

**Village of Holmen
Planning Commission Minutes
October 30, 2018**

Village President Proctor called the Planning Commission meeting to order at 6:30PM on Tuesday, October 30, 2018. Present were commission members Proctor, Kertis, Stanek, Rugroden, Grokowsky and Appold; (Johnston was excused); along with advisory members Administrator Heinig and Engineer Chris Dahl. Also in attendance: Pat McKnight, Chuck Olson, Rod Kudick, Kelly Dunn and Lennie Waldner.

Public Hearing

- a. **Rezoning Petition from Mathy Construction Company for approximately 50 acres from (A) Agricultural Zoning District to (LI) Light Industrial Zoning District, North of Hwy. 35 and Approximately 500' West of Hwy. 53**

Motion by Stanek, seconded by Rugroden to open the public hearing for the above referenced item. Carried 6-0:

Administrator Heinig provided a brief overview of the proposed Rezoning Petition. President Proctor provided instructions for those in attendance who may wish to speak.

Chuck Olson (Grant Street & Representing Mathy): Spoke on behalf of the Petitioner, Manty Construction Company, seeking support from the Commission to favorably recommend the rezoning request as submitted, in conformance with the Community's Comprehensive Plan.

Motion by Appold, seconded by Grokowsky to close the public hearing, as no other concerns or comments were made. Motion carried 6-0.

Motion by Stanek, seconded by Rugroden to approve the minutes of the September 25, 2018 Meeting, including a modification that would correct Agenda Item 6, specifying that Member Grokowsky had abstained rather than voted in favor. Carried 6-0.

Public Comment

None

Agenda Items

5. **Possible Action and Recommendation on Annexation Petition from Gamroth Trust for 7.12 acres (parcel 10-593-1 and part of parcel 10-594-0) from the Town of Onalaska**

Administrator Heinig provided a brief overview of the proposed annexation. The property is just north of Walden Acres Subdivision and would ultimately be developed for multi-family purposes. The annexation is consistent with the Comprehensive Plan, the Holmen/Onalaska

Boundary Agreement, and was found to be in the public interest by the State of Wisconsin. Heinig recommended the annexation be forwarded to the Village Board with a favorable recommendation to approve.

Motion by Stanek, seconded by Grokowsky to recommend the Village Board accept and approve the annexation petition from Gamroth Trust, of 7.12 acres, from the Town of Onalaska. Motion carried 6-0.

6. Possible Action and Recommendation on Rezoning Petition from Mathy Construction Company for approximately 50 acres from (A) Agricultural Zoning District to (LI) Light Industrial Zoning District, North of Hwy. 35 and Approximately 500' West of Hwy. 53

Administrator Heinig outlined the details of the zoning application. The petition seeks to rezone existing agricultural territory for light industrial development purposes. The area immediately to the West has already been rezoned and platted, and now developed, for similar purposes. The rezoning request is compliant with the Village's Comprehensive Plan. No opposition to the rezoning request has been received by the Village, nor was any shared during tonight's public hearing. Administrator Heinig strongly recommended the Commission submit a favorable recommendation to the Village Board, to approve the rezoning request in full.

Motion by Stanek, seconded by Rugroden to recommend the Village Board approve the rezoning request from Mathy Construction Company, in full. Motion carried 6-0.

7. Possible Action and Recommendation on Preliminary Plat of "Bluffview Business Park Phase One," from Manty Construction Company, on property North of Hwy. 35 and Approximately 500' West of Hwy. 53

Heinig stated that since the rezoning request was now forwarded with a favorable recommendation, we could now legitimately consider the Preliminary Plat for the same development. Heinig outlined that the light industrial plat would create four larger lots for new industrial investment in the community. There is also a temporary storm water detention area on the far East side of the plat. One street would be constructed through the middle of the platted area (two lots on each side). Heinig has no issue with the proposed concept and recommended support of the preliminary plat as submitted. Heinig noted that the developer's next step would be to conduct final engineering, seek DNR approval and create a developer's agreement that would include a FINAL Plat.

Motion by Rugroden, seconded by Stanek to recommend the Village Board accept and approve the preliminary plat for the proposed Bluffview Business Park Phase One, as submitted. Motion carried 6-0.

8. Possible Action on Petition from Private builder for Site Plan & Architectural Review (SPAR) for Townhomes on Prairie Place (Lot 6, Block 3, McGilvray Park)

Administrator Heinig provided a brief overview of the SPAR application for a proposed four-plex townhome on Lot 6 of Prairie Place in McGilvray Park. The concept was acceptable, having

approximately 33% masonry and color schemes that meet the Village's SPAR requirements. Heinig mentioned that lots 5, 6 and 7 should ideally be constructed with similar type buildings, and that whatever is accepted for Lot 6 (as we are considering tonight), should also be expected for future consideration on Lot's 5 and 7 (for continuity and design consistency in the area). Heinig suggested that the single story design that is being proposed is reasonable, as Lots 5, 6 and 7, are near the platted twindos. Lot's 1-4, however, are located adjacent "The Grasslands, Luxury Three-Story Apartments," and those lots specifically should be developed with no less than Two-story 50% masonry designs, to balance the perspective and investments already made in the area. Heinig therefore, stated he had no issue with the simple multi-family four-plex townhome as submitted, aside from the requirement that LP siding must be used (not vinyl) and that the petitioner should submit a formal landscape plan to ensure their species' selection is numerically in conformance with the Village's Landscape Ordinance.

Motion by Stanek, seconded by Kertis to approve the Site Plan and Architectural Review, finding that the purposes and guidelines of the SPAR Ordinance have been reasonably met regarding the entire proposed site plan, all external building colors and materials, overall building layout and design, site and building lighting, site and building signage, and site landscaping; assuming the applicant understands that vinyl siding is not permitted and that any reference to siding must be Smart LP Siding (labels were not shown correctly on the submission) and that the applicant formally submit an official landscape listing to the Administrator that can be equated numerically in conformance with the Village's Landscape Ordinance . Carried 6-0.

9. Updates and other informational items from and before the Planning Commission

Administrator Heinig shared that November and January will likely have several key development proposals coming before the Commission. Members Rugroden and Appold shared their appreciation for the detail shown in recent meeting Minutes.

Motion by Grokowsky, seconded by Rugroden to adjourn at 7:00PM. Carried 6-0.

Minutes prepared by Scott Heinig, Village Administrator