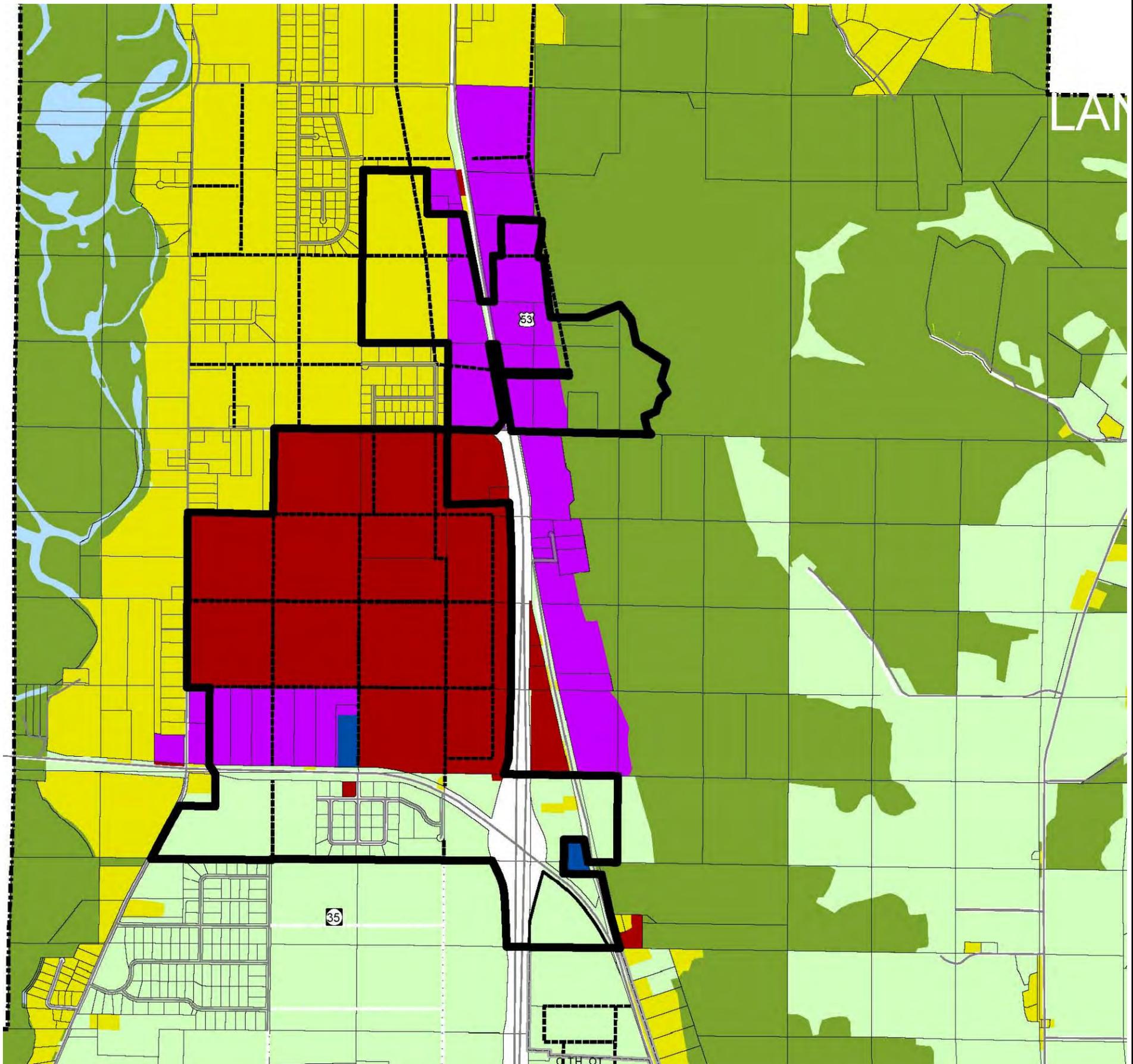


ID # 2180 February 2010

Existing Land Use

North Holmen Neighborhood Master Plan
Holmen, Wisconsin





Legend			
	Agriculture		Village of Holmen
	Bluff Land / Conservation Land		Government / Institutional
	Drainage Basin		Single Family
	Parks		Transitional Residential
	Commercial / Light Industrial		Mobile Home Park
	Mixed Use		Planning Area Boundary
			Village of Holmen
			Future Road - Conservation Area*
			Stream
			Future Road



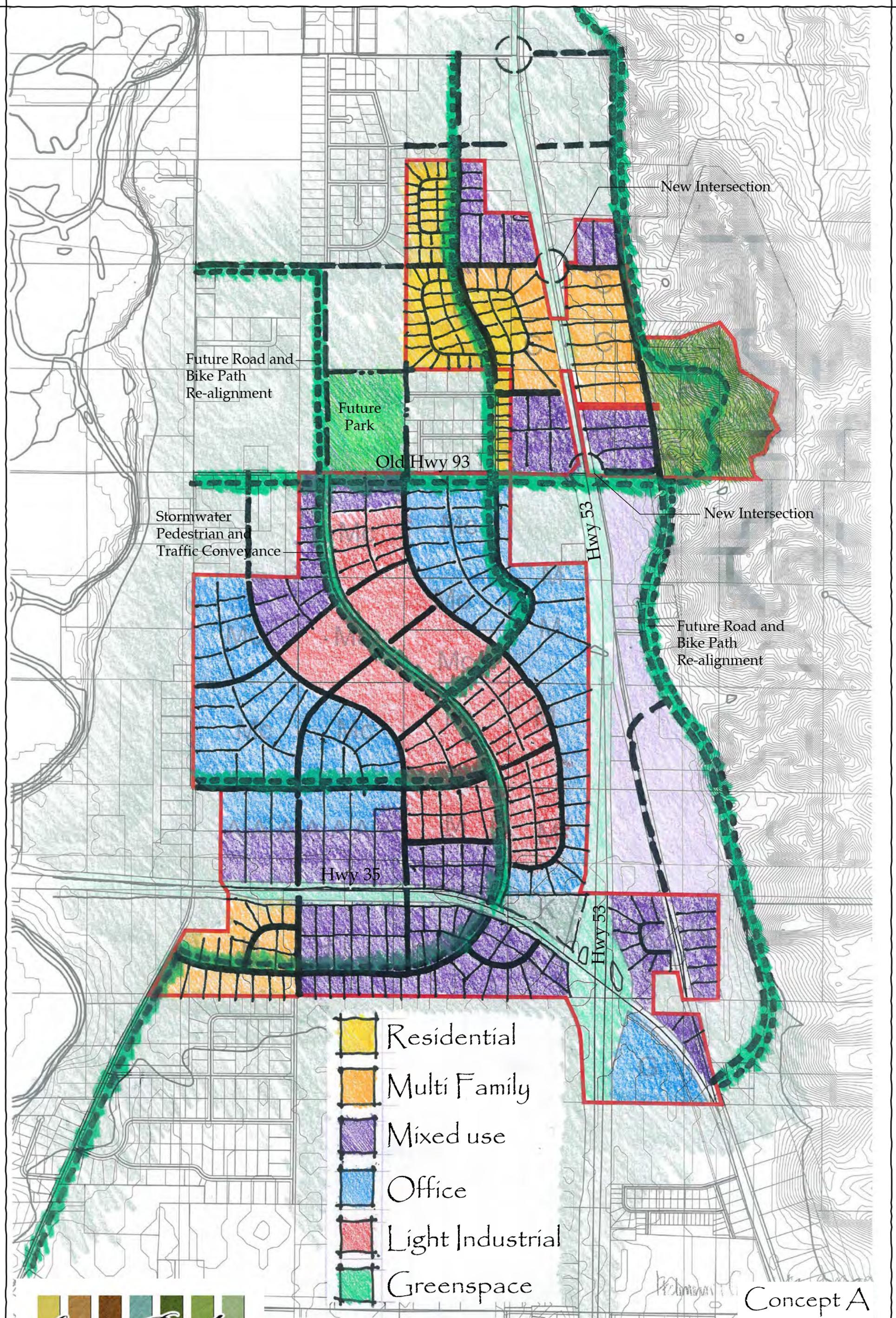
ID # 2180 February 2010

Future Land Use

North Holmen Neighborhood Master Plan

Holmen, Wisconsin





Future Road and
Bike Path
Re-alignment

Future
Park

Old Hwy 93

Stormwater
Pedestrian and
Traffic Conveyance

Hwy 53

New Intersection

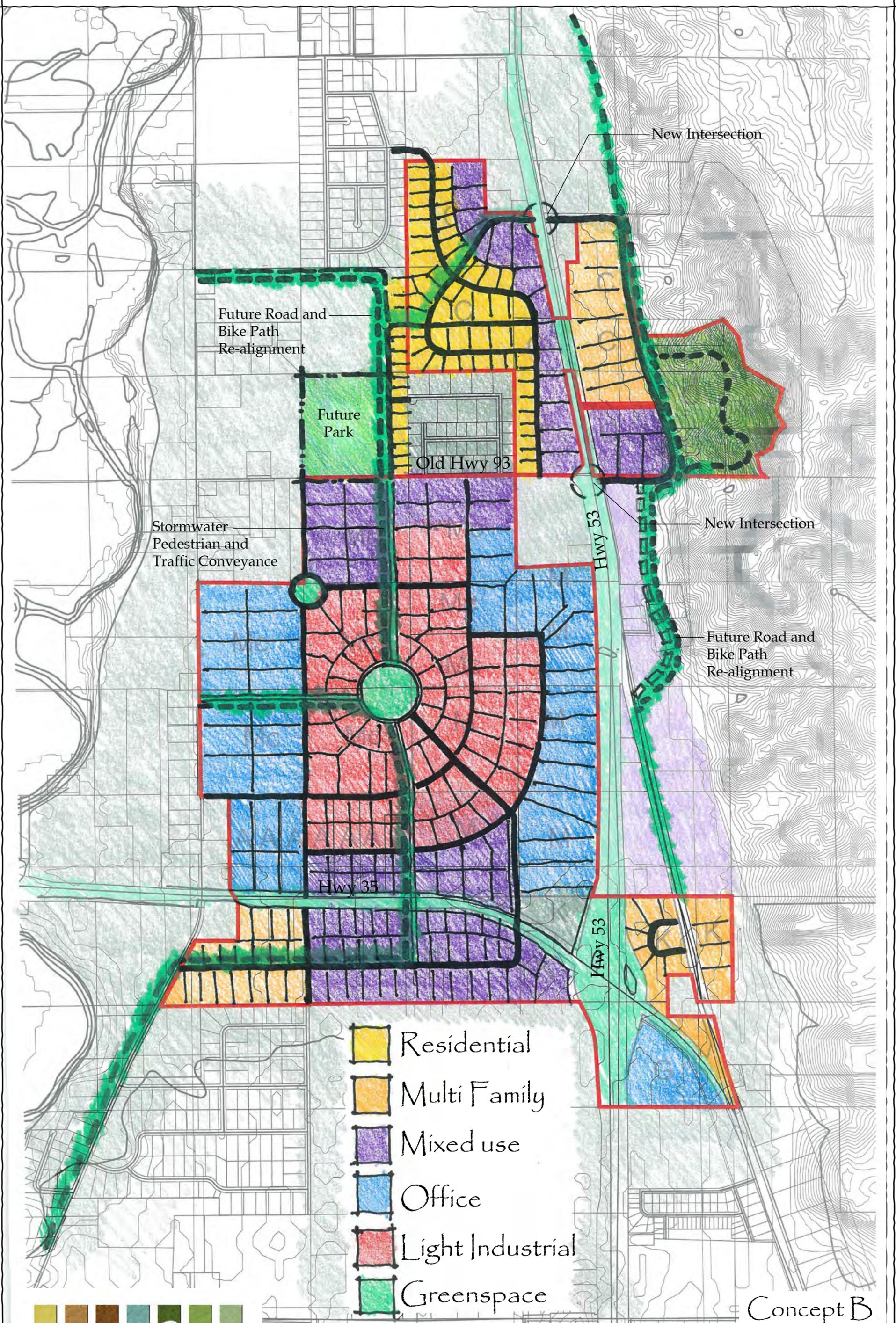
Future Road and
Bike Path
Re-alignment

Hwy 35

Hwy 53

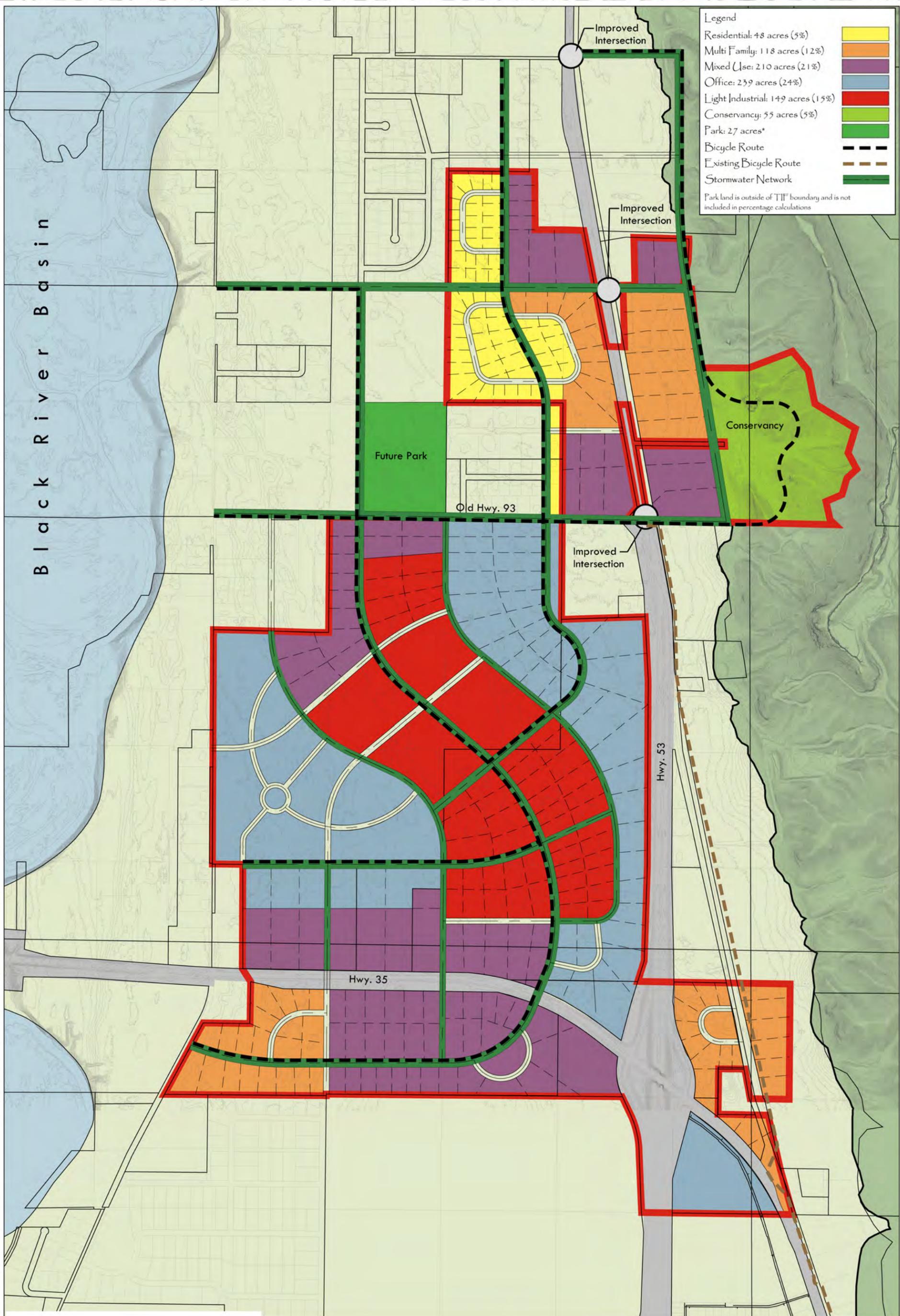
-  Residential
-  Multi Family
-  Mixed use
-  Office
-  Light Industrial
-  Greenspace





- Residential
- Multi Family
- Mixed use
- Office
- Light Industrial
- Greenspace

Concept B



Legend

- Residential: 48 acres (5%)
- Multi Family: 118 acres (12%)
- Mixed Use: 210 acres (21%)
- Office: 239 acres (24%)
- Light Industrial: 149 acres (15%)
- Conservancy: 55 acres (5%)
- Park: 27 acres*
- Bicycle Route
- Existing Bicycle Route
- Stormwater Network

*Park land is outside of TIF boundary and is not included in percentage calculations

Black River Basin

Future Park

Old Hwy. 93

Improved Intersection

Hwy. 53

Hwy. 35

Conservancy

Master Plan

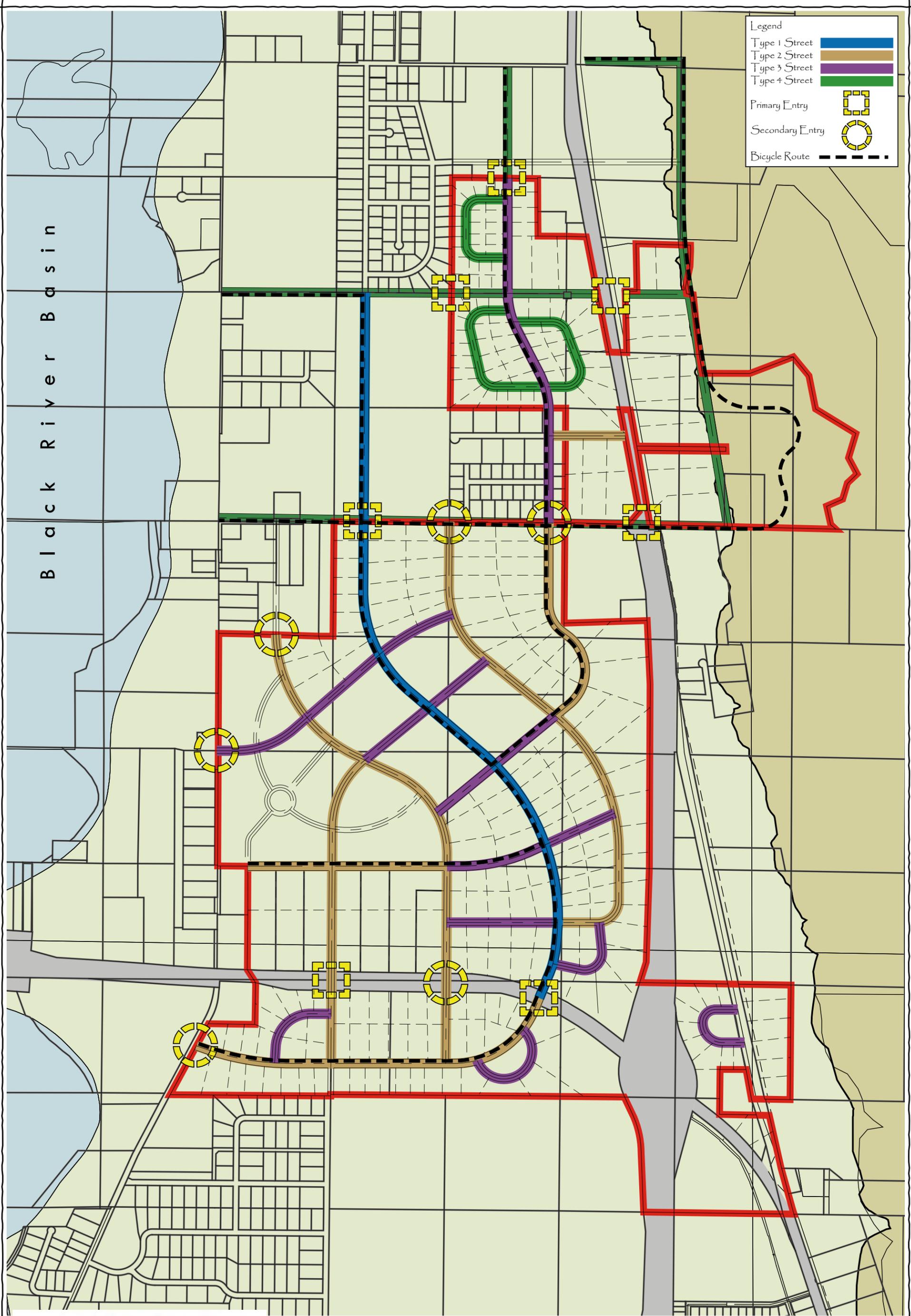
North Holmen Neighborhood Master Plan

Holmen, Wisconsin



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Legend	
Type 1 Street	
Type 2 Street	
Type 3 Street	
Type 4 Street	
Primary Entry	
Secondary Entry	
Bicycle Route	

Black River Basin

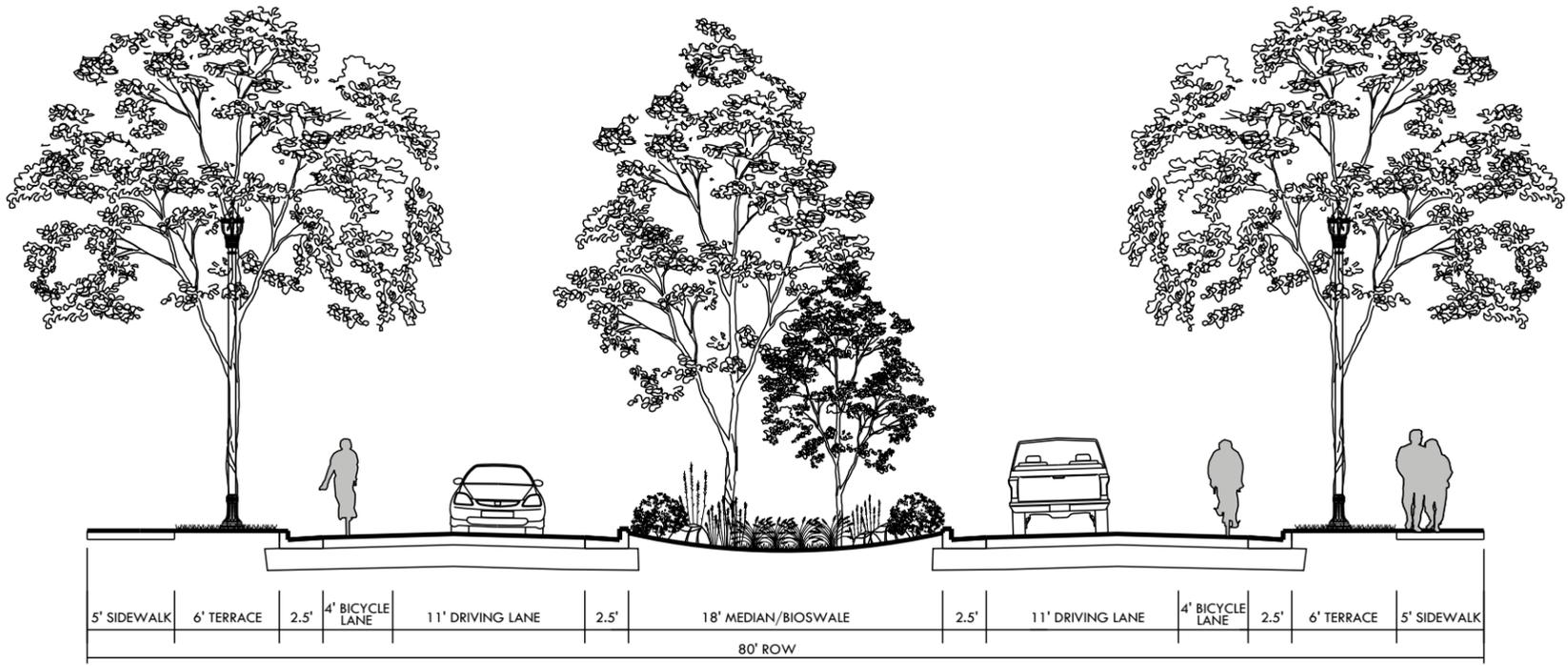
Streetscape Types



November 2009
ID # 2180

North Holmen Neighborhood Master Plan
Holmen, Wisconsin

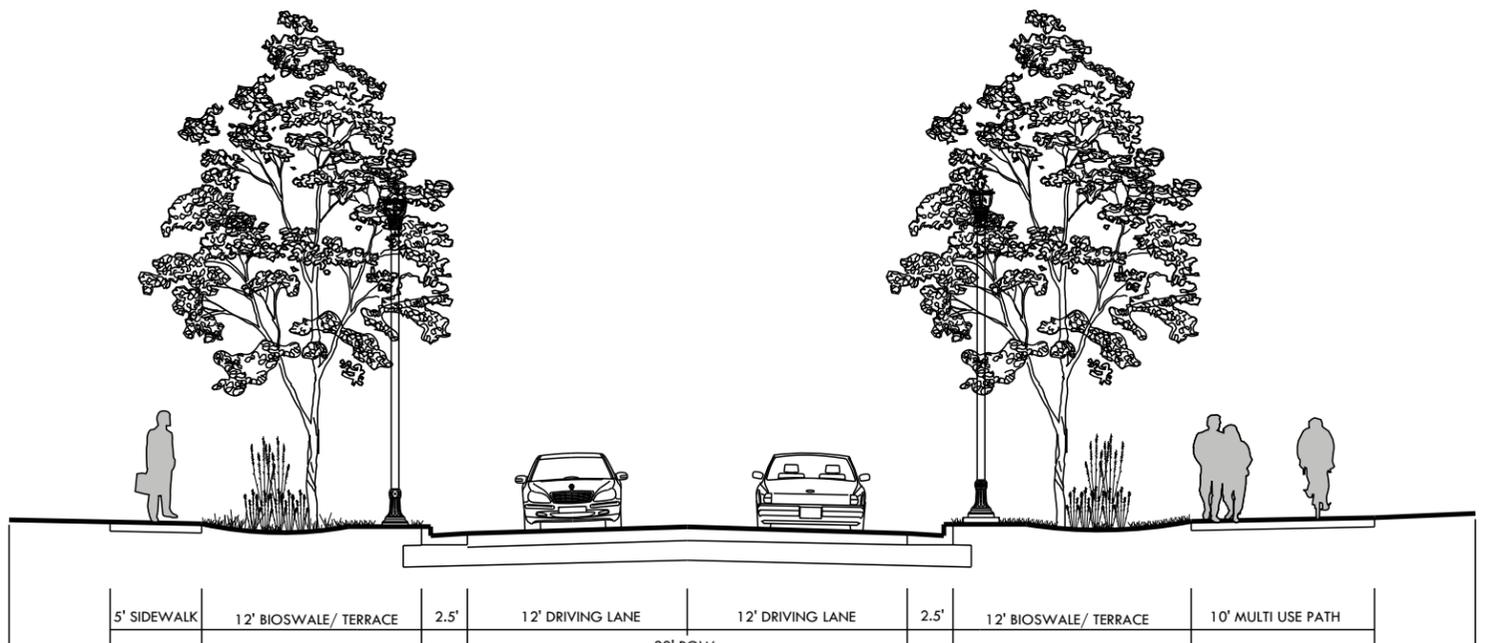
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TYPICAL SECTION
WITH ON STREET BIKE LANE

Street Cross Section - Option A

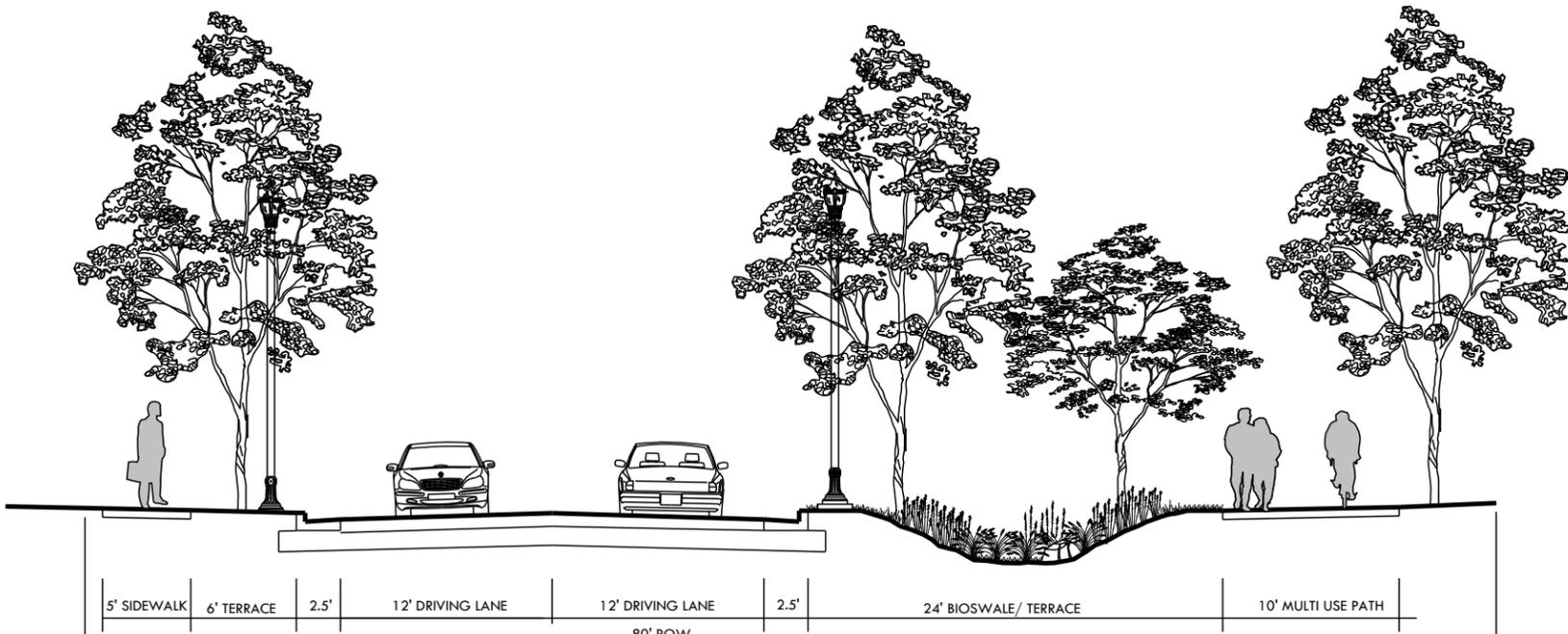
Scale: 1"=10'-0"



TYPICAL SECTION
WITH OFFSTREET MULTI-USE PATH

Street Cross Section - Option B

Scale: 1"=10'-0"

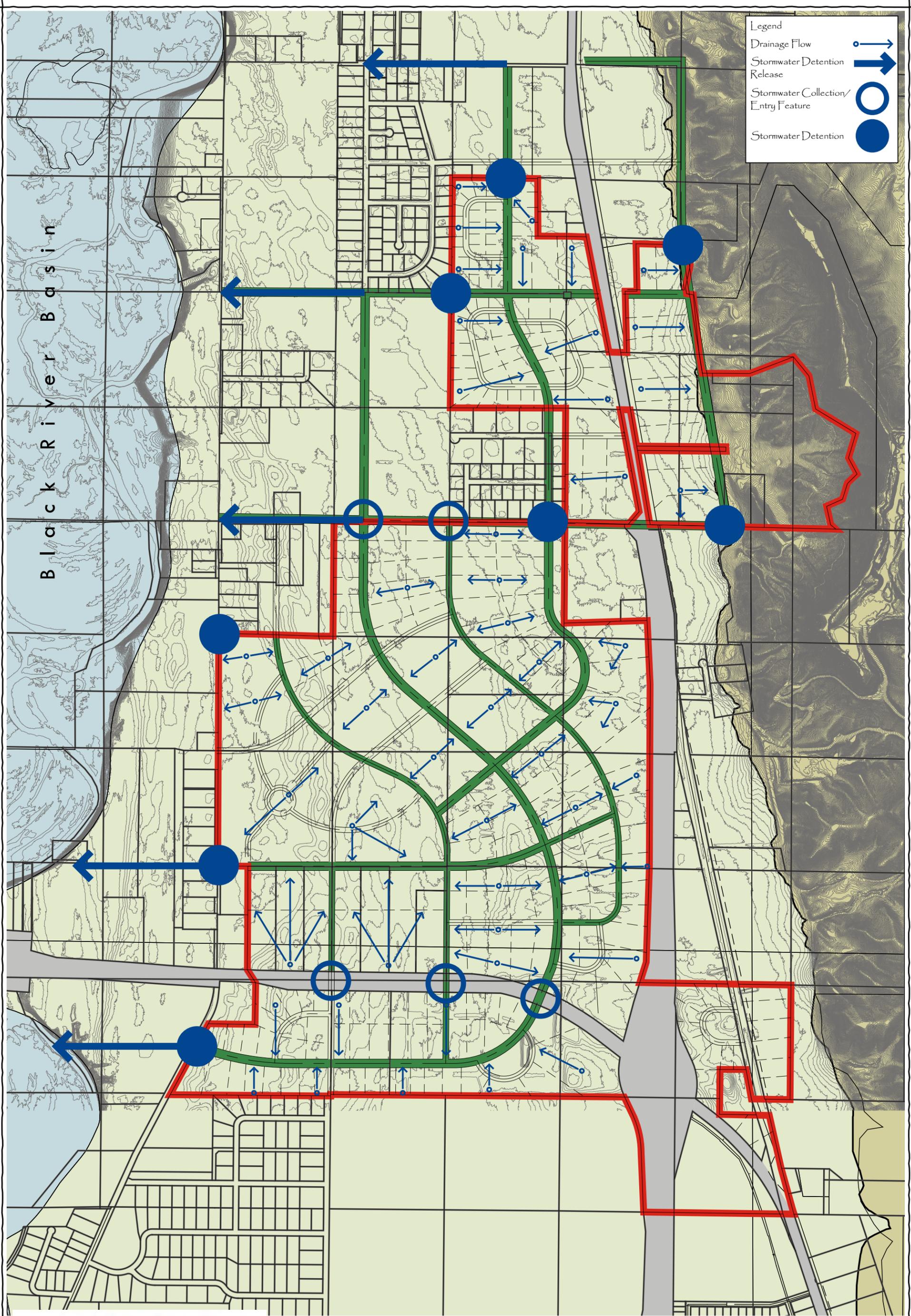


TYPICAL SECTION
WITH OFFSTREET MULTI-USE PATH

Street Cross Section - Option C

Scale: 1"=10'-0"

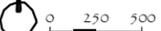




Legend

- Drainage Flow 
- Stormwater Detention Release 
- Stormwater Collection/Entry Feature 
- Stormwater Detention 



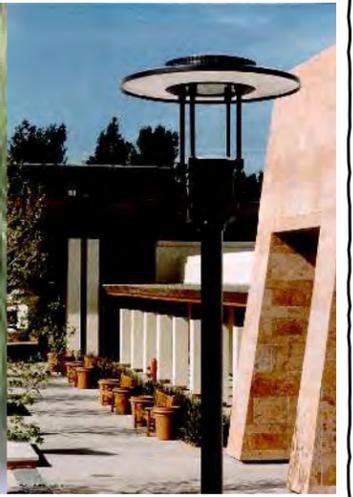
November 2009
ID # 2180


Stormwater Plan

North Holmen Neighborhood Master Plan

Holmen, Wisconsin

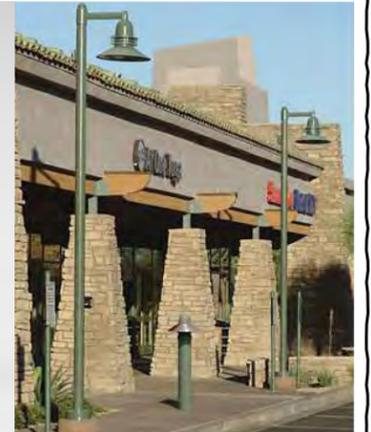
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AMENITY FAMILY OPTION 1



AMENITY FAMILY OPTION 2



AMENITY FAMILY OPTION 3



AMENITY FAMILY OPTION 4



AMENITY FAMILY OPTION 5



Amenity Options

North Holmen Neighborhood Master Plan

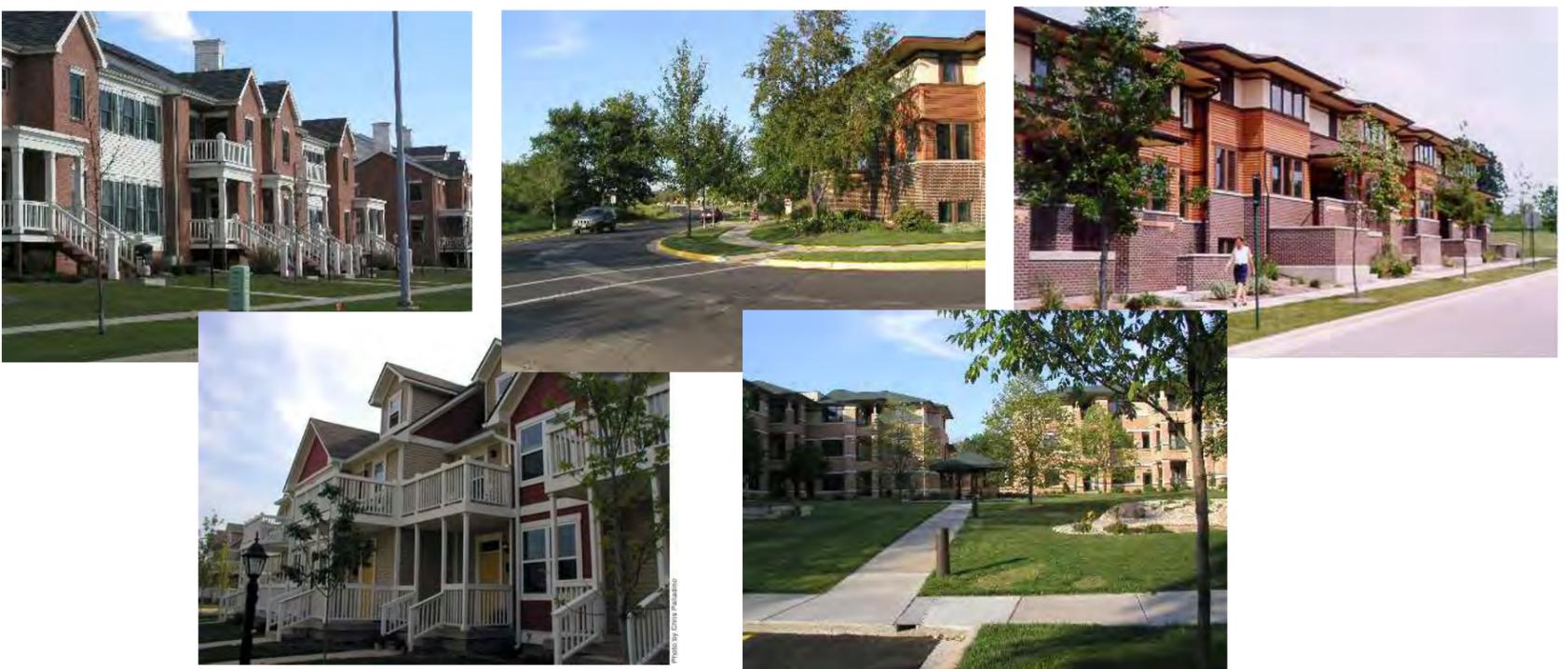
Holmen, Wisconsin

ID # 2180 September 2009

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Residential



Multi Family



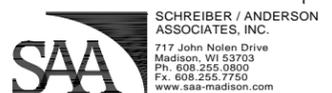
Mixed Use



ID # 2180
Sept. 2009

Village of Holmen Master Plan
Holmen, Wisconsin

Character Images





Office/Commercial



Light Industrial



Streetscape



Character Images



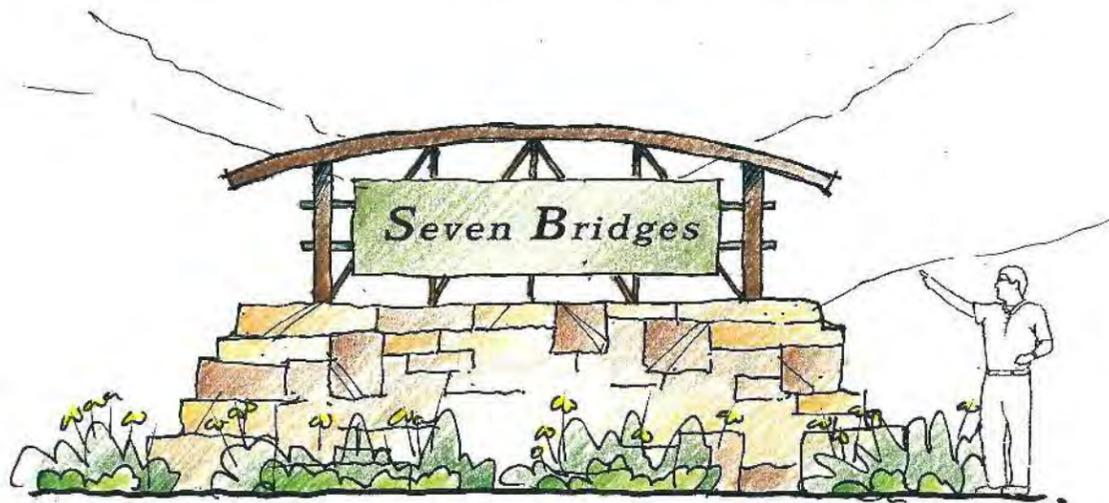
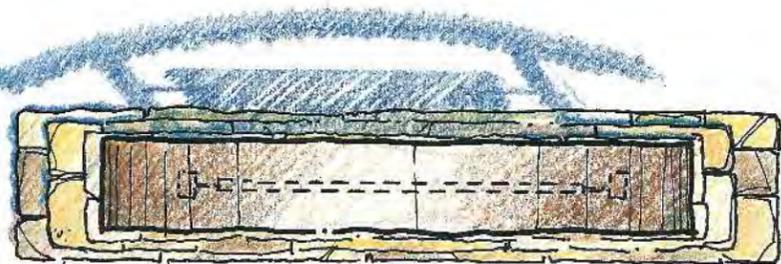
Bike and Pedestrian Circulation



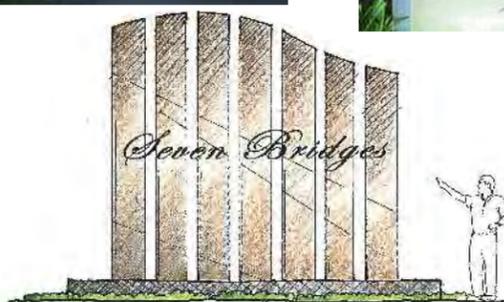
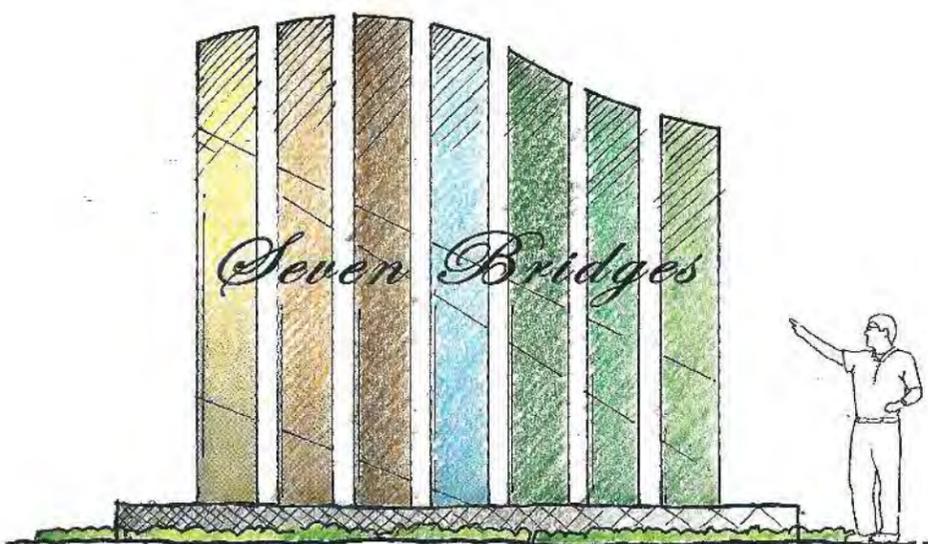
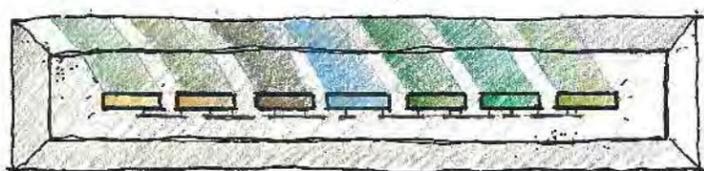
Pedestrian Bridges



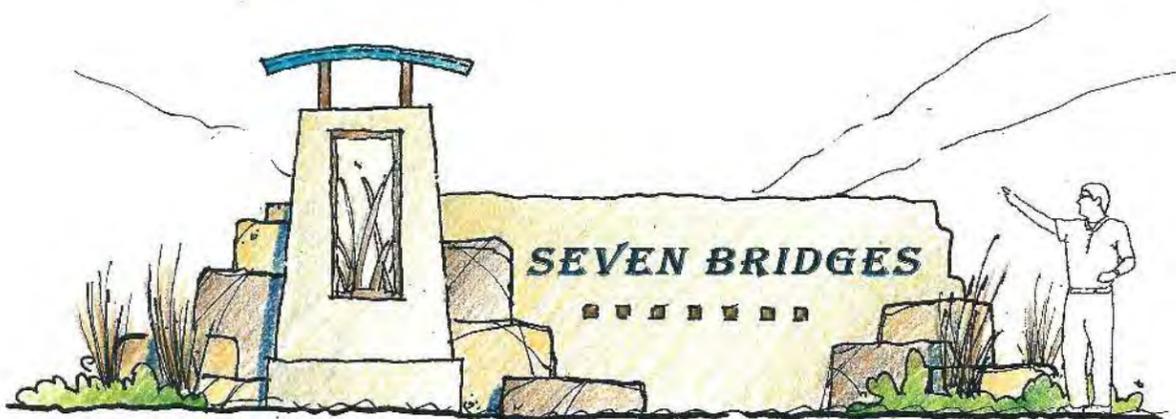
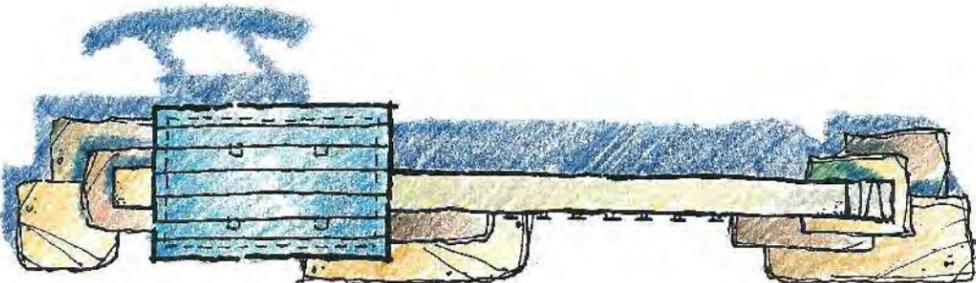
Stormwater



Signage - Concept 1



Signage - Concept 2



Signage - Concept 3



Signage Concepts

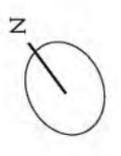
North Holmen Neighborhood Master Plan
Holmen, Wisconsin

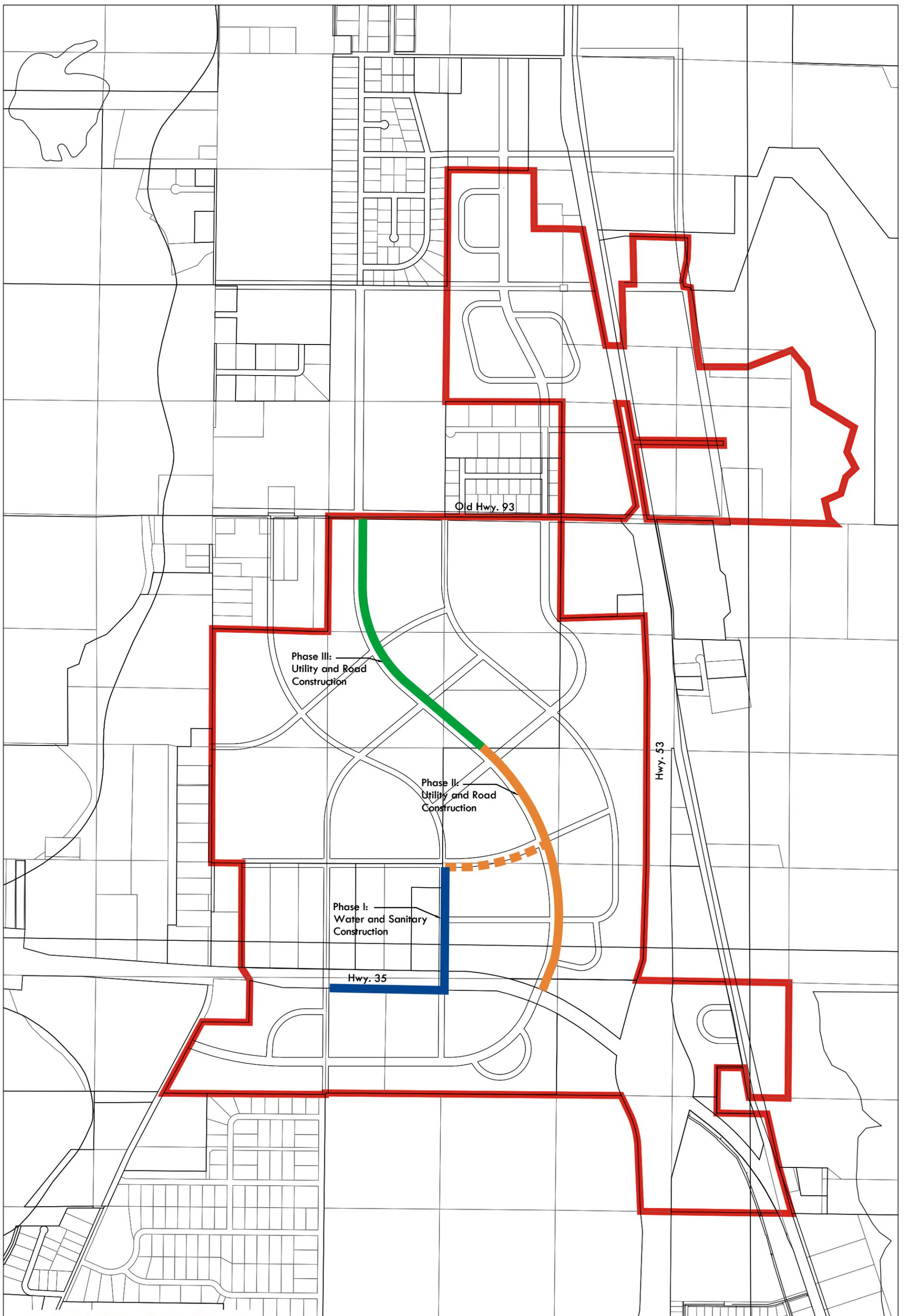
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A NORTH HOLMEN NEIGHBORHOOD





November 2009
 ID # 2180
 0 250 500

Phasing Plan

North Holmen Neighborhood Master Plan

Holmen, Wisconsin



COST ESTIMATE



Project: **Village of Holmen Master Plan** Date: Jan. 5, 2010
 Project Number: **2380** Estimated by: PH
 Cost Estimate Status: **Phase II and III Roadway Construction** Approved by: JL

Item	Qty.	Unit	Unit cost	Item Total	Comments
Phase II Roadway Construction					
Roadway (Type I Street)	3050	lf	\$350.00	\$1,067,500.00	Includes curb and gutter, sidewalks, base, paving and grading
Water main	4250	lf	\$60.00	\$255,000.00	12" main, laterals not included. Includes connection to Phase I utility construction.
Sanitary main	4250	lf	\$50.00	\$212,500.00	12" main, laterals not included. Includes connection to Phase I utility construction.
Stormwater management	4250	ls	\$25.00	\$106,250.00	Grading and stormwater elements
Landscaping	1	ls	\$35,000.00	\$35,000.00	Median and bioswale planting, turf seeding
Street Trees	50	ls	\$500.00	\$25,000.00	Trees @ 60' O.C.
Lighting	38	ea	\$5,500.00	\$209,000.00	Pedestrian lighting @ 80' O.C.
Streetscaping	1	ls	\$50,000.00	\$50,000.00	Wayfinding signage, benches, trash receptacles, etc.
Entry Feature	1	ea	\$50,000.00	\$50,000.00	Monument entry sign
Subtotal				\$2,010,250.00	
25% Contingency				\$502,562.50	
Phase II Total				\$2,512,812.50	
Phase III Roadway Construction					
Roadway (Type I Street)	3175	lf	\$350.00	\$1,111,250.00	Includes curb and gutter, sidewalks, base, paving and grading
Water main	3175	lf	\$60.00	\$190,500.00	12" main, laterals not included
Sanitary main	3175	lf	\$60.00	\$190,500.00	12" main, laterals not included
Stormwater management	3175	ls	\$25.00	\$79,375.00	Grading and stormwater elements
Landscaping	1	ls	\$35,000.00	\$35,000.00	Median and bioswale planting, turf seeding
Street Trees	53	ls	\$500.00	\$26,500.00	Trees @ 60' O.C.
Lighting	40	ea	\$5,500.00	\$220,000.00	Pedestrian lighting @ 80' O.C.
Streetscaping	1	ls	\$50,000.00	\$50,000.00	Wayfinding signage, benches, trash receptacles, etc.
Entry Feature	1	ea	\$50,000.00	\$50,000.00	Monument entry sign
Subtotal				\$1,953,125.00	
25% Contingency				\$488,281.25	
Phase III Total				\$2,441,406.25	
Phase II and III Total				\$4,954,218.75	

COST ESTIMATE



Project: **Village of Holmen Master Plan** Date: Oct. 6, 2009
 Project Number: **2380** Estimated by:gp
 Cost Estimate Status: **Preliminary Master Plan** Approved by:gp

Item	Qty.	Unit	Unit cost	Item Total	Comments
Grading and Stormwater Network					
Mobilization	1	ls	\$5,000.00	\$5,000.00	
General site clearing	1	ls	\$10,000.00	\$10,000.00	
Mass grading	1	ls	\$50,000.00	\$50,000.00	
Erosion Control	1	ls	\$50,000.00	\$50,000.00	
Total				\$115,000.00	
Type 1 Streetscape (100' R/W)					
Type 1 Streetscape	8,950	lf	\$405.00	\$3,624,750.00	
Amenity package	1	ls	\$150,000.00	\$150,000.00	Benches, trash receptacles, etc.
- 2 lane roadway with bike lane and parking - Planted center median - Decorative overhead roadway lighting - Pedestrian scale lighting - Terrace with street trees - Sidewalk on both sides - Stormwater network					
Total				\$3,774,750.00	
Type 2 Streetscape (80' R/W)					
Type 2 Streetscape	23,660	lf	\$360.00	\$8,517,600.00	
Amenity package	1	ls	\$100,000.00	\$100,000.00	Benches, trash receptacles, etc.
- 2 lane roadway with parking - Planted center median - Decorative roadway lighting - Pedestrian scale lighting - Terrace with street trees - Sidewalk on both sides - Stormwater network					
Total				\$8,617,600.00	
Type 3 Streetscape (60' R/W)					
Type 3 Streetscape	15,415	lf	\$300.00	\$4,624,500.00	
Amenity package	1	ls	\$50,000.00	\$50,000.00	Benches, trash receptacles, etc.
- 2 lane roadway with parking - Decorative roadway lighting - Terrace with street trees - Sidewalk on both sides					
Total				\$4,674,500.00	
Type 4 Streetscape (60' R/W)					
Type 4 Streetscape	5,100	lf	\$275.00	\$1,402,500.00	
Amenity package	1	ls	\$25,000.00	\$25,000.00	Benches, trash receptacles, etc.
- 2 lane roadway with parking - Decorative pedestrian lighting - Terrace with street trees - Sidewalk on both sides					
Total				\$1,427,500.00	
Utilities					
Water main	33800	lf	\$60.00	\$2,028,000.00	8" main, laterals not included
Sanitary main	33800	lf	\$50.00	\$1,690,000.00	8" main, laterals not included
Overhead Electric	33800	lf	\$15.00	\$507,000.00	
Stormwater pipe	28815	lf	\$45.00	\$1,296,675.00	Does not include overland devices, manholes or inlets
Total				\$5,521,675.00	

Amenities					
Entry monuments	1	ls	\$160,000.00	\$160,000.00	Entry signage at major entries
Wayfinding signage	1	ls	\$25,000.00	\$25,000.00	Wayfinding signage along roadways
Total			\$185,000.00		
Landscape/Stormwater					
Landscape buffer	1	ls	\$75,000.00	\$75,000.00	Buffer along site perimeter
Landscape screening	1	ls	\$50,000.00	\$50,000.00	Interior site screening areas
Planted swales	1	ls	\$250,000.00	\$250,000.00	Swale planting
Detention basins	1	ls	\$300,000.00	\$300,000.00	Detention basin including lining, stabilization and planting
Total			\$125,000.00		
			Total	\$24,441,025.00	
			15% Contingency	\$3,666,153.75	
			Grand Total	\$28,107,178.75	