

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Monday, November 12, 2018

The Plan Commission meeting was called to order by Chairman O'Connor at 4:31 p.m.

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

ABSENT. Pat Casanova.

OTHERS PRESENT. Quinn O'leary, Charles McGill, Ken Stoehr, Cindy Stensgaard, Wendy Sander, Janele Taveggia, Glen Van Wormer, Brian Zeller, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on October 23, 2018 meeting minutes. Motion by Yoerg, seconded by Rhoades to approve the minutes of the October 23, 2018 Plan Commission meeting. All Ayes (6). Motion Carried.

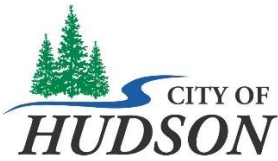
NEW BUSINESS.

Public Hearing on an amended final master plan/conditional use permit (CUP) for a planned commercial development at the St. Croix Meadows Redevelopment site – St. Croix Meadows, LLC. Chairman O'Connor opened the public hearing and asked for comments. Quinn O'leary, 380 Tower Road mentioned he would like to make comment after the developers have spoken and shown the plans. Motion by Potter, seconded by Yoerg to close the public hearing. All Ayes (6). Motion Carried.

Discussion and possible action on the final master plan/conditional use permit (CUP) for a planned commercial development at the St. Croix Meadows Redevelopment site – St. Croix Meadows, LLC. Johnson introduced the topic and the need for a CUP (because the master plan is being changed). He introduced Wendy Sander from Cedar Corp who took over further discussion on the master plan's details, citing changes between the previously approved plan from 2017 to the current proposal. Sander also discussed the colored map that shows the phasing of the project and each building at the site. Sander mentioned that City Staff had the opportunity to review plans for grading, stormwater, sewer, civil/streets, lighting, etc. that were sent by WSB.

Janele Taveggia from WSB came to the podium to make further clarifications on the proposed final master plan. She showed the most current master site plan and expressed that the roads that were highlighted in dark gray were the roads designated to be constructed in the project's first phase.

Morrisette wanted further detail on the intersections along Carmichael (at Albert Street and the proposed Brecken Drive). Mike explained the engineering improvements at the Albert St intersection and the on-ramp to Carmichael. The current on-ramp has 2-lanes merging into 2-lanes. The proposed on-ramp would have 1-lane merging into 2-lanes. The Albert Street intersection has a pork chop designed into it that would stop people from going into the Bieneman Farm neighborhood to the north and directs traffic to the on-ramp onto Carmichael Road. Glen Van Wormer from SEH came to the podium to explain the engineering behind the Brecken Drive and Carmichael Rd/CTH F intersection. He discussed how the traffic study that was performed showed that installing either a stoplight or a roundabout at the intersection would not help the flow of traffic. Morrisette requested that a conduit



REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
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be installed at the intersection of River Ridge Road and Carmichael early on in the development process.

Yoerg asked if Glen Van Wormer is aware of the I-94/Carmichael corridor expansion project and if that was incorporated into this project's traffic study. Glen clarified and said it was. Chairman O'Connor asked if the Lockney extraterritorial property was taken into consideration with this project's traffic study as well. Glen said it was and was considered as additional residences in the study.

Quinn Oleary, 380 Tower Road made a comment mentioning that a stop sign at the intersection of Carmichael/CTH F and Brecken Drive would cause a terrible left turn scenario for Phillips workers heading south to River Falls to head home.

Charles McGill, 388 Tower Road asked where residents are supposed to find more information on these projects. Johnson mentioned that the information can be found on the City website under the agendas and minutes page.

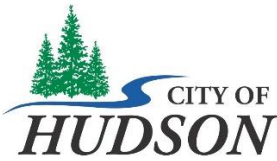
Ken Stoehr, 384 Tower Road, wanted to know how the city will make sure Carmichael/CTH F is built in a way that it makes the road safer to drive on and prevents accidents. Would like something to be done now rather than after several accidents have occurred.

Cindy Stensgaard, 391 Tower Road, mentioned that the YMCA camp produces large amounts of traffic during the summer months, and wanted the commission to know that Carmichael Road should be constructed in such a way that safety is kept at the forefront of the design for the kids and parents that are always coming in and out of that area.

Quinn Oleary inquired what the open space behind his property would become. Johnson said it would possibly become a city park at some point, yet to be determined as that hasn't been discussed in the agreements yet. And the dotted line isn't the property boundary, but rather the grading limits. Oleary also wanted to know what would be done with the giant dirt pile that's really close to his backyard in said area. Brian Zeller, from the development team, said the pile of dirt would be levelled out.

Brian Zeller made a statement regarding placing a stoplight at the intersection by the YMCA camp's entrance to help alleviate some of the safety concerns that residents have mentioned.

Motion by Morrisette, seconded by Potter to approve the final master plan/conditional use permit with an additional condition to construct stoplights at the intersection of Brecken Drive and Carmichael/CTH F. Potter asked if the stoplight would be just at this intersection or any others and would the developers be responsible for paying for it. Morrisette said his motion was just for this one intersection. TeWinkel noted that if Mayer Road had lights installed first, it would provide some timing for southbound. Yoerg asked if the state would be involved in the stoplights. Johnson said the county would be involved instead with road reconstruction efforts. Potter asked why a stoplight would not be preferred. Glen clarified that stoplights at low volume intersections produce more crashes. Brian Zeller mentioned that installing conduits at that intersection for now would be the best option from his standpoint because then it gives everyone some time to decide if placing lights there is truly necessary. Ayes (1 by Morrisette). Nays (5). Motion did not prevail.



REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Monday, November 12, 2018

New motion by Yoerg, seconded by Rhoades to recommend the Common Council approve the conditional use permit for a planned commercial development at the St. Croix meadows Redevelopment site with the following conditions:

1. Staff verify compliance with the conditions of the preliminary master plan/CUP.
2. The Common Council reviews and approves the plan schedule.
3. That bicycle/pedestrian connectivity be further analyzed with staff and committees to meet recommendations for bike trails and sidewalks.
4. That Carmichael Road/CTH F intersection access be modified to address engineer and staff concerns with traffic flow.
5. That all staff (Community Development Director, City Engineer, Director of Public Works and Parks, Fire Chief, Chief of Police, Utility Director, and Building Inspector) and consulting engineer comments be satisfactorily addressed.
6. 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.
7. That the plan is subject to future development agreements.
8. That a conduit be installed at the intersection of Carmichael/CTH F and Brecken Drive for future traffic control signal lights and that the need for these traffic lights at this intersection be reviewed in 8-months.

Ayes (5). Abstain (1 by Morrissette). Motion Carried.

Discussion and possible action on the Preliminary Plat for St. Croix Meadows Redevelopment.

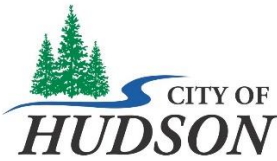
Wendy Sander discussed the preliminary plat proposal and mentioned that the park is not shown on the current plat and would need to be amended into the plat to include it. She also discussed what is on the lots, outlots, and 3 areas of public right-of-way. Because the parking lots cross over lot lines, there needed to be an agreement drawn up, which has been done and is filed with the City.

Motion by Morrissette, seconded by Yoerg to approve with the following conditions:

1. That all staff (Community Development Director, City Engineer, Director of Public Works and Parks, Fire Chief, Chief of Police, Utility Director, and Building Inspector) and consulting engineer comments be satisfactorily addressed.
2. That all lots not abutting public right of way have suitable private access easements shown on the plat or provided through a recorded overall access agreement approved by City staff and attorney.
3. That staff work with the Developer to determine a suitable location for the 2.5 acres of parkland to be dedicated as required by the October 23, 2018 Development Agreement.
4. That the right-of-way be modified as necessary to meet criteria in the staff memos (SEH memos dated October 30, 2018 and November 2, 2018).
5. The recorded overall access agreement be approved by the City Attorney and City staff and determined to provide adequate emergency access to all proposed lots.

All Ayes (6). Motion Carried.

Discussion and possible action on the certificate of compliance for Phillips Medisize facility and office. Johnson opened the item for discussion. No comments made. Motion by Yoerg, seconded by TeWinkel to approve the certificate of compliance for Phillips Medisize. All Ayes (6). Motion Carried.



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Discussion and possible action on concept and final development plans for St. Croix Meadows Redevelopment – Phillips Medisize. Johnson summarized the item. Mentioned that conditions primarily dealt with staff comments, but otherwise the plans were impressive to staff. Motion by Potter, seconded by Morrissette to approve the concept and final development plans for the Phillips Medisize St. Croix Meadows Redevelopment site with the following conditions:

1. That all staff (Community Development Director, City Engineer, Director of Public Works and Parks, Fire Chief, Chief of Police, Utilities Director, and Building Inspector) and consulting engineer comments from November 2 and November 5, 2018 memos be satisfactorily addressed.
2. The proposal remains in substantial compliance with the Development Agreement.
3. That the site improvements adhere to the approved development and construction process within the city.

All Ayes (6). Motion Carried.

Quinn Oleary asked how we can approve a plan without the proposed park. Johnson confirmed this site plan doesn't deal with that property and that that piece is part of the St. Croix Meadows larger site.

UNFINISHED BUSINESS.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Next meeting date is scheduled for Tuesday, November 13, 2018 at 7:00 p.m.

ADJOURNMENT.

Motion by Potter, seconded by TeWinkel to adjourn at 5:45 p.m. All ayes (6). Motion Carried.

Respectfully submitted,
Tiffany Weiss, Acting Secretary