

CITY OF HUDSON  
PLAN COMMISSION  
TUESDAY, OCTOBER 25, 2016  
CITY HALL COUNCIL CHAMBERS  
505 THIRD STREET  
7:00 P.M.

1. Call To Order
2. Discussion And Possible Action On  
September 29, 2016 meeting minutes

Documents:

[PC MINUTES \(DRAFT\) - 9-29-16.PDF](#)

3. Public Hearing And Discussion And Possible Action On  
an application from Creative Homes, Inc. for an amendment to the Heritage Greens  
planned residential development (July 21, 2008 amendment) to change the land use  
designations from limited residential/commercial to one-and two-family residential,  
Outlots 4 and 6, Heritage Market - Creative Homes, Inc.

Documents:

[PC 3 10-25-16.PDF](#)

4. Other Business For Information Purposes Only Or For Upcoming Agenda

Dennis D. Darnold  
Secretary

Posted in lobbies & website - 10/17/16; emailed to *Star-Observer* - 10/17/16

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**  
**September 29, 2016**

**DRAFT – 9-29-16**

**Members present:** O'Connor, Morrisette, Yoerg, Rhoades and Casanova

**Others present:** David Robson, Dan Burnam and Denny Darnold

The meeting was called to order by Chairman O'Connor at 7:30 a.m.

A motion was made by Casanova, seconded by Rhoades to approve the September 13, 2016 meeting minutes. **Motion carried.**

**Final development plans, 8,487 sq. ft. multi-tenant commercial building, Lot 7-Hudson Center, 2161 through 2181 Badger Drive – Hudson Center Holdings, LLC.** Darnold reviewed the general location of the proposed development being on the north side of Badger Drive in the Hudson Center commercial development. There are only a few minor issues particularly addressing the patio area proposed on the north or proposed Panera Bread restaurant tenant space. Since the patio is located adjacent to the drive-thru lane, staff suggested a physical separation for safety and that if a retaining wall may be considered that drainage is addressed.

Dan Burnam, project architect reviewed access, drive-thru lane(s), tenant spaces and architecture / building elevations. Burnam noted the building will be similar in architecture to the two multi-tenant buildings owned by Hudson Center Holdings located between Badger Drive and Crest View Drive.

Darnold recommended approval of the proposed development plans with the condition that revised patio plan be submitted for city staff review with the plan submittal for the Panera Bread unit build-out. Darnold explained that there will be separate permits issued for the general building construction and the tenant build-outs.

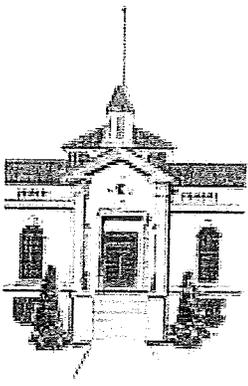
Yoerg asked if the roadway for access to this development will be a private street. Darnold responded yes.

A motion was made by Yoerg, seconded by Casanova that the plan commission recommends approval of the final development plans for the Lot 7 – Hudson Center commercial development as proposed by Hudson Center Holdings, LLC with the revised patio plans to be submitted for city staff approval with the plan submittal for the Panera Bread unit build-out. **Motion carried.**

**Other business for discussion purposes only or placement on future agendas.** Darnold noted the next meeting is scheduled for Tuesday, October 25, 7:00 p.m.

A motion was made by Yoerg, seconded by Rhoades to adjourn. **Motion carried.** 7:39 a.m.

Respectfully submitted, Dennis Darnold, Secretary



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**NOTICE OF PUBLIC HEARING**  
**City of Hudson, Wisconsin Plan Commission**

**Notice is hereby given**, that the city of Hudson, Wisconsin plan commission will conduct a public hearing on Tuesday, October 25, 2016, 7:00 p.m., city hall council chambers, 505 Third Street, to invite public comment in regard to a proposed amendment to the Heritage Greens planned residential development conditional use permit. The application for the conditional use permit amendment submitted by Creative Homes, Inc. request that areas consisting of 1.49 acres, designated as Residential / Commercial and 3.82 acres designated as Limited Residential / Commercial per July 21, 2008 amendment, be amended to one- and two-family residential use with 36 total units proposed (6 one-family residences and 14 two-family residences). This proposal would reduce previously approved density of housing and approved commercial development from 132 multiple family units or 164 elderly units and 10,700 sq. ft. of commercial buildings to 36 one- and two-family units. The subject area is located north of Heritage Boulevard and is legally described as Outlots 4 and 6, plat of Heritage Market, City of Hudson, St. Croix County, Wisconsin. Comments or questions regarding the proposed amendment to the Heritage Greens planned residential development conditional use permit may also be forwarded to Dennis Darnold, Community Development Director, City Hall, 505 Third Street, Hudson, WI 54016; or at 715/386-4776, ext. 160; or e-mail at [ddarnold@ci.hudson.wi.us](mailto:ddarnold@ci.hudson.wi.us).

Dated this 7<sup>th</sup> day of October, 2016.  
Dennis D. Darnold, Secretary

Publish class I notice, October 13, 2016; send affidavit of publication  
Post in city hall lobbies – October 13, 2016

Cc: Plan Commission            Dept. Heads            Hudson Star-Observer  
Common Council            First American Bank    City hall lobbies  
Willi                            Creative Homes / Guenther  
   Neighborhood properties  
   Heritage Greens HOA

*CONDITIONAL USE PERMIT NARRATIVE*  
*Planned Residential Development*

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Heritage Greens 3rd Addition

City of Hudson, Wisconsin

10/05/2016

ACA JOB NUMBER 5261-006

**Prepared by:**

■ ***Auth•Consulting & Associates - AC/a***

Planning, Engineering, Building Design & Surveying

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*S&N Land Surveying & Nelsen Land Surveying - Divisions of AC/a*

## **OVERVIEW/LOCATION**

Creative Homes, Inc. is requesting approval for a change in land use for Outlot 4(3.812 acres) and Outlot 6(1.489 acres) in Heritage Market. The proposed land use request is for paired homes and single family lots, which is within the limits of the Planned Residential Development (PRD2). No change in zoning is being requested.

The Planned Residential Development for Outlot 4 is proposed as 30 paired homes. Outlot 4 is bordered on the North and Northwest by Heritage Greens Second Addition, to the East by Heirloom Ave., to the West by single family lots in Heritage Greens Tribute Corner and a multi-family building located on Lot 1 of Heritage Market and to the South by single family homes in the Heritage of Hudson. Development on the 3.812 acre parcel will consist of 30 new lots. The proposed overall density of the parcel is 7.9 units per acre. The paired homes are a proven product that is in high demand for first time buyers to empty nesters with little to no inventory within the City of Hudson.

The Planned Residential Development for Outlot 6 is proposed as six single family homes. Outlot 6 is bordered on the North by Heritage Cottages of Hudson Phase II, on the West by a multi-family building located on Lot 2 of Heritage Market, and on the East and South by single family homes in Heritage of Hudson. Development on the 1.489 acre parcel will consist of 6 new lots. The proposed overall density of the parcel is 4.0 units per acre.

The PRD boundaries for outlot 4 & outlot 6 are shown on plan sheets C1.0 & C1.1.

## **PATTERN OF PUBLIC AND PRIVATE STREETS**

The roadways within outlot 4 will be private streets. Every unit will have a two car garage and room in front of the garage to park.

Outlot 6 will have lots fronted on Heritage Boulevard, a public street. The single family homes will have a minimum of a two car garage and room in front of the garage to park. There will also be parking available on the public street.

## **UTILITY FEASIBILITY**

The water and sewer are available and have been sized accordingly during the development of Heritage Greens subdivision. Water and sewer will be extended into the proposed development.

## **RECREATIONAL/OPEN SPACE**

The subdivision has access open space and parkland dedicated during the platting of previous subdivisions.

## **PROJECT TEAM**

DEVELOPER: Creative Homes  
ENGINEER/SURVEYOR: Auth Consulting & Associates

Both Outlot 4 and Outlot 6 are currently under contract by Creative Home Construction Investments, LLC.

## **SCHEDULE/PHASING**

It is anticipated that roadway and utility construction will begin upon approval of the development and will be completed as one phase. Construction is estimated at 4-6 weeks for the roadway and utility work.

## **ORGANIZATIONAL STRUCTURE**

The lots in outlot 4 will have an association responsible for the private drive maintenance. These homes will be added to the existing 26 home Home Owners Association which provides financial benefit to all the paired home residents. Each lot in Outlot 6 will be owner maintained with no association.

## **BUILDING PLAN/TYPE/LAYOUT**

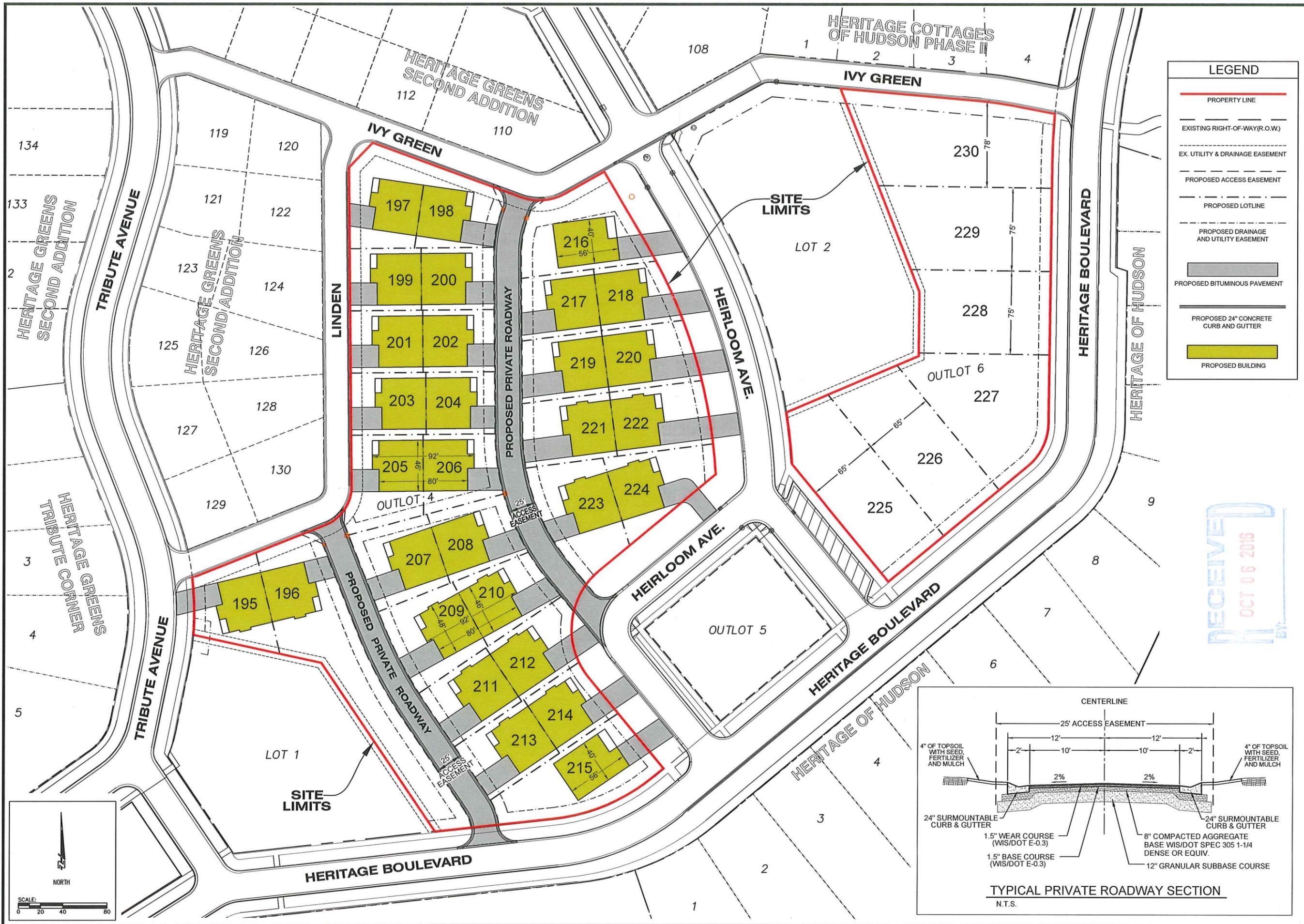
Included is a typical elevation of the paired twin homes shown on Outlot 4. Outlot 6 will be single family homes with the house footprint and elevation determined at building permit application.



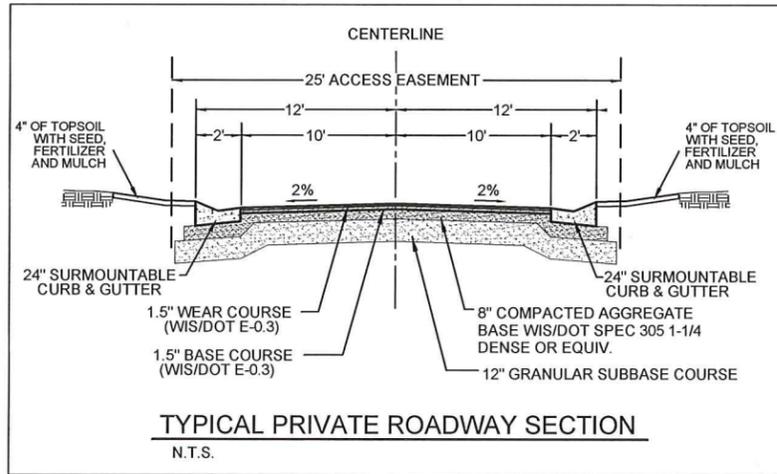








LEGEND	
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY(R.O.W.)
	EX. UTILITY & DRAINAGE EASEMENT
	PROPOSED ACCESS EASEMENT
	PROPOSED LOTLINE
	PROPOSED DRAINAGE AND UTILITY EASEMENT
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED 24" CONCRETE CURB AND GUTTER
	PROPOSED BUILDING



PROJECT:		HERITAGE GREENS 3RD ADDITION	
DRAWING PHASE:		CREATIVE HOMES CONSTRUCTION INVESTMENTS, LLC	
CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN		SITE PLAN	
SHEET NO. C1.0		S&M Land Surveying & a division of A/C/A	
AUTH-CONSULTING ASSOCIATES 400 Technology Drive East Menomonie, WI 54751 Tel 715-232-8400 authconsulting.com		HERITAGE GREENS 3RD ADDITION 220 Dale Street Hudson, WI 54016 Tel 715-381-5277	
DRAWING PHASE:	OWNER REVIEW	DRAWN BY: ZPF	CHECKED BY: ZPF
	AGENCY REVIEW	DATE:	12/03/15
	BID DOCUMENT	DWG FILE:	5261-C1.0-CIP-SIT
	FOR CONSTRUCTION	REF FILE:	5261-002acc
	RECORD DRAWING	JOB NUMBER:	5261-002
		RELEASED FOR REVIEW	ZPF 10/05/16
		REVISION DESCRIPTION:	NAME: DATE:

RECEIVED  
 OCT 06 2016  
 BY:

