

REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, July 10, 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, Frank Rhoades, and Fred Yoerg

ABSENT. Kurt TeWinkel

OTHERS PRESENT. Bill Berndt, David Beaudet, Doug Rowen, Nick Vivian, Tiffany Weiss, Emily Sorenson, Mike Johnson, and others present.

Discussion and possible action on June 19, 2018 meeting minutes. Motion by Rhoades, seconded by Potter to approve the minutes of the June 19, 2018 Plan Commission meeting. All ayes (6). Motion Carried.

**NEW BUSINESS.**

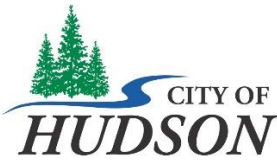
Discussion and Possible Action on amendment to municipal Code, Chapter 255, Zoning, §255-48 (H) and §255-57 (E) to reduce the number of required parking stalls per multi-family unit and to allow for parking in the front setback and to recommend the Common Council set a public hearing date.

Johnson stated that multiple developers have noted the high number of required parking stalls per multi-family unit. Municipal Code currently requires 3 stalls per unit with one being covered. Johnson provided a document summarizing the multi-family housing parking requirements of surrounding local cities of comparable size. Johnson also noted that the proposed ordinance would also allow for parking in the front setback. Discussion was held regarding snow storage and number of vehicles per unit. Motion by Yoerg, seconded by Casanova to recommend the Common Council set a public hearing date of August 20, 2018. All Ayes (6). Motion Carried.

Discussion and Possible Action on amendment to Municipal Code, Chapter 255, Zoning to include developing manufacturing, technology, and research based businesses and to recommend the Common Council set a public hearing date.

Johnson stated that the City has received inquiries for the development of high tech businesses in the City of Hudson. Staff recommended high tech manufacturing, technology, and research based business uses be allowed in the B-2, General Business District with the approval of a certificate of compliance to ensure appropriate scale and intensity of use. Potter asked for clarification on how this type of manufacturing will be defined. Johnson stated that the use will include businesses that develop, process, test, or produce products for markets such as high tech medical, FDA regulated, or other high tech commercial markets and associated equipment to support that manufacturing. Motion by Potter, seconded by Yoerg to approve an amendment to Municipal Code, Chapter 255, Zoning, to include developing, manufacturing, technology, and research based businesses and to recommend the Common Council set a public hearing date of August 20, 2018. All Ayes (6). Motion Carried.

Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from AR, Agricultural Residential to R1, One-Family Residential at St. Croix County Tax Parcel 040-1026-30-000 – LandDevCo of Hudson, LLC. David Beaudet, a resident of Oak Park Heights, Minnesota, inquired on the location of the St. Croix Riverway Boundary and ability of the City of Hudson to rezone the property. Doug Rowen, 295 Riverview Drive, stated that



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the rezoning request application is unclear and maps included in the application mischaracterize the zoning of the subject and surrounding properties. Nick Vivian, Eckberg, Lammers, P.C. Attorney and representative of the developer/applicant, clarified the requested rezoning and stated that additional maps can be provided. Motion by Casanova, seconded by Yoerg to recommend the Common Council set public hearing date of September 4, 2018 and request that updated maps be provide showing the zoning of the neighboring properties. All Ayes (6). Motion Carried.

Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from AR, Agricultural Residential to R2, Two-Family Residential and a comprehensive plan amendment from One and Two Family Residential and General Commercial to Medium Density Residential for a 13.57 acre M/L portion of St. Croix County Tax Parcel 040-1025-70-000 – LandDevCo of Hudson, LLC. Vivian stated that the applicant has requested the rezoning from AR, Agriculture Residential to R-2, Two-Family Residential be removed from the agenda. Vivian continued to state that the comprehensive plan amendment is still being requested. Motion by Morrissette, seconded by Yoerg to recommend the Common Council set public hearing date of September 4, 2018 for a comprehensive plan amendment from One and Two Family Residential and General Commercial to Medium Density Residential. All Ayes (6). Motion Carried.

Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from AR, Agricultural Residential to RM-1, Multiple-Family Residential and a comprehensive plan amendment from General Commercial to High Density Residential for a 5.54 acre M/L portion of St. Croix County Tax Parcel 040-1025-70-000 – LandDevCo of Hudson, LLC Motion by Casanova, seconded by Yoerg to recommend the Common Council set public hearing date of September 4, 2018 and request that updated maps be provided. All Ayes (6). Motion Carried.

#### **UNFINISHED BUSINESS.**

Discussion and Possible Action on amendment to Municipal Code, Chapter 202, Signs, §202-7 for the purpose of real-estate signage and other temporary signage. Bill Berndt on behalf of the Western Wisconsin Realtors Association requested that discussions regarding temporary real estate signage be paused to allow the association to work with the City on the proposed amendment. Johnson noted that enforcement plays a large roll in temporary sign placement and control. Motion by Yoerg, seconded by Casanova to revisit the temporary signage code amendment in 60 days. All Ayes (6). Motion Carried.

#### **COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.**

Johnson introduced Tiffany Weiss who recently joined the City of Hudson the new Associate City Planner in the Community Development Department.

Next meeting date is Tuesday, July 24, 2018 at 7:00 p.m.

#### **ADJOURNMENT.**

Motion by Yoerg, seconded by Potter to adjourn at 7:44 p.m. All ayes (6). Motion Carried.

Respectfully submitted,  
Emily Sorenson, Acting Secretary