

PLAN COMMISSION

February 11, 2016

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

Others present: Mike Leverty, Matt Hoefler, Jeff Redmon, Doug Rohde, Angela Popenhagen, Mark Paschke, Matt Frisbee, Betty and Mike Breske, Georgia and Dick Whitcomb, Blake Frye, Randy Hanson, Denny Darnold and others

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

A motion was made by Morrissette, seconded by Rhoades to approve the January 28, 2016 meeting minutes. **Motion carried.**

Certified survey map (CSM), two (2) commercial lots and one outlot, 201 Second Street South – MLME Holdings / Michael Leverty. Darnold noted this proposed minor subdivision is the area located on the east side of STH 35 / Second Street and south of the Dairy Queen including the vacant lots and the lot where the Northwestern Mutual office building exists. The two commercial lots will include the parcel for the proposed Hudson Boat Works project (refer to following discussion) and the existing Northwestern Mutual office building site. The proposed outlot will be the shared access for both parcels. Darnold noted that if the final development plans for the proposed Hudson Boat Works project are approved there should be a 20' to 30' wide storm sewer easement through lot 1 to accommodate storm drainage from Second Street.

Yoerg asked about setbacks for buildings. Darnold noted that this area is in the B-3, Central Business District; and the setbacks are zero for the front and side lot lines and 25 feet from the rear lot line.

A motion was made by Yoerg, seconded by Rhoades to approve and recommend approval of the certified survey map consisting of two lots and one outlot as proposed by MLME Holdings / Michael Leverty. **Motion carried.**

Final development plans, Hudson Boat Works, 7,440 sq. ft. office / restaurant facility, phase one improvements and two future buildings, 125 -155 – 175 Second Street S – HAF RED, LLC. Darnold explained that this is the area between Dairy Queen and Northwestern Mutual on the east side of STH 35 / Second Street. The intended use of the building is for LoLo American Kitchen restaurant on the main floor, HAF Architectural Group on the second floor, and a small mezzanine area and outdoor patio on the rooftop.

Darnold noted that at the last meeting this was discussed concern was expressed by plan commission members in regard to the safety of traffic turning left into the site or left exiting the site. Darnold

commented that he has reviewed traffic during the p.m. peak period twice. Darnold commented that when traffic backed up beyond the access was generally from 4:45 p.m. to 5:15 p.m.

Darnold opined that the southbound left turn is difficult when cars are stacked as far south as the access to the development because the traffic in the two northbound lanes may vary considerably. Darnold expressed that the left turn exiting the site was more concerning as a vehicle must cross two lanes of traffic and that stacked vehicles may obscure oncoming southbound traffic with some of the southbound vehicles traveling at 35 to 45 mph.

Darnold also reported that he met Feb. 10 with two WisDOT staff members to review the after peak hour traffic conditions for the area of STH 35 / Second Street between I-94 and Coulee Road. Darnold noted that there is no one answer to resolving this matter, but indicated that matters that were reviewed included speed limits; extension of the green light for northbound vehicles at the Coulee Road intersection; extension of the dedicated northbound right turn lane to Coulee Road; possible roundabout at the Coulee Road / STH35 intersection; and making Second Street (northbound) and First Street (southbound) one-way routes. WisDOT suggested that the city work with the WisDOT to study the intersection to determine what changes may be best to improve the efficiency of the intersection of Coulee Road / Buckeye Street and STH 35 / Second Street and any changes can possibly be implemented as part of the proposed 2021 mill and overlay project.

Yoerg expressed his concern for the safety of drivers turning left entering or exiting the site and that vehicles turning left can be seen from oncoming traffic. Yoerg noted that the city must address concern for safety now rather than to delay consideration.

Burchill asked if there has been a traffic study completed for this area. Darnold stated no, but that he has asked for a traffic incidence report, but has not been able to get a report from the police department. Darnold added that WisDOT advised him that there have only been two accidents south of the intersection in recent years; one at the DQ and one at the Northwestern Mutual site involving vehicles turning left while exiting those locations.

Burchill questioned if the issue may be resolved by limiting vehicles exiting the site to right turn only. Yoerg agreed that would be making a significant difference. TeWinkel noted that the exit should be a raised median to channel the traffic to allow right turns only.

TeWinkel noted the observations conducted were during the winter months when traffic may be at its lowest volumes and may be considerably different during the summer months, and he reiterated his concern of the speeds of traffic in this area.

Casanova asked if additional roadway is available so additional lanes can be added. Darnold noted that there was sufficient room to extend the northbound dedicated right turn lane. Casanova added that left turns out of a commercial development such as the Freedom Station are difficult at certain times of the day. TeWinkel noted that is a single lane of traffic that vehicles must cross in that situation, and the speed of traffic south of Coulee Road is higher at times. TeWinkel expressed concern of a vehicle having to cross two lanes of traffic and conflicting with southbound traffic which cannot see the vehicle leaving the site.

Yoerg reiterated his concern for the southbound left turn into the site not being safe also.

Potter mentioned that left turns to the Williams parking lot between Walnut Street and Commercial Street is difficult in the late afternoon.

Burchill suggested that a compromise would be limiting exiting vehicles to right out only.

Morrisette asked if WisDOT addressed or commented about limiting the exit to right out only. Darnold stated they did not address that issue. He commented that he did not want to deny the project, but that the limit of right out only should be considered.

A motion was made by Morrisette, seconded by Casanova to recommend approval of the final development plans for the Hudson Boat Works project as proposed by HAF RED LLC with the condition that the access will be limited to no left turn out of the parking lot. **Motion carried.**

Potter asked if that restriction will also apply to the Dairy Queen as it may create confusion. Burchill responded that the plan commission should try to tie the two together at this time.

Matt Hoefler opined that traffic for the proposed restaurant will be from 5:00 p.m. through 7:00 p.m. He expressed that there are not likely many left turns, one of five vehicles, to southbound traffic from the proposed restaurant. He also noted that the speed limit should be reduced to 25 mph as this development extends downtown Hudson south of Coulee Road. Hoefler noted that the buildings will be up to the front property line which should serve to slow speeds.

Morrisette disagreed with Hoefler in regard to vehicles visiting the restaurant wanting to go to I-94 and expressed his concern of safety and suggested that the restaurant will want customers to come from Minnesota.

Yoerg commented that he would feel more comfortable if the speed limit could be reduced. Darnold commented that he visited with WisDOT and that they would be willing to review the request to reduce the speed limit, but would not guarantee that the speed limit would be reduced.

Mike Leverty expressed that a very high percentage of traffic turning south from the site will not occur during the afternoon peak hour traffic period; and if they need to, they can turn right and access I-94 via Coulee Road and 14th Street on-ramp. He asked how the no left turn will be enforced. He added that similar to other locations where left turns exiting a business site those vehicles generally will opt to turn right. Burchill noted that one suggestion was to propose a drive lane that would be channeled for right only turn. Leverty noted for the past six years that they have to turn right and proceed to Coulee Road when traffic is heaviest during the late afternoon.

TeWinkel noted that this is likely the slowest traffic period of the year and that there will be much more traffic during the summer months.

Concept development plans, Holiday Inn Express Hotel and Hospitality Center, 201 Carmichael Road, 95 room hotel and reuse of the former golf course clubhouse as a hospitality / banquet center – LHR Hospitality / Doug Rohde. Commissioner TeWinkel recused himself from discussion.

Darnold noted that this is the general location of the former golf course clubhouse / restaurant / banquet center and the parking lot to the south.

Angela Popenhagen, project engineer explained that the existing building will be converted to a hospitality / banquet center, and the parking lot to the south will be the site of the proposed 95 unit hotel. Access to the parcels will be the existing right-in / right-out only to Carmichael Road at the northeast corner of the site; right-in only from the proposed street on the south side of the hotel parcel; and the primary access from a proposed north-south oriented street which will be a joint access along the common lot line on the west side of the parcels which will be full access. Much of the existing parking on the east part of the development will remain as well as the patio area on the west side of the proposed banquet center. Additional parking will be constructed on the west side of the hotel and banquet center. Popenhagen also noted that the trunk sanitary sewer line must be relocated to accommodate the construction of the hotel facility. Darnold noted that the access along the south property line has been moved west to better accommodate emergency vehicle access.

Another issue that must be addressed is the off-street parking. The total number of stalls proposed is compliant with zoning regulations; but because the parking will be shared, there will need to be a parking agreement between the two entities.

Mark Paschke, project architect reviewed the proposed hotel facility noting that the façade will be a mixture of cultured stone around the entry and fabric cement siding or red and tan colors. The overall height is 59 feet.

Darnold noted the maximum height allowed is 60 feet.

Paschke noted that the hotel will also include a small business meeting room, fitness room and pool area in the hotel facility. Potter asked if there is a restaurant in the hotel. Paschke answered no.

A motion was made by Morrissette, seconded by Yoerg to approve the concept development plans for the proposed Holiday Inn Express Hotel and Hospitality Center as proposed by LHR Hospitality / Doug Rohde with the condition that the final development plans be amended to reflect city staff review.

Motion carried.

Potter asked if there are any plans to connect the two facilities. Darnold responded no, but that there is a process of obtaining a conditional use permit that would allow that similar to what the hospital and medical clinic facilities obtained.

Disposition of park property, part of Birkmose Park located west of Historic Casanova Liquor. Darnold explained that the city received a request from Tyrrell and Jennifer Gaffer to sell a small area of Birkmose Park located west of the Historic Casanova Liquor store to the Gaffers so that the parking lot may be expanded. The area, approximately 50' x 75', is part of the park that has not been used by the general public. Darnold explained that Birkmose Park was given to the city in perpetuity for use as a park. Because of this condition of the deed of property, if the city may wish to dispose of the property, the city may need to follow a specific provision of a state law including obtaining a court order.

Casanova explained that the park board reviewed this issue and recommended disposing of the property because it has no significance for park use.

A motion was made by Casanova, seconded by Yoerg to recommend that the area located between Historic Casanova Liquor, 236 Coulee Road and the residence at 202 Coulee Road be disposed of with the cost of procedures to dispose of the property to be paid for by the requesting parties Tyrrell and Jennifer Gaffer. **Motion carried.**

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Other business for discussion purposes only or placement on future agendas. Darnold noted that upcoming meetings are tentatively scheduled for February 25, March 10 and 31 and April 21.

A motion was made by Yoerg, seconded by TeWinkel to adjourn. 7:52 p.m. **Motion carried.**

Respectfully submitted,
Dennis Darnold, Secretary