

CITY OF HUDSON
PLAN COMMISSION
THURSDAY, JANUARY 14, 2016
CITY HALL COUNCIL CHAMBERS
505 THIRD STREET
7:00 P.M.

1. Call To Order
2. Discussion And Possible Action On
December 10, 2015 meeting minutes
3. Discussion And Possible Action On
conditional use permit review, outdoor sales area, 1301 Gateway Circle - Offerman
Enterprises, LLC/Larry Offerman

Documents: [PC 3 1-14-16.PDF](#)
4. Discussion And Possible Action On
preliminary plat (extraterritorial subdivision review), Cedar Valley Subdivision, 15 one-
family lots, Section 21, town of Hudson - Kernon Bast

Documents: [PC 4 1-14-16.PDF](#)
5. Other Business For Information Purposes Only Or For Upcoming Agenda

Dennis D. Darnold
Secretary

Posted in lobbies & website - 1/8/2016; emailed to *Star-Observer* - 1/8/2016

Notice is hereby given that a majority of the City Council may be present at the aforementioned meeting of the Plan Commission to gather information about a subject over which they have decision making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N. W. 2d 408 (1993), and must be noticed as such, although the Council will not take any formal action at this meeting.

CITY OF HUDSON

CONDITIONAL USE PERMIT APPROVAL/DENIAL
Section 255-76

Date of Application: October 24, 2014 No. 14-005CUP

APPLICANT: Larry Offerman - Offerman Enterprises LLC

ADDRESS: 3097 96th Ave

Glenwood City WI 54013

PHONE NO: (715)265-7920

SITE LOCATION 1301 Gateway Circle

SCOPE OF PERMIT: Outdoor sales area for up to ten parking stalls
on the north side of the parking lot

CONDITIONS OF APPROVAL: _____

- Sales items shall not be displayed outdoors for more than three (3) weeks

- The permit will be subject to review in one year (December 2015)

PERMIT CONSIDERATION:

Plan Commission X Approved 11-20-2014 Date

Common Council X Approved 12-01-2014 Date

CONDITIONAL USE PERMIT
OFFERMAN ENTERPRISES LLC
LARRY OFFERMAN
1301 GATEWAY CIRCLE

November 20, 2014 Plan Commission:

PUBLIC HEARING AND CONSIDERATION OF AN APPLICATION FOR A CONDITIONAL USE PERMIT BY OFFERMAN ENTERPRISES, LLC FOR A CONDITIONAL USE PERMIT FOR OUTSIDE SALES AREA, 1301 GATEWAY CIRCLE - LARRY OFFERMAN. Burchill reviewed the public hearing notice, called the public hearing to order and asked for comments. Mr. Larry Offerman (applicant) explained that he has opened an online auction house at 1301 Gateway Circle and will on occasion have sale items that will need to be displayed outdoors. He is requesting to be able to display the sale items utilizing ten parking stalls located on the north side of the site. He added that the items should not be on display for more than two weeks. No other comments were received. A motion was made by Yacoub-Raad, seconded by Potter to close the public hearing. **Motion carried.**

Yoerg asked if the area will be fenced and gated. Offerman responded no, but there will be video security. Yoerg asked if adequate customer / employee off-street parking will be available. Offerman explained that additional off-street parking is available on the south, north and west side of the building and that should not be an issue (there are 60 stalls on site). Darnold asked if any outdoor speakers will be utilized. Offerman stated no. Darnold asked Offerman whether it would be a concern if the city placed a condition of approval that the sale items cannot be placed outdoors for more than three (3) weeks. Darnold recommended approval of the conditional use permit for Offerman Enterprises, LLC for an outdoor sales area with the condition that sale items may not be displayed for more than three weeks and that the conditional use permit be reviewed in one year.

A motion was made by Yacoub-Raad, seconded by Yoerg to recommend to the Common Council to approve a conditional use permit for up to ten off-street parking stalls located on the north side of the parking lot for an outdoor sales area at 1301 Gateway Circle with the following conditions:

- Sales items may not be displayed for more than three (3) weeks.
- The conditional use permit will be reviewed in one year (December, 2015)

Motion carried. (Council approved December 1, 2014.)

Gardening Area

13 of 19 sales spaces
outside display

Customer Parking

5/17/17

more parking

Distinction

1301 Gateway Circle
Hudson WI 54016

North

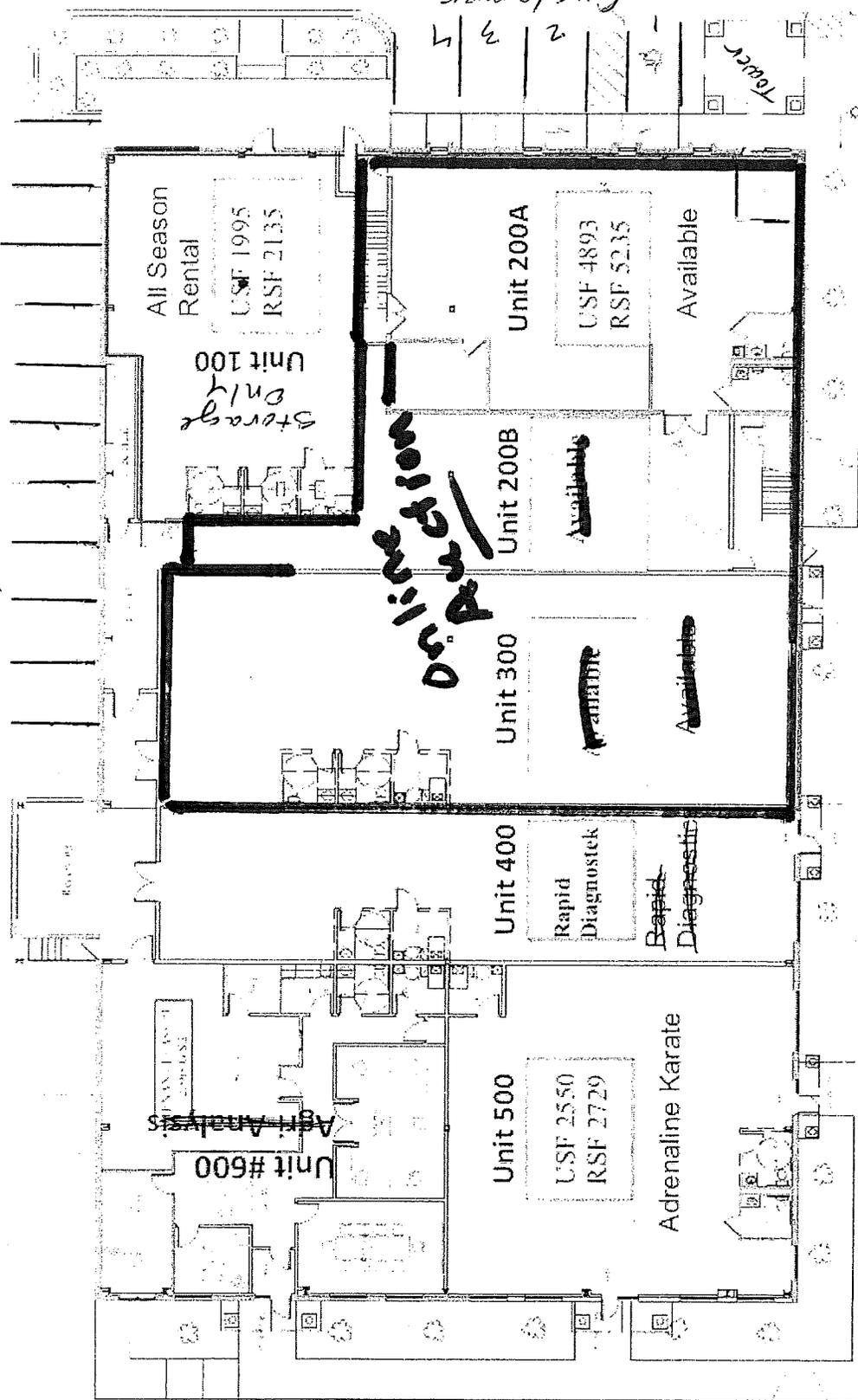
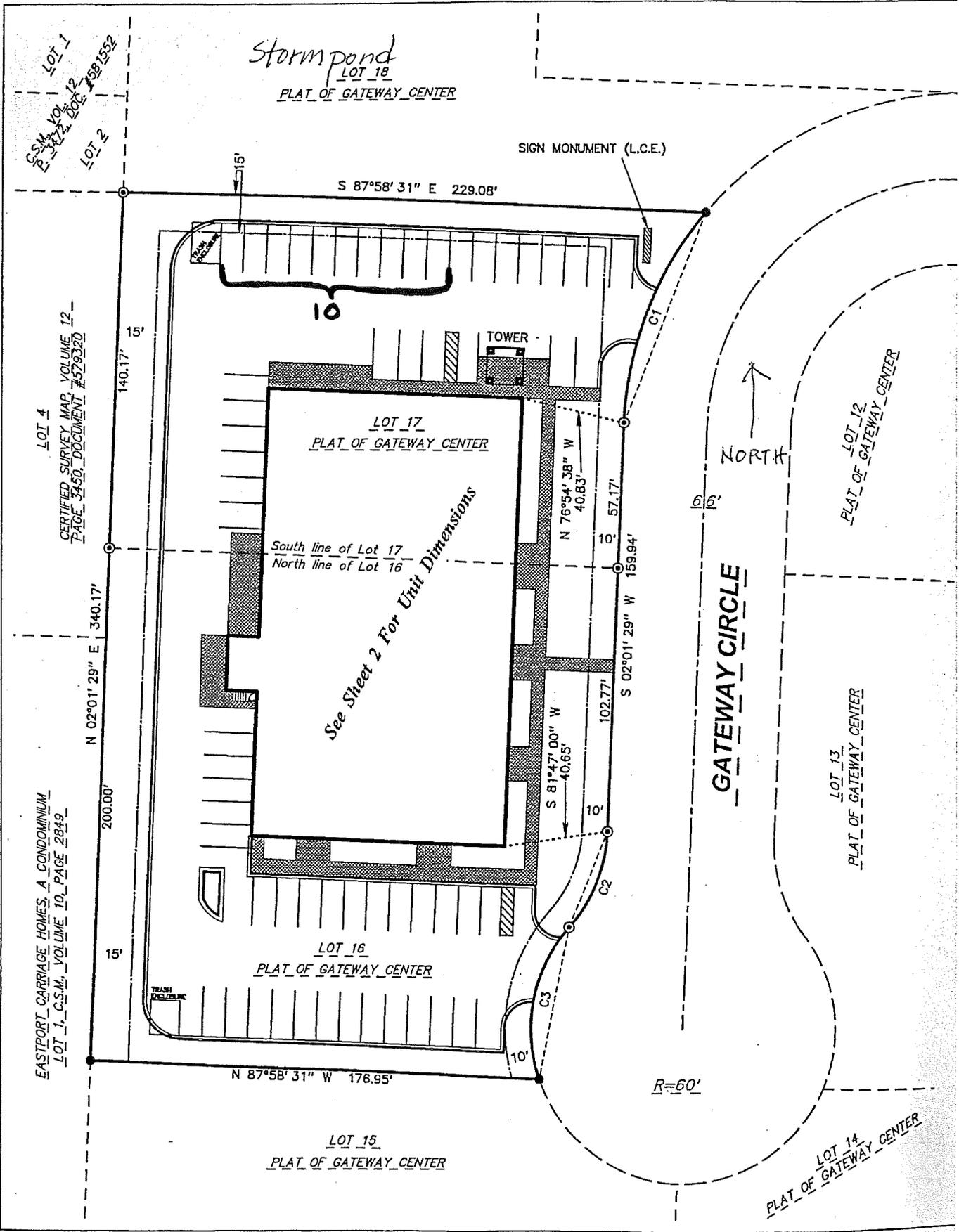


EXHIBIT A
FLOOR PLAN
Parking



Stormpond
 LOT 18
 PLAT OF GATEWAY CENTER

LOT 1
 C.S.M. Vol. 12
 P. 342-2 Doc # 1881532
 LOT 2

LOT 4
 CERTIFIED SURVEY MAP, VOLUME 12
 PAGE 3450, DOCUMENT # 579320

EASTPORT CARRIAGE HOMES, A CONDOMINIUM
 LOT 1, C.S.M., VOLUME 10, PAGE 2849

S 87°58' 31" E 229.08'

SIGN MONUMENT (L.C.E.)

10

15'

N 02°01' 29" E 340.17'

200.00'

15'

N 87°58' 31" W 176.95'

LOT 15
 PLAT OF GATEWAY CENTER

LOT 17
 PLAT OF GATEWAY CENTER

South line of Lot 17
 North line of Lot 16

See Sheet 2 For Unit Dimensions

TOWER

N 76°54' 38" W
 40.83'

S 81°47' 00" W
 40.65'

10'

S 02°01' 29" W 159.94'

102.77'

10'

10'

NORTH

GATEWAY CIRCLE

R=60'

LOT 12
 PLAT OF GATEWAY CENTER

LOT 13
 PLAT OF GATEWAY CENTER

LOT 14
 PLAT OF GATEWAY CENTER

TRASH CONTAINER

TRASH CONTAINER

C1

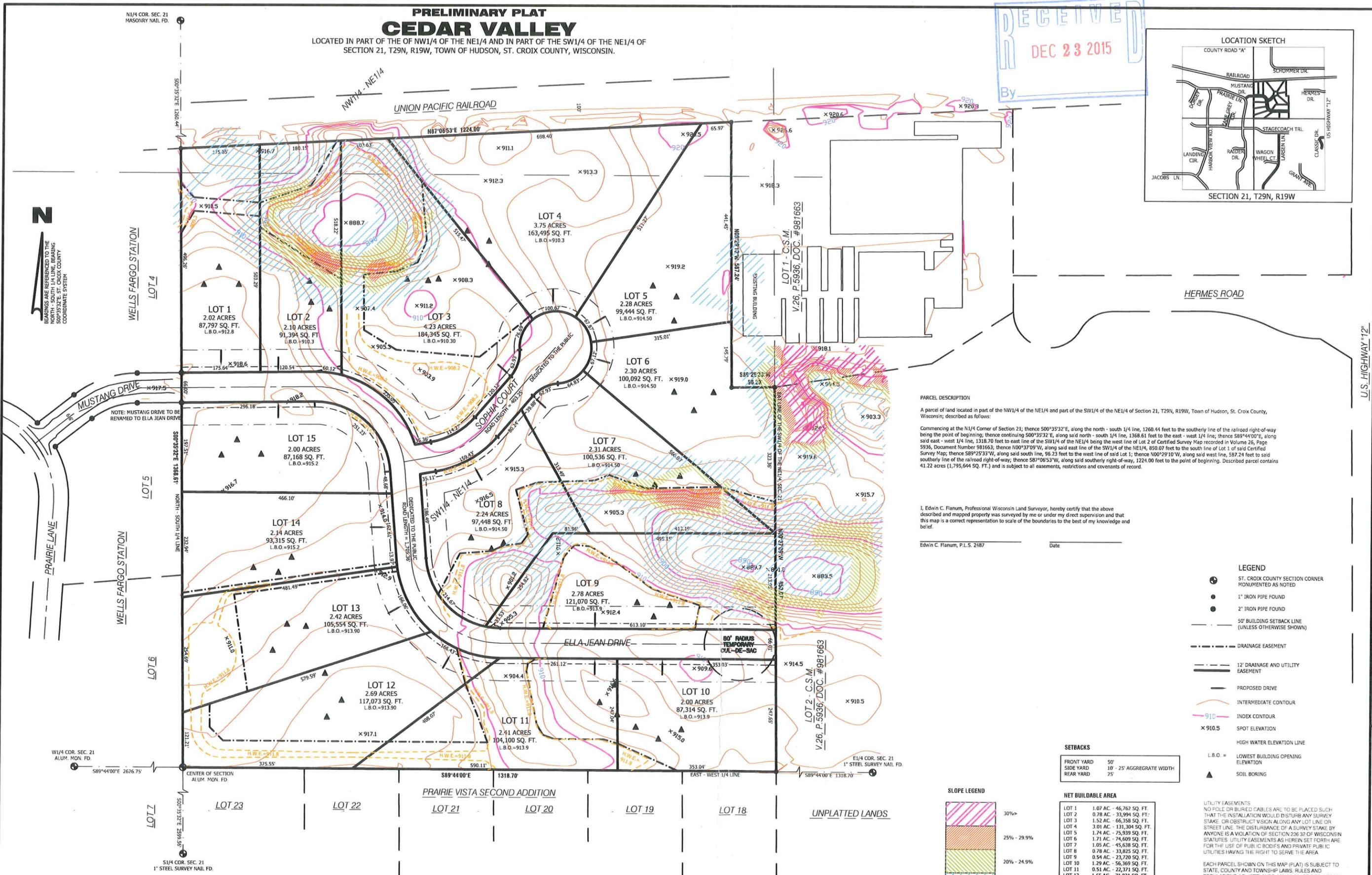
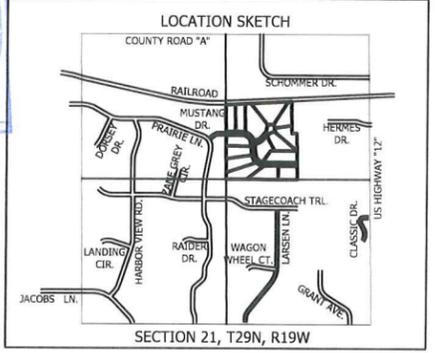
C2

C3

PRELIMINARY PLAT CEDAR VALLEY

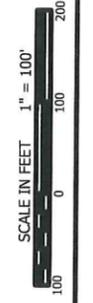
LOCATED IN PART OF THE NW1/4 OF THE NE1/4 AND IN PART OF THE SW1/4 OF THE NE1/4 OF SECTION 21, T29N, R19W, TOWN OF HUDSON, ST. CROIX COUNTY, WISCONSIN.

RECEIVED
DEC 23 2015
By _____



TOTAL PLAT AREA 41.22 ACRES (1,795,644 SQ. FT.)
15 LOTS = 37.67 ACRES = 2.51 ACRE AVERAGE
TOTAL ROAD LENGTH = 2,108.61' / 3.55 ACRES

U.S. HIGHWAY "12"



PARCEL DESCRIPTION

A parcel of land located in part of the NW1/4 of the NE1/4 and part of the SW1/4 of the NE1/4 of Section 21, T29N, R19W, Town of Hudson, St. Croix County, Wisconsin, described as follows:
Commencing at the N1/4 Corner of Section 21; then S00°33'32"E, along the north-south 1/4 line, 1260.44 feet to the southerly line of the railroad right-of-way being the point of beginning; then continuing S00°33'32"E, along said north-south 1/4 line, 1368.61 feet to the east-west 1/4 line; then S89°44'00"E, along said east-west 1/4 line, 1318.70 feet to east line of the SW1/4 of the NE1/4 being the west line of Lot 2 of Certified Survey Map recorded in Volume 26, Page 5936, Document Number 981663; then N00°37'09"W, along said east line of the SW1/4 of the NE1/4, 850.07 feet to the south line of Lot 1 of said Certified Survey Map; then S89°25'33"W, along said south line, 96.23 feet to the west line of said Lot 1; then N00°29'10"W, along said west line, 587.24 feet to said southerly line of the railroad right-of-way; then S87°06'53"W, along said southerly right-of-way, 1224.00 feet to the point of beginning. Described parcel contains 41.22 acres (1,795,644 SQ. FT.) and is subject to all easements, restrictions and covenants of record.

I, Edwin C. Flannum, Professional Wisconsin Land Surveyor, hereby certify that the above described and mapped property was surveyed by me or under my direct supervision and that this map is a correct representation to scale of the boundaries to the best of my knowledge and belief.

Edwin C. Flannum, P.L.S. 2487 Date _____

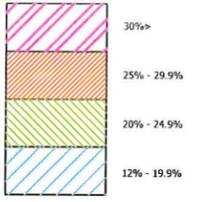
LEGEND

- ST. CROIX COUNTY SECTION CORNER MONUMENTED AS NOTED
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- - - 50' BUILDING SETBACK LINE (UNLESS OTHERWISE SHOWN)
- - - DRAINAGE EASEMENT
- - - 12' DRAINAGE AND UTILITY EASEMENT
- PROPOSED DRIVE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- x 910.5 SPOT ELEVATION
- HIGH WATER ELEVATION LINE
- L.B.O. = LOWEST BUILDING OPENING ELEVATION
- ▲ SOIL BORING

SETBACKS

FRONT YARD	50'	25' AGGREGATE WIDTH
REAR YARD	25'	

SLOPE LEGEND



NET BUILDABLE AREA

LOT 1	1.07 AC - 46,762 SQ. FT.
LOT 2	0.78 AC - 33,994 SQ. FT.
LOT 3	1.52 AC - 66,358 SQ. FT.
LOT 4	3.01 AC - 131,304 SQ. FT.
LOT 5	1.74 AC - 75,939 SQ. FT.
LOT 6	1.71 AC - 74,609 SQ. FT.
LOT 7	1.05 AC - 45,638 SQ. FT.
LOT 8	0.78 AC - 33,825 SQ. FT.
LOT 9	0.54 AC - 23,720 SQ. FT.
LOT 10	1.29 AC - 56,369 SQ. FT.
LOT 11	0.51 AC - 22,371 SQ. FT.
LOT 12	1.65 AC - 71,931 SQ. FT.
LOT 13	1.35 AC - 58,812 SQ. FT.
LOT 14	1.64 AC - 71,253 SQ. FT.
LOT 15	1.19 AC - 51,751 SQ. FT.

UTILITY EASEMENTS
NO POLE OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

EACH PARCEL SHOWN ON THIS MAP (PLAT) IS SUBJECT TO STATE, COUNTY AND TOWNSHIP LAWS, RULES AND REGULATIONS (I.E. WETLANDS, MINIMUM LOT SIZE, ACCESS TO PARCEL, ETC.). BEFORE PURCHASING OR DEVELOPING ANY PARCEL OF LAND CONTACT THE ST. CROIX COUNTY ZONING OFFICE AND APPROPRIATE TOWN BOARD FOR ADVICE.

NOTE: NO OWNER OR RESIDENT SHALL DO ANYTHING WHICH WOULD INTERFERE WITH OR CHANGE THE OPERATION OF THE APPROVED COMPREHENSIVE WATER DRAINAGE AND SOIL EROSION PLAN FOR THIS PLAT. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING UPON, OBSTRUCTING, ALTERING, FILLING, OR EXCAVATING OR PLANTING IN ANY DRAINAGE AREAS OR EASEMENTS, WATER DRAINAGE DITCHES, WATER RUNWAYS, WATER CULVERTS, BERMS OR GRASS SEEDINGS.

PREPARED FOR
KERNON EAST
948 LABARGE ROAD
HUDSON, WI 54016

SURVEYOR
EDWIN C. FLANNUM
NORTHLAND SURVEYING, INC.
AMERY, WI 54001

THIS INSTRUMENT DRAFTED BY EDWIN FLANNUM
JOB NO. 15-15 DWS, PHE DATED 10/28/15

