

**Village of Holmen
Planning Commission Minutes
March 27, 2018**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday, March 27, 2018. Present were commission members Proctor, Stanek, Rugroden, Ebner, Johnston and Appold, along with advisory members Administrator Heinig and DPW Olson. Kevin Fry, Ben Sprain, Kelly Dunn, Chief Menches and Pat McKnight were also in attendance. Member Grokowski was excused.

Public Hearing

- a. Petition from Elmwood Partners for a Change of Zoning on property East of Remington Hills and North of Judith Court, from (A) Agriculture, to (R-1) Single Family Residential District (18.67 acres), and to (C) Conservancy District (10.88 acres)
- b. Petition from LANDCO Group, LLC for a Change of Zoning on parcel 14-3-0 at 809 Holmen Drive N, from (R-1 Single Family Residential District, to (R-5) Multiple Family Residential District

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

Administrator Heinig explained the different aspects of the rezoning request for this portion of the Cole Farm development. The westerly portion is being rezoned to R-1 Single Family residential district, with the easterly portion changed to conservancy, and would be an extension of the previously dedicated lands along the Halfway Creek trail. The zoning request is consistent with the Comprehensive Plan.

Kevin Fry – 1859 Sand Lake Road, Onalaska represents Elmwood Partners. He presented his support for the rezoning and would be available to answer any questions.

There were no other comments either in favor or against this rezoning request.

Administrator Heinig provided background related to the rezoning request for the property at 809 Holmen Drive North. The property is located along the east side of Holmen Drive, north of McHugh Road.

Ben Sprain – Caledonia, Mn. spoke in favor of the rezoning and was available to answer questions.

There were no other comments either in favor or against this rezoning request.

Motion by Ebner, second by Johnston to close the Public Hearing – carried unanimously.

Motion by Johnston, second by Appold to approve the minutes of the February 27, 2018 Meeting – carried unanimously.

Public Comment – None

Agenda Items

#5 **Action and Recommendation on Petition from Elmwood Partners for a Change of Zoning on property East of Remington Hills and North of Judith Court, from (A) Agriculture, to (R-1) Single Family Residential District (18.67 acres), and to (C) Conservancy District (10.88 acres).**

The rezoning request for this area is consistent with the Comprehensive Plan. The developer has also provided an updated concept plan that shows larger lots in future phases to the north that will provide estate type parcels to compete with other developments. A large area at the north end of the concept plan is an area where higher density development will be planned, but that area is outside of the requested rezoning area being considered.

Motion by Ebner, second by Johnston to recommend approval of the rezoning request to the Village Board - carried unanimously.

#6 **Action and Recommendation on Petition from Elmwood Partners for Preliminary Plat of Cole Addition Phase 2, North of Judith Court (consisting of 29.55 acres).**

The Preliminary Plat is for 45 single family lots immediately north of Judith Court that was just considered for rezoning. This section of the subdivision will include a permanent connection of the trail that currently provides access to the Halfway Creek Trail. All appropriate agencies were provided with a copy of the area being platted with few comments. The Fire Department is requesting a temporary turnaround be constructed at the north end of Bridger Drive to provide a mechanism to turn emergency vehicles around. The State was concerned with the naming of the Preliminary Plat, since the initial phase of the development resulted in final plats titled Cole Addition 1, 2 and 3. Titling the preliminary plat Phase 2 is a way to differentiate between the initial one and this subsequent plat, but the final platting naming should continue with Cole Addition 4 And so on.

Motion by Johnston, second by Stanek to recommend approval of the preliminary plat to the Village Board.

Member Ebner asked if this area was in TIF #3 – this plat is not within the TIF #3 boundary. The motion carried unanimously.

#7 **Action on recommendation on Petition from LANDCO Group, LLC for a Change of Zoning on parcel 14-3-0 at 809 Holmen Drive N, from (R-1) Single Family Residential District, to (R-5) Multiple Family Residential District .**

This property has one single family dwelling on it, but is approximately 4 acres in size with significant terrain issues that will affect development of the property. The Comprehensive Plan designates this area for R-1 zoning, so rezoning to R-5 would also require an amendment to the Comprehensive Plan. A concept plan was provided that shows two buildings with detached garages and parking lots. The contours on the concept plan indicate how complex the site development would be and staff has concerns with building placement as well as drainage. Staff supports the idea of a concentrated development to make use of the available land, but has concerns regarding the R-5 zoning. Rather than changing the zoning to R-5, a comparable end product would be to develop the site under a Planned Unit Development (PUD). The site would support up to 20 units under the PUD calculations and this would not be in conflict with the Comprehensive Plan. This would require the developer to come back with an engineered plan that has worked out all the development details, addressing building type and placement, drainage and parking.

Motion by Ebner, second by Johnston to recommend approval of rezoning this property to a Planned Unit Development for up to 20 units – carried unanimously.

#8 **Action and Recommendation on Petition from LANDCO Group, LLC for a minor amendment to the Comprehensive Plan and Future Land Use Map for potential zoning consistency at 809 Holmen Drive N.**

Motion by Stanek, second by Rugroden to remove this item from the agenda – carried unanimously.

#9 **Updates and other informational items from and before the Planning Commission**

Member Stanek commented on the video that was posted on the Holmen website. He enjoyed the historical background as well as the direction the Village is headed.

Motion by Ebner, seconded by Appold to adjourn at 7:05 PM - carried unanimously.

Dean K. Olson
Director of Public Works