

**Village of Holmen
Planning Commission Minutes
July 29, 2014**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday July 29, 2014. Present were commission members Proctor, Johnston, Stanek, Evenson, Olson and Kulcinski; along with advisory members Administrator Heinig and DPW Olson - member Szak was absent. Paul Gleason, Dennis Aspenson and Pat McKnight were also in attendance.

Motion by Olson, seconded by Johnston to approve the minutes of the June 24, 2014 meeting - carried unanimously.

Public Comment

There were no public comments.

Agenda Items

#4 – Possible Action on Resolution to Create Village of Holmen TID #3.

This is a continuation of a process that began over a year ago, but was put on hold pending the outcome of the Town of Onalaska Incorporation process. Now that the property in the proposed area has been annexed to the Village, we can proceed with the development of TID #3. The Carlson annexation will allow for development of both sides of Halfway Creek on the west side of Holmen Drive. TID #3 is planned to be mixed use that will allow for development of up to 30% residential, but this needs to be closely monitored. The basic premise for TID #3 is for beautification of Holmen Drive, in accordance with the study that was adopted by the Village. The schedule will move quickly to have final Board approval at the regular September Board meeting to allow the Village to capture some increment on buildings currently being constructed.

Motion by Kulcinski, seconded by Olson to approve Planning Commission Resolution 1-2014 – carried unanimously.

#5 – Discussion with Elmwood Partners on Possible Subdivision Concept.

Elmwood Partners has been working on a development plan for a subdivision in the Village of Holmen. The key part of the plan is to provide more of a variety of lot widths. The Zoning Code lists R-3 zoning that represents the older residential properties in the downtown area, having a minimum lot width of 50 feet. Elmwood would like to use this zoning to establish narrower lots than the 80 foot minimum required under R-1 zoning. The plan would be to position the lots in a manner that would maintain the values of adjacent properties. If the Committee is willing to proceed, Elmwood Partners would prepare a Preliminary Plat of the first phase of the project to provide more detail regarding lot dimensions and how the properties are configured. Member Stanek asked if there would be covenants that would establish minimum values of the properties. Paul Gleason said they cannot put restrictions in the covenants related specifically to property values, but they do have restrictions that are more restrictive than other areas to help maintain those values and the aesthetic

presentation of the development. Member Olson stated that he lives in a house on a 50 foot wide lot and feels there is a market and desire for a smaller lot in the Village. Market will be the driving force behind continuing with the concept in future phases, but a Preliminary Plat will be prepared for submittal yet this fall.

Motion by Olson, seconded by Kulcinski to adjourn at 7:15 PM - carried unanimously.

Dean K. Olson
Director of Public Works