

REGULAR MEETING OF THE COMMON COUNCIL  
CITY OF HUDSON  
Monday, February 26, 2018

The Common Council meeting was called to order by Mayor Rich O'Connor at 7 p.m. Mayor O'Connor led those present in the Pledge of Allegiance.

PRESENT. Mayor Rich O'Connor, Randy Morrissette II, Tom McCormick, Bill Alms, Jim Webber, John Hoggatt and Joyce Hall.

OTHERS PRESENT. Devin Willi, Rebecca Mariscal, Catherine Munkittrick, Marty Jensen, Mike Johnson, Tom Zeuli, Tom Sykfo, Brenda Malinowski and many others present.

**PUBLIC HEARINGS**

The public hearing on 2018 Street Improvements Project Special Assessments Hanley Road from Carmichael Road to Heritage Boulevard was called to order. Public comment was received. Motion by Morrissette, seconded by Alms to close the public hearing. All ayes (6). Motion Carried.

*Discussion and Possible Action on Adoption of Final Resolution Authorizing 2018 Street Improvements Project Special Assessments for Hanley Road (from Carmichael Road to Heritage Boulevard).* Discussion was held.

Motion by Morrissette, seconded by Webber to suspend the rules regarding adoption of Final Resolution #04-18 authorizing the 2018 Street Improvements Project Special Assessments for Hanley Road. Roll Call Vote Taken. All ayes (6). Motion Carried.

Motion by Morrissette, seconded by Alms to adopt Final Resolution #04-18 Authorizing 2018 Street Improvements Project Special Assessments for Hanley Road (from Carmichael Road to Heritage Boulevard). All ayes (6). Motion Carried.

The public hearing on amendment to Municipal Code, Chapter 255, Zoning, § 255-17.8 to assign the Plan Commission as the review authority in the Downtown Overlay District was called to order. Public comment was received. Motion by Morrissette, seconded by Alms to close the public hearing. All ayes (6). Motion Carried.

*Discussion and Possible Action on amendment to Municipal Code, Chapter 255, Zoning, § 255-17.8 to assign the Plan Commission as the review authority in the Downtown Overlay District.* Discussion was held.

Motion by Morrissette, seconded by Hoggatt to suspend the rules regarding ordinance amendment #02-18. Roll Call Vote Taken. All ayes (6). Motion Carried.

Motion by Morrissette, seconded by Hoggatt to adopt ordinance amendment #02-18 assigning the Plan Commission as review authority in the Downtown Overlay District. All ayes (6). Motion Carried.

The public hearing for Comprehensive Plan Amendment and Zoning Map Amendment for Monarch Ventures LLC – 721 First Street and 811 First Street was called to order. Public comment was

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received. Motion by Morrissette, seconded by Hoggatt to close the public hearing. All ayes (6).  
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 Morrissette, seconded by Hoggatt to approve the comprehensive plan amendment for 721 First Street and 811 First Street, Monarch Ventures, LLC and direct the City Attorney to prepare an comprehensive plan amendment ordinance. Motion Carried 4-2 (Webber and Hall opposed).

*Discussion and Possible Action on application to rezone – 721 First Street and 811 First Street, Monarch Ventures, LLC.* Discussion was held.

Motion by Morrissette, seconded by Hoggatt to approve the rezone of 721 First Street and 811 First Street, Monarch Ventures and direct the City Attorney to prepare an ordinance for the rezoning. Motion Carried 4-2 (Webber and Hall Opposed).

The public hearing on an application for a conditional use permit (CUP) for a mixed-use building submitted by Monarch Ventures, LLC – 721 First Street was called to order. Public comment was received. Motion by Morrissette, seconded by Alms to close the public hearing. All ayes (6). 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.

Motion by Morrissette, seconded by McCormick to approve the application for a conditional use permit for a mixed use building submitted by Monarch Ventures, LLC -721 First Street with the following conditions:

- 1) Property owner must obtain variance to allow structure construction within the slope preservation zone and its buffer from the Board of Appeals
- 2) 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.
- 3) 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.
- 4) Any change to the use (for example: expanding multi-family residential onto the second floor) will require a new Conditional Use Permit.
- 5) Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.
- 6) Property owner must obtain variance to allow structure construction within the slope preservation zone and its buffer from the Board of Appeals.

Motion Carried 4-2 (Webber and Hall opposed).

The 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 was called to order. Public comment was received.

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Motion by Morrissette, seconded by Hoggatt to close the public hearing. 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. Discussion was held.*

Motion by Morrissette, seconded by Alms to approve the 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, filling and grading, vegetation removal and structural erosion control measures within the slope preservation zone and its buffer at 721 First Street with the following conditions:

- 1) Property owner must obtain variance to allow structure construction within the slope preservation zone and its buffer from the Board of Appeals
- 2) 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.
- 3) 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.
- 4) Any change to the use (for example: expanding multi-family residential onto the second floor) will require a new Conditional Use Permit.
- 5) Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.
- 6) Property owner must obtain variance to allow structure construction within the slope preservation zone and its buffer from the Board of Appeals.

Motion Carried 4-2 (Webber and Hall opposed).

A short recess was taken at 8:40 p.m.

The meeting commenced.

**COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT.** None.

**CONSENT AGENDA.** Motion by Morrissette, seconded by Webber to approve the following consent agenda items:

- A. Minutes. To approve the minutes from the Regular Council Meeting of February 5, 2018
- B. Claims. To approve the following claims:

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COUNCIL CLAIMS - February 26, 2018

	Fund	A/P Amounts	P/R Amounts	Totals
100	General	610,400.33	344,034.49	954,434.82
220	Stormwater - MS4	0.00	333.73	333.73
235	Room Tax/Comm. Subs.	7,297.50	0.00	7,297.50
280	Park Dedication Fees	1,000.00	0.00	1,000.00
450	Capital Projects	11,067.00	0.00	11,067.00
451	2017/18 Capital Projects	125,364.52	2,130.12	127,494.64
620	Parking	12,056.01	3,241.39	15,297.40
640	Storm Sewer	1,416.96	156.24	1,573.20
630	EMS	17,675.84	36,505.87	54,181.71
860	Tax Agency	13,725,881.64	0.00	13,725,881.64
	<b>Totals</b>	<b>\$ 14,512,159.80</b>	<b>\$ 386,401.84</b>	<b>\$ 14,898,561.64</b>

- C. Operator Licenses. Contingent on payment of any outstanding debt owed to the city and successful completion of the background check, to approve the issuance of 6 regular operator licenses for the period of February 27, 2018 to June 30, 2019 to Taylor Southerton, Erik Almquist, Danielle Bucchino, Robert Comstock, Brittany Arnold-Canter and Rebecca Soderstrom.
- D. February 13, 2018 Public Utility Commission Meeting Minutes. To place on file the February 13, 2018 Public Utility Commission Meeting Minutes.
- E. Public Utility Quarterly Report. To place on file the public utility quarterly report.
- F. Designate two spaces in Library/Police Parking lot as ½ hour parking spaces during library hours. To designate two spaces in the Library/Police parking lot as ½ hour parking spaces during library hours.
- G. Celebrate Difference 5K Run/Walk on 4/28/18. To approve the Celebrate Difference 5K Run/Walk on 4/28/18 at 9:00 a.m. beginning and ending at Willow River Elementary School contingent upon the group using two officers for traffic control.
- H. Block Walnut Street between First Street and Second Street on 8/11/18 for 6<sup>th</sup> Annual Brit Fest Car Show. To approve blocking off Walnut Street between First and Second Street on 8/11/18 from 9 a.m. – 2 p.m. for the 6<sup>th</sup> Annual Brit Fest Cart Show
- I. Turningpoint Women's Half Marathon/5K on 9/29/18. To approve the Turningpoint Women's Half Marathon/5K on 9/29/18 at 7:30 a.m.
- J. Purchase of 2019 Pickup Truck from Hudson Ford for Parks and Public Works Department. To approve the purchase of a 2019 Pickup Truck from Hudson Ford for the Parks and Public Works Department in the amount of \$35,490
- K. 2018 Park User Fees, Boat Launch Fees and Sailboat Mooring Fees. To approve the 2018 Park user fees, boat launch fees and sailboat mooring fees as proposed.
- L. Walnut Street Bridge Rehabilitation Construction Contract Award. To award the Walnut Street Rehabilitation Construction contract to PCiRoads, LLC in the amount of \$296,873.05.
- M. Authorization to begin recruitment process for Accountant and Network Administrator. To authorize the City Administrator to begin the recruitment process for the Accountant and Network Administrator positions.
- N. Discussion and Possible Action on Final Development Plans for New Office Building – 76 Coulee Road, Elliot Architect. To approve the final development plans for a new office building at 76 Coulee Road, Elliot Architect with the following conditions: 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.

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- O. Acceptance of DNR Grant for Wildland Gear and Approve Equipment Purchase. To accept the DNR Grant for wildland gear and to approve the equipment purchase through Forestry Equipment R&D Center.

Roll Call Vote Taken. All ayes (6). Motion Carried.

2018 Fee Schedule. Motion by Morrissette, seconded by Alms to suspend the rules regarding adoption of resolution 05-18. All ayes (6). Motion Carried.

Motion by Morrissette, seconded by McCormick to approve the 2018 fee schedule as proposed. All ayes (6). Motion Carried.

A presentation was given by SEH regarding the Waterfront Vision Study.

**UNFINISHED BUSINESS. NONE**

**NEW BUSINESS.**

- A. Discussion and Possible Action on Conflict Waiver Request. Nick Vivian of Eckberg Lammers Attorneys at Law appeared before Council to request a conflict waiver to represent a prospective buyer which will include their assistance with purchase, annexation, rezoning and development of a parcel. Eckberg Lammers represents the City on bonding/public finance projects. Therefore, a conflict of waiver is requested as their rules of professional responsibility does not allow them to undertake representation of a party adverse to a current client unless the affected client provides informed consent to the representation. Discussion was held. Motion by McCormick, seconded by Webber to grant a conflict waiver request to Eckberg Lammers as requested. All ayes (6). Motion Carried.
- B. Discussion and Possible Action on Park Board recommendations regarding amendment to City Ordinance 14-17 (Temporary Keeping of Goats). Discussion was held. Motion by Morrissette, seconded by Hall to amend the temporary keeping of goats ordinance (14-17) to include language that the City (property) would be exempt from this ordinance and to direct the attorney to draft this language. All ayes (6). Motion Carried.
- C. Discussion and Possible Action on Temporary Use of Parks Storage Garage located at 18 Buckeye Street in Lakefront Park by St. Croix Sailing School. Discussion was held. Motion by Webber, seconded by Hoggatt to work towards option B (to provide space for relation to the south end of Lakefront Park) and to request that City staff work with the St. Croix Sailing School as to a layout plan of use of property and to request that the City Attorney work on developing a lease for this use. All ayes (6). Motion Carried.
- D. Discussion and Possible Action on Membership to the National League of Cities. Motion by Hall, seconded by Webber to accept the gift of \$1500 from the Hudson Inclusion Alliance for membership to the National League of Cities. Discussion was held. Hall amended her motion. Motion by Hall, seconded by Alms to join the National League of Cities (to fund with the membership fees with City funds). Motion Carried 4-2 (McCormick and Morrissette opposed).
- E. 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. Discussion was held regarding the request for a conditional use permit by Mayo Clinic Health System. Motion by Morrissette,

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seconded by McCormick to approve an application for a conditional use permit submitted by Mayo Clinic Health System – Northwest Wisconsin Region, Inc. for a medical facility – St. Croix County tax parcel #236-2037-04-000 with the following conditions:

- 1) 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.
- 2) 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.
- 3) Any substantive change to the proposed use will require a new conditional use permit (CUP). - Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.
- 4) That the conditional use permit (CUP) be reviewed for compliance at the time of Concept Development Plan review.

All ayes (6). Motion Carried.

F. Discussion and Possible Action on Final Development Plans for FLAZ, LLC – 721 First Street, Monarch Ventures, LLC Motion by Hoggatt, seconded by Morrissette to approve the final development plans for FLAZ, LLC 721 First Street, Monarch Ventures, LLC with the following conditions:

- 1) Plan Commission recommends the following conditions of approval if the Common Council should approve the Final Development Plans:
- 2) That the applicant adheres to all state, local and federal development approval and permitting requirements.
- 3) That the applicant have approved a site lighting/photometric plan for the site prior to the issuance of a building permit.
- 4) 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.
- 5) That the owner/applicant provide payment in lieu of parking for two parking stalls.
- 6) That the owner/applicant successfully obtain all required variance approvals prior to the issuance of a building permit.
- 7) 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 (6). Motion Carried.

**COMMUNICATION FROM MAYOR.**

A proclamation designating International Migratory Bird Day in the City of Hudson was read.

APPOINTMENT TO POLICE AND FIRE COMMISSION. Mayor O'Connor recommended appointment of Lori Bernard to the Police and Fire Commission to fill the unexpired term of Tom Redner to a term to end May 1, 20121. Discussion was held. Motion by Hoggatt, seconded by Alms to postpone the appointment and to advertise the opening on the Police and Fire Commission to determine if there are other candidates. Motion Carried 5-1 (McCormick opposed).

ADJOURNMENT. Motion by Hall seconded by Alms to adjourn at 10:55 p.m. All ayes (6). Motion Carried.

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Jennifer Zeilen, City Clerk

I hereby certify that the City Clerk has submitted the foregoing minutes to me and hereby by my signature approve said minutes and all acts of the Common Council as set forth therein.

Rich O'Connor, Mayor



Date approved by Council:

3-12-18