

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, June 19, 2018

The Plan Commission meeting was called to order by Chairman O'Connor at 7:01 p.m.

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

ABSENT. Pat Casanova

OTHERS PRESENT. Sean Lentz, David Schofield, Brian Zeller, Mike Leverty, Matt Frisbie, Emily Sorenson, Mike Johnson, and others present.

Discussion and possible action on June 5, 2018 meeting minutes. Motion by Potter, seconded by Rhoades to approve the minutes of the June 5, 2018 Plan Commission meeting. All ayes (6). Motion Carried.

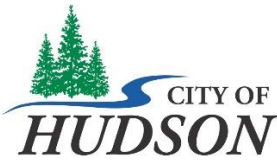
NEW BUSINESS.

Public hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 6 (See the Public Hearing Notice which was published on May 31, 2018 & June 7, 2018). Chairman O'Connor opened the hearing for public comment. No public comments were made. No written comments were received. Motion by Potter, seconded by Yoerg to close the public hearing. All ayes (6). Motion Carried.

Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, City of Hudson, Wisconsin". – Resolution 3-18. Sean Lentz with Ehlers reviewed how tax incremental districts work and the draft project plan. Lentz noted that the project boundaries include the City of Hudson's comprehensive plan Planning District 1 and the tax incremental district would be a mixed-use district. The district would have a twenty-year life. Discussion was held. Motion by Potter, seconded by Yoerg to approve Resolution 3-18 "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, City of Hudson, Wisconsin". All Ayes (6). Motion Carried.

Public Hearing on an application for conditional use permits (CUP) for filling and grading within a slope preservation zone (NR 118.07(05) and City Code 255-18) and structural erosion control measures in a slope preservation zone (NR118.07(6) and City Code 255-18) at 109 Second Street – River City Center, LLC. Chairman O'Connor opened the hearing and asked for public comment. No comments were made. No written comments were received. Motion by Yoerg, seconded by Potter to close the public hearing. All ayes (6). Motion Carried.

Discussion and Possible Action on an application for conditional use permits (CUP) for filling and grading within a slope preservation zone (NR 118.07(05) and City Code 255-18) and structural erosion control measures in a slope preservation zone (NR118.07(6) and City Code 255-18) at 109 Second Street – River City Center, LLC. David Schofield with Short Elliot Hendrickson (SEH) reviewed the requested variances including filling and grading within the slope preservation zone located to the south of the existing building and construction of structural erosion control measures (retention wall) in the slope preservation zone. Schofield noted the one of the recommended



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conditions of approval be that the retaining wall of be constructed of natural colored materials and be as visually inconspicuous as possible if the conditional use permit were to be approved. Motion by Morrissette, seconded by Potter to approve the conditional use permit (CUP) for filling and grading within a slope preservation zone and structural erosion control measures in a slope preservation zone at 109 Second Street submitted by River City Center, LLC with the following condition(s):

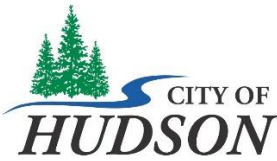
- Property owner must obtain variance approval from the Board of Appeals.
- Property owner must obtain final development plan approval from Plan Commission and Common Council.
- Property owner must obtain all applicable Wisconsin DNR and FEMA approvals. It is specifically noted that this may include Notice of Intent Permit and Chapter 30 Permit.
- Property owner shall construct the retaining wall of materials of a natural color and as visually inconspicuous as possible. Structural calculations shall be submitted for review.
- Property owner must obtain all applicable Building Permits and State Plan Approvals.
- 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 owner and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original property owner from meeting any conditions.

All Ayes (6). Motion Carried.

Discussion and Possible Action on final development plans and downtown overlay district design review for River City Center at 109 Second Street – River City Center, LLC. Johnson noted that applicant will need to receive variance approval by the Board of Appeals to move forward with the project. Potter inquired upon any further discussion by the developers regarding the color of the west-facing side of the building. Brian Zeller with River City Center, LLC stated that conversations have been held about the possibility of adding greenery or planter boxes. Motion by Potter, seconded by Rhoades to approve the final development plans and downtown overlay district design review 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 Common Council.
- That the owner/applicant successfully obtain all required Conditional Use Permit(s) and Variance(s) prior to the issuance of a building permit.
- That the owner/applicant successfully address the right of way encroachment shown on the plans located on the west side of the property along First Street prior to the issuance of a building permit.

All Ayes (6). Motion Carried.



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Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from PCD-1, Planned Commercial District to PUB, Public and comprehensive plan amendment from General Commercial to Public at 2001 Ward Avenue – City of Hudson. Motion by Morrissette, seconded by Yoerg to recommend the Common Council set a public hearing date of August 6, 2018. All Ayes (6). Motion Carried.

UNFINISHED BUSINESS.

Discussion and Possible Action on a zoning map amendment from R-1, One-Family Residential to RM-1, Multiple Family Residential and a comprehensive plan amendment from One and Two Family Residential to Medium Density Residential at tax parcel 236-1293-02-025 – Lois Cornwall Trust. Matt Hoefler with HAF Architects presented the multi-family zoning request and proposed building site plans. Hoefler noted that the proposed location would help meet a need for downtown housing and provide living within walkable distance to the downtown area to tenants. Morrissette stated that he believed the location was the wrong spot for a building of the proposed magnitude. He noted concerns for the encroachment of the stormwater runoff pipe and increased traffic flow on Coulee Road. Yoerg agreed with Morrissette's statement and had concerns about the proposed zoning change across from one of the City's most pristine parks (Birkmose Park). Yoerg also noted that the site was previously a dump and would rather see single family residential zoning at the site to preserve the nature of the stormwater flow through the property and not increase traffic in the area. Hoefler noted that HAF Architects felt confident in their ability to address the stormwater flow concerns. Discussion was held regarding traffic volume. Motion by Morrissette, seconded by Yoerg to recommend the Common Council deny the zoning application change from R1, One-Family Residential to RM-1, Multiple Family Residential and deny the comprehensive plan amendment from One and Two Family Residential to Medium Density Residential. Motion Carried (4-1) (TeWinkel opposed, Potter abstained).

Discussion and Possible Action on a certified survey map (CSM) at Annabelle Way submitted by Hanson Bros. XII, LLC. Motion by Yoerg, seconded by Rhoades to approve the certified survey map at Annabelle Way (236-2001-02-005) submitted by Hanson Bros. XII, LLC with the following conditions:

- That any and all existing and/or proposed easements be illustrated and noted on the CSM.
All Ayes (6). Motion Carried.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Morrissette inquired on the status of the temporary sign ordinance update. Morrissette also noted that the Public Safety Committee would be addressing a pedestrian crossing issue at Eleventh Street and Coulee Road.

ADJOURNMENT.

Motion by Yoerg, seconded by Rhoades to adjourn at 7:55 p.m. All ayes (6). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary