

REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Monday, August 20, 2018

The Plan Commission meeting was called to order by Chairman O'Connor at 4:00 p.m.

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

ABSENT. None.

OTHERS PRESENT. Brian Zeller, Eric Maass, Janele Taveggia, Wendy Sander, Robert Jones, Tiffany Weiss, Mike Johnson, Marian Webber, Doug Rowen, Ron Howard, Quinn O'Leary, and others present.

Discussion and possible action on August 8, 2018 meeting minutes. Motion by Yoerg, seconded by Rhoades to approve the minutes of the August 8, 2018 Plan Commission meeting. All ayes (7).  
Motion Carried.

**NEW BUSINESS.**

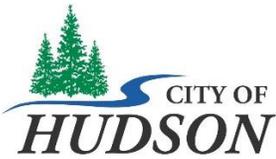
Public Hearing on an amended preliminary master plan/conditional use permit (CUP) for a planned commercial development at the St Croix Meadows Redevelopment site – St. Croix Meadows, LLC.  
Mayor O'Connor asked if anyone in the audience had any comments.

Marian Webber, 604 Grandview Drive, recommended to the Commission that bicycle, pedestrian and ADA related concerns be brought into the discussion.

Doug Rowen, 295 Riverview Drive (Town of Troy), stated he was representing himself, his family, the Riverview Drive homeowner's association, and YMCA's Camp St. Croix. Mr. Rowen expressed concerns with the intersection of Carmichael Road and Riverview Drive stating that the intersection is already very dangerous. Mr. Rowen continued to state that the inclusion of the new access point into the Planned Commercial Development would promote even more traffic in the area. Mr. Rowen suggested the Plan Commission consider putting a roundabout in that intersection to help slow down traffic.

Chairman O'Connor asked if Mr. Rowen was given authority to speak on the YMCA's behalf. Mr. Rowen confirmed that he was given permission. Yoerg asked if Mr. Rowen is simply requesting that traffic be slowed down in that area. Mr. Rowen stated that a traffic control mechanism of some kind is needed, especially with two deaths having occurred at that intersection. He further explained that speed is an issue, but overall safety is his main concern.

Ron Howard, 1902 Shasta Drive, requested further information on the changes that have been proposed from the previous preliminary master plan and how the developer is going to recoup the money the City has already put into the project. Mr. Howard stated that the ball park is a third of the property and is not taxable, therefore the city is losing a large tax base. He also discussed the change in the condos being bumped up from 130 owned units to 200 rental apartments, therefore lowering the value of those. Mr. Howard also mentioned his disapproval of the inclusion of a new industrial zone in the development plans when there are already two or three existing industrial parks in the



REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Monday, August 20, 2018

area. Mr. Howard further discussed the memorandum on updating the traffic study and how SEH has collected around \$500,000 over the last 5-6 years on traffic studies alone for Carmichael Road, yet he's seen nothing done to improve the road during that timeframe. Additionally, Mr. Howard expressed concerns regarding water usage by the ballpark and recently annexed Lee property.

Quinn O'Leary, 380 Tower Road, discussed the 5-story 200 unit condo complex amendment to the plan. Mr. O'Leary expressed concern with a large housing complex being included in an industrial park.

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

Discussion and Possible Action on an amended preliminary master plan/conditional use permit (CUP) for a planned commercial development at the St Croix Meadows Redevelopment site – St. Croix Meadows, LLC. Johnson stated that the property has been closed on and is now under new ownership (St. Croix Meadows, LLC). With the required re-review of the plan, Cedar Corporation (Wendy Sander and Robert Jones) were brought on to help with the planning process.

Wendy Sander with Cedar Corporation discussed the new changes in the plan as well as next steps that the developer will need to go through in the process to get the plan fully approved. She mentioned the ball field is moving forward, but buildings around it are changing (the club house, the indoor sports complex, the narrowing-down of multiple industrial buildings to be two larger buildings, the multi-family residential units, and shared-parking changes).

Discussion was held regarding property value.

Potter requested a map of what was originally approved for the site to visually see what all of the changes are. Johnson requested the applicant's engineering firm present their materials and provide visuals. Eric Maass of WSB discussed the site proposal, highlighting changes to the previously approved site plan.

Casanova asked if the brewery is still coming in with the baseball field. Janele Taveggia with WSB confirmed that the brewery is not part of Phase 1 and will not be going in at the same time as the baseball field, however the clubhouse of the baseball stadium will be a part of Phase 1.

Yoerg asked how far along WSB is with the traffic study. Taveggia said WSB was just notified the week prior that they need to do the traffic study, so work on the study would be started soon. Morrissette discussed the possibility of including proposed roundabouts at the two intersections of the site that come out onto Carmichael Road in the traffic study to determine if roundabouts would improve congestion and possible traffic-related accidents.

Yoerg asked if the proposed brewery fell through, would the developer be willing to allow a different type of business to come into that space (instead of a brewery). Brian Zeller, part-owner/part-developer of the redevelopment site, mentioned that they are still engaged with a brewer, there is just no signed agreement yet. Discussion was held regarding restaurant and brewery capacity and liquor licenses.



REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Monday, August 20, 2018

Zeller also clarified on the roundabouts and traffic study that were previously discussed, stating that he was unsure how intensive their own traffic study is in terms of outflow and inflow from the site itself, so he and his engineer would have to coordinate with the City to determine those.

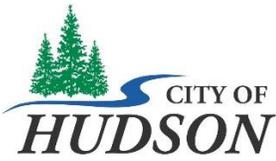
Casanova asked of Zeller if the buildings on Lots 1 and 2 were designed as-is to accommodate the incoming user of the property. Zeller said they have a purchasing agreement in place for those two lots. Additionally, Zeller mentioned a developer's agreement is being worked on between the City and the incoming user.

Motion by Morrisette, seconded by Yoerg to approve an amended preliminary master plan/conditional use permit (CUP) for a planned commercial development at the St. Croix Meadows Redevelopment site with the following conditions:

- That City staff reviews and approves changes to the ownership group.
- The Common Council reviews and approves of the nature of the noted modifications to the plan.
- The Common Council approve a development agreement along with the development experience and financial capability.
- That City staff reviews and approves changes to the plan schedule including estimated dates for the commencement and completion.
- The Community Development Director, City Engineer, Director of Public Works and Parks, Fire Chief, Chief of Police, and Building Inspector shall review and approve these revisions to the preliminary master plan.
- That the plan incorporate the engineer review comments from SEH's review memorandum of August 13, 2018, including:
  - a. Updating of the Traffic Impact Study.
  - b. The submittal of storm sewer management plan.
  - c. The submittal of sewage flow estimates and wastewater characteristics complying with the previously allowed maximum estimated flow of 148,800 gallons per day.
  - d. The submittal of water demand calculations and pressure requirements.
- That the plan incorporate previous Common Council conditions including a maximum building height of 60 feet and additional conditional use permits for any additional lighting over 45 feet and a brewery.
- That a more detailed Phasing Plan be provided for staff review and approval.
- That the owner/applicant successfully obtain all required amended preliminary master plan/Conditional Use Permit approval.
- That the original language of the CSM be approved and recorded prior to the issuance of any building permit.

Quinn O'Leary came to the podium to discuss his concern with the following verbiage in the plan:

*"The residential area is comprised of a market-rate multi-family building, which is proposed to be up to five stories, with approximately 200 units. This multi-family complex will be located on the south end of the entertainment area at the foot of the hill leading towards Tower Road which will transition and mitigate the views of the existing Town of Troy single family homes along the north side of Tower*



REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Monday, August 20, 2018

Road.” Mr. O’Leary mentioned that the wording was misleading and that only 20% of the building will actually be shielded from view.

Morrisette requested that the verbiage be changed and an updated memo be added to the motion. Yoerg amended his second to the motion to include that the height of the residential building be looked at. The added condition is:

- The WSB memo dated July 27, 2018 be revised to clearly describe the height of the proposed multifamily building on the south side of the property.

All Ayes (7). Motion Carried.

**UNFINISHED BUSINESS.**

None.

**COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.**

Next meeting date is Tuesday, August 28, 2018 at 7:00 p.m.

**ADJOURNMENT.**

Motion by Morrisette, seconded by Yoerg to adjourn at 4:43 p.m. All ayes (7). Motion Carried.

Respectfully submitted,  
Tiffany Weiss, Acting Secretary