluffview Court was considered prior to any approval of the plat.

The motion carried unanimously, with member Evenson abstaining from the vote.

#6 Action and Recommendation on Petition to Rezone Parcel #14-4003-00 (31.2 acres) from A Agricultural to a mix of R-1 Single Family, R-4 Two-family and R-5 Multi-family District.

Motion by Kulcinski, second by Anderson to recommend approval of the Rezoning of the property to the Village Board.

Staff has reviewed the lot configuration and the proposed zoning. Lots 19 – 23 are proposed as R-4 Two-family, but could also be used as R-1 Single-family lots. A map showing the zoning areas is attached.

The motion carried unanimously, with member Evenson abstaining from the vote.

#7 Action and Recommendation on Final Plat of Rosewood Subdivision.

The Preliminary Plat for this property was approved at an earlier meeting and the Developer has been working to get utilities installed and the roadway finished. Any action should be contingent on accepting the streets and utilities upon completion of construction.

Motion by Szak, second by Kulcinski to recommend approval of the Final Plat to the Village Board, with the condition of acceptance of the improvements – carried unanimously.

#7 Discussion on the 2015 Comprehensive Plan Update.

Scott Heinig updated the Commission on the work Andrew Bremmer is doing on the Village's Comprehensive Plan. Andrew is working on the update, but does not have anything ready to present, as yet. We anticipate a Draft Updated plan for review at the November Planning Commission meeting.

**Other Items**

Ron Sacia asked when the Village was going to initiate a leaf collection.

Motion by Kulcinski, seconded by Evenson to adjourn at 6:55 PM - carried unanimously.

Dean K. Olson  
Director of Public Works