

**Village of Holmen  
Planning Commission Minutes  
March 28, 2017**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday, March 28, 2017. Present were commission members Proctor, Stanek, Sacia, Anderson, Grokowsky, Szak and Johnston, along with advisory members Administrator Heinig and DPW Olson. Also in attendance were Colton & Shane Begley, Torrey Kistler, Dean McHugh, Ann & Brad Rediske and Pat McKnight.

**Public Hearing**

- a) Conditional Use Permit for a Telecommunication Facility—Cell Tower at the property owned by Midstate Warehouse Services, LLC (Brad and Ann Rediske), at 703 Commerce Street.

**Motion by Johnston, second by Anderson** to open the Public Hearing – carried unanimously.

This request is for the placement of a cell tower near the intersection of Commerce Street and Union Street. The area is zoned Manufacturing and is an appropriate use within this zoning. This application is not associated with the proposed tower recently reviewed by La Crosse County in the Town of Holland. All property owners within 150 feet of the property were notified by mail and the public hearing was properly noticed in the local newspaper.

No one spoke in favor or against the proposal.

**Motion by Johnston, second by Anderson** to close the Public Hearing – carried unanimously

**Motion by Szak, second by Johnston** to approve the minutes of the February 28, 2017 meeting – carried unanimously.

**Public Comment** - None

**Agenda Items**

- #5 **Action and Recommendation on Conditional Use Permit for a Telecommunication Facility—Cell Tower at the property owned by Midstate Warehouse Services, LLC (Brad and Ann Rediske), at 703 Commerce Street**

The property is located at the intersection of Commerce Street and Union Street. This type of use is permitted in a Manufacturing district, with a Conditional Use permit. The cell tower is proposed to be 135' high initially, with the ability to be extended to 165'. The applicant provided information to verify the fall zone would not extend beyond the property line, as well as a design to verify that. The site will be visually screened by a white vinyl fence and landscaping around the perimeter of the fence.

**Motion by Johnston, second by Sacia** to recommend approval of the Conditional Use Permit to the Village Board.

The Commission asked what the future lease areas indicated on the site plan were for. This is for the equipment necessary for other users in this single tower. There will be no additional towers. The Commission then asked who is responsible for the maintenance of the area – the applicant will maintain the area. The applicant requested the Commission consider using a cedar fence instead of the vinyl fence, to provide a better grounding mechanism around the tower. The Commission discussed the pros and cons of using cedar, primarily the durability of this type of fence. Member Johnston asked that his motion be acted on, as presented, with the vinyl fence. The motion carried with a vote of 5 to 2, with Szak and Stanek voting nay.

#6 **Action and Recommendation on Petition from King’s Bluff, LLC to Authorize the Developer’s Agreement, Corresponding to a Final Plat for the King’s Bluff Subdivision.**

This development has been in the works for approximately 2 years. Staff and the developers have met to discuss development options, but there are still many items to be worked out before moving forward with a Developer’s Agreement. Staff recommends tabling this item indefinitely.

**Motion by Anderson, second by Johnston** to table this item indefinitely – carried unanimously.

#7 **Action and Recommendation Petition from Borton Construction for SPAR (Site Plan & Architectural Review) for new Office Building at 814 South Main Street**

This site is located at the intersection of Linden Drive and Main Street, and was recently rezoned. The proposed building will hold lease space for four tenants. The exterior elevations, landscaping, grading and lighting meet staff’s expectations. The only item not included is the detail related to the sign. In the past, the Commission has authorized the Administrator to approve the sign at the administrative level, once ample information has been provided.

**Motion by Anderson, second by Johnston** to approve the Site Plan, finding the purposes and guidelines of SPAR review have been reasonably met regarding the entire proposed site plan, all external building colors and materials and designs, the overall proposed site landscaping, the overall proposed site lighting, with the provision that the Administrator shall provide final approval of the sign placement and design - carried unanimously.

**Motion by Johnston, seconded by Stanek** to adjourn at 7:00 PM - carried unanimously.

Dean K. Olson  
Director of Public Works