Village President Barlow called the Planning Commission meeting to order at 6:00 PM on Tuesday, November 30, 2021. Present were commission members Barlow, Stanek, Kulcinski, Gill, Kertis, Grokowsky, and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance was Bart Gunderson.

Public Hearings:

None

Approval of the October 26, 2021 minutes:

Motion by Kertis, seconded by Kulcinski to approve the minutes of the October 26, 2021. Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Action on Site Plan & Architectural Review (SPAR) petition from Bart Gunderson, Town & Country Homes LLC, for Red Clover Condos located on Red Clover Street.

Administrator Heinig stated the proposed improvements are located on Red Clover Drive in the King’s Bluff Estates Subdivision south of Old 93 and west of USH 53. The area is zoned for R-5 multi-family and the proposal is 3- or 4-unit buildings dependent on lot size. There will be two 3-unit buildings located on the block end lots with four 4-unit buildings on the middle block lots. He stated that the proposal meets the SPAR requirements for materials, percentages, and colors. He reviewed the elevations provided highlighting the material uses and the differences between a 3- or 4-unit building. He also reviewed the landscaping plan, with an overview of the species selected and their locations. He stated that the fencing sample provided meets the SPAR requirements and will be installed between lots and not between the individual units. Lastly, he stated that these are slab-on-grade structures with no basements planned.

Member Stanek asked if there was any water retention required. Administrator Heinig stated that the hydraulic requirements are accounted for with the subdivision’s retention system.

Member Kertis asked what was in the surrounding area, and how would these buildings fit into the area. Administrator Heinig stated that the adjacent lots to the north are single
family homes also being constructed by Town and Country Homes. The lots along Red Clover Street to the south are also zoned R-5. There is a plan for those lots to be constructed with 2 story structures to provide transition between the residential King’s Bluff Estates subdivision and the King’s Bluff Business Park and the Bluff View Business Park located to the south.

**Motion by Appold, seconded by Stanek** to approve the Site Plan & Architectural Review (SPAR) petition from Bart Gunderson, Town & Country Homes LLC, for Red Clover Condos located on Red Clover Street specific to the lots specified in the materials submitted for review to the commission. 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 Carried 7-0.

**Updates and other informational items from and before the Planning Commission:**

Administrator Heinig stated there will be no December meeting.

**Adjourn:**

**Motion by Kulcinski, seconded by Kertis** to adjourn at 6:18 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer
KBE Homes, LLC
Building A Better Tomorrow

N 89°26'02" E 879.89'

S 89°26'02" W 739.95'

Red Clover Street

Scope of Work Plan
(2) 3 - Unit Buildings
(4) 4 - Unit Buildings

King’s Bluff Estates Addition - Holmen, WI.
KBE Homes LLC - Red Clover Condos, 3 & 4 Buildings #1 - #6
Addresses: 1603, 1609, 1615, 1701, 1707, & 1711 Red Clover Street
King’s Bluff Estates Lots #66, #67, #68, #69, #70, & #71
Tax parcel #s: 14-4721-0, 14-4722-0, 14-4723-0, 14-4724-0, 14-4725-0, & 14-4726-0

Southside / Front Elevation - Red Clover Condos, Exterior Master Color Scheme

(2) 3 - Unit & (4) 4 - Unit Buildings
Rear / North Side Elevation 4 - Unit Condo Building
Address: 1101 Red Clover St., Lot #10
Right / East Side Elevation 4 - Unit Condo Building #1

Address: 1701 Red Clover St., Lot #10
Left / West Side Elevation 4 - Unit Condo Building #1
Address: 1107 Red Clover St., Lot #10
LANDSCAPE DESIGN IS MIRROR IMAGE OF EAST UNITS.
RED CLOVER CONDOS

Exterior Scheme Information

KBE Homes, LLC
## Exterior Scheme

<table>
<thead>
<tr>
<th>Feature</th>
<th>Material Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows</td>
<td>Brand and Series: ThermoTech Vinyl&lt;br&gt;<strong>Color:</strong> White</td>
</tr>
<tr>
<td>Lap Siding</td>
<td>LP Smart Siding ExpertFinish&lt;br&gt;<strong>Color:</strong> Cavern Steel</td>
</tr>
<tr>
<td>Board and Batten</td>
<td>LP Smart Siding ExpertFinish&lt;br&gt;<strong>Color:</strong> Quarry Gray</td>
</tr>
<tr>
<td>Stag Edge Shake</td>
<td>LP Smart Siding ExpertFinish&lt;br&gt;<strong>Color:</strong> Cavern Steel</td>
</tr>
<tr>
<td>Stone</td>
<td>Brand: Versetta&lt;br&gt;Style: Tight Cut Profile&lt;br&gt;<strong>Color:</strong> Mission Point with Gray Sill</td>
</tr>
<tr>
<td>Shingle</td>
<td>Brand: Owens Corning&lt;br&gt;<strong>Color:</strong> Onyx Black</td>
</tr>
<tr>
<td>Window and Door Trim</td>
<td>LP Smart Siding ExpertFinish&lt;br&gt;<strong>Color:</strong> Snowscape White</td>
</tr>
<tr>
<td>Column Post Wrap</td>
<td>LP Smart Siding ExpertFinish&lt;br&gt;<strong>Color:</strong> Snowscape White</td>
</tr>
<tr>
<td>Garage Doors</td>
<td>Manufacturer: Overhead Door Company of the Seven Rivers Region&lt;br&gt;<strong>Color:</strong> White with White Cladding</td>
</tr>
<tr>
<td>Service Doors</td>
<td>Brand: Acclimated Entry Systems by Bayer Built Inc.&lt;br&gt;<strong>Color:</strong> White with White Frame</td>
</tr>
<tr>
<td>Front Door</td>
<td>Brand: Acclimated Entry Systems by Bayer Built Inc.&lt;br&gt;<strong>Color:</strong> Black with White Frame</td>
</tr>
<tr>
<td>Soffit and Fascia</td>
<td>Brand: Rollex&lt;br&gt;<strong>Color:</strong> Snowmist White</td>
</tr>
<tr>
<td>Gutters</td>
<td>Advanced Seamless Gutters&lt;br&gt;<strong>Color:</strong> White</td>
</tr>
<tr>
<td>Exterior Carriage Lights</td>
<td><strong>Generation Lighting</strong> Barn Light 10&quot; Tall&lt;br&gt;Outdoor Wall Sconce&lt;br&gt;Model: 8537401-12&lt;br&gt;<strong>Color/Finish:</strong> Black</td>
</tr>
</tbody>
</table>

All pictures of materials listed above are featured below
Exterior Color Scheme

Top Color: Cavern Steel

Bottom Left: Snowscape White; Bottom Right: Quarry Gray
Shingle Color: Onyx Black
Stone Color and Style: Mission Point; Tight Cut
Thermo-Fit Premium Custom Windows & Doors are designed to fit your lifestyle for low-maintenance, durability, comfort and energy savings.

Your satisfaction is reflected in everything we do.

Window Manufacturer and Color: White
Soffit and Fascia Manufacturer and Color: Snowmist White
Exterior Door Manufacturer and Colors: Service Doors: White; Front Door: Black
Exterior Carriage Light Brand, Style and Color: Black
RED CLOVER CONDOS

Landscape Information

KBE Homes, LLC
Red Maple (Acer rubrum) – 2” Diameter
Karl Foerster Grass
White Spruce Tree – 3” Diameter
Arborvitae Tree
River Rock
White Privacy Fence - Vinyl
Planning Commission Nov 30 2021

Name                   Address

1) Bart Gunderson       W8065 August Ave. Holmen