

**Plan Commission**  
**February 14, 2017**

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

**Others present:** Mark Guenther, Nick Ouellette, Jamie Johnson, Jim Lundberg and Dick Whitcomb

The meeting was called to order by Acting-Chairman Morrissette, 7:00 p.m.

A motion was made by Potter, seconded by Rhoades to approve the January 24, 2017 meeting minutes.

**Motion carried.**

Preliminary and final plat, Heritage Greens 4<sup>th</sup> Addition, 30 one-family lots (two, one-family structures and 14 two-family structures) – Creative Homes, LLC. Darnold noted that the amendment to the Heritage Greens master plan / conditional use permit was approved by the plan commission and Common Council in 2016. The plat, as proposed, complies with the approved / amended master plan. There will be 30 lots with two (2) one-family structures and 14 two-family structures with the two-family structures to have zero setbacks along the common rear lot line. Access to the residential units will be via public or private streets. Darnold recommended approval of the preliminary plat and approval of the final plat and recommendation of approval of the final plat to the Common Council with the condition that the plat cannot be recorded until street / utilities are constructed and accepted by the city or that a surety of equal to 120% of the estimated value of the street, sidewalk and public utilities and restoration of areas such as sidewalks, public or private streets, curb and gutter and boulevard areas.

Yoerg asked how the development fits in with the existing neighborhood. Guenther noted that the structures located to the north and west are two-family homes similar to what is proposed.

A motion was made by Yoerg, seconded by Casanova to approve the preliminary and final plats of Heritage Greens 4<sup>th</sup> Addition and to recommend the approval of the final plat of Heritage Greens 4<sup>th</sup> Addition with the condition that the plat may not be recorded until the city receives a surety of 120% of the estimated costs of construction of streets (public and private), utilities, sidewalks; restoration of public and private streets, curb and gutter, boulevard and sidewalks; and city inspection costs with the final surety amount to be reviewed and approved by the city engineer. **Motion carried.**

Concept development plans, Hudson High School, 1501 Vine Street – Hudson School District. Darnold introduced Superintendent Nick Ouellette and engineering consultant Jim Lundberg. Lundberg reviewed the general site plan and location of the proposed high school addition and on-site facilities including off-street parking, stadium, tennis courts, softball fields and maintenance buildings. Lundberg noted that student parking will be restricted to the front / south side of the high school with school bus

and teacher parking located on the north or rear side. Lundberg commented that access for construction will be restricted to the south side of the building via Vine Street. TeWinkel asked how many student vehicles are at the high school now. Ouellette noted that there are approximately 450 student and 200 staff per day. Ouellette also noted that more visitor and disability stalls need to be provided.

Rhoades asked how many seats will the stadium accommodate. Lundberg answered 3,000.

Rhoades noted the nearby resident's concern for the access location, particularly the western access that will be moved to the west and what the impact may be on the residents living south of the high school. Darnold noted that city staff spent a considerable amount of time with the school consultants in review of the traffic issues. Darnold commented that he would contact the city's traffic consultant to ask him to comment on the impact the change in the location of the west access will have.

Potter asked if it was the school policy that any student can drive a car to school. Ouellette commented permits are provided as available. It is the intent of the school district to provide sufficient parking to get the student parking out of the nearby residential neighborhoods. He noted that there are approximately 2000 students, 200 teachers and visitors that need to be accommodated.

Rhoades asked what the student population is projected to be. Ouellette responded an increase from 1,810 to 2,017 from 2017 to 2022 is projected.

Yoerg asked about the continued use of approximately 100 spaces of St. Patrick's off-street parking for the high school students. Ouellette answered that the school will continue to contract with the church, but there is no guarantee how long that arrangement may continue. Ouellette also reiterated that it is the school district's objective to remove student parking from the nearby residential properties.

Rhoades asked about the parking lights. Ouellette noted that the lights will be 25 feet in height, be LED technology, and have box fixtures which directs the light downward and reduces light flooding and can be programmed as to when the lights will be on or off.

Morrisette questioned if the school district had done whatever possible to mitigate the loss of trees and the impact of enlarging the parking lot, particularly in the southwest corner of the site. Ouellette noted that overall 400+ trees will be planted; and there is a possibility that additional trees may be planted, if needed.

Casanova opined that the improvements are in response to the referendum which proposed a lot of site improvements which results in the loss of green space.

Ouellette noted that the school district desires to keep the high school site / facilities well maintained. Darnold recommended approval of the concept development plans with the condition that the plans be revised per the city staff recommendations.

A motion was made by Casanova, seconded by Yoerg to approve the concept development plans for the high school remodeling, addition and site improvements, 1501 Vine Street with the condition that the city staff review / recommendations of March 10 be incorporated into the final development plans.

**Motion carried.**

Ouellette asked if the plan commission may continue the review of the high school project next week so that it may be considered at the Feb. 27 Common Council meeting. Morrissette asked the plan commissioners if they may be available next week to meet, if a meeting may be scheduled next week of the plan commission to continue the review of the high school development plans. Darnold commented that he will check to see if a special meeting may be able to be scheduled for next week (Feb. 20 to Feb. 23) to continue the review of the high school development plans.

**Other business for discussion purposes only or placement on future agendas.** The next three plan commission meetings are tentatively planned for Tuesdays (7:00 p.m.), Feb. 28, March 13 and March 28.

A motion was made by Yoerg, seconded by TeWinkel to adjourn. **Motion carried.** 7:25 p.m.

Respectfully submitted,  
Dennis Darnold, Secretary