

**Village of Holmen
Planning Commission
October 13, 2011**

Village President Proctor called the Planning Commission meeting to order at 6:10 PM on Thursday October 13, 2011. Present were commission members Szak, Evenson, Ebner, Proctor, and Spanel. Committee member Moser was absent. Additionally present was Andrew Bremer of MSA Professional Services.

Motion by Szak, seconded by Evenson to approve the minutes of the September 27, 2011 meeting. Carried unanimously.

Public Comment

None

Agenda Items

Proctor called to order the public hearing to consider amendments to the Village of Holmen Comprehensive Plan Future Land Use Map at 6:12 PM. Bremer explained the proposed map changes. David Harter wanted to make sure he would still be allowed to have light industrial on his property. Bremer explained that by changing the land use to Mixed Use it allows for more flexibility and light industrial is a permitted use. Curt Crotty asked about future expansion of the Bluffview Memory Care and Bremer commented that rezoning to R5 would be allowable. Proctor closed the public hearing at 6:24 PM. Motion by Szak, seconded by Ebner to recommend to the Village Board approval of the Comprehensive Plan Future Land Use Map amendments as presented. Carried unanimously.

Proctor called to order the public hearing for a conditional use request for a nursing home (memory care facility) on the southern-most 5-acres of the portion of parcel 14-2686-0 lying east of Bluffview Court in the Seven Bridges TIF District at 6:25 PM. No one spoke in favor or against the request. Proctor closed the public hearing at 6:26 PM. Bremer noted that as conditions of the approval the facility must have a minimum of 24 parking spaces and the applicant will be allowed one sign as shown in the site plan and must have a setback of 5-ft from the property line. Motion by Szak, seconded by Evenson to recommend to the Village Board approval of the Conditional Use request with the described conditions. Carried unanimously.

The Committee reviewed a CSM for a portion of parcel 14-2686-0. Motion by Evenson, seconded by Ebner to recommend to the Village Board approval of the CSM for a portion of parcel 14-2686-0. Carried unanimously.

The Committee reviewed site plans for the proposed Bluffview Memory Care facility on Lot 1 of the CSM approved above. Brian Hinz of Elliot Architects presented and described the project, site plan, and building layout. Bremer noted that the facility met all of the TIF standards and 39 of 68 recommendations and that most of the recommendations not met had to deal with eco-design. Motion by Ebner, seconded by Szak to recommend to the Village Board approval of the Bluffview Memory Care site plan as presented. Carried unanimously.

Motion by Szak, seconded by Evenson to adjourn at 6:43 PM. Carried unanimously.

Ben Spanel
Director of Public Works

VILLAGE OF HOLMEN
PLANNING COMMISSION
10/13/2011

NAME	ADDRESS
1. John Aronczyk	W7569 CTH 2B 54658
2. BRIAN HILZ	80 CONLEED RD. HURON, WI 54016
3. Keith Tompkins	3036 109th Chippewa Falls 54729
4. David Krivak	1013 Sandkey Rd Melrose 54642
5. Jack Halbleck	344 W Lincoln Ave Fall Creek WI 54742
6. Carlitz	5131, 75th St. Chippewa Falls, WI 54729
7. David Harten	W5726 Koss Rd Ona 54650
8. John Staszny	W19700 Sawmill Rd Gales 54630
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