

REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Thursday, February 22, 2018

The Plan Commission meeting was called to order by Mayor Rich O'Connor at 7:00 p.m.

PRESENT. Mayor Rich O'Connor, Pat Casanova, Randy Morrisette, Mary Claire Potter, Frank Rhoades, Kurt TeWinkel, and Fred Yoerg.

OTHERS PRESENT. Dan Burnam, Matt Frisbie, Sister Trish Erickson, Jackie Nelson, Diana Vance Bryan, Andy Kron, Ginger Alden, Dennis Kroll, Clarence "Buck" Malick, Steve Metcalf, Kathy Metcalf, LouAnne Berg, Marian Webber, Jim Webber, Mary Byrne, Mike Leverty, Tom Rose, Pete Foster, David Schofield, Emily Sorenson, Mike Johnson, and others present.

Discussion and possible action on January 23, 2018 meeting minutes. Motion by Morrisette, seconded by Potter to approve the minutes of the January 23, 2018 Plan Commission meeting. All ayes (7). Motion Carried.

#### NEW BUSINESS

Public Hearing on an application for a conditional use permit (CUP) submitted by Mayo Clinic Health System – Northwest Wisconsin Region, Inc. for a medical facility – St. Croix County tax parcel #236-2037-04-000.

Sister Trish Erickson, 430 Laurel Avenue, inquired on the need for Mayo Clinic to expand to the City of Hudson.

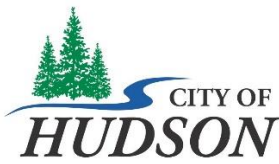
Jackie Nelson, W12557 695<sup>th</sup> Avenue, Prescott, WI, expressed concerns on Mayo Clinic cost of care, competition with other local clinics and hospitals such as Hudson Physician, and the need for the facility in the community.

Diana Vance Bryan, 279 St. Andrews Drive, commented on equitable access to care.

Motion by Potter, seconded by Yoerg to close the hearing. All Ayes (7). Motion Carried.

Discussion and Possible Action on an application for a conditional use permit (CUP) submitted by Mayo Clinic Health System – Northwest Wisconsin Region, Inc. for a medical facility – St. Croix County tax parcel #236-2037-04-000. Motion by Yoerg, seconded by Rhoades to approve the conditional use permit (CUP) for a medical facility submitted by Mayo Clinic Health System – Northwest Wisconsin Region, Inc. as proposed with the following condition(s):

- The applicant must obtain final development plan approval, including but not limited to stormwater management and necessary engineering/technical review from Plan Commission and Common Council.
- That the conditional use permit is attached the land and will continue to remain with the land and not the owner or use of said land, unless otherwise specified by the Common Council.
- Any substantive change to the proposed use will require a new conditional use permit (CUP).



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- Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.
- That the conditional use permit (CUP) be reviewed for compliance at the time of Concept Development Plan review.

All Ayes (7). Motion Carried.

Discussion and Possible Action on comprehensive plan amendment– 721 First Street and 811 First Street, Monarch Ventures, LLC. Discussion was held. Motion by Yoerg, seconded by Morrissette to recommend approval of the request for a comprehensive plan amendment for 721 First Street from Single and Two Family Residential to Downtown Commercial and 811 First Street from Neighborhood Commercial to Downtown Commercial. All Ayes (7). Motion Carried.

Discussion and Possible Action on application to rezone – 721 First Street and 811 First Street, Monarch Ventures, LLC. Motion by Yoerg, seconded by Morrissette to recommend approval of the request to change the zoning designation of 721 First Street from R-2 Two-Family Residential to B-4 Central Business District and change the zoning designation of 811 First Street from OFC Office to B-4 Central Business District. All Ayes (7). Motion Carried.

Public Hearing on an application for a conditional use permit (CUP) for a mixed-use building submitted by Monarch Ventures, LLC – 721 First Street

Matt Frisbie with Ayers Associates presented the proposed project.

Andy Kron with Monarch Ventures, LLC presented the building as a mixed-use building with two floors of corporate office space and a third floor of residential condo units.

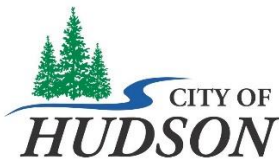
Marian Webber, 604 Grandview Drive, commented on the need for a larger pathway located west of the property.

Jim Webber, 604 Grandview Drive, inquired on sidewalk size along First Street.

Ginger Alden, 720 First Street, 1S, requested more restrictive setback requirements be included in the conditions a conditional use permit, if granted.

Steve Metcalf, 331 Sou Line Road & 720 First Street, 3S, commented on the appropriateness of the large size and scale of the proposed building.

LouAnne Berg, 720 First Street, 2N, clarified that the DNR had made no comment on the proposed project.



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Dennis Kroll, 720 First Street, 1N, commented on the size of the building and the setback requirements in B-4 zoning. Kroll read his letter in opposition to the proposed project.

Kathy Metcalf, 331 Sou Line Road & 720 First Street, 3S, noted her enjoyment of the St. Croix River and highlighted portions of the letter submitted by the St. Croix River Association. Metcalf commented on the proposed structure size and requested the Plan Commission consider the integrity and beauty of Hudson in their decisions.

Johnson acknowledged the ten letters that were received by the Community Development Department prior to the meeting including:

- Charles Byrne – 720 First Street, 3N
- Susan Byrne – 720 First Street, 3N
- Judy Freund – 275 Cove Road
- Ginger Alden – 720 First Street, 1S
- Charles Alden – 720 First Street, 1S
- Steve Metcalf – 331 Sou Line Road & 720 First Street, 3S
- Joyce Law
- LouAnne Berg – 720 First Street, 2N
- Deb Ryun – St. Croix River Association
- Lars Glockzin – 115 River Street

Andy Kron with Monarch Ventures, LLC noted that 720 Lofts at 720 First Street was rezoned from residential to B-3 and has multiple approved uses.

Mary Byrne, representing her parents Susan and Charles Byrne of 720 First Street, 3N, commented on the need for residential space downtown while also meeting the needs of the community.

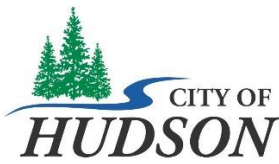
Mike Leverty, 19 Birkmose Park, noted his support of the redevelopment.

Tom Rose, 800 First Street, commented that the project will change his view of the St. Croix River from his house but is in support of the project.

Clarence “Buck” Malick, 413 Brookwood Drive, urged the Plan Commission to include conditions if a conditional use permit is granted to restrict building size and location.

Pete Foster, 323 Galahad Road N, commented his support of the redevelopment project and welcoming greater daytime traffic.

Motion by Morrissette, seconded by Yoerg to close the hearing. All Ayes (7). Motion Carried.



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David Schofield, MSA, reviewed the conditional use permit memo dated February 19, 2018. He noted two conditional use permit items needing approval with one being the use of the building as mixed-use with office use on the first and second floor and multi-family residential use on the third floor. The second part of the conditional use permit included the review of the permit in respect to the City of Hudson Riverway code which adopts NR115, NR116, and NR118. The applicant requested to construct the structure within the slope preservation zone and its buffer including vegetation removal, filling and grading of the land, and structural erosion control measures.

Public Hearing on an application for a conditional use permit submitted by Monarch Ventures, LLC to permit development adjacent to the St. Croix National Scenic Riverway and to permit construction within the slope preservation zone – 721 First Street. No additional comments. Motion by Morrisette, seconded by Potter to close the hearing. All Ayes (7). Motion Carried.

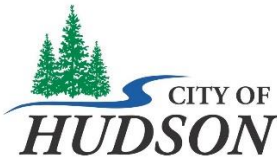
Discussion and Possible Action on an application for a conditional use permit (CUP) for a mixed-use building submitted by Monarch Ventures, LLC – 721 First Street. Discussion was held regarding opportunity to scale back the building site. Motion by Morrisette, seconded by Yoerg to approve a conditional use permit (CUP) submitted by Monarch Ventures, LLC for a mixed-use building at 721 First Street with the following conditions:

- Property owner must obtain final development plan approval, including but not limited to stormwater management and architectural design review, from Plan Commission and Common Council.
- Property owner to obtain Building Permit and State Plan Approvals, including but not limited to Chapter 30 Permit and Notice of Intent Permit, as needed prior to construction activities.
- Any change to the use (for example: expanding multi-family residential onto the second floor) will require a new Conditional Use Permit.
- Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.
- All conditions run with the land and are binding upon the property owners and all heirs, successors and assigns. The sale or transfer of any portion of the property does not relieve the original property owner from meeting any conditions.

Potter abstained. All ayes (6). Motion Carried.

Discussion and Possible Action on an application for a conditional use permit submitted by Monarch Ventures, LLC to permit development adjacent to the St. Croix National Scenic Riverway and to permit construction within the slope preservation zone – 721 First Street. Motion by Yoerg, seconded by Rhoades to approve a conditional use permit (CUP) submitted by Monarch Ventures, LLC to develop adjacent to the St. Croix National Scenic Riverway and to permit construction within the slope preservation zone at 721 First Street with the following conditions:

- Property owner must obtain final development plan approval, including but not limited to stormwater management and architectural design review, from Plan Commission and Common Council.
- Property owner to obtain Building Permit and State Plan Approvals, including but not limited to Chapter 30 Permit and Notice of Intent Permit, as needed prior to construction activities.



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- Any change to the use (for example: expanding multi-family residential onto the second floor) will require a new Conditional Use Permit.
- Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.
- All conditions run with the land and are binding upon the property owners and all heirs, successors and assigns. The sale or transfer of any portion of the property does not relieve the original property owner from meeting any conditions.

Potter abstained. All ayes (6). Motion Carried.

Discussion and Possible Action on Final Development Plans for FLAZ, LLC – 721 First Street, Monarch Ventures, LLC. Motion by Morrissette, seconded by Potter to approve the final development plans for FLAZ, LLC proposed to be located at 721 First Street as proposed with the following condition(s):

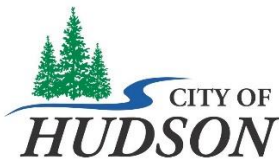
- That the applicant adheres to all state, local and federal development approval and permitting requirements.
- That the applicant have approved a site lighting/photometric plan for the site prior to the issuance of a building permit.
- That the owner/applicant have a joint parking agreement between 721 First Street and 811 First Street approved and recorded prior to the issuance of a building permit.
- That the owner/applicant provide payment in lieu of parking for two parking stalls.
- That the owner/applicant successfully obtain all required variance approvals prior to the issuance of a building permit.
- That the owner/applicant successfully obtain all necessary land use and zoning approvals by Plan Commission and Common Council prior to the issuance of a building permit.

All Ayes (7). Motion Carried.

Discussion and Possible Action on Final Development Plans for New Office Building – 76 Coulee Road, Elliot Architects. Motion by Casanova, seconded by TeWinkel to approve the New Office Building final development plans submitted by Elliot Architects as proposed with the following condition(s):

- That the site improvements adhere to the approved development and construction processes within the city.
- That all staff comments be satisfactorily addressed and provided for by the applicant prior to the issuance of a building permit.
- That an amendment to the existing sanitary sewer easement be approved prior to the issuance of a building permit.

All Ayes (7). Motion Carried.



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Discussion and Possible Action on amendment to Municipal Code, Chapter 255, Zoning, §255-85 and §255-89 to remove security deposit language. Motion by Morrissette, seconded by TeWinkel to approve the proposed amendment to Municipal Code, Chapter 255, Zoning, §255-85 and §255-89 to remove security deposit language. All Ayes (7). Motion Carried.

UNFINISHED BUSINESS.

Discussion and Possible Action on amendment to Municipal Code, Chapter 202, Signs, §202-7 for the purpose of garage/yard sale signage and other temporary signage. Motion by Morrissette, seconded by Yoerg to postpone discussion and possible action on amendment to Municipal Code, Chapter 220, Signs, §202-7. All Ayes (7). Motion Carried.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Future meeting dates to be determined.

ADJOURNMENT. Motion by Yoerg, seconded by Casanova to adjourn at 8:48 p.m. All ayes (7). Motion Carried.

Respectfully submitted,  
Emily Sorenson, Community Development Clerk