

Plan Commission

July 26, 2016

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

Others present: John Rask, Matt Boehlke, Brian Elwood, Paul Gerrard, Todd Erickson, Jim Zeller, Jeanne DuBois, Dwayne Bakke, Jon Olson, Dennis Darnold and others

The meeting was called to order by Chairman O'Connor at 7:00 p.m.

A motion was made by Morrissette, seconded by Rhoades to approve the May 26, 2016 meeting minutes. **Motion carried.**

Final plat, Carmichael Ridge, 99 one-family lots and 11 outlots – M/I Homes, LLC. Darnold noted that the final plat of Carmichael Ridge (initial phase) proposes 99 one-family lots and 11 outlots and is in compliance with the preliminary plat and conditional use permit for the Carmichael Ridge planned residential development (PRD). Darnold recommended approval of the final plat with the following conditions:

- The plat cannot be recorded with the St. Croix County Register of Deeds until M/I Homes provides a surety of 120% of the estimated costs of street, curb and gutter, sanitary sewer, water, storm sewer, sidewalks, pathways, street lighting and other improvements;
- Execution of a development agreement with the city;
- That no building permits will be issued until the streets are sufficiently constructed to allow emergency access to construction sites.

A motion was made by Yoerg, seconded by TeWinkel to approve the final plat of Carmichael Ridge and recommend approval to the Common Council with the following conditions:

- The plat cannot be filed with the St. Croix County Register of Deeds until a surety of 120% of the estimated costs of street, curb and gutter, sanitary sewer, water, storm sewer, sidewalk, pathways, street lights and other improvements;
- Execution of a development agreement with the city;
- That no building permits will be issued until streets are sufficiently constructed to allow emergency access to construction sites.

Motion carried.

Request by Gerrard Corporation to have city staff review access to and the provision of sanitary sewer to a 4.33 acres parcel on the east side of Carmichael Road (north of St. Croix Meadows site).

Darnold noted that this 4.33 acre parcel was created as a remnant parcel when Carmichael was constructed in the early 1990's. The parcel does not have utilities extended to it and is accessible to south bound traffic on Carmichael Road by going south to Albert Street and then back north on the

frontage ramp from the former St. Croix Meadows (SCM) site. Alternative access proposed is to extend Maxwell Drive south along the east side of Carmichael Road or construct a driveway across the Carmichael Road median. Sanitary sewer would need to be extended south to the north side of the SCM site; north to the south terminus of Maxwell Drive; or under Carmichael Road to the residential development on the west side of Carmichael Road (sufficient capacity?).

Paul Gerrard, Gerrard Corporation stated this is one of only a few multiple family parcels remaining in Hudson. Gerrards propose a 36 unit multiple family residential structure with off-street parking on part of the first floor along with commercial space.

Yoerg questioned whether this site is suitable for access to elderly residents considering the limited access and 45 mph speed limit on Carmichael Road. Gerrard opined that Carmichael Road is busy during certain periods, but generally not when the elderly may need to travel during the day.

Morrisette asked about the assisted living housing. Gerrard responded that about 30% of the units will be set aside for residents meeting income criteria, and units will also be available to disabled veterans.

Todd Erickson reviewed potential access and general site plan. Yoerg asked about the site plan shown which denoted only one building. Erickson noted that a second building could be constructed to the south.

Darnold requested that city staff be authorized to review roadway access and sanitary sewer to address the issues with what will be acceptable to the city.

A motion was made by Yoerg, seconded by Morrisette to authorize city staff to review the access and sanitary sewer issues with cost to be paid by Gerrard Corp. **Motion carried.**

Request to amend the comprehensive plan land use designation from General Commercial to Industrial and to rezone from R-1, One-Family Residential District and B-2, General Business District to I-1, Light Industrial District, 21 acres at the southeast quadrant of STH 35 and Hanley Road – Northern States Power Company. Northern States Power has purchased 21 acres at the southeast quadrant of STH 35 and Hanley Road and would like to relocate the Xcel Energy office / service center to this area. The requested zoning is to I-1, Light Industrial District. A few years ago the city approved a similar zoning request by Uline to allow industrial development near the intersection. Light industrial zoning is located to the west and south of this parcel.

A motion was made by Morrisette, seconded by Yoerg to recommend to the Common Council that the 2009 City of Hudson Comprehensive plan future land use designation be amended from General

Commercial to Industrial and the zoning amended from R-1, One-Family Residential District and B-2, General Business District to I-1, Light Industrial District for the 21 acre parcel at the southeast quadrant of STH 35 and Hanley Road. **Motion carried.**

Request to rezone property at 620 Third Street from R-2, Two-Family Residential District to B-3, Central Business District – Jeanne DuBois. Darnold advised the commission that this item and item #7 are adjacent properties. Darnold noted that the request for rezoning is consistent with the city's master plan land use designation. Darnold recommended approval of the rezoning request. A motion was made by Yoerg, seconded by Morrissette to recommend rezoning of the parcel at 620 Third Street from R-2, Two-Family Residential District to B-3, Central Business District. **Motion carried.**

Request to rezone property at 614 Third Street from R-2, Two-Family Residential District to B-3, Central Business District – DPB Investments Limited Partnership. Darnold reiterated that the request is consistent with the city's master plan land use designation. Darnold recommended approval of the rezoning request.

Yoerg asked Bakke if DPB Investments may purchase the adjacent property owned by DuBois. Bakke commented that is being considered, but that no agreement has been made. Bakke noted that it is their intent to continue the use of the property at 614 Third Street as is and in the future develop apartments which will need to have sufficient lot area to provide off-street parking.

A motion was made by Yoerg, seconded by TeWinkel to rezone the property at 614 Third Street from R-2, Two-Family Residential District to B-3, Central Business District. **Motion carried.**

Request to transfer / deed the east 10 feet of Lot 4, Quality Park Addition to Anthony and Angela Herrera, 1511 Frear Street and to establish a storm water easement (Note: The city of Hudson owns the east 20 feet of Lot 4.) Darnold commented that a 20 foot wide area where a storm water main is located was deeded to the city in 1968; however, in 1970 the same parcel was deeded to the adjacent property owner to the east (1511 Frear Street). The Herraras recently purchased the property at 1511 Frear Street and have requested that the city deed the east 10 feet of the city parcel to the Herraras. Within the city parcel exists a storm water main that runs from the middle of the parcel to the southeast corner of the parcel; and if the city is going to deed the 10 foot wide area to the Herraras, then the city needs to establish a storm water utility easement to allow the city to access and maintain the system.

Darnold explained that public works director Tom Zeuli and he have reviewed the issue and have recommended that the city dispose / transfer the east 10 feet of the parcel to the Herraras (1511 Frear Street) in return for the Herraras paying for a survey to be done to establish a storm water easement

and any cost associated with the transfer of the property. Darnold added that a storm water easement agreement also needs to be prepared and executed between the Herraras and the city.

Yoerg asked if other neighboring property owners may request a similar transfer of property. Darnold noted yes and that the easement should be established now to address that matter, but at this time the city is trying to address the Herrera's request.

A motion was made by Yoerg, seconded by Morrissette to recommend to the Common Council that the east 10 feet of Lot 4, Quality Park Addition be disposed of and deeded to Anthony and Angela Herrera, 1511 Frear Street with the condition that the Herraras pay the cost of a survey to prepare a storm water utility easement; any associated costs to transfer the property; and that the Herraras and city enter into a utility easement agreement.

Other business for discussion purposes only or placement on future agendas. Morrissette reminded the commission that he had made a request to have city staff review with the WisDOT this issue of when bridge deck expansion can be done on the 11th Street / Heggen Street I-94 bridge crossing. Darnold acknowledged the request. Darnold noted the next plan commission meeting is tentatively scheduled for Tuesday, August 23, 2016.

A motion was made by TeWinkel, seconded by Rhoades to adjourn. **Motion carried.** 7:35 p.m.

Respectfully submitted,
Dennis Darnold, Secretary