

PLAN COMMISSION

October 25, 2016

Members present: O'Connor, Morrisette, Rhoades, TeWinkel and Casanova

Others present: Mark Guenther, Mike Kruger, Jim Banks, Mike James, Russell Nicolet, Denny Darnold and others

The meeting was called to order by Chairman O'Connor at 7:02 p.m.

A motion was made by Casanova, seconded by Rhoades to approve the September 29, 2016 meeting minutes. **Motion carried.**

Public hearing and consideration of an application for an amendment to the Heritage Greens planned residential development conditional use permit to change the designated land use from Limited Residential, Residential and Commercial per the July 10, 2008 amendment to One- and Two-Family Residential for Outlots 4 and 6, Heritage Market – Creative Homes. Darnold reviewed the purpose of the public hearing.

Mike Kruger, 20 Heritage Green requested that the plan commission recommend approval of the request by Creative Homes. Kruger noted that the West Central Wisconsin Regional Planning Commission cites that in the seven county area 75% of dwellings are single-family, 18% are multiple-family residential and 7% mobile homes; the St. Croix County comprehensive plan noted that the 78% of dwellings in St. Croix County are owner occupied and 22% are renter occupied; and in the city of Hudson, per the 2010 Census, 63.4% of the dwellings are owner occupied. Kruger added that the city's comprehensive plan notes that this southeastern part of the city, Planning District 7, is guided for one-family and medium density residential and a development criteria for this area is to preserve the low density of the area. Kruger commented that he felt the proposal by Creative Homes met the criteria.

Jim Banks, 18 Heritage Green explained that the board members of the Heritage Greens two-family Homeowner's Association recommend approval of Creative Homes' request. Banks noted that the two-family product has been a successful product and provides a housing opportunity for retirees with a smaller home that has less maintenance.

Mike Jones, 20 Heritage Green noted that he has lived in the Heritage Greens neighborhood for nine years. He expressed that at the time of the change in the master plan to allow the commercial uses that multiple family as proposed was a good fit, but felt now the one- and two-family fits better with the development as it now exists. Jones asked for the approval of the proposed amendment.

Russell Nicolet, member of the Heritage Greens ARC (architectural review committee) noted he was present at the hearing in May, 2016, but this time is in favor of the proposed amendment as Creative Homes has worked with the Heritage Greens ARC. He commented that he would like to see more single-family, but recognizes that the city would like to see more multiple-family residential and that this is one of the last areas in the city to provide for multiple-family development and that this plan helps accomplish both one-and multiple family development. Nicolet reiterated that he is in favor of the proposed plan.

Darnold reviewed conditions that should be considered if a recommendation for approval is to be forwarded to the Common Council.

Mark Guenther, Creative Homes noted that they would like to be allowed to have a zero setback on the side yard with a 10' setback on the other side yard for structures in Outlot 4, particularly the two-family structures.

A motion was made by Morrissette, seconded by Casanova to recommend approval of the amendment to the conditional use permit per the application of Creative Homes with the following conditions:

- Development limited up to two (2) one-family structures and 14 two-family structures on Outlot 4 and six (6) one-family structures on Outlot 6.
- Dimensional setbacks and height restrictions for the residential units will be for one- and two- family structures on Outlot 4:
 - Minimum front yard setback – 15' and 20' to the garage
 - Minimum side yard setback – combined 10' setback with a minimum of 3' on one side setback on the other side yard
 - Minimum rear yard setback – 25'
 - Minimum side yard setback from public or private streets – 10' (20' with garage door on side street
 - Maximum building height – 35'
- Dimensional setback and height restrictions for the residential units for one-family structures on Outlot 6:
 - Minimum front yard setback – 15' and 25' to the garage
 - Minimum side yard setback – 5'
 - Minimum side yard setback from private or public streets – 15' (25' with garage door on side street)
 - Minimum rear yard setback - 30'
 - Maximum building height – 35'
- Subdivision approval

(Note: The following are proposed amendments to Land Use Site Plan 10, Notes for Land Use Site Plan 10, Heritage Market Parcel Parameters and Heritage Market Defined Land Use Parcels as approved in July 2008 or subsequently amended)

- Cumulative commercial area – 2.5 acres and 27,800 sq. ft. of commercial building area
 - Areas previously noted as parcels P4 and P5 will be limited as such:
 - Two (2) single-family and 14 two-family structures (30 total dwelling units)

- Land use restrictions noted in previous conditional use permit standards to be amended to:
 - Areas previously noted as parcels P6 and P7 will be limited as such:
 - 32 multiple family senior dwelling units and six (6) one-family structures
 - Total housing units in the Heritage Market area will be limited to 102 total units
 - P4 and P5 will be limited to one- and two-family residential
 - P6 and P7 will be limited to the existing 32 unit senior multiple family development and six (6) one-family residential units
- General use classifications:
 - One-family residential – P1, P2, part of P6, P7 – P11, 9.91 acres (total - 36 one-family residential units)
 - One- and two-family residential – P4 and P5, 3.82 acres (2 one-family and 28 two-family units / 30 total units)
 - Residential – Part of P6, 0.892 acres (total- 32 senior multiple family residential units)
 - Limited Residential – P3, 0.684 acres (15 supportive / disabilities multiple family residential units)
 - Commercial – P12, 2.5 acres (27,800 sq. ft. of building area)

Motion carried.

Other business for discussion purposes only or placement on future agendas. Darnold noted the next plan commission meeting is tentatively scheduled for Tuesday, November 22, 7:00 p.m.

A motion was made by Casanova, seconded by TeWinkel to adjourn. **Motion carried.** 7:21 p.m.

Respectfully submitted,
Dennis Darnold, Secretary