

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, August 28, 2018

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

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

ABSENT. Pat Casanova, Kurt TeWinkel, and Fred Yoerg

OTHERS PRESENT. Rhonda Johnson, Richard Young, Bob Boddy, Kim Boddy, Nick Vivian, Dick Morris, Doug Rowen, Jeff Mizinski, Dan Bruch, Michael Stone, Randy Horning, David Schofield, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on August 20, 2018 meeting minutes. Motion by Rhoades, seconded by Morrisette to approve the minutes of the August 20, 2018 Plan Commission special meeting. All ayes (4). Motion Carried.

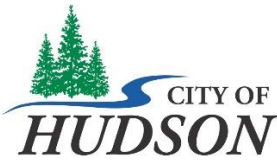
NEW BUSINESS.

Public Hearing on a conditional use permit (CUP) three-year review for K9 Playtime, LLC to operate a commercial dog kennel/dog daycare facility at 1400 Gateway Circle. Chairman O'Connor opened the public hearing and asked for comments. Rhonda Johnson, 1352 A Carriage Drive, stated that loud dog barking from multiple dogs can be heard from the residential houses nearby. Richard Young, 1300 B Carriage Drive, stated that he is glad the building is being utilized and stated that dog barking can often be heard from his house. Young also stated that the barking is more relevant during the weekends. Motion by Morrisette, seconded by Potter to close the public hearing. All Ayes (4). Motion Carried.

Discussion and Possible Action on a conditional use permit (CUP) three-year review for K9 Playtime, LLC to operate a commercial dog kennel/dog daycare facility at 1400 Gateway Circle. Bob Boddy, owner of K9 Playtime LLC with wife Kim Boddy, stated that K9 Playtime wishes to continue to operate at the same level. Boddy stated that dogs are allowed outside to go to the bathroom and barking does occur. Discussion was held regarding the amount and volume of dog barking. O'Connor asked the average number of dogs at the facility. Boddy stated that the number of dogs at K9 Playtime can range from 25 up to 60 dogs with 15 to 20 dogs are outside at a time. Boddy stated he does not want neighbors to be unhappy and wants to work with neighbors to reach a reasonable reduction in noise. Motion by Morrisette, seconded by Rhoades to approve continuation of the K9 Playtime LLC conditional use permit (CUP) to operate a commercial dog kennel/dog daycare facility with the following condition(s):

- That the permit be re-reviewed in three months to evaluation the volume of dog barking following efforts by K9 Playtime to remedy the problem.
- That the fenced area over the fire lane is to remain accessible with gates that have wheels to allow the gates to be opened for emergency access.

All Ayes (4). Motion Carried.



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Discussion and Possible Action on a zoning map amendment from AR, Agricultural Residential to R1, One-Family Residential for the 21.1 acre M/L parcel known as St. Croix County tax parcel 040-1026-30-000 – LandDevCo of Hudson, LLC. Nick Vivian, Eckberg, Lammers, P.C. Attorney and representative of the developer/applicant, stated that the that the proposed zoning including the three components being single family residential, multi-family component, and higher density component. Dick Morris presented the overall proposed uses for the property. Vivian reviewed the need for housing in the City of Hudson. Discussion was held clarifying the number of lots on the 21.1 acres m/l parcel proposed to be zoned single family residential and the estimated prices of the potential residential units on the property.

Johnson reviewed the correspondence from Wisconsin DNR which was received by the City on August 28, 2018. David Schofield with Short Elliot Hendrickson (SEH) reviewed the relevant NR118 requirements. Schofield noted the that a minimum lot size of one acre and minimum lot width of 200 feet were the dimensional standards in the rural residential district. Schofield continued to state that NR118 allows for planned cluster developments for single-family residences; a process which would require the applicant to apply for a conditional use permit. Discussion was held regarding safety, traffic volume and patterns, and road conditions.

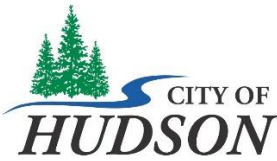
Chairman O'Connor asked for comments from the audience. Several residents expressed concerns regarding lot density, pedestrian safety, land drainage, easements, and traffic volume and flow. Some residents requested a pause in the consideration of the rezoning request to further discuss the desired development and growth of the city. Vivian responded to comments by stating that easements on the property would be respected and NR118 lot dimension standards would be followed. O'Connor stated that recommending approval of the single-family residential zoning request would be proceeding with the 2009 Comprehensive Plan. Discussion was held regarding the comprehensive plan, proposed density on the east parcel, and affordable housing.

Motion by Rhoades, seconded by Morrissette to recommend the Common Council approve the rezoning of the 21.1 acre m/l parcel known as St. Croix County tax parcel 040-1026-30-000 from AR, Agricultural Residential to R1, One Family Residential. The Plan Commission finds that a change in the proposed zoning is warranted and consistent with the 2009 Comprehensive Plan. The parcel remains subject to the requirements of City of Hudson Riverway Code and State of Wisconsin NR118.

Discussion: Dan Bruch, 1901 Twilight Lane, stated that he would like alternative land uses to be reviewed. Discussion was held regarding the length of time the property has been available for purchase.

All Ayes (4). Motion Carried.

Discussion and Possible Action on a zoning map amendment from AR, Agricultural Residential to RM-1, Multiple 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 presented the proposed RM-1 zoning and medium density comprehensive plan amendment. Vivian highlighted the



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existing RM-1 and RM-3 zoning existing north of Mayer Road. Discussion was held regarding traffic volume, housing density, and other similar zoning districts. Residents expressed concerns regarding green space, pedestrians safety, and too much multiple family zoning in the area.

O'Connor asked the Commission for a motion. No motion was made. Item failed due to a lack of motion.

Vivian stated that there is a need for affordable housing in the City of Hudson.

Motion by Rhoades, seconded by Potter to reconsider agenda item D (Discussion and Possible Action on a zoning map amendment from AR, Agricultural Residential to RM-1, Multiple 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). All Ayes (4). Motion Carried.

Motion by Rhoades, seconded by Potter to recommend the Common Council approve a zoning map amendment from AR, Agricultural Residential to RM-1, Multiple 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. The Plan Commission finds that a change in the proposed use and zoning is warranted, consistent with surrounding land uses, and appropriate. All ayes (4). Motion Carried.

Discussion and Possible Action on a zoning map amendment from AR, Agricultural Residential to RM-1, Multiple-Family Residential and a comprehensive plan amendment from Single and Two Family Residential and 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 Morrissette, seconded by Potter to recommend the Common Council deny the request for a zoning map amendment from AR, Agricultural Residential to RM-1, Multiple-Family Residential and a comprehensive plan amendment from Single and Two Family Residential and General Commercial to High Density Residential for a 5.54 acre M/L portion of St. Croix County Tax Parcel 040-1025-70-000. The Plan Commission finds that a change in use and zoning is not warranted based on the future land use. The Plan Commission finds that a change in the proposed use to high density residential is inconsistent with the 2009 Comprehensive Plan. All Ayes (4). Motion Carried.

UNFINISHED BUSINESS.

None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Next meeting dates were tentatively set for September 11, 2018 and September 25, 2018.

ADJOURNMENT.

Motion by Rhoades, seconded by Potter to adjourn at 8:55 p.m. All ayes (4). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary