

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, April 9, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:00 p.m.

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

ABSENT. Kurt TeWinkel.

OTHERS PRESENT. John Potter, Pete Foster, Steve White, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

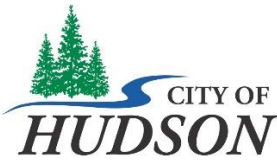
Discussion and possible action on March 26, 2019 meeting minutes. Motion by Potter, seconded by Rhoades to approve the minutes of the March 26, 2019 Plan Commission meeting with an amendment adding Potter's inquiry if redevelopment signage could be added at Commercial and Second Street. All Ayes (6). Motion Carried.

NEW BUSINESS.

Discussion and possible action on downtown design review of signage at 109 Locust Street - The Phipps Center for the Arts Johnson reviewed the staff report and noted that the proposed Phipps Center signage is in the St. Croix Wild and Scenic Riverway. Johnson stated that staff have communicated with the Wisconsin DNR and the proposal has been altered to respect the national scenic riverway requirements. Motion by Casanova, seconded by Yoerg to approve the downtown design review and forward the application to the Common Council. Discussion: Yoerg stated that the Phipps is a "crown jewel" in the city and that signage is well warranted to draw in attention to the center. All Ayes (6). Motion Carried.

Discussion and possible action on concept development plans for a building addition at 2700 Harvey Street – HP Group, LLC Weiss reviewed the staff report noting that Chandler is looking to add 66,000 ft² addition to their building at 2700 Harvey Street. Yoerg asked if the Fire Department had any comments and if adequate parking was provided. Weiss stated that the Fire Department had requested additional fire hydrants on the flag lot and that parking requirements at peak employee hours were met. Motion by Morrisette, seconded by Potter 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 property at 2709 Enloe Street be acquired by HP Group, LLC and be merged with 2700 Harvey Street via a conveyance filing with the St Croix County Register of Deeds office prior to receiving a building permit.
4. That lighting plans be submitted to the City for review prior to final plan approval.
5. That an access agreement be filed between all property owners at 2709 Enloe/2700 Harvey, 2705 Enloe, and 2701 Enloe regarding driveway access onto Enloe Street prior to receiving a building permit.



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All Ayes (6). Motion Carried.

Discussion and possible action on concept and final development plans and downtown overlay design review for San Pedro (426 Second Street) and Pedro's del Este (212 Walnut Street) patio additions – Pete Foster

Johnson stated that Mr. and Mrs. Foster are in the process of obtaining the neighboring property to San Pedro Café. The Fosters plan to add patios to both the San Pedro and Pedro's del Este businesses. Notably the Pedro's del Este patio will be assessible. Pete Foster, applicant, reviewed the proposed patio details and noted that the San Pedro patio will include approximately 26-28 seats and the Este patio will have 36 seats. Discussion was held regarding liquor licensing, separate patio spaces, and patio access. Motion by Yoerg, seconded by Potter to approve the concept and final development plans and downtown overlay design review 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 consideration by the Common Council.

All Ayes (6). Motion Carried.

Discussion and possible action on concept and final development plans for the Hudson Fire Station at 2121 Ward Avenue – City of Hudson Weiss reviewed the project scope. Yoerg inquired if the proposed plan incorporated the future needs of the Fire Department. Johnson stated that the second floor could accommodate the volunteer crew or a full-time crew. Motion by Potter, seconded by Rhoades to approve the concept and final 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 Common Council.

All Ayes (6). Motion Carried.

UNFINISHED BUSINESS.

None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

None.

ADJOURNMENT.

Motion by Yoerg, seconded by Rhoades to adjourn at 6:15 p.m. All Ayes (6). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary