

CITY OF HUDSON
PLAN COMMISSION
THURSDAY, MAY 5, 2016
CITY HALL COUNCIL CHAMBERS
505 THIRD STREET
7:00 P.M.

1. Call To Order
2. Discussion And Possible Action On
March 31, 2016 meeting minutes

Documents: [PC DRAFT MEETING MINUTES - 3-31-16.PDF](#)
3. Discussion And Possible Action On
a certified survey map (CSM), two (2) commercial lots, Exchange Drive (extraterritorial subdivision review) - Tim Knops

Documents: [PC 3 5-5-16.PDF](#)
4. Discussion And Possible Action On
continuation of a conditional use permit (CUP) for the use of 426 Oak Street for youth respite activities, supportive home services, mentoring services and small instructional classes - O-I-See Youth/Family Strategies/Jennifer Nilssen

Documents: [PC 4 5-5-16.PDF](#)
5. Discussion And Possible Action On
preliminary and final plat, Heritage Greens Tribute Corner, six (6) one-family residential lots, Heritage Greens planned residential development - Creative Home Construction Investments, LLC

Documents: [PC 5 5-5-16.PDF](#)
6. Discussion And Possible Action On
petition for annexation, 18 acres, southeast quadrant of STH 35 & Hanley Road - Northern States Power

Documents: [PC 6 5-5-16.PDF](#)
7. Discussion And Possible Action On
Holiday Inn Express & Suites (hotel & hospitality center), west of Carmichael Road - LHR Hospitality/Doug Rohde **REMOVED 5-5-16, 10:15 A.M.**
8. Other Business For Information Purposes Only Or For Upcoming Agenda

Dennis D. Darnold
Secretary

Posted in lobbies & website - 4/29/16; emailed to *Star-Observer* - 4/29/16

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.

PLAN COMMISSION

March 31, 2016

DRAFT – 4-7-16

Members present: Morrissette, Yoerg, Potter, Casanova and TeWinkel

Others present: Sam Cari, Christopher Anderson, Joe Granberg, John Rask, Deb Delander, Jeff Redmon, Randy Hanson and Denny Darnold

The meeting was called to order at 7:00 p.m. by acting chairman Morrissette.

A motion was made by Yoerg, seconded by Potter to approve the March 10, 2016 meeting minutes.

Motion carried.

Certified survey map, three one-family residential lots, north of Wisconsin Street and west of Knollwood Drive – Carson Partners of Hudson. Darnold noted that this area was part of the Willow River Cemetery and sold to Carson Partners of Hudson a few years ago. When Wisconsin Street was reconstructed this area was filled with excess material, clean fill, from the street project, Darnold added. Carson Partners propose three (3) one-family residential lots of approximately 24,000 to 30,000 sq. ft. in area. Darnold noted that city staff is awaiting utility information. Darnold recommended approval of the proposed three lot certified survey map (CSM) with the condition that the subdivision will not be allowed to be filed until the utility information is approved by city staff and surety provided for the installation of utilities, restoration of street, curb and gutter and boulevard area and city inspection fees prior to filing of the CSM.

A motion was made by Casanova, seconded by Potter to approve the proposed three lot certified survey map (CSM) as proposed by Carson Partners of Hudson with the condition that the utility plans be approved by city staff and that a surety is provided prior to the recording of the CSM to assure the installation of utilities; restoration of street, curb and gutter and boulevard areas; and cost of city inspections. **Motion carried.**

Final master plan and preliminary plat, Carmichael Ridge planned residential development, 145 one-family lots and outlots, west of Carmichael Road and north of Coulee Road – M/I Homes / John Rask.

Darnold noted the plan commission and Common Council approved the preliminary master plan in February / March and that M/I Homes is now requesting approval of the final master plan and preliminary plat. The general concept of the master plan has not changed significantly and the issues that the staff has been working on with M/I Homes include grading and storm water management. Final details for street, curb and gutter, sidewalk / pathways, street lighting, water, sanitary sewer and storm sewer will need to be approved by city staff, Darnold added. One area that is currently under review is the street section between Carmichael Road and the proposed roundabout in regard to the “ultimate” design of the street and accesses to the adjoining property relative to the future signalized intersection at Carmichael Road, Darnold explained.

Darnold recommended approval of the final master plan, including the landscape plan for area abutting the Cudd's Circle residential subdivision, of the proposed Carmichael Ridge planned residential development and conditional approval of the preliminary plat of Carmichael Ridge subject to the approval of street, curb and gutter, water, sanitary sewer, storm water, sidewalks / pathways and street lighting by city staff.

Morrisette asked how many homes were proposed. Darnold responded 145. John Rask, M/I Homes noted that there are 11 detached townhomes which will have association maintenance provided for the residents. TeWinkel asked about the location of those units. Darnold explained they would be located on the south side of the main road (depicted with reddish roofs on the plan provided by M/I Homes).

TeWinkel asked if the 11 units would be the only units with homeowner's association maintenance. Rask responded that development is marketing to elderly residents (55 years + / empty nester), and these units are located on the west side of the development and those units will also have association maintenance; so overall about one-half of the units will have maintenance provided through a homeowner's association.

Morrisette asked about street lighting. Darnold noted that M/I Homes (formerly Hans Hagen Homes) has utilized the custom residential lighting provided by Xcel Energy and staff will review plans in regard to street lights as part of the street plan specifications. Morrisette noted that there were some concerns about street lights in Stonepine.

Darnold reiterated that the landscape plan for the buffer area along the west property line adjacent to Cudd's Golf View Circle subdivision has been submitted in final form and that there are some existing trees on the property that may be transplanted in the buffer area that will provide a more immediate impact.

Potter asked about sidewalks. Darnold commented that the plan commission in earlier discussions did not require sidewalks adjacent to every lot, but has required the pathways along the major street which extends from Coulee Road to Carmichael Road and also pathways in the northern part of the development that will be available for public use. Yoerg confirmed that it was agreed that the sidewalks would not be required along the cul-de-sacs. Yoerg asked about the connection of a sidewalk or pathway to the cul-de-sac (proposed Street E). Rask explained that the slopes between that area and the main roadway are quite steep and that there is a nice grove of pine trees in that area that will be retained.

Darnold noted that there will be two considerations:

- Recommend approval of the final master plan including the final landscape plan for the buffer area adjacent to the Cudd's Golf View Circle subdivision with similar conditions to the approval of the preliminary master plan, and
- Conditional approval of the preliminary plat with the condition that plans for street and curb and gutter; sidewalk / pathways; street lighting; sanitary sewer, water and storm water utilities; grading; and stormwater ponds and structures be approved by the city staff.

Darnold commented that M/I Homes is probably about two months out before submitting their initial final plat(s) and that the most significant issue for M/I Homes is to get grading started this spring or early summer.

A motion was made Yoerg, seconded by Potter to approve the conditional use permit / final master plan for the Carmichael Ridge planned residential development as proposed by M/I Homes; including the final landscape plans for the buffer area along the west property line adjacent to the Cudd's Golf View Circle subdivision and conditions as listed in the preliminary master plan approval. **Motion carried.**

Darnold commented that the preliminary plat is the foundation for development improvements and future platting. TeWinkel noted that the preliminary plat denotes lot dimensions, grading, street right of ways, etc.

A motion was made by Yoerg, seconded by Casanova to approve the preliminary plat of Carmichael Ridge planned residential development with the condition that the plans for street, curb and gutter, sidewalks / pathways, utilities (sanitary sewer, water and stormwater), street lights, grading plans and stormwater ponds and structures are approved by city staff. **Motion carried.**

Other business for discussion purposes only or placement on future agendas. Darnold noted that due to the election and organizational meeting of the Common Council the next scheduled plan commission meeting is Thursday, April 21, 7:00 p.m.

A motion was made by Potter, seconded by Yoerg to adjourn. **Motion carried.** 7:18 p.m.

Respectfully submitted,
Dennis Darnold, Secretary

CERTIFIED SURVEY MAP

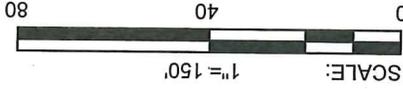
LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27,
T29N, R19W, TOWN OF HUDSON, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:

TIM KNOPS
745 EXCHANGE DRIVE
HUDSON, WI 54016

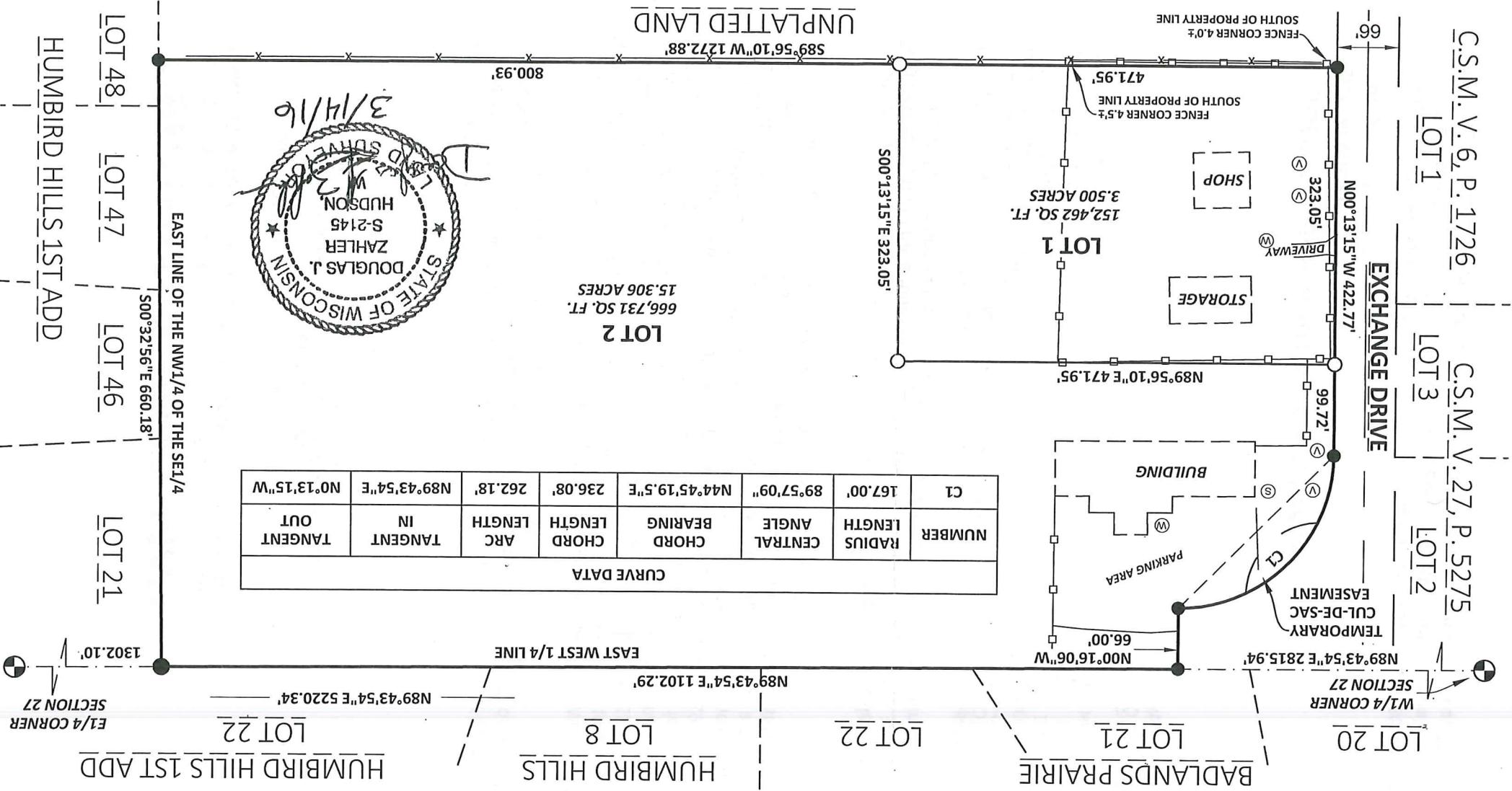
SURVEYOR:

DOUGLAS J. ZAHLER
AUTH CONSULTING & ASSOCIATES
S & N LAND SURVEYING
2920 ENLOE ST. SUITE 101
HUDSON, WI 54016

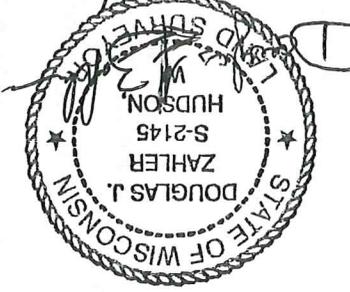


THE EAST-WEST 1/4 LINE OF SECTION 27
BEARS N89°43'54"E AS REFERENCED TO THE
ST. CROIX COUNTY COORDINATE SYSTEM

THIS INSTRUMENT DRAFTED BY:
DOUG ZAHLER JOB NO. 7489-001 DATE: 3/7/16,
REVISED 3/14/16



CURVE DATA							
NUMBER	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	167.00'	89°57'09"	N44°45'19.5"E	236.08'	262.18'	N89°43'54"E	N0°13'15"W



- LEGEND**
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
 - FOUND 2" OUTSIDE DIAMETER IRON PIPE
 - SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
 - EXISTING CHAIN-LINK FENCE
 - × EXISTING BARBED-WIRE FENCE
 - ⊕ FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT

St Croix County, WI

Legend

- Tax Parcels
- Towns
- Cities
- Villages
- Sections
- St Croix Co
- Other Counties
- Lakes and Rivers
- Rivers and Streams
- Interstates
- US Highways
- State Highways
- County Highways
- Local Roads
- Rustic Roads
- Ramps
- Road Right of Way
- Abandoned Railroad
- Private Road
- Railroad
- Road
- Vacated Row
- Railroads



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	03/25/16 9:27 AM
Sources:	



CITY OF HUDSON

CONDITIONAL USE PERMIT APPROVAL/DENIAL
Section 255-76

Date of Application: March 23, 2015 No. 15-004CUP

APPLICANT: O-I-See Youth Strategies-Jennifer Nilssen

ADDRESS: 901 4th Street Ste #107

Hudson WI 54016

PHONE NO: (715)441-1155

SITE LOCATION 426 Oak Street

SCOPE OF PERMIT: Facility to conduct youth supportive home
services, mentoring services and small classes for meal prepara-
tions, group settings, gardening, etc.

CONDITIONS OF APPROVAL: _____

- No more than eight (8) people, including clients and staff, can be at the facility at 426 Oak Street at one time.
- Access shall be in compliance with the Americans with Disabilities Act (ADA) standards prior to occupancy of the facility.
- Review of the permit one year after the date of occupancy.
- Staff members must be present at all times to provide supervision when clients are present at the site.
- Hours of operation are 8:00 a.m. to 8:00 p.m.
- No signage will be permitted, other than the required address signage.
- No overnight respite care may be conducted until a proposal is submitted to the City for approval.
- Any required state of Wisconsin license(s) that may be required must be provided to the City of Hudson for inclusion in the permit file.
- The permit is not transferrable without the approval of the City of Hudson.

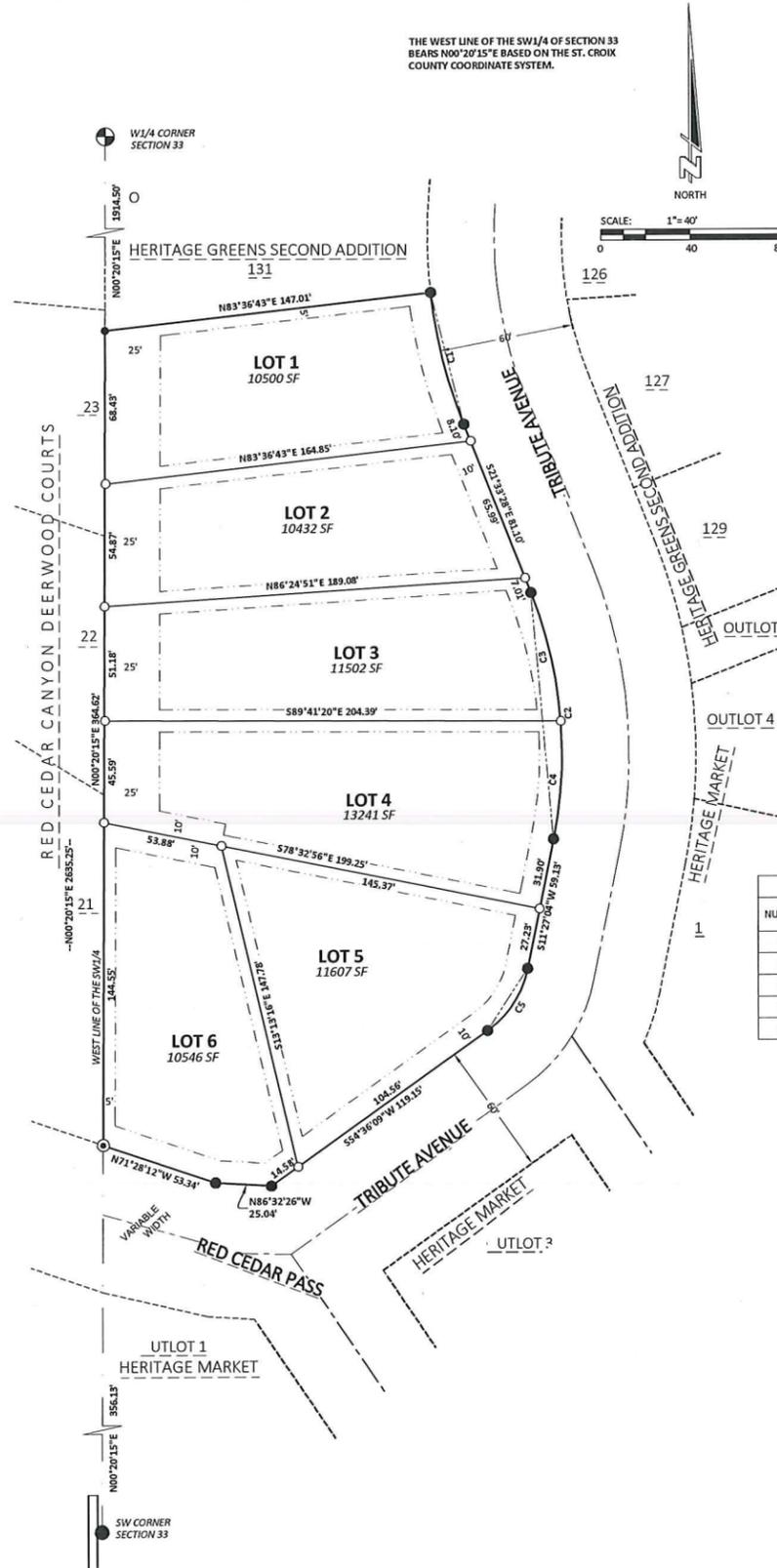
PERMIT CONSIDERATION:

Plan Commission X Approved Denied 4-16-15 Date

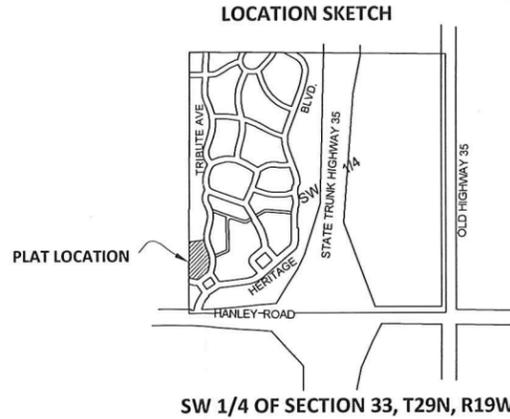
Common Council X Approved Denied 5-04-15 Date

HERITAGE GREENS TRIBUTE CORNER

LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 33, T29N, R19W, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN; BEING A DIVISION OF OUTLOT 2 OF THE PLAT OF HERITAGE MARKET.



THE WEST LINE OF THE SW1/4 OF SECTION 33 BEARS N00°20'15"E BASED ON THE ST. CROIX COUNTY COORDINATE SYSTEM.



SURVEYOR'S CERTIFICATE

I, Ty R. Dodge, Wisconsin Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Hudson, and under the direction of Creative Home Construction Investments, LLC, owner of said land, I have surveyed, divided and mapped HERITAGE GREENS TRIBUTE CORNER; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this plat is located in part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin; being a division of Outlot 2 of the plat of HERITAGE MARKET, containing 1.557 acres of land and described as follows:

Outlot 2 of the plat of HERITAGE MARKET.

Dated this 22 day of April, 2016

Ty Dodge
 Ty R. Dodge PLS 2484
 Auth Consulting & Associates
 2920 Enloe Street Suite 101
 Hudson, WI 54016



PARCEL CURVE DATA							
NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	230.00'	15°10'11"	S13°58'22.5"E	60.72'	60.90'	S6°23'17"E	S21°33'28"E
C2	195.00'	33°00'32"	S5°03'12"E	110.80'	112.34'	S21°33'28"E	S11°27'04"W
C3	195.00'	17°25'34"	S12°50'41"E	59.08'	59.31'	S21°33'28"E	S4°07'54"E
C4	195.00'	15°34'58"	S3°39'35"W	52.87'	53.03'	S4°07'54"E	S11°27'04"W
C5	45.00'	43°09'05"	S33°01'36.5"W	33.10'	33.89'	S11°27'04"W	S54°36'09"W

LEGEND

- FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT
-
-
-
-
-

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 2016



Department of Administration

Office of the Register of Deeds

St. Croix County, Wisconsin

Received for Record _____, 2016
 at _____ o'clock _____ M as document # _____ in _____

Register of Deeds

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Creative Home Construction Investments, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Creative Home Construction Investments, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Hudson, Department of Administration and St. Croix County Community Development Department.

IN WITNESS WHEREOF, the said Creative Home Construction Investments, LLC has caused these presents to be signed by Nick Hackworthy, its president, on this _____ day of _____, 20____.

STATE OF _____)
 COUNTY OF _____) Nick Hackworthy- President

Personally came before me this _____ day of _____, 20____, Nick Hackworthy, President of the above named corporation, to me know to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as such officer, as the deed of said corporation, by its authority.

Notary Public

My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

Alliance Bank, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this plat, and does hereby consent to the certificate of Creative Home Construction Investments, LLC.

IN WITNESS WHEREOF, the said Alliance Bank has caused these presents to be signed by Justin Betzold, Vice President, this _____ day of _____, 20____.

Justin Betzold,
 Vice President

STATE OF _____) SS
 COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, Justin Betzold, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation and acknowledged that he executed the foregoing instrument as such Vice President, as the deed of said corporation, by its authority.

Notary Public

My commission expires _____

CITY COUNCIL RESOLUTION

Resolved, that the plat of HERITAGE GREENS TRIBUTE CORNER, in the City of Hudson, Creative Homes, owner, is hereby approved by the city council.

Rich O'Connor, Mayor _____ Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the city council of the City of Hudson.

LeAnne Addy, Clerk _____ Date _____

CITY OF HUDSON FINANCIAL OFFICER CERTIFICATE

State of Wisconsin)
 County of St. Croix)SS

I, Brenda Malinowski, being the duly qualified and acting Financial Officer of the City of Hudson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the land included on this plat.

Brenda Malinowski _____ Date _____
 City Financial Officer

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
 County of St. Croix)SS

I, Laurie Noble, being the duly elected, qualified and acting treasurer of St. Croix County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the land included on this plat.

Laurie Noble _____ Date _____
 County Treasurer

Office of the Register of Deeds
 St. Croix County, Wisconsin
 Received for Record _____, 2016
 at _____ o'clock _____ M as document # _____ in _____
 Register of Deeds

DRAWN BY: DIZ
 CHECKED BY: _____
 DATE: 03/03/16
 DWG FILE: 5261-007PLAT
 REF FILE: _____
 JOB NUMBER: 5261-007

BRANCH OFFICE
 2020 Faber Street
 Suite 101
 Hudson, WI 54016
 Tel: 715-381-5277
 Fax: 715-381-5338
 hudson@authconsulting.com

CORPORATE OFFICE
 408 Technology Drive East
 Suite A
 Menomonie, WI 54751
 Tel: 715-232-4400
 Fax: 715-232-8482
 men@authconsulting.com

A.C/a
 Auth Consulting / associates
 S&N Land Surveying

PROJECT: CREATIVE HOMES HERITAGE MARKET OUTLOT 2 ADDITION
 CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN
 SHEET NO. 1 OF 1
 FINAL PLAT

RECEIVED
 APR 22 2016
 BY: _____



RESPONSIBLE BY NATURE™

Minneapolis Office
414 Nicollet Mall, Mezz.
Minneapolis, Minnesota 55401
612.330.6583

March 23, 2016

Dennis D. Darnold
City of Hudson
505 Third Street
Hudson, WI 54016



RE: Petition for Direct Annexation

The Owner of real estate described and shown in attached Exhibits A, B and C do hereby petition the City of Hudson to annex said real estate, presently situated in the Town of Troy, in to the City of Hudson. The signatures of the Owners are shown below. The property herein described is being annexed for future business park use.

The current population is 0 in the territory described.

Said parcel contains approximately 18 acres.

This petition for Direct Annexation is made pursuant to Section 66.021 of Wisconsin Statutes.

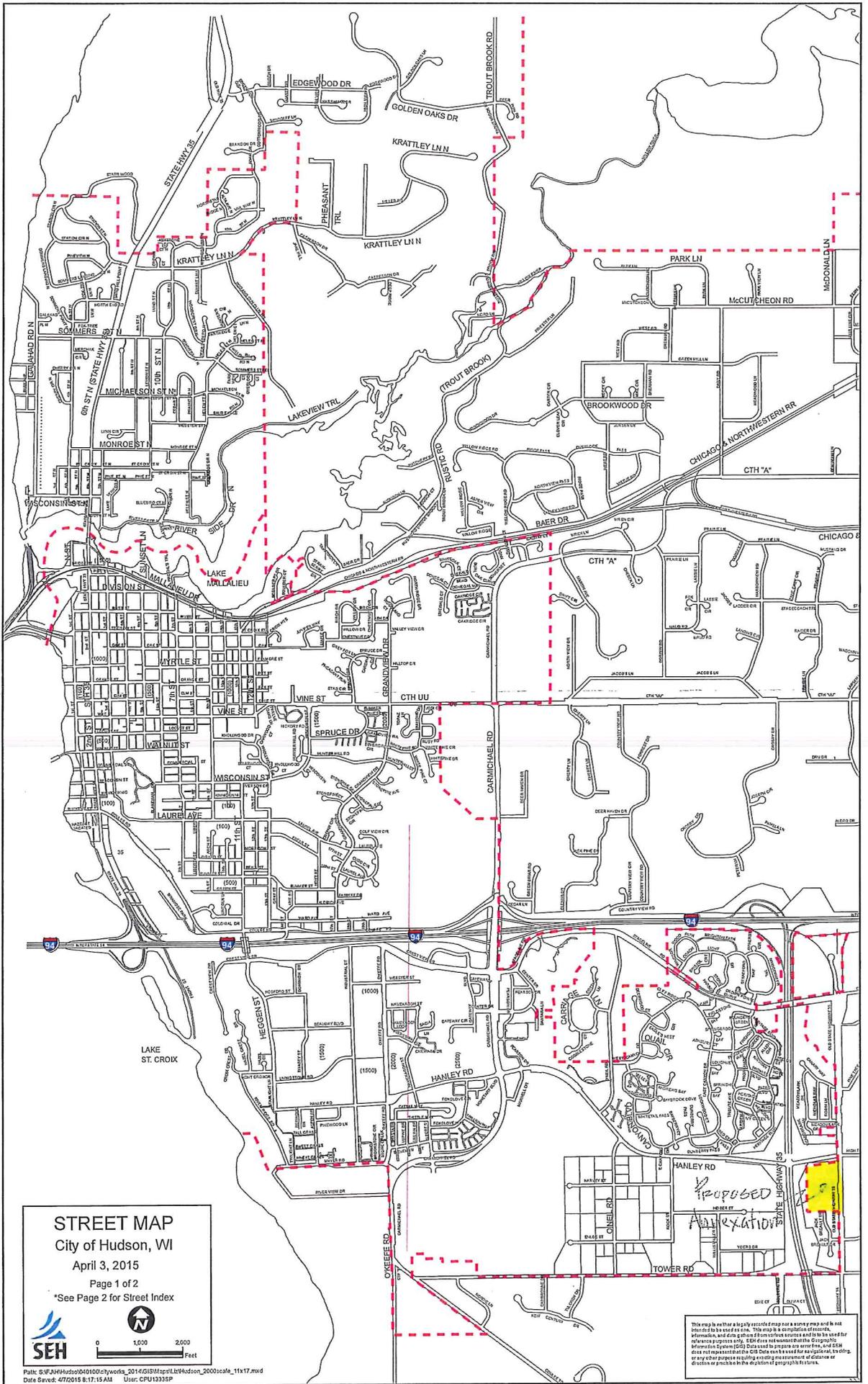
Northern States Power Company, a Wisconsin corporation
414 W. Hamilton Avenue
Eau Claire, WI 54701

By: 

Date: 4-1-16

Matt Boehlke
Director, Real Estate Services

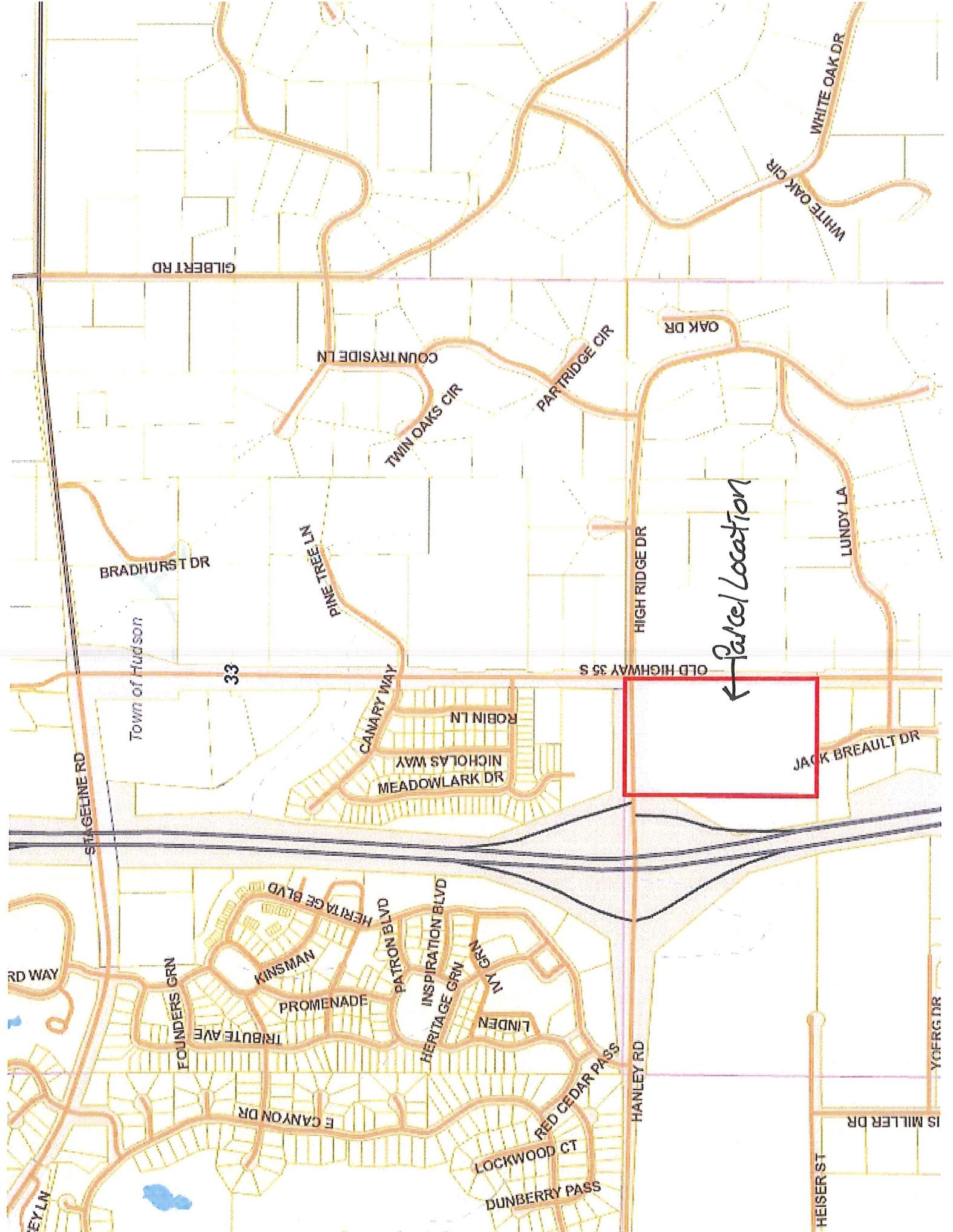
Encl: Map showing location of parcel
Legal Description of the parcel
ALTA survey



STREET MAP
 City of Hudson, WI
 April 3, 2015
 Page 1 of 2
 *See Page 2 for Street Index

Path: S:\FJH\Hudson\040100\cityworks\2014\GIS\Map\CityHudson_2000scale_11x17.mxd
 Date Saved: 4/7/2015 8:17:15 AM User: CPU12335P

This map is neither a legally recorded map nor a zoning map and is not intended to be used as such. This map is a compilation of available information and does not constitute an official record. It is intended for informational purposes only. SEH does not warrant the accuracy of the Geographic Information System (GIS) data used in this map, nor does SEH assume any responsibility for any errors or omissions in this map, or for any other purpose for which this map is used, or for any other purpose for which this map is used, or for any other purpose for which this map is used, or for any other purpose for which this map is used.



Parcel Location

GILBERT RD

BRADHURST DR

33

Town of Hudson

COUNTRYSIDE LN

TWIN OAKS CIR

PARTRIDGE CIR

OAK DR

WHITE OAK DR

PINE TREE LN

CANARY WAY

HIGH RIDGE DR

LUNDY LA

OLD HIGHWAY 35 S

ROBIN LN

MEADOWLARK DR

JACK BREAUTL DR

STAGELINE RD

RD WAY

FOUNDERS GRN

KINSMAN

PROMENADE

PATRON BLVD

INSPIRATION BLVD

HERITAGE GRW

NY GRN

LINDEN

E CANYON DR

LOCKWOOD CT

DUNBERRY PASS

RED CEDAR PASS

HANLEY RD

YOERG DR

IS MILLER DR

HEISER ST

2011

Exhibit B

Proposed Annexation Description:

Part of the NE1/4 of the NW1/4 of Section 4, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, described as follows: Commencing at the North Quarter Corner of said Section 4; thence N89°51'01" West (on the North line of the NW1/4 of said Section 4) a distance of 50.00 feet to the point of beginning of the parcel to be herein described; thence along the West right-of-way of S.T.H. "35", go S00°26'29" West 546.60 feet; thence S89°33'31" East 17.00 feet; thence S00°26'29" West 243.00 feet; thence N89°33'31" West 17.00 feet; thence S00°26'29" West 468.63 feet; thence leaving said right-of-way go N89°48'33" West (on the South line of the NE1/4 of the NW1/4 of said Section 4) a distance of 724.00 feet; thence N00°26'29" East 1257.71 feet; thence S89°51'01" East (on the North line of the NW1/4 of said Section 4) a distance of 724.00 feet to the point of beginning of the above described parcel Except that part to State of Wisconsin in Vol. 1141 of Rec., Pg. 602, as Doc. No. 534337 and in Vol. 1141 of Rec., Pg. 604, as Doc. No. 534338.

