

PLAN COMMISSION

March 10, 2016

Members present: Burchill, Yoerg, Potter and Rhoades

Others present: Jeff Redmon, Debbie Delander, Caleb Wodaz, Gary Brummeyer, John Rask, Becky Maher, Joyce Hall, Jim Webber, Denny Darnold and others

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

A motion was made by Potter, seconded by Yoerg to approve the February 25, 2016 meeting minutes.

Motion carried.

Public hearing and consideration of a conditional use permit (CUP) planned commercial district, 20.96 acres located west of Carmichael Road and north of Coulee Road – Hanson Bros. XII. Burchill reviewed the purpose of the public hearing and opened the hearing to public comment. Ms. Becky Maher, 811 Highlander Trail commented that the proposed commercial area should include buildings that can accommodate small businesses. No other comments were received. A motion was made by Burchill, seconded by Yoerg to close the public hearing. **Motion carried.** 7:04 p.m.

Jeff Redmon and Caleb Wodaz presented general location of street and grading information and explained that the lots and building locations, for this meeting, were proposed more for illustrative purposes. Redmon noted that they have visited with the owners of the Gagnon property located to the north in regard to terminating the proposed street and utilities at the Gagnon property line as suggested by city staff and that the Gagnons are receptive to providing an easement to accommodate construction but not extend the actual cul-de-sac onto the Gagnon property. Wodaz reviewed proposed utilities and grading plans and responded to questions from the plan commission in regard to topographic elevation differences from the existing commercial development adjacent to Coulee Road and Carmichael Road and also the proposed Carmichael Ridge residential development.

Darnold commented that the intent of rezoning this property to PCD – Planned Commercial Development was to assure that the city could work with property owners to assure a complementary transition between the existing commercial development and the proposed residential development and that there will be development standards established to address building area and height, architectural materials and features, landscaping, signage and other considerations.

Darnold reviewed the general location of street access and reiterated the grade transitions from the existing commercial, proposed commercial and the proposed residential developments.

Burchill expressed that the draft development standards are a good starting point to discuss at future meetings. Yoerg asked to hear from M-I Homes if they were present.

John Rask representing M-I Homes / Carmichael Ridge planned residential development noted that they will be working with the Hanson Bros. for proposed development standards that will address views from the residential development to the proposed commercial development such as architecture, rooftop mechanical equipment, loading docks, signage, etc.

No other comments were received. There was no action on this issue and discussions and consideration will be taken at future meetings.

Discontinuance / vacation of part of Dominion Drive (former Exit 2 Drive) located south of Crest View Drive and north of 805 Dominion Drive and 1250 Crest View Drive – St. Croix Crossing, LLC and VB Properties, LLC. A similar request was made by the adjacent property owners in 2007 and at that time the city did not discontinue / vacate the street right of way. Darnold noted that the plan commission recommended approval of the discontinuance in 2007 and that he recommended that the plan commission again forward a similar recommendation that includes the establishment of easement for access to and maintenance/ repair of the existing water and sanitary sewer mains and that the property owners agree that if any private improvements are constructed that would be over the easement areas that the private property owners will be responsible for the restoration of the improvements if disturbed by the city because of repair or maintenance of the utilities.

A motion was made by Yoerg, seconded by Rhoades to recommend to the Common Council the discontinuance / vacation of Dominion Drive south of Crest View Drive and north of parcels at 805 Dominion Drive and 1250 Crest View Drive with the condition that the city retain utility easements for the water and sanitary sewer mains for access to and maintenance of the utilities for a distance of 20 feet north of the water main and 20 feet south of the sanitary sewer main and that the adjacent property owners agree that the city is not responsible for any damage to private improvements such as curbing, parking, landscaping, driveway or any improvements which may be disturbed by the exercise of the rights granted to the city and that the adjacent properties shall be responsible for the replacement of any improvements that they may install over the area of the utility easement. **Motion carried.**

Amendment to Zoning Code, Section 255-19, B (2), Application of Regulations – Hudson Water Utility Commission. Darnold explained that the Hudson Water Utility Commission is updating their wellhead protection program including a minor amendment to the city of Hudson zoning code in regard to areas where the wellhead protection program regulations apply. Darnold noted that the proposed amendment was reviewed and approved by the Wisconsin Department of Natural Resources. Darnold recommended approval of the proposed amendment to the city of Hudson Zoning Code – Section 255-19, B (2) in regard to the application of the wellhead protection regulations.

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A motion was made by Burchill, seconded by Rhoades to recommend to the Common Council the proposed amendment to Zoning Code, Section 255-19, B (2) pertaining to the application of the wellhead protection regulations. **Motion carried.**

A motion was made by Rhoades, seconded by Potter to adjourn. **Motion carried.** 7:38 p.m.

Respectfully submitted,
Dennis Darnold, Secretary