

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, March 12, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:03 p.m.

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

ABSENT. Kurt TeWinkel.

OTHERS PRESENT. Janele Taveggia, Todd Hubmer, Klint Klass, Quinn O'Leary, Dennis Kroll, Marianne Buckman, Olivia Gavic, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on February 26, 2019 meeting minutes. Motion by Casanova, seconded by Potter to approve the minutes of the February 26, 2019 Plan Commission meeting. All Ayes (6). Motion Carried.

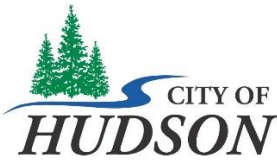
NEW BUSINESS.

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

Tiffany Weiss, Associate City Planner, reviewed the staff report and conditions of approval. Weiss noted a suggested change to the fifth condition to read "...to provide adequate access to all lots not abutting public right of way prior to final plat recording." Quinn O'Leary, 380 Tower Road, inquired if there would be access onto Tower Road. O'Leary continued to state that access would be unsafe and traffic to Tower Road. Randy Stensgaard, 391 Tower Road, asked if there would be an access on to Tower Road. Janele Taveggia, WSB Engineering, clarified that only a portion of public right of way will be dedicated to public on Tower Road and there will not any direct road access to Tower Road. Taveggia noted that Lot 12 will encompass the multi-family use and any changes to the land use in the proposed plat would require an amendment to the master plan. Taveggia continued to state that Outlot 5 will be dedicated to the public in the future as a public road to access the 2.5 acre public park. It was clarified that Outlot 2 covered steep, unbuildable lands. Motion by Yoerg, seconded by Rhoades to approve the final plat with the following condition(s):

1. That all existing utility easements the City of Hudson has interest in, which are determined to be no longer necessary to support the newly platted development, be released upon review and approval by City Staff and Attorney.
2. That a master plan amendment to the comprehensive plan be provided and submitted to the City for Lot 12 to provide for proposed residential housing types and locations that may be different than the existing approved master development plan.
3. That a master plan amendment shall be subject to approval by Common Council for any significant change proposed from the November 12, 2018 approved master development plan.
4. That a second phase development agreement between the City and the Developer be approved by Common Council prior to the issuance of any building permit on any of the newly platted lots.
5. The recorded overall access agreement be approved by the City Attorney and City staff and determined to provide adequate access to all lots not abutting public right of way prior to final plat recording

All Ayes (6). Motion Carried.



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Discussion and possible action on concept development plans for 411 Second Street – Marianne Buckman Weiss reviewed the staff report and noted the recommended condition of approval addition to require site improvements to adhere to NR118. Dennis Kroll, Kroll & Associates Architecture, presented the proposed building alterations and additions. Casanova confirmed that the applicant is aware that the view to the west of the building may change in the future. Potter inquired if the neighboring property owners were aware of the proposed changes. Kroll confirmed that building would be built up to the zero-lot lines. Marianne Buckman, applicant, said that she plans to contact the neighboring property owners. Potter asked whether the construction would be staged in the alley or Second Street. Kroll stated that there would be no need to enter from Second Street. Discussion was held regarding parking requirements and building elevations. Motion by Casanova, seconded by Yoerg to approve the concept development plans with the following condition(s):

1. That the site improvements adhere to the approved development and construction processes within the city.
2. 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.
3. That the site improvements adhere to NR118 St. Croix National Scenic Riverway requirements.

All Ayes (6). Motion Carried.

Discussion and possible action on recommendation to Council on temporary zoning for those lands included in the Creative Home Construction Investments, LLC/Douglas N & Linda K Foster petition for direct annexation by unanimous approval, parcels 020-1097-70-000. Weiss reviewed the staff report. Motion by Yoerg, seconded by Rhoades to recommend the Common Council zone the properties in the petition to the City's AR-Agricultural Residential zoning district. All Ayes (6). Motion Carried.

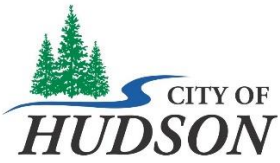
UNFINISHED BUSINESS.

Discussion and possible action on recommending the Common Council set a public hearing date for an amendment to Municipal Code, Chapter 255, Zoning to include small animal or reptile education businesses. Discussion was held regarding safety and possible approval process for businesses of this type. Johnson proposed that staff would bring a draft ordinance to the next Plan Commission meeting prior to the Plan Commission recommending the Common Council set a public hearing date.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Morrisette stated he would like the Eleventh Street bridge to continue to be considered for improvement. Johnson stated that staff can reach out to SEH's traffic engineer and the Wisconsin DOT. Johnson stated that improvements to the Eleventh Street bridge would likely tie into any enhancements to the Exit 2 interchange.

Yoerg inquired as to the status of the review of the paint color of a Third Street building. Johnson stated that Mary Claire Potter had been appointed to the Downtown Design Review Committee. Yoerg and Casanova asked if an item could be placed on the Plan Commission agenda in the future to request the Common Council direct the Downtown Review Committee to hear the appeal. O'Connor stated that he would inquire with the Committee Chair.



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ADJOURNMENT.

Motion by Yoerg, seconded by Casanova to adjourn at 6:43 p.m. All Ayes (6). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary