

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, May 22, 2018

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

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter, and Frank Rhoades.

ABSENT. Kurt TeWinkel and Fred Yoerg

OTHERS PRESENT. Angela Popenhagen, Greg Ray, Dan Burnam, David Schofield, Brian Zeller, Hugh Gwen, Nick Vivian, Emily Sorenson, Mike Johnson, and others present.

Discussion and possible action on May 8, 2018 meeting minutes. Motion by Rhoades, seconded by Morrisette to approve the minutes of the May 8, 2018 Plan Commission meeting. All ayes (5). Motion Carried.

NEW BUSINESS.

Public Hearing on a conditional use permit (CUP) twelve-month review for Hop & Barrel Brewing Co./Justin Terbeest to operate a brewery at 310 Second Street. Chairman O'Connor opened the hearing for public comment. No comments were made. Motion by Casanova, seconded by Potter to close the public hearing. All ayes (5). Motion Carried.

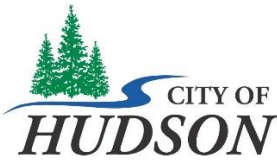
Discussion and Possible Action on a conditional use permit (CUP) twelve-month review for Hop & Barrel Brewing Co./Justin Terbeest to operate a brewery at 310 Second Street. Johnson said that Hop & Barrel Brewing Company has been in operation since receiving a conditional use permit last year. Johnson noted that the City of Hudson has not received any complaints. Motion by Casanova, seconded by Rhoades to approve the twelve-month review of the conditional use permit (CUP) for Hop & Barrel Brewing Co./Justin Terbeest to operate a brewery at 310 Second Street with no re-review period required and the following conditions:

- That the applicant adheres to all state and local building and development permitting requirements.
- That the applicant conducts all onsite operations and development in a manner consistent with the B-3, Central Business District as defined and amended in the Hudson Code of Ordinances.

All Ayes (5). Motion Carried.

Public Hearing on a conditional use permit (CUP) twelve-month review for Hudson YMCA to have a temporary use structure at 2211 Vine Street. Chairman O'Connor opened the hearing for public comment. No comments were made. Motion by Potter, seconded by Casanova to close the public hearing. All ayes (5). Motion Carried.

Discussion and Possible Action on a conditional use permit (CUP) twelve-month review for Hudson YMCA to have a temporary use structure at 2211 Vine Street. Johnson reported that the Hudson YMCA still has the storage container on site. The YMCA plans to incorporate the container into their skate park and does not plan to add any additional containers. Discussion was held on the visual aesthetics of the container. Motion by Casanova, seconded by Morrisette to approve the twelve-



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month review of the conditional use permit (CUP) for Hudson YMCA to have a temporary use structure at 2211 Vine Street with no re-review period and the following conditions:

- That the applicant adheres to all state and local building and development permitting requirements.

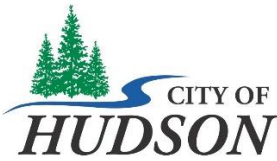
All Ayes (5). Motion Carried.

Discussion and Possible Action on a certified survey map (CSM) at Annabelle Way submitted by Hanson Bros. XII, LLC. Johnson stated that the proposed subdivision prepares the parcels for future development applications. Angela Popenhagen with Stevens Engineers presented the proposed subdivision noting the dedication of Annabelle Way to the public and the platting of Lot 4 and Outlot 2. Discussion was held. Motion by Morrissette, seconded by Rhoades to postpone action until the original master plan be reviewed to provide a historical perspective. All Ayes (5). Motion Carried.

Discussion and Possible Action on an application for a certificate of compliance and certificate of design review for DD's Ice Cream at 403 Vine Street – Gregory Ray. Greg Ray, owner of 403 Vine Street, presented the plans for DD's Ice Cream between the two existing tenant spaces. Plans provide for painting of parking stalls, concrete replacement, and movable planting boxes to delineate space for walk-up service. Ray stated that safety was a priority. Discussion was held regarding the use of the overhead door on the south side of the building, tenant awareness of the project, and location of parking stalls. Motion by Potter, seconded by Casanova to approve the application for a certificate of compliance for DD's Ice Cream at 403 Vine Street with the following conditions:

- That the applicant adheres to all state, federal and local permitting requirements.
- That the owner/applicant only conduct activities as described and illustrated on the application and supporting materials between the months of May – September.
- That the seasonal business be for walk-up service only. The proposed ice cream shop service window shall not be for drive-up service.
- That the set of four parking stalls for the existing hair salon tenants shall not extend north beyond the southern one-half of the overhead door.
- That the applicant conducts all onsite operations and development in a manner consistent with the B-3, Central Business District as defined and amended in the Hudson Code of Ordinances.
- That a total of five (5) movable planter boxes be placed during hours of operation to prevent conflict between vehicle and pedestrian traffic. Two (2) planter boxes are to be placed in the east/west direction and three (3) planter boxes are to be placed north/south direction.
- That the certificate of compliance be reviewed twelve-months after the start of operation.

All Ayes (5). Motion Carried.



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Discussion and Possible Action on concept development plans for MPSC World Headquarters at 2701 Harvey Street – MPSC Inc. Motion by Morrisette, seconded by Casanova to approve the concept development plans for MPSC World Headquarters proposed to be located at 2701 Harvey Street 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 final development plan consideration by the Plan Commission and Common Council.

All Ayes (5). Motion Carried.

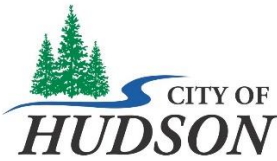
Discussion and Possible Action on concept development plans for River City Center at 109 Second Street – River City Center, LLC. Dan Burnam with Ayers Associates presented the proposed changes for the existing River City Center building and property. David Schofield with Short Elliot Hendrickson (SEH) reviewed the necessary variances and conditional use permits that will be required by the riverway ordinance. Discussion was held on the appearance of the west side of the building facing the riverway and the potential future street improvements along Second Street. Motion by Morrisette, seconded by Casanova to approve the concept development plans for River City Center at 109 Second Street 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 and consulting engineer comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
- That the owner/applicant successfully obtain all required Wisconsin Department of Natural Resources approvals.
- That the owner/applicant successfully obtain all required Conditional Use Permit(s) and Variance(s)

All Ayes (5). Motion Carried.

Discussion and Possible Action on a resolution to amend the comprehensive plan adopting the Hudson Waterfront Vision Study. Motion by Casanova, seconded by Rhoades to approve a resolution to amend the comprehensive plan adopting the Hudson Waterfront Vision Study. All Ayes (5). Motion Carried.

Discussion and Possible Action on Retention Pond in Heritage Greens (Referred to Plan Commission by the Public Safety Committee). Johnson stated that there have been concerns from residents on the safety and aesthetics of a retention pond located between Red Cedar Canyon and the Heritage Greens. Hugh Gwen, a member of one of the four sub-associates of Heritage Greens, expressed that it is his understanding that a portion of the retention pond is owned by the master Heritage Greens Association and easements form the remaining portion of the retention pond. Johnson noted he would like to continue to explore the issue and come to a resolution with the neighboring developments. No action was taken.



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Discussion and Possible Action on possible additions/revisions to Section 255-18 - St. Croix River Wild and Scenic Riverway and Shoreland Protection Overlay District of the City of Hudson Zoning Code. David Schofield with Short Elliot Hendrickson (SEH) presented draft revisions to the City of Hudson riverway ordinance. Schofield noted that most of the possible revisions clarify the review process and provide minimum lot size and width. Additionally, discussion was held regarding the limitation density allowed in cluster developments. Nick Vivian, Eckberg, Lammers, P.C. Attorney and representative of the developers who intend to develop the Lee Property, stated that his clients have been operating under the current riverway ordinance cluster development provisions. Vivian said that the proposed revisions for clarifying the process and language are needed updates to the City's Municipal Code, but the limitation of density in cluster developments could take control away from the City when determining density. Motion by Casanova, seconded by Rhoades to approve the proposed ordinance revisions minus the suggested addition of 255-18(C)(3) limiting the number of single family residences allowed in cluster developments. All Ayes (5). Motion Carried.

UNFINISHED BUSINESS.

None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

None.

ADJOURNMENT.

Motion by Potter, seconded by Rhoades to adjourn at 8:30 p.m. All ayes (5). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary