

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, September 25, 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, Frank Rhoades, and Kurt TeWinkel.

ABSENT. Mary Claire Potter and Fred Yoerg.

OTHERS PRESENT. Nate Hildebrant, Nick Vivian, Tom Nielsen, Jeff Mizinski, Cathy Tucci, Doug Rowen, David Schofield, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on September 11, 2018 meeting minutes. Motion by Morrisette, seconded by Rhoades to approve the minutes of the September 11, 2018 Plan Commission meeting. All ayes (5). Motion Carried.

NEW BUSINESS.

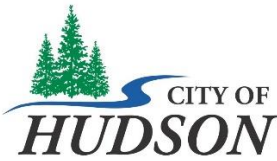
Discussion and Possible Action on concept development plans for Kobra Molds Addition at 2801/2721 Enloe Street – Kobra Molds. Motion by Casanova, seconded by TeWinkel to approve the concept development plans for the Kobra Molds Addition with the following condition(s):

- That the applicant finalizes the purchasing process of St. Croix Business Park Lot 11 prior to the approval of final development plans by the Plan Commission and Common Council.
- That the Certified Survey Map to join both properties be provided to and approved by city staff and recorded prior to issuance of a building permit.
- 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 final development plans, certificate of compliance and downtown overlay district design review for the Second Street Condominiums at 517 Second Street – Clear View Developers, LLC. Nate Hildebrant with Clear View Developers, LLC reviewed the project. Motion by Morrisette, seconded by Rhoades to approve the final development plans, certificate of compliance, and the Plan Commission acting as the Design Review Committee as set forth in City Code 255-17-8 approves the downtown overlay district design review for the Second Street Condominiums with the following condition(s):

- That the site improvements will adhere to the approved development review and construction processes within the City.
- That any substantive modification or change to the approved final development plans shall require resubmittal and approval by the Plan Commission and Common Council.
- That a site lighting plan be submitted and approved by staff prior to the issuance of a building permit.
- That temporary construction easements be reviewed, approved and recorded prior to the issuance of a building permit. At a minimum, this shall pertain to the public alleyway which is impacted as part of construction.



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- That a more detailed construction phasing plan be submitted and approved by staff prior to the issuance of a building permit.
- That a development agreement be reviewed and approved prior to the issuance of a building permit.
- That all staff comments be satisfactorily addressed and provided for by the applicant prior to issuance of a building permit. This shall include that the final utility layout and dimensional requirements be reviewed and approved by the city engineer prior to issuance of a building permit.

Discussion: Discussion was held regarding the building height on the west side.

All Ayes (5). Motion Carried.

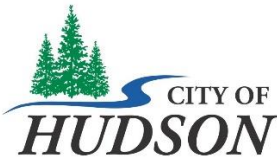
Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from B-2, General Business to RM-1, Multiple Family Residential and a comprehensive plan amendment from General Commercial to Medium Density Residential at St. Croix County Tax Parcel 236-2041-00-000 – Citizens State Bank. Motion by Morrissette, seconded by Casanova to recommend the Common Council set a public hearing date of November 12, 2018. All Ayes (5). 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 B-2, General Commercial for a 5.54 acre m/l portion of St. Croix County Tax Parcel 236-2068-00-000 (previously 040-1025-70-000) – LandDevCo of Hudson, LLC. Motion by Morrissette, seconded by TeWinkel to recommend the Common Council set a public hearing date of November 12, 2018. All Ayes (5). Motion Carried.

Discussion on Summit Ridge Pre-Preliminary/Concept Plat at St. Croix County Tax Parcel 236-2068-01-000 (previously 040-1026-30-000) – LandDevCo of Hudson, LLC. Nick Vivian, Eckberg, Lammers, P.C. Attorney and representative of the developer/applicant, reviewed the concept plat and stated that a conditional use permit application has been filed for a cluster development. Vivian noted that both a density sketch meeting NR 118 requirements and a concept plat for a planned cluster development have been submitted. Johnson reviewed the staff comments including the following.

Density Sketch (17 lots):

- A stormwater ponding location is not shown.
- The driveway easement on the west side of the property is not depicted.
- Staff requests the buildable area of each lot be shown.
- Setback area needs to be depicted on lot 17.
- Staff recommends an outlot on the south property line to prevent encroachment on Riverview Road.
- The through road depicted does not connect to a road in the Southpoint concept. If this scenario



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Summit Ridge Concept (25 lots):

- Staff would not recommend approval of a plat with a driveway easement going through a lot. Lot alignment would need to be addressed or the easement worked out between the property owners.

David Schofield, SEH consultant, stated that the City of Hudson Utility Director would not accept a cross country sewer connection in the vicinity, so a sanitary sewer easement would not be needed in that location. Schofield reviewed the number of lots and lot density allowed.

Morrisette expressed concerns regarding the number of road accesses onto Mayer Road and stated he would prefer a cul-de-sacs. Discussion was held regarding the use of the outlots and the proposed stormwater ponding in Outlot 2. Morrisette advocated for the inclusion of berms and trees along Mayer Road to prevent headlights into neighboring properties. Johnson stated that the preservation of the existing tree canopy along Mayer Road would be preferred.

Neighboring property owners agreed with many of the staff comments and expressed concern over traffic flow onto the surrounding streets, lot density, stormwater management, security for surrounding neighborhoods, and sufficient parking within the proposed neighborhood.

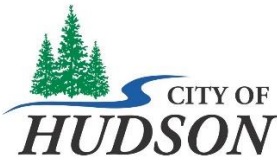
Item for discussion purposes only. No action was taken.

Discussion on South Point Pre-Preliminary/Concept Plat on part of St. Croix County Tax Parcel 236-2068-00-000 (previously 040-1025-70-000) – LandDevCo of Hudson, LLC. Vivian reviewed the concept plat and stated an application for a planned residential development has been filed. Johnson reviewed the staff comments including the following.

- Staff recommends an outlot on the south property line to prevent encroachment on Riverview Road.
- All lots are required to be greater than 4,500 square feet.
- A zero-foot sideyard setback is not recommended. Staff recommends at least 5 feet of sideyard setback on each side.
- That architectural and preliminary plans for the proposed product be submitted.
- That any proposed sidewalks and trails be depicted.

David Schofield reviewed some additional engineering comments.

- The right of way width should be depicted.
- The 40 ft sanitary easement is not necessary in lots 6 and 7 as indicated by the Utility Director.
- The sanitary easement between lots 18 and 19 should be depicted as a utility easement instead.
- A utility easement from the cul-de-sac to Cty Hwy F needs to be added, likely between lots 32 and 33.
- Reiterated the staff recommendation for an outlot on the south property line to prevent encroachment on the existing ingress/egress easement.
- Noted that the rear-yard setback size is close to the dimensional requirement.



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Johnson noted that lots 71 and 72 are not in numerical order. Morrisette expressed concerns over increased traffic flow on to Industrial Street. Morrisette also agreed with the staff comment that a zero-lot line is not recommended. Sorenson stated that the proposed Street names in Southpoint were acceptable but suggests a different name for the street in the Summit Ridge concept. Sorenson stated many streets with Hudson mailing addresses include "Aspen" including an "Aspen View Circle".

Several residents expressed concerns for the lot density and increased population density.

Item for discussion purposes only. No action was taken.

UNFINISHED BUSINESS.

Morrisette inquired when construction on I-94 would be complete.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

None.

ADJOURNMENT.

Motion by Rhoades, seconded by TeWinkel to adjourn at 7:50 p.m. All ayes (5). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary