

## **PLAN COMMISSION**

**January 28, 2016**

**Members present:** Burchill, Yoerg, Potter, Rhoades, Casanova and TeWinkel

**Others present:** Nick Hackworthy, Matt Hieb, Gary White, John Rask, Jeff Redmon, Jon Olson, John Stelling, Patt Colten, Randy Hanson and Denny Darnold

The meeting was called to order by Chairman Burchill at 7:00 p.m.

A motion was made by Yoerg, seconded by Casanova to approve the January 14, 2016 and the January 21, 2016 meeting minutes. **Motion carried.**

**Continuation of a conditional use permit, seasonal garden center, 1800 Coulee Road, Plaza 94 south parking lot – Plant Place, Inc.** Darnold noted that this application when submitted last year was for only one year (2015), thus is being reviewed again. Darnold commented that there were no issues / concerns with the garden center operation last year. Darnold recommended approval of the continuation of the conditional use permit to Plant Place Inc. with the similar conditions as previously approved. A motion was made by Yoerg, seconded by Casanova to recommend approval of the continuation of the conditional use permit for three (3) years, through 2018, with the following conditions:

- Permit period is April 15 to July 10 of each year (2016, 2017 and 2018)
- Signage to be approved, each year, by the community development director

**Motion carried.**

**Final plat, Heritage Cottages Subdivision First Addition, Heritage Greens planned residential development, nine (9) one-family residential lots – Creative Homes Construction Investments, LLC / Nick Hackworthy.** Matt Hieb, project engineer reviewed the final plat which proposes nine (9) one-family lots and the construction of Promise Boulevard from Promenade to Heritage Boulevard which is less than a one block area. Darnold explained that this is the last phase of the one-family residential lots in the Heritage Greens planned residential development. Darnold noted the final plat is in conformance with the preliminary plat and the master plan for the planned residential development. Darnold recommended approval of the final plat as proposed with the following conditions:

- Letter of credit or acceptable surety to be provided to the city of Hudson for 125% of the estimated costs of street, curb and gutter, sidewalk, utility improvements and cost of city inspections; if the plat is to be recorded before improvements are constructed and accepted by the city of Hudson.
- Approval of the construction documents / plans and specifications by the city staff.
- Execution of a development agreement with the city of Hudson.

A motion was made by Rhoades, seconded by Potter to approve and recommend approval to the Common Council the final plat of Heritage Cottages Subdivision First Addition creating nine (9) one-family residential lots and extension of Promise Boulevard with the following conditions:

- Letter of credit or acceptable surety to be provided to the city of Hudson for 125% of the estimated costs of street, curb and gutter, sidewalk, utility improvements and cost of city inspections; if the plat is to be recorded before improvements are constructed and accepted by the city of Hudson.
- Approval of the construction documents / plans and specifications by the city staff.
- Execution of a development agreement with the city of Hudson.

**Motion carried.**

**Conditional use permit (CUP), preliminary master plan, Carmichael Ridge planned residential development, 145 one-family residences, north of Coulee Road and west of Carmichael Road – M/I Homes / John Rask.** Darnold noted that since October the city staff has been working with Hans Hagen Homes and M/I Homes staff and consultants to address issues in regard to storm water modeling; trails for access to trunk sanitary sewer and storm sewer mains; recreational trails; accesses to Coulee Road and to Carmichael Road; and utilities to finalize the preliminary master plan for the Carmichael Ridge planned residential development. Darnold explained that upon approval of a preliminary master plan by the Common Council the developer has 180 days to have a final master plan and preliminary plat approved within 180 days. Final plats may be submitted for approval as phases develop.

Yoerg asked about phasing and if construction of residences begins before streets and utilities are completed. Darnold noted that the fire and EMS departments will require any proposed roadways / accesses under construction to be accessible to emergency vehicles.

John Rask representing M/I Homes noted that it is their intention to get the final master plan approved and start grading in 2016. He opined that there would be approximately 12 homes started in 2016. The general concept has stayed the same as previously discussed for the types of residences proposed, Rask noted. Phasing of the development is proposed to be divided into two sections to be completed in 2016 and 2017.

Darnold reviewed recommendations for consideration of the plan commission's recommendation of approval of the Carmichael Ridge planned residential development preliminary master plan.

A motion was made by Casanova, seconded by Yoerg to recommend approval of the Carmichael Ridge planned residential development preliminary master plan with the following conditions:

Final master plan shall be consistent with the preliminary master plan, dated 12-15-15, and shall be approved within 180 days of the preliminary master plan approval by the Common Council.

Revised / updated storm water modeling must be presented by February 15, 2016 for staff / city consultant review and approval.

Final landscape plans to be submitted for approval for the area along the west property line between the proposed Carmichael Ridge project and the abutting Cudd's Golf View Addition.

Grading plans; preliminary plat; street, utility, street lighting and pathway / trail construction plans; final plat (final plats may be presented in phases) and development agreement approvals.

Private covenants and homeowner's association by-laws shall be provided.

Amendments, major changes which alter the concept or intent of the planned residential development, to the approved master plan will require a public hearing.

Sanitary sewer and water mains:

- Provide for water main looping from the end of proposed Street "F" to west of the Stonepine Bay cul-de-sac and from the end of the cul de sac of proposed Street "E" to the southern end of proposed Street "A".

Pathways / trails for access to sanitary sewer and storm structures / ponds:

- All storm water ponds and storm sewer and sanitary manholes shall be accessible by a pathway / trail with new construction by the developer Hans Hagen Homes / M/I Homes.
- The pathway / trail section shall be at a minimum 9' wide with 3" bituminous and 8" base. Areas near manholes shall be designed to allow the vacuum truck to position the front of the truck up to the manhole and turnarounds provided.
- Pathways / trails used for access to the trunk storm sewer and sanitary sewer systems will also be accessible to the general public for recreational use and will be maintained by the city of Hudson. Easements shall be provided to the city of Hudson.

Pathways / trails for recreational use:

- Pathways / trails along proposed Street "A" and proposed Street "B" or other locations within the residential development will be maintained by the abutting property or the homeowner's association.

Access to / from Carmichael Road and access to / from Coulee Road:

- Interim (the street section before the full intersection at Carmichael Road is developed) and final street sections /alignments and accesses must be finalized for approval by the city of Hudson for the proposed Street "A" from Carmichael Road to and including the intersection proposed Street "B" to the north and proposed Access "E" to the south (future street serving the commercial area) with a single lane modern roundabout being the preferred intersection design. The preferred section for the street between Carmichael Road and the intersection shall be two west bound lanes and four eastbound lanes (two left turn, one straight and one right turn).
- Access to Coulee Road does not warrant, with the proposed amount of residential traffic, to require signalization at the intersection of proposed Street "A" and Coulee Road. Upon the review / approval of the planned commercial development signalization may be required dependent upon the traffic generation resulting from proposed land uses in the southwestern part of the proposed commercial area.

Extension of Ward Avenue:

- Extension of Ward Avenue from proposed Street "A" westerly to the existing right of way of Ward Avenue shall be constructed and accepted by the city on or before Oct. 15, 2017.

Private well abandonment:

- The private irrigation well shall be abandoned and appropriate records filed with the Hudson water utility pursuant to Municipal Code, Section 242-9 and Wisconsin Administrative Code NR 812.26.

**Motion carried.**

**Other business for discussion purposes only or placement on future agendas.** Darnold noted the plan commission meetings in February are tentatively scheduled for Thursday, February 11 and Thursday, February 25 (7:00 p.m.).

A motion was made by Burchill, seconded by Rhoades to adjourn. **Motion carried.** 7:45 p.m.

Respectfully submitted,  
Dennis Darnold, Secretary