

**Village of Holmen
Planning Commission Minutes
April 28, 2015**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday April 28, 2015. Present were commission members Proctor, Stanek, Sacia, Anderson, Szak, Kulcinski and Evenson along with advisory members Administrator Heinig and DPW Olson. Also in attendance were Joan & Greg Brake, Marie Gowlland Strupp, Peter Matt, Bryan Jostad, Pat McKnight, Dick Barbour, Dick Berg, Rick Durst, Mike Rivers, Danny Rivers, Blake Rivers, Chrystal Rivers, Randy Dohmeir.

Public Hearings

Administrator Heinig presented information regarding the request from Dick Barbour to rezone property located south of Gaarder Road and west of Sand Lake Road, near Northern Engraving. The property is currently zoned A (Agricultural District) and the request is to change the zoning to R-4 (Two Family Residential District).

Motion by Kulcinski, second by Evenson to open the Public Hearing for item "a" - carried unanimously.

- a) Rezoning Petition from Richard Barbour from A (Agricultural District) to R-4 (Two Family Residential District).

Bryan Jostad – 226 E. Gaarder Road – He complimented the Village on many of the redevelopment projects currently under way. The area to be rezoned is located behind his property and he requested the Commission consider zoning the property to single family residential rather than two family.

Joan Brake – 1107 2nd Avenue E. – She also asked the Commission consider changing to a single family zoning to be consistent with the surrounding neighborhood.

Helen Boucher – 312 E. Gaarder Road – She also supports the idea of single family zoning for the property.

Peter Matt – 1301 Sand Lake Road – He feels the duplex lots will create added traffic to the area and also supports the idea of single family.

Greg Brake – 1107 2nd Avenue E. – Would also like to see this area zoned single family.

Marie Gowlland Strupp – 1206 Sand Lake Road – She hoped any development in this area would be single family. She also asked if there were deed restrictions associated with the development.

Dick Barbour – N2882 State Road 16, La Crosse – As the developer, he clarified the intent of the project is to establish a zero lot line twindo concept. They hope to target people of retirement age. The location adjacent to Northern Engraving makes the site better suited for the twindo concept than single family. There will be covenants that have design considerations to control fences and other design features.

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

Motion by Szak, second by Kulcinski to table the Public Hearing for item b - Rezoning Petition from Todd Wright from R-1 (Single-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for the purpose of developing 12 single story, side by side townhomes in a condominium plat, until the next meeting - carried unanimously.

Motion by Szak, second by Stanek to approve the minutes of the March 31, 2015 meeting - carried unanimously.

Public Comment

There were no public comments.

Agenda Items

#5 Action and Recommendation on Rezoning Petition from Richard Barbour from A (Agricultural District) to R-4 (Two Family Residential District).

This property is designated for Commercial/Light Industrial zoning on our future land use map. The creating of two family residential in this area provides a good transition from the existing residential to the north and the Northern Engraving plant.

Motion by Szak, second by Stanek to recommend approval of the Rezoning,

Member Szak asked if this is a PUD, will it come back before the group for SPAR review. No, SPAR review does not apply to one and two family developments.

Member Stanek understands the need for a transitional development in this area.

Member Kulcinski lives near the area and is also concerned with the potential traffic issues that may require additional traffic control.

Member Evenson asked if there were going to be age restrictions placed on residents in this development. No, there will be no restrictions, but the buildings are intended to cater to retirement age individuals.

DPW Olson informed the Commission on issues that may affect their decision on the rezoning, as well as items pertinent to the Preliminary Plat. The developer's Engineer has been working on plans and meeting with staff to discuss design issues. Plans for the road, sanitary sewer, water and storm water have not yet been reviewed and approved, but will be prior to any construction commencing. It is suggested Viking Avenue extend from Hale north to River's Drive and then change to First Avenue E. between Rivers Drive and Gaarder Road. Information regarding the project has been sent to the Police Department, Fire Department and Holmen School District and those agencies have no objections or concerns regarding the development. Information was also sent to the County Highway Department because of the multiple connections to CTH "SN". The County Highway Commissioner has some concerns with the Multifamily and commercial portions of the development and the department may require a Traffic Impact Analysis as part of the application process to connect to County Highway SN, and is open to discussing issues related to this project.

Member Evenson asked if there was a plan to install fence around the proposed duplex lots. No, there is no plan at this time to include fencing around the perimeter.

The motion carried unanimously.

#6 Action and Recommendation on Acceptance of the Preliminary Plat from Richard Barbour for the Creation of the Rosewood Subdivision.

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

#7 Action and Recommendation on Rezoning Petition from Todd Wright from R-1 (Single-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for the purpose of developing 12 single story, side by side townhomes in a condominium plat.

Motion by Szak, second by Kulcinski to table this item until the next meeting – carried unanimously.

#8 Action and Recommendation on CSM at 1804 and 1806 Crooked Avenue.

The CSM that has been submitted will divide the existing duplex lot into two parcels that would permit sale of each side separately. This is consistent with many other similar buildings in this area.

Motion by Szak, second by Evenson to recommend approval of the CSM – carried unanimously

Other Items

Member Szak expressed his concern regarding the multifamily project that was reviewed at the last meeting and ended in a tie vote. He felt it should have come back to the Planning Commission for more consideration rather than being acted upon by the Board without a favorable recommendation.

Motion by Szak, seconded by Evenson to adjourn at 7:00 PM - carried unanimously.

Dean K. Olson
Director of Public Works