

**Plan Commission
January 24, 2017**

Members present: O'Connor, Morrissette, Yoerg, Potter, Rhoades, Casanova and TeWinkel

Others present: Joyce Long, Nick Ouellette, Jamie Johnson, Klint Klaas, Rob Kheen, Matt Hoefler, Brian Zeller, Dennis Darnold and others

The meeting was called to order by Chairman O'Connor at 7:04 p.m.

A motion was made by Yoerg, seconded by Rhoades to approve the January 10, 2017 meeting minutes.

Motion carried.

Public hearing (continued from Jan. 10, 2017), conditional use permit (CUP), lighting over 45 feet in height with tennis court lights – 60 feet and stadium lights – 90 and 100 feet, Hudson High School, 1501 Vine Street – Hudson School District. Darnold noted that eight (8) comments via e-mails had been received, see attached, regarding this issue from:

Marty Dahlke, 813 12th Street, 1-19-17; Rolf Halverson, 724 12th Street, 1-7-17; Carl Willard, 1-7-17, James Lutiger, 1-5-17; Dennis O'Donnell, 1121 Juniper Way, 1-4-17; Larry Szyman, 1-1-17; James Coulson, 12-30-16; Peter Verstegen, 600 Grandview Drive, 12-29-16.

No other comments were received.

A motion was made by Morrissette, seconded by Potter to close the public hearing. **Motion carried.**

It was decided that the two requests, stadium and tennis court lighting, will be considered in separate motions.

Yoerg asked if the school district will restrict the hours of operation of the lights. Nick Ouellette, Hudson School District explained that the lights will not be used any more than necessary; but he stated there may be occasions when the lighting may be used after 9:30 or 10:00 p.m., most particularly for events that may go longer than expected such as football games or tennis matches.

Casanova opined that the hours of use would be similar to what presently occurs at Newton Field.

Darnold asked how the lighting systems will be controlled. Ouellette noted that the lighting systems will be programmed to be controlled by authorized school personnel through smart phones / computer systems.

Rhoades asked if baseball or soccer will also be activities that will be at the high school site. Ouellette answered soccer only. Ouellette thought that there would be approximately four to six football games, 10 – 12 soccer games, and 2 – 3 track meets per year.

Potter asked if community events will occasionally use the stadium facilities. Ouellette responded that it is possible and that the school district will have established policies for the use of the facilities.

Morrisette commented that the technology of lighting is much better than provided at Newton Field and that he feels that the school district has used their due diligence to address the issues and will control the hours of operation through adopted school policies.

A motion was made by Morrisette, seconded by Casanova to approve the stadium lighting, four (4) standards, as presented at a maximum height of 90 feet (west side of stadium) and maximum height of 100 feet (east side of stadium). **Motion carried.**

Rhoades asked about the hours of operation of the tennis court lights. Ouellette commented that the lights would likely be available for use until 9:30 or 10:00 p.m. and that the school district may limit the number of days per week that the courts would be available for public use in the evenings.

Rhoades asked about the height of the standards for the tennis courts. Ouellette responded the lights are proposed to be 60 feet in height due to eight courts being lit and to avoid flooding of the lighting and to provide adequate light coverage of the courts so the height of 60 feet is desirable.

Darnold asked if the lights may be programmed to cover only two courts at a time, particularly when only one court may be in use. Ouellette commented that may be possible, but may not provide the level of lighting needed even for recreational use.

Potter asked if the CUP for the tennis courts may be re-reviewed in the future.

Casanova commented that he felt the school district will be responsible for policy for the use of the lights, and the city should not dictate the hours of operation.

Darnold commented that if there are a number of complaints received the plan commission and Council can re-review the issue.

A motion was made by Morrisette, seconded by Casanova to approve the tennis court lights, six (6) standards with a maximum height of 60 feet. **Motion carried.**

Request for rezoning, 130 acres, 2200 Carmichael Road, from B-2, General Business District to PCD-1, Planned Commercial District – Croixland Properties, Limited Partnership. Darnold noted that he is recommending that the amendment for the zoning district classification for the parcel at 2200 Carmichael Road / former St. Croix Meadows site, as requested by Croixland Properties, be approved to allow flexibility in development standards of a mixed use development. Darnold added that the proposed zoning amendment is in compliance with the city of Hudson comprehensive plan.

Rob Kheen, representing the development group proposing to purchase and develop the property noted that the proposed development which will allow shared parking, phased development, renovation of the existing building (phase one) with an overall mixed use including corporate office, baseball facilities, hotel, recreation and housing.

Yoerg asked when the project may begin. Kheen commented that the developers hope to start as soon as possible with the first phases of development in 2017 and 2018.

A motion was made by Casanova, seconded by Yoerg to recommend approval of the rezoning as requested by Croixland Properties, Limited Partnership to rezone the property from B-2, General Business District to PCD-1, Planned Commercial District for the 130 acre parcel at 2200 Carmichael Road (former St. Croix Meadows site). **Motion carried.**

Final development plans, Hudson Boat Works (phase 2), 7,768 sq. ft. office / retail / residential facility, 155 Second Street South – HAF RED, LLC / Matt Hoefler. Darnold noted that this is the second phase of the overall development of the Hudson Boat Works development at 155 Second Street S., generally located south of the DQ and north of the Northwest Mutual office facility. The development differs from the approved concept plan only in that there will be one building instead of two. The proposed facility includes 5,000 sq. ft. of office / retail and two residential units; and 25 off-street parking spaces will be provided. A total of 76 off-street parking spaces are provided for both phase 1 and phase 2 developments. Darnold noted that there are only a few minor utility issues that need to be resolved. The architecture will be similar to phase 1.

Potter asked how much area was in the phase 1 building. Matt Hoefler responded 9,000 sq. ft. Matt Hoefler, HAD RED reiterated that the development proposes two phases instead of three and that some off-site drainage will be collected at the northwest corner of the site. Parking is limited to 25 off-street parking spaces due to the physical size of the property. The proposed uses of the property, including two residential units, will limit the demand on the on-site parking.

Yoerg asked what the use of the retail / office space may be. Hoefler noted that an art gallery and office use will occupy the commercial space areas.

A motion was made by Yoerg, seconded by Rhoades to recommend approval of the final development plans for Hudson Boat Works (phase 2) as proposed by HAF RED, LLC with the condition the final development plans are revised per comments of the city engineer and utility director per memos of Jan. 23 and Jan. 24, 2017. **Motion carried.**

Darnold commented that he advised Matt Hoefler that the WisDOT has decided that the speed limit on Second Street south of Buckeye will not be lowered to 25 mph, but may be re-reviewed in the future which means that access to the shared entrance to the Hudson Boat Works / Northwest Mutual site will be limited to an outbound right turn only restriction.

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Other business for discussion purposes only or placement on future agendas. Darnold noted the plan commission meetings in February are tentatively scheduled for Tuesday, February 14 and Tuesday, February 28, both at 7:00 p.m. The presentation of the downtown parking study / analysis is tentatively scheduled for the Common Council meeting, Monday, February 28. The Council meeting begins at 7:00 p.m.

A motion was made by Yoerg, seconded by TeWinkel to adjourn. **Motion carried.** 7:54 p.m.

Respectfully submitted,
Dennis Darnold, Secretary