

**Village of Holmen
Board Proceedings
April 9, 2015**

President Proctor called the Holmen Village Board meeting to order at 7:00 pm on April 9, 2015, at the Holmen Village Hall.

Board members present: Nancy Proctor, Bill Ebner, Doug Jorstad, Steve Johnston, Rich Anderson, Dawn Kulcinski and Chuck Olson. Also present were Administrator Heinig, Park & Recreation Director Brogan, Police Chief McHugh, Public Works Director Olson, Clerk/Treasurer Hornberg, Lt. Shane Collins, Attorney Brian Weber, County Supervisor Patrick Barlow, Jaime Paugh, Cheryl Paar, Stefani Haar, Peter Haar, Steve Paar, Marilyn Lindemann, Josh Rice, Kelly Rice, Davin Lindow, Mike Howe, Gary Korish, Lois Larsen, Eric Coleman, April Coleman, Melissa Coleman, Jeremy Cook, Quentin Erickson, Frank Garrow, Jerry Saterbak, Justin Birdd, Rita Hartung, Bill Hartung, Amy & Pete White, Mark Boyd, Kevin Haar, Garret Prince, Kathy Warzynski, Alan Lauermann, Tony Szak, Bryan & Angela Sagen, Cindy Fernholz, Alex Goyette, Kevin Fry, Dean McHugh, Harry McCartney, Kara Larson and Pat McKnight.

Public Hearing

At 7:01 pm, Bill Ebner/Steve Johnston motioned to open the public hearing to consider amending Chapter 123 – Pawnbrokers and Secondhand Dealers, of the Code of the Village of Holmen. The motion carried unanimously. No one was in favor or against the amendment. At 7:02 pm, Dawn Kulcinski/Doug Jorstad motioned to close the public hearing. The motion carried unanimously.

Public Comment

The following people spoke in opposition to the proposed petition from Birdd Properties to rezone from R-5 (Multi-Family District) to PUD (Planned Unit Development District) and site plan and architectural review for a new 84-unit luxury apartment complex. The Town of Onalaska property owners shared concerns regarding single-exit traffic issues in the Walden Acres addition. They expressed a desire to address traffic issues prior to the petition's approval. Many felt that Hwy 35 improvements to be completed in 2016 were not sufficient to address the additional traffic issues that would come from the 84-unit apartment complex; many also felt that heading north to highway access would not be sensible. Concerns with safety as well as speeding issues in the area were expressed. Also zoning density concerns were shared, as well as a desire to keep the area family friendly. The following people spoke: Josh Rice, W6921 Walden Pl.; Allen Lauermann, 3202 S. Martin Ln.; Marilyn Lindemann, 8462 Hwy W, Allenton, WI; Jaimie Paugh, N5866 Walden Ct.; Cheryl Paar, N5860 Pertzsch Dr.; Stephanie & Peter Haar, W6872 Walden Pl.; Harry McCartney, W6909 Walden Pl.; Cindy Fernholz, 3003 S. Locust Ave.; Amy & Pete White, W6920 Walden Pl.; Angela Sagen, N5817 Pertzsch Dr.; Steve Paar, N5860 Pertzsch Dr.; Garret Prince, W6880 Walden Pl.; Eric Coleman, W6914 Walden Pl.; Alex Goyette, N5861 North Ct.; and Gary Korish, N5866 North Ct.

Developer Justin Birdd expressed his desire to get along with the surrounding properties of this project. He stated that he spent the day reviewing traffic counts and wait times at the Walden Place intersection. He found that even during heavy traffic times, the average wait time was less than a minute.

Dean Mc Hugh spoke in favor of the development which is consistent with the Village of Holmen's long range use plan, and complimented the developer for the many concessions made to the project in order to comply with architectural design requests. He also commented that he does not feel that traffic is delayed for more than 3-5 minutes in that area, and a traffic light would only increase potential wait time. He feels the project is significant enough, and the DOT updates would be sufficient to approve the project.

Tony Szak spoke in regards to his concerns with traffic on Pioneer Dr.; he requested that the area be reviewed to add 4-way stops where necessary. Szak also commented that the 84-unit apartment building was exactly what Holmen needs; it fits the land use plan and meets architectural standards, but he requested that the plan be kicked back to the Planning Commission for further review of traffic issues. He reminded the Board that this request was coming from the Planning Commission Committee without recommendation due to the 3-3 split vote, and that was a very rare occurrence.

Minutes

Steve Johnston/Doug Jorstad motioned to approve the minutes of the March 12, 2015, Board meeting as presented. The motion carried unanimously.

Doug Jorstad/Chuck Olson motioned to approve the minutes of the March 30, 2015, Special Board meeting as presented. The motion carried unanimously.

Planning Commission

Rich Anderson/Dawn Kulcinski motioned to approve the petition from Elmwood Partners to rezone from A (Agricultural District) to R-1 (Single-Family District) and C (Conservancy District). Administrator Heinig commented that the stop sign issues that Tony Szak referred to during public comment would be addressed once construction begins on this project. The motion carried unanimously.

Dawn Kulcinski/Steve Johnston motioned to approve acceptance of the preliminary plat from Elmwood Partners for the first addition to the proposed Cole subdivision. Trustee Olson inquired as to the size of the proposed lots; Administrator Heinig responded that these would be larger than standard size lots. The motion carried unanimously.

Rich Anderson/Doug Jorstad motioned to approve the petition from Hilton Properties to rezone from R-5 (Multi-Family District) to PUD (Planned Unit Development District) and site plan and architectural review for a mixed-use project containing a commercial studio and six townhomes. Trustee Olson inquired as to the need for a PUD for this project; Administrator Heinig replied the PUD was due to the mixed use of the project as well as zoning concessions that were being made to reduce the front setback requirement. The motion carried unanimously.

Chuck Olson/Rich Anderson motioned to approve Resolution #8-2015 – Acceptance of a CSM – Creating North Court and a 4+ Acre Lot from Birdd Properties for the development of the North Court extension and creation of a lot for a new 84-unit luxury apartment complex. The motion carried unanimously.

Chuck Olson/Doug Jorstad motioned to approve the proposed petition from Birdd Properties to rezone from R-5 (Multi-Family District) to PUD (Planned Unit Development District) and site plan and architectural review for a new 84-unit luxury apartment complex. Administrator Heinig commented that this would be for the construction of two, forty-two unit complexes; he stated that this fit into Holmen's smart growth as well as the South Holmen Corridor plans. He affirmed that at this time, there was one point of entry at Walden Place; he remarked that a second exit may be possible in the future but at this time one was not planned. Heinig noted that it was not common to place a three-story building next to one-story homes but this development is consistent with the development to the north, similar to TIF #2 and TIF #3 plans. He stated that staff had no issues with this project, and it fit with comprehensive plans as well as with architectural design requests including a pond, underground parking, stone finishing and onsite storm water containment. Heinig stated that the Village Board would be considering this motion without recommendation from the Planning Commission. Public Works Director Olson commented that improvements during the 2016 Highway 35 project would add left turn lanes as well as concrete medians to this area; he also mentioned that with these changes, the speed limit would be reduced to 45 mph. Trustee Olson inquired if stop lights could be added to this project. President Proctor stated the DOT sees no need to add stoplights. Trustee Johnston inquired as to the length of the median addition and inquired if there were alternative access points. Trustee Kulcinski commented that intersections at Schnick Rd.

and Mason St. were similar to the Walden Place intersection, and she felt those were sufficient to fit the traffic needs in those areas. Trustee Ebner stated that he would love to see the project go through and add to the tax base, but he felt that it should be looked at once again at the Planning Commission level to review the traffic concerns. Trustee Johnston agreed with Trustee Ebner; he inquired as to a motion to kick back to Planning Commission. Trustee Olson called to question on the original motion. The motion passed with Olson, Anderson, Proctor, Jorstad and Kulcinski in favor; Johnston and Ebner opposed.

County Supervisor's Report

County Supervisor Barlow reported that the County is continuing to move forward with Lot C changes, and he commented that the County is in the process of reviewing a social hosting ordinance for providing alcohol to minors; this will be brought next week to the Council for review. Barlow also commented that he has been in contact with the Highway Commissioner and will continue to study the traffic situation at Briggs Rd. and County MH. He also congratulated re-elected Board members.

Shared Ride Committee

Trustee Anderson reported that ridership had decreased by 195 (from 1566 to 1371 from February 2014 to February 2015). Anderson commented that he plans to meet with Onalaska Mayor Chilsen to review his concerns to the reasons for ongoing reductions in ridership. Trustee Johnston complimented Trustee Anderson for his enthusiasm towards the Shared Ride program.

Park, Recreation and Library Committee

Informational items only.

Law Enforcement Committee

Lt. Collins updated the room on a Police Department Open House scheduled to be held on May 30, 2015, from 10:00 am – 1:00 pm, and he also stated that as of June 1, 2015, the Department plans to be moved in the new building.

Public Works Committee

Rich Anderson/Dawn Kulcinski motioned to approve Change Order #1 – 2014 Demolition project for the demolition of the buildings at 413 and 415 Main St. S. with Rybold Excavating & Plumbing in the amount of \$19,900.00. Trustee Ebner mentioned that 2014 excess reserves would be used for this expense. Trustee Olson remarked that he was happy to hear that Habitat for Humanity was able to salvage some items from the homes. The motion carried unanimously.

Rich Anderson/Chuck Olson motioned to approve hydrant painting contract with Ferguson in the amount of \$3,515.00.00. The motion carried unanimously.

Rich Anderson/Dawn Kulcinski motioned to approve Memorandum of Understanding with the City of Onalaska. Director Olson remarked that the purpose of this MOU is to work together with the City of Onalaska to accommodate the future plans for regionalization; this is a working document and a good faith effort to accomplish this goal. Trustee Ebner mentioned that completing work prior to a revised Onalaska/La Crosse sewer agreement is not ideal but this agreement is to give some level of comfort, although no guarantee, that the City of La Crosse will uphold the verbal agreement once the City of Onalaska renegotiates the sewer contract in 2016. Trustee Kulcinski questioned if this could be negotiated differently. Administrator Heinig stated that it could not; this is just a timing issue, but Heinig has full confidence in the partnership with the Cities of Onalaska and La Crosse. The motion carried unanimously.

Dawn Kulcinski/Doug Jorstad motioned to approve agreement with City of Onalaska for 3rd Ave. project. Director Olson stated that this would be an area where we have an opportunity to save some costs working together with the City of Onalaska to install an interceptor during planned reconstruction of an area in Onalaska. The Village of Holmen would be responsible for oversizing costs to fit our needs for

future connections; if we constructed at a different time we would also be responsible for costs to both tear up and repaving of the area. Trustee Ebner mentioned that funds for the oversizing would come from the sewer reserve fund. The motion carried unanimously.

Rich Anderson/Chuck Olson motioned to approve asbestos remediation contract for the Main St. houses with Immediate Response Abatement in the amount of \$2,860.00 for 415 Main St.S. and \$7,640.00 for 413 Main St.S. Trustee Johnston inquired as to the total costs spent at this point for obtaining and removing these Main St. properties. Administrator Heinig responded that costs were approximately \$212,900.00. Trustee Johnston replied that he was disappointed in the money spent on these properties. The motion carried unanimously.

Finance and Personnel Committee

Doug Jorstad/Steve Johnston motioned to recommend payment of the claims as presented for a total amount of \$738,270.98. Trustee Johnston questioned when the new police squad would be on the road, and if there would be any more costs for the Main St. property acquisitions. Lt. Collins commented the squad would be out by the end of the week, and Administrator Heinig remarked that there were no more anticipated costs for the Main St. acquisitions. The motion carried unanimously.

Dawn Kulcinski/Rich Anderson motioned to approve Holmen Police Station, Holmen Village Hall and Holmen Area Library Cleaning Contract for June 1, 2015 to December 31, 2017, with Mary Secky at a total cost of \$1,800.00 per month. The motion carried unanimously.

Dawn Kulcinski/Bill Ebner motioned to approve Ordinance #2-2015 – Amending Chapter 123, Pawnbrokers and Secondhand Dealers, to require electronic recording. Trustee Jorstad commented that the Police Department implemented the Leads program a couple years ago; Leads is an online system to aid in recovery of stolen items. The program has been very successful and it would require businesses to enter pictures and information of all items bought and sold into electronic records. This would be implemented with the July 1, 2015, license renewal. Administrator Heinig commented that this was a much more efficient system and free to the businesses that use it. He also stated that the Holmen Pawn shop owner was agreeable to the changes. The motion passed unanimously.

Doug Jorstad/Dawn Kulcinski motioned for approval of funds up to \$20,000.00 to purchase Village fitness program equipment for use in the vacant Police Department in the Village Hall. The new Police Department is outfitted with a fitness area for use by Police staff. This area would be for non-Police full-time and part-time staff as well as Board members use. Trustee Johnston questioned if the Fire Department staff could be given access to use the equipment also. Administrator Heinig remarked that an offer for use could be extended to full-time Fire Department staff. Heinig also commented that a policy would be created in the near future for users to sign before having access to the fitness space. The motion carried unanimously.

Doug Jorstad/Bill Ebner motioned to approve Resolution #6-2015 – A Resolution Establishing Elected Official Salaries. Administrator Heinig reviewed the changes that he recommends based on a recent salary survey study. Trustee Johnston commented that he felt the need for an increase for Board members was not necessary as he views his role as a community volunteer member. The motion carried unanimously.

Doug Jorstad/Bill Ebner motioned to approve Resolution #7-2015 – A Resolution Opposing the Elimination of the Personal Property Tax and the State's Computer Aid Payments. Administrator Heinig stated that this elimination would reduce the Village budget by \$200,000.00 annually; and the legislators currently offer no plan for redistribution of these funds. Due to levy laws, the only way to accommodate this reduction would be to eliminate three full-time staff members. Heinig commented that this resolution, if approved, would be forwarded to State representatives. The motion carried unanimously.

Municipal Court Update

No meeting was held.

Fire Board Report

No meeting was held.

President's Report

President Proctor offered to answer questions on her list of schedules and events for the month of March.

Other Items before the Board

Trustee Anderson complimented Lt. Collins for his hard work obtaining many police department grants. He also thanks Director Olson for his assistance with Public Works action item explanations this evening.

Trustee Jorstad mentioned that it might be a good idea during the Police Station Open House to also have information available to highlight the future Library project. Administrator Heinig commented that this should be a celebration for the Police Department but an easel could be setup on site to display the future campus plan.

Trustee Kulcinski expressed her appreciation to voters and her elation on her recent re-election.

Trustee Johnston congratulated re-elected President Proctor and Trustees Anderson, Jorstad and Kulcinski, as well as thanking the public for attending tonight's meeting.

Administrator Heinig congratulated the re-elected Board members and stated that the Special Board meeting for reorganization will be held on April 21, 2015, at 6:00 pm.

Clerk/Treasurer Hornberg also congratulated the re-elected Board members.

Director Olson congratulated Board members as well as complimented Clerk/Treasurer Hornberg and staff for the procedures in place to run seamless elections.

Director Brogan congratulated Board members, and wished Administrator Heinig a happy birthday over the weekend.

Lt. Collins extended his congratulations to the Board members as well as extending an invitation to give tours of the Police Station during the week.

President Proctor congratulated her fellow Board members on re-election, and thanked voters for their support.

Closed Session

At 8:46 pm, Doug Jorstad/Bill Ebner motioned to convene into closed session per Wisconsin State Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of public employee over which the governmental body has jurisdiction or exercises responsibility. Purpose: Discuss recommendations from management salary surveys on 2015 wages. The motion carried unanimously.

At 9:00 pm, Chuck Olson/Bill Ebner motioned to reconvene into open session per Wisconsin State Statute 19.85(2). The motion carried unanimously.

Bill Ebner/Steve Johnston motioned to approve Resolution #5-2015 – A Resolution Establishing New Pay Grades and 2015 Wages for Non-represented Management Employees. The motion carried unanimously.

Chuck Olson/Bill Ebner motioned to adjourn. The motion carried unanimously. The meeting adjourned at 9:02 pm.

Angela A. Hornberg, Village Clerk/Treasurer