

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, October 23, 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.

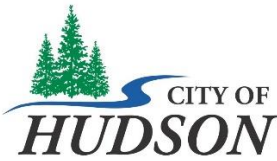
OTHERS PRESENT. Doug Rowen, Tom Nielsen, Elizabeth Bruch, Dan Bruch, Patti Nault, Jeff Mizinski, Sean Bohan, Rob Howard, Ryan Cari, David Schofield, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on October 10, 2018 meeting minutes. Motion by Casanova, seconded by Rhoades to approve the minutes of the October 10, 2018 Plan Commission meeting. All Ayes (6). Motion Carried.

NEW BUSINESS.

Public Hearing regarding Conditional Use Permit for Summit Ridge Subdivision related to City of Hudson Municipal Code §255-18 and Wisconsin Administrative Code NR 118.07(1) Land Division. Chairman O'Connor opened the public hearing and asked for comments. Doug Rowen, 295 Riverview Drive, stated he would recommend the Plan Commission does not approve the conditional use permit and highlighted concerns for vegetative management in the St. Croix Riverway. Tom Nielsen, President of the River Ridge Association, expressed concerns over traffic flow and housing density. Elizabeth Bruch, 1901 Twilight Lane, voiced appreciation for the discussions at previous meetings regarding this property and advocated for development of the property to occur after the former St. Croix Meadows dog track facility site is developed. Patti Nault, 1412 Wheat Grass, said she was concerned regarding additional traffic on Mayer Road and for pedestrian safety. Jeff Mizinski, 1417 Wheat Grass, stated that the developer has not submitted sufficient details on how the land will be developed. Johnson read aloud the letter dated October 23, 2018 from Kay Lutze, Shoreland Policy Coordinator/NER Waterways and Wetland Field Supervisor, with the Wisconsin DNR. Johnson read aloud the letter dated October 17, 2018 from Sheryl Lindholm owner of 291 Riverview Drive. Johnson noted that the letters applied to multiple public hearings during the meeting, but he would only read the letters aloud once. Motion by Yoerg, seconded by Casanova to close the public hearing. All Ayes (6). Motion Carried.

Public Hearing regarding Conditional Use Permit for Summit Ridge Subdivision related to City of Hudson Municipal Code §255-18 and Wisconsin Administrative Code NR 118.07(2) Planned Cluster Developments. Chairman O'Connor opened the public hearing and asked for comments. Jeff Mizinski, 1417 Wheat Grass, stated concerns regarding emergency vehicle access for the cul-de-sac and runoff along Mayer Road. Doug Rowen, 295 Riverview Drive, inquired on how NR 118 will be applied. Motion by Yoerg, seconded by Rhoades to close the public hearing. All Ayes (6). Motion Carried.



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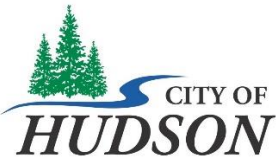
Discussion and possible recommendation regarding Conditional Use Permit for Summit Ridge Subdivision related to City of Hudson Municipal Code §255-18 and Wisconsin Administrative Code NR 118.07(1) Land Division. Nick Vivian, Eckberg, Lammers, P.C. Attorney and representative of the developer/applicant, reviewed the conditional use permit application. Vivian stated that the first conditional use permit is strictly for the subdivision of the property. Vivian confirmed that the easements on the property were now included in outlots. Sean Bohan, site engineer, reviewed the amount of trees that would be preserved and stormwater drainage. David Schofield, SEH consultant, stated that plans provide for a portion of Mayer Road's runoff to be diverted into the development and infiltrated. Schofield reviewed the staff report and decision criteria. Morrisette inquired and Schofield confirmed that the subject property is outside the St. Croix River's slope preservation zone and ordinary high water mark. Discussion was held regarding a small structure on the property. Neighboring property owners expressed concerns regarding the need to subdivide the property. Motion by Rhoades, seconded by Casanova to recommend the Common Council approve the conditional use permit for land subdivision with the following condition(s):

1. Applicant must obtain final plat approval from Plan Commission and Common Council.
2. Applicant must obtain all applicable Wisconsin DNR approvals including, but not limited to, a Notice of Intent Permit.
3. No proposed lots nor outlots shall be subdivided further.
4. No more than one single-family residence shall be constructed on each proposed lot. This provision shall not construed to prohibit construction of accessory structures which comply with City of Hudson Municipal Code § 255-28.
5. All structures constructed upon all proposed lots shall be in compliance with City of Hudson Municipal Code § 255-18 and Wisconsin Administrative Code NR 118.06(1)-(d)-2 Maximum Structure Height and Wisconsin Administrative Code NR 118.06-(2)-(C) Structure Color Standards.
6. Any omissions of any conditions not listed shall not release the applicant from abiding by City Ordinances.
7. 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 recommendation regarding Conditional Use Permit for Summit Ridge Subdivision related to City of Hudson Municipal Code §255-18 and Wisconsin Administrative Code NR 118.07(2) Planned Cluster Developments. David Schofield, SEH Consultant, reviewed the staff report and decision criteria. Schofield suggested the fifth condition of approval be appended to include compliance with NR 118.06(2)(C) stating that structures shall be earth-tone colored be added if approved. Motion by Casanova, seconded by Yoerg to recommend the Common Council approve the conditional use permit for a planned cluster development with the following condition(s):

1. Applicant must obtain final plat approval from Plan Commission and Common Council.
2. Applicant must obtain all applicable Wisconsin DNR approvals including, but not limited to, a Notice of Intent Permit.
3. No proposed lots nor outlots shall be subdivided further.



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4. No more than one single-family residence shall be constructed on each proposed lot. This provision shall not be construed to prohibit construction of accessory structures which comply with City of Hudson Municipal Code § 255-28.
5. All structures constructed upon all proposed lots shall be in compliance with City of Hudson Municipal Code § 255-18 and Wisconsin Administrative Code NR 118.06(1)-(d)-2 Maximum Structure Height and Wisconsin Administrative Code NR 118.06-(2)-(C) Structure Color Standards.
6. Any omissions of any conditions not listed shall not release the applicant from abiding by City Ordinances.
7. 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.

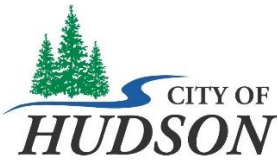
All Ayes (6). Motion Carried.

Public Hearing regarding Conditional Use Permit for Southpoint Subdivision related to City of Hudson Municipal Code §255-15 Planned Residential Development (PRD). Chairman O'Connor opened the public hearing and asked for comments. Rob Howard, representing Camp St. Croix, requested the buffer of trees along Riverview Road be maintained. Motion by Yoerg, seconded by Potter to close the public hearing. All Ayes (6). Motion Carried.

Discussion and possible recommendation regarding Conditional Use Permit for Southpoint Subdivision related to City of Hudson Municipal Code §255-15 Planned Residential Development (PRD). Vivian reviewed the conditional use permit application for the planned residential development. Bohan reviewed the lots requiring a deviation from the required City Code size and dimensions. Discussion was held regarding the open space requirements for a planned residential development and pedestrian crossing of County Highway F. Motion by Casanova, seconded by Yoerg to recommend the Common Council approve the conditional use permit for a planned residential development with the with the following condition(s):

1. Applicant must obtain final plat approval from Plan Commission and Common Council.
2. No proposed lots nor outlots shall be subdivided further.
3. Any omissions of any conditions not listed shall not release the applicant from abiding by City Ordinances.
4. 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.
5. That a minimum amount of proposed public or commonly owned open space per dwelling unit be set aside as required generally by City of Hudson Municipal Code §255-15(D)(1).
6. That the plat and narrative be updated prior to consideration by the Common Council to reflect the requested reduction in setbacks.
7. That the applicant submit the construction and stormwater management plans for review and approval.

All Ayes (6). Motion Carried.



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Discussion and possible action on a certified survey map (CSM) and comprehensive plan amendment from Park to Single and Two Family Residential at 1225 First Street submitted by Xcel Energy o/b/o Mary Therese Alberg. Weiss reviewed the certified survey map application. Motion by Casanova, seconded by Yoerg to approve the certified survey map with the following condition(s):

- That additional area is added to the lot along the northern property boundary to fulfill rear yard setback and minimum lot size requirements prior to Common Council review.

Discussion: Weiss continued to add the additional condition of approval.

- That the applicant correct the mis-spelling of “map” and remove the resolution language on the certified survey map.

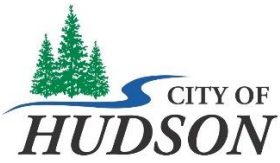
Yoerg amended the motion, seconded by Casanova to include the additional condition of approval.

All Ayes (6). Motion Carried.

UNFINISHED BUSINESS.

Discussion and possible action on a recommendation on 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. Nick Vivian, Eckberg, Lammers, P.C. Attorney and representative of the applicant, reviewed the rezoning application. Discussion was held regarding the suitability of the property for multiple family residential zoning. Motion by Yoerg, seconded by Morrissette to recommend the Common Council approve 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. All Ayes (6). Motion Carried.

Discussion and possible action on a recommendation on 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. Nick Vivian, Eckberg, Lammers, P.C. Attorney and representative of the applicant, reviewed the rezoning application and discussed possible development of the site under B-2 zoning. Discussion was held regarding density and consistency with the City of Hudson comprehensive plan. Jeff Mizinski, 1417 Wheat Grass, stated he would like to know the exact development plan and what business would be at the property. In response, Vivian stated that the applicant is desirous of the rezoning to be able to hold discussions regarding the potential development of the site. Further discussion was held regarding building and unit density under B-2 zoning. Ryan Cari with Haywood, Cari, and Anderson S.C. Attorney and representative of the property owners highlighted the need for a zoning classification change from agricultural residential. Cari also discussed the opportunity for a smooth transition between residential zoning and the planned commercial development occurring at the St. Croix Meadows redevelopment site. Motion by Potter, seconded by Casanova to recommend the Common Council approve the zoning map amendment from AR, Agricultural Residential to B-2, General Commercial. All Ayes (6). Motion Carried.



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COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Next meeting date is scheduled for Monday, November 12, 2018 at 4:30 p.m.

Discussion was held regarding the need for a convenient location to compost leaves.

ADJOURNMENT.

Motion by Potter, seconded by Casanova to adjourn at 9:35 p.m. All ayes (6). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary