

**Village of Holmen
Planning Commission Minutes
April 26, 2016**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday, April 26, 2016. Present were commission members Proctor, Stanek, Sacia, Evenson and Johnston, along with advisory members Administrator Heinig and DPW Olson. Members Anderson and Szak were excused. Also in attendance were John Haese, Lindsay and Matt Kolasa, Dan Allind, Matt Odegaard, Peggy Maricle, Jean and Craig Nagel, Rick Durst, Rhonda Clements, Maureen and Rand Kraemer, Jeff Wieser, Sandi and Davis Moser, Linda and Jay Calkins, Ann and Mike Richgels, Jim Labuzzetta, Pat McKnight, and Todd Wilson.

Public Hearings

- a) Hearing on Rezone Petition from Richard Barbour, representing Birdd Land Investments, Inc., from (A) Agricultural District to (R-1) Single-family Residential District, North of existing Lee Estates
- b) Hearing on Rezone Petition from Richard Barbour, from (A) Agricultural District to (R-1) Single-family Residential District, East of Sand Lake Road and South of Schilling Road (Pertzsch Farm)
- c) Hearing on Rezone Petition from Jeff Wieser, representing Wieser Brothers, from (B-2) General Business District to (R-5) Multi-family Residential District off Crow Street and Flat Road

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

Hearing a) This is a request to rezone the existing agricultural property north of Lee Estates to (R-1) Single Family Residential District. This request is consistent with the Comprehensive plan and is supported by Staff.

Jim Labuzzetta – N6948 County Road V – He is concerned with the area reserved for a Park, located in a ravine that has water flowing as much as a foot deep at times. The proposed walking trail borders his property on the east and north and he is worried about vandalism of his orchard in the area. He has an easement across what is shown as lots 19, 20 and 21. He would also like more details on how the storm water facility will work.

Todd Wilson – Bethany Lutheran Homes, prepared a letter for the Planning Commission that is attached to these minutes, expressing an opposition to aspects of the development of the adjacent property.

Jay Calkins – W6915 Keppel Road – He is concerned with the drainage way being used as a Park. He also has questions regarding the storm water detention facility.

Peggy Maricle – N6930 Co. Rd. V – They bought their property because of the Agricultural area behind their property. The proposed development will bring a road out to County Road V on the north edge of their property, and she is concerned with the safety of their children.

Dan Allind – 602 Russell Dr. N – He is concerned with the extension of Russell Dr. N continuing west and connecting with Long Coulee Road.

Hearing b) This is a request to rezone the existing agricultural property along the east side of Sand Lake Road – the Pertzsch Farm - to (R-1) Single Family Residential District. This request is consistent with the Comprehensive plan and is supported by Staff.

Dave Moser – 3403 Brook Lane – He is concerned with the potential amount of traffic that will be entering Sand Lake Road.

Jean Nagel – 1104 Hanson Road – The new Festival Foods store will generate additional traffic on Sand Lake Road. Although the roadway is scheduled to be rebuilt, the schedule second phase of the construction has not been decided. Drainage along Sand Lake Road has been bad in the past. She asked if a project like this does take place, will that reduce the value of their existing property? She was told it would most likely increase the property values, but that will then result in higher taxes. The southern corner of their property may be taken to extend Brook Lane to the north. They purchased their property because of the farm setting and would like to preserve that.

Sandi Moser – 3403 Brook Lane – She is concerned with the possibility of Multi-family type development. Are plans being developed for the elimination of the Hanson road connection to Sand Lake Road? There is no projected date of when this will happen. With the school across the street, Sand Lake Road cannot handle this increase in traffic.

Hearing c) This is a request to rezone the existing property located between Flat Road and Crow Street, currently zoned B-2 General Business District to (R-5) Multi-family Residential District. The area along the east side of Flat Road is currently zoned (R-5) Multi-family residential district, and the developer is intending to build townhomes that are consistent with the existing townhomes to the north. This rezoning request is limited to the area between Flat Road and Crow Street and the existing B-2 zoning on the parcel along the west side of Crow Street will not be changed.

Jeff Wieser – Wieser Brothers – They are planning to add townhomes in this area that are very similar to the existing buildings along the east side of Flat Road.

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

Motion by Johnston, second by Stanek to approve the Minutes of the March 29, 2016 meeting – carried unanimously.

Public Comment

Jeff Wieser – Wieser Brothers – Is here for Item #9 and will be available to answer any questions the Planning Commission may have.

Linda Calkins – The walking trail in the Park area is located adjacent to their property and it infringes on their property uses.

Jean Nagle – The barn on the Pertzsch Farm has been there for over 100 years, and the Village should consider preserving it for historical purposes.

Agenda Items

- #5 Action and Recommendation on Rezone Petition from Richard Barbour, representing Birdd Land Investments, Inc., from (A) Agricultural District to (R-1) Single-family Residential District, North of existing Lee Estates.

The project is being referred to as Evergreen. The rezoning request includes all parcels to be rezoned to single family. Single family zoning for this area is consistent with the Comprehensive plan.

Member Johnston asked if changing this to single family will affect the adjacent agricultural uses. – No, it will not affect other agriculture areas in the area. He also asked about the detention being proposed. Although design has not been completed, staff has tried to develop detention areas that are typically dry, as opposed to the type of basin that retains water at all times.

Motion by Johnston, second by Stanek to recommend approval of the rezoning to the Village Board – carried unanimously.

- #6 Action and Recommendation on the Annexation Petition from Birdd Land Investments, Inc., for a 1.016 acre parcel off Hwy. V in the Town of Holland.

This property is located adjacent to the parcel that is owned by people that expressed concern with the future road. The annexation was forwarded to the Department of Administration and was found to be in the public interest.

Motion by Johnston, second by Stanek to recommend approval of the annexation, to the Village Board – carried unanimously.

- #7 Action and Recommendation on Preliminary Plat submitted by Birdd Land Investments, Inc., North of Lee Estates, Contingent upon Pending Rezone Petition and Pending Annexation Petition.

For clarification, the parcels adjacent to the Preliminary Plat boundary would not be forced into the Village. There have been a number of questions regarding the PUD area on the south edge of the Preliminary Plat. At this time there have been no plans submitted for a PUD development and this would have to come back to the Planning Commission, and adjacent property owners would be notified if that request was made.

Motion by Johnston, second by Sacia to recommend approval of the Preliminary Plat to the Village Board. DPW Olson informed the Commission of items that will need to be addressed before proceeding to the Final Plat Stage. The name of Keppel Road should be correctly displayed. The internal Street – Marie Drive – is acceptable from the entrance to the common line between lots 6 and 7, but a different street name will be needed for the southerly street. Code calls for a minimum of a 100' radius on curves, but there are two curves on the southerly street that have a 50' radius. There are other developments in the Village that have been approved with this tighter radius, and staff has no objections to the 50' radius being used in these locations. Copies of the Preliminary Plat were sent to the Holmen Police Department, Holmen area Fire Department, Holmen School District as well as the La Crosse County Highway Department. HPD and HAFD had no concerns with the preliminary plat as presented. The Holmen School District encouraged development of a sidewalk network through the proposed development, as well as extension of additional sidewalk to facilitate connection with Evergreen Elementary School. Staff will work with the School District to come up with the best plan to make that pedestrian connection. The La Crosse County Highway Department encourages roadway connections on local streets, and not to County Highways, wherever possible. Since this property abuts Keppel Road, the Highway Department must be provided information that would justify the connection to the County highway system. The approval of this plat should be contingent on the County granting access onto County Highway V. The motion was amended to include the condition of the County approving the connection to CTH V and carried unanimously.

#8 Action and Recommendation on Rezone Petition from Richard Barbour, from (A) Agricultural District to (R-1) Single-family Residential District, East of Sand Lake Road and South of Schilling Road (Pertzsch Farm).

This rezoning request is consistent with the Comprehensive Plan, and is supported by Staff. The plan to extend Brook Lane to the north and create a single intersection at Cedar Avenue, closing the connection at Hanson Road, would result in a safer intersection design. As part of the Sand Lake Road reconstruction, drainage will be diverted to continue down the east side of Sand Lake Road, reducing the impact on homes along the west side of the roadway. The reconstruction of Sand Lake Road will also include a multi-purpose path along the west side to connect Sand Lake Elementary to other residential developments to the north.

Member Johnston asked about the Barn on the property and that is a decision the developer will make.

Motion by Johnston, second by Stanek to recommend approval of the rezoning, to the Village Board – carried unanimously.

#9 Action and Recommendation on Rezone Petition from Jeff Wieser, representing Wieser Brothers, from (B-2) General Business District to (R-5) Multi-family Residential District off Crow Street and Flat Road.

This rezoning request is not consistent with the Comprehensive Plan, but is comparable to the other R-5 zoned parcels in the area. The property does not have a direct access to primary corridors, making it difficult to market for commercial purposes.

Motion by Stanek, second by Evenson to recommend approval of the rezoning, to the Village Board – carried unanimously.

#10 Action and Recommendation on Developer's Agreement with Rick Beyer and Partners for the Extension of Blackwelder Place and Final PUD (Planned Unit Development) Implementation Plan for the Grasslands Development Project.

This is the project that has come before the Planning Commission previously, located at the south end of Blackwelder Place. This is the final Developer's Agreement that incorporated all aspects of the PUD requirements and Staff has no objections to the document.

Motion by Johnston, second by Stanek to recommend approval of the Developer's Agreement to the Village Board – carried unanimously.

Update on other discussion items from and before the Planning Commission.

The May Planning Commission meeting agenda is already taking shape. There are a number of items in process for that meeting, as well as future meetings.

Other Items – Member Johnston asked about the future extension of Staphorst Lane in TIF #2. Staff has prepared plans to extend sanitary sewer and water main from the end of the existing lines to serve the Mathy property that the Village has an option on. The plans also included preparation of a gravel roadway that would extend from Hwy 35 north to that property to provide a reasonable access to the site. We received bids that came in under budget and may be considering further extension of those lines to serve properties along Old 93.

Motion by Evenson, seconded by Johnston to adjourn at 7:35 PM - carried unanimously.

Dean K. Olson
Director of Public Works