

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, June 4, 2019

The Plan Commission meeting was called to order by Mayor Rich O'Connor at 6:07 p.m.

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

ABSENT. None.

OTHERS PRESENT. Greg Johnson, Nick Vivian, Tiffany Weiss, Mike Johnson, David Schofield, David Gray, and others present.

Discussion and possible action on May 7, 2019 meeting minutes. Motion by Yoerg, seconded by Potter to approve the minutes of the May 7, 2019 Plan Commission meeting. All Ayes (7). Motion Carried.

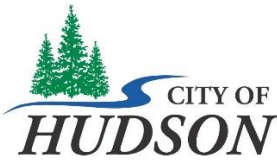
NEW BUSINESS.

Public hearing on the continuation of the conditional use permit (CUP) for O-I-See Youth Strategies at 426 Oak Street – Jennifer Nilssen No comments from the public were received. Motion by Yoerg, seconded by Potter to close the public hearing. All Ayes (7). Motion Carried.

Discussion and Possible Action on the continuation of the conditional use permit (CUP) for O-I-See Youth Strategies at 426 Oak Street – Jennifer Nilssen Weiss discussed that the conditional use permit is a continuation of the CUP that was approved at a 2016 Plan Commission meeting and that no complaints or concerns were received by city staff regarding this CUP prior to tonight's meeting. Motion by Morrisette, seconded by Yoerg to approve the continuation of the conditional use permit, and require no further future reviews, with the following condition(s):

1. No more than twelve (12) people with a maximum of eight (8) clients on site at 426 Oak Street at one time.
2. Access shall be in compliance with the Americans with Disabilities Act (ADA) standards.
3. Staff members must be present at all times to provide supervision when clients are present at the site.
4. Hours of operation are 8:00 a.m. to 8:00 p.m.
5. No signage will be permitted, other than the required address signage.
6. No overnight respite care may be conducted until a proposal is submitted to the City for approval.
7. Any required state of Wisconsin license(s) that may be required must be provided to the City of Hudson for inclusion in the permit file.
8. The permit is not transferrable without the approval of the City of Hudson.

All Ayes (7). Motion Carried.



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Public hearing on a conditional use permit (CUP) application for Madison Avenue Wine & Spirits to operate a winery and distillery at 1510 Swasey Street, Suite B – Kelly Yocom Connor from RESCO, a local printing company located at 1451 Swasey Street, wanted commissioners to know that parking is an issue he sees quite often with the winery/distillery as his business is just across the street. No further public comments were received. Motion by Yoerg, seconded by Potter to close the public hearing. All ayes (7). Motion Carried.

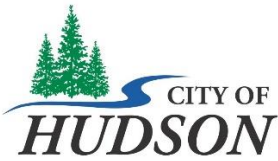
Discussion and Possible Action on a conditional use permit (CUP) application for Madison Avenue Wine & Spirits to operate a winery and distillery at 1510 Swasey Street, Suite B – Kelly Yocom David Gray, the Building Inspector for the City of Hudson, summarized the background of the winery/distillery by mentioning that it used to be located in the downtown district of Hudson. Since moving to the industrial park, the owner now wishes to operate a food service at the new location and so requires a CUP to do so. Gray also noted that the city is aware of the occupant overloading currently occurring on site. Per city zoning code in regard to off-street parking requirements for restaurants operating in industrial zones, the building's capacity (i.e. occupant load) may be no more than 1 stall per two persons (35 stalls = 70-person capacity). Yoerg inquired if the capacity equation includes the outdoor patio space. Gray confirmed that it does. Motion by Casanova, seconded by Yoerg to approve the conditional use permit application to operate a winery and distillery at 1510 Swasey Street with the following condition(s):

1. Applicant adheres to all state, federal, and local permitting requirements.
2. Applicant complies with all necessary corrections identified in the letter sent by Building Inspector, David Gray, to Kelly Yocom on March 5, 2019.
3. That the conditional use permit be reviewed in one year (June 2020).
4. Set occupant load to be twice that of the available off-street parking.

All Ayes (7). Motion Carried.

Public hearing on a conditional use permit (CUP) application for filling and grading within a slope preservation zone (NR118.07(5)) and construction of structural erosion control measures in a slope preservation zone (NR118.07(6)) at 5 St. Croix Street – Xcel Energy Lars Glockzin of 115 River Street asked if a soils report had been done for the site to describe what the contamination is. Morrissette mentioned that since this is a public hearing, the commission isn't allowed to answer questions until the discussion piece for this item. No further comments from the public were received. Motion by Potter seconded by Rhoades to close the public hearing. All Ayes (7). Motion Carried.

Discussion and Possible Action on a conditional use permit (CUP) application for filling and grading within a slope preservation zone (NR118.07(5)) and construction of structural erosion control measures in a slope preservation zone (NR118.07(6)) at 5 St. Croix Street – Xcel Energy David Schofield from SEH explained that Xcel is proposing to do a number of things to the property: installing temporary erosion control measures, removing vegetation from the top (i.e. the impacted materials), excavating those materials and shipping them off-site for disposal, bring in clean-fill to make up the difference so that the grading on-site does not change, constructing a footprint of a bike-trail across the property going from St. Croix Street all the way up to River Street, and installing some vegetative rip-rap on the north side of the property where the sloping is fairly steep because of



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presently-occurring erosion. Because this area of the City is in the DNR's St Croix Riverway Management Zone, any work like this is required to receive a conditional use permit prior to any work done on site.

Casanova mentioned on behalf of the Park Board that they've been working with Xcel Energy for years to acquire that property. Xcel has recently made it known that they are willing to give the City a long-term lease on the property, therefore this action of site remediation should be considered a gift from Xcel to the City of Hudson.

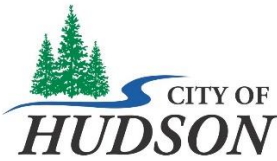
Motion by Casanova seconded by Yoerg to approve the conditional use permit application for filling and grading within a slope preservation zone (NR118.07(5)) and construction of structural erosion control measures in a slope preservation zone (NR118.07(6)) at 5 St. Croix Street with the following condition(s):

1. Restoration shall utilize Wisconsin Department of Transportation Native Seed Mixture 70, 70A and/or 75.
2. Property owner must obtain final site plan approval from the City of Hudson.
3. Property owner must obtain all applicable Wisconsin DNR approvals. This includes a Notice of Intent Permit and may include a Chapter 30 Permit.
4. Any omissions of any conditions not listed shall not release the property owner from abiding by City Ordinances.
5. 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.

Discussion was held by Morrissette about the concerns from neighboring property owners. Casanova stated that a walkthrough was done with Xcel Energy to determine the possible concerns property owners would have. One issue was the inaccuracy of the property boundaries as they were drawn in the 1800s. Mike Johnson stated that Xcel has been very good about working with property owners to work on encroachment issues and working towards resolutions with them. He also mentioned that the project as proposed will take place this summer (2019 – Phase 1) and go into the fall (2019 – Phase 2) for the steeper areas near the river. Morrissette voiced concerns about access to the backs of the properties since a barbed wire fence is being proposed. Johnson mentioned the fencing is only temporary while the site remediation is occurring. Casanova requested residents from the audience to come up to the podium to voice their concerns.

Kelsey John (resident at 1215 1st Street) voiced concerns over access to the back of their property as well as the potential of a new building being constructed on the site. Casanova responded that no large construction may take place on that site per Xcel's recommendations because of the poor condition of the soil itself. Only a parking lot, picnic tables, or a gazebo would be possibilities for future uses on the site. No large condos.

Morrissette requested to know if soil borings had been done on the site. Andrea Jorgenson (Xcel Energy project representative) described that 'what is in the soil' is debris from the round house that used to be there as well as brick, glass, metal, concrete, basic construction materials, and old wood scraps. Morrissette asked if this answered Lars Glockzin's previous question. Glockzin further



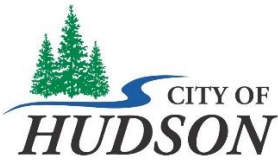
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clarified that he wanted to know if there were PCBs found in the soil. Ben Czeck (Environmental Analyst for Xcel Energy) affirmed that no PCBs were found on site in the testing of 32 soil borings, 34 hand augers, and 12 trenches. All analytical tests were run and analyzed for the site and all that was found were some old construction materials and combustion byproduct (which is commonly found in old railbeds). Ms. Jorgenson further clarified that the fencing will be coming down along the back of the properties once site cleanup is complete. Morrisette asked if property owners would still have accessibility to get into the backs of their properties. Ms. Jorgenson said that the City would be maintaining the property but that it would otherwise continue to be owned by Xcel Energy. Morrisette restated the question of whether property owners would still be allowed to use the driveway easement on the property. Johnson affirmed that there is no easement filed with the City on the property and that, if there was, it would have been filed between private property owners only (Xcel Energy and the individual property owners). Glockzin interjected stating that the City's 2007 zoning map shows an alley behind the properties. Mr. Czeck spoke on the numerous surveys that were done on site and stated that no access easements were identified in the research of past survey maps. An agreement from the 1980s was found, however, between the City, St. Croix County, and Xcel Energy where if Excel Energy ever decided to sell the property, the City or the County would get first rights. Mr. Czeck also mentioned that if an access drive is proposed to be added for any reason, it should be considered a safety hazard with the future bike trail proposed right along said access drive. Ayes (6). Nays (1). Motion Carried.

Discussion and Possible Action on a certified survey map for 435 Brick Circle (Extraterritorial Zone – Town of Troy) – KAJ Foods / Kerry Jacobson Weiss explained that all certified survey maps proposed in the City's extraterritorial zone must be approved by the City prior to its recording. This project meets all city code requirements for subdivision and permitted use in the extraterritorial zone and was recommended for approval. Motion by Morrisette seconded by TeWinkel to approve the certified survey map for 435 Brick Circle in the City's extraterritorial zone. All Ayes (7). Motion Carried.

Discussion and Possible Action on a rezoning recommendation to the Common Council for a zoning map amendment from RM-1, Multiple Family Residential to RM-2, Multiple Family Residential and a comprehensive plan amendment from Medium Density Residential to high Density Residential at St. Croix County Tax Parcel 236-2041-00-000 – LandVest, LLC Mike Johnson discussed earlier property zoning changes on this property. Developer is now proposing to rezone to RM-2 from RM-1 to allow for a 152-unit apartment complex rather than the previously proposed 97-unit apartment. Johnson also discussed the future of the DOT's park-and-ride property just north of this property and mentioned how the DOT property could be utilized as a buffer zone from the neighborhood to the north. It was noted, however, that the DOT would require that the property still be used for some type of transportation purpose.

Nick Vivian (project attorney) and Dick Morris (developer) discussed that with any other project that would be proposed here, the traffic coming off of this site would go through the Hudson Meadows neighborhood in the north on Meadowlark Lane as there is a cul-de-sac on the property that allows this. However, they wanted everyone to know that they are proposing traffic to exit the property directly onto Old State Highway 35. The proposed number of units is also set to remain at 152 units as, due to green space and parking requirements, they are unable to add any more units to the site.



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Yoerg inquired about the number of underground parking spaces and if anymore could be added down below to increase the amount of green space on the surface. Vivian said the requirement is 2:1, so there are 152 underground parking stalls and 152 surface parking stalls.

Morrisette asked if the project applicants could explain the entrance onto Meadowlark and explain the safety and flow of ingress/egress traffic. Vivian stated that the entrance onto Meadowlark is pre-existing as there is a cul-de-sac at the property line, so that entrance will remain no matter who decides to build on this property. Meanwhile the entrance onto Old State Highway 35 is kept to the far north of the property so that it is as far away from the Hanley Road intersection as possible per engineering requirements. Vivian also explained the possibility of people using the exit onto Meadowlark Lane to get off the property as 'not very likely, but possible'. The developer's goal is to make the Old State Highway 35 exit more enticing as it is more direct and allows people to get to where they need to go more quickly.

Yoerg further inquired about the green space as it doesn't seem like there's a whole lot of real estate to allow kids to play ("Will kids be riding their bikes through a parking lot?"). Tim, a partner on this project, spoke on the multiple amenities that will be provided on site (patio space, green space on the left and right sides of the building, community room, workout area, office space with Wi-Fi, etc.). Yoerg also asked if these would be high-end apartments. Tim mentioned that they would be priced at market rate based on local incomes in the area.

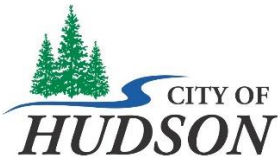
Commissioners asked for comments from any residents in attendance.

Dwight Jordan (Town of Hudson resident at 615 Old Highway 35 S) had voiced some safety concerns with additional traffic and congestion on the roads.

John Connolly (resident at 57 Meadowlark Lane) voiced some concern with road congestion and additional traffic along Meadowlark Lane and requested that the cul-de-sac not be opened up for the safety of the kids in the neighborhood.

Iver Branson (Town of Hudson resident at 603 Old Highway 35 S) discussed the danger of putting so many people in such a tiny space and that the park-n-ride itself is a waste of space. His wife, Eva Branson (Town of Hudson resident at 603 Old Highway 35 S) added that several accidents have occurred at the intersection of Hanley and Old Highway 35, and that she was concerned about the schools and if they could handle potentially 300 additional kids. Eva also mentioned that she would prefer the neighborhood aesthetic remain as it currently is (with no high-rise apartments, just single and two-family housing) as she doesn't want property values declining due to many lower income people moving in.

Dwight Jordan returned to the podium to state that he is also concerned about how control and maintenance of Old Highway 35 will occur and how that would affect him financially with the installation of upgraded curb and gutter (if the County will continue to maintain it or if the City would take over).



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Vivian returned to the podium to state that the entrance from the proposed development onto Old Highway 35 is not proposed to come out at the DOT's park-n-ride, and that, additionally, there is a known need for market-rate apartments in Hudson and, specific to this area, this is a forgotten corner of the City where population density happens to be a little higher because of the surrounding neighborhoods (Heritage Greens, Lighthouse, and Hudson Meadows).

Bill Alms (District 2 Councilman) asked if Vivian meant the medium density would only be allowed to go through the Hudson Meadows neighborhood for the project to be economically viable. Vivian responded with 'no' and that he was just saying that the way the parcel currently sits, the developer could go through with building a 97-unit apartment complex and have the only exit be through Meadowlark Lane. Mike Johnson reaffirmed that the City would require any developer for this site to create an exit onto Old Highway 35. Alms requested that the City take a pause (2-3 months) and decide whether or not to take control of Old Highway 35 and the DOT's park-n-ride as well as to be mindful of the future.

O'Connor asked how a 2-3 month wait would affect the construction schedule of this project. Vivian answered that if this project is put off that long, they would not be able to start digging this year.

Yoerg mentioned that with the Mayo Clinic coming into that area of town, that area of the City is going to change dramatically in the next five years. With that much change, the City should be planning it as a whole rather than piece by piece.

Morrisette brought up that LandDevCo has been great to work with on the recent Lee Annexed property development in that they've worked hand in hand with the City every step of the way to be a part of the solution.

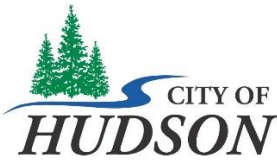
Johnson stated that to stop the rezoning from being official while, at the same time having a decision made, would be to have the Council approve it with the condition that the publication be put off until the park-n-ride's future is determined.

Gail Connolly (resident at 57 Meadowlark Lane) cited that Meadowlark Lane is a very windy, busy road, so therefore this project would not work.

Potter questioned if any traffic study had been done for this site. Johnson said not at this point because it still needs to be determined if the developer will have access onto Old Highway 35.

Motion by Yoerg, seconded by Morrisette to postpone the decision until the futures of the park-n-ride and Old Highway 35 are determined. TeWinkel added that he would also like to know what is going to happen with the park-n-ride parcel. All Ayes (7). Motion Carried.

Discussion and possible action on preliminary development plans and a rezoning recommendation to the Common Council for a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development at St. Croix County Tax Parcel 020-1085-30-000 – Hearth Development, LLC Mike Johnson discussed the recent annexation of this parcel and the proposed transitional zoning that meets the 2009 Comprehensive Plan's future land use proposal for this site.



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Yoerg asked if the developers are going to raise the elevation of the site or if it is going to stay recessed in a bowl shape, thereby affecting the height of the buildings. Schofield commented that the site would remain a bowl, possibly raised an extra foot. Vivian and Greg Johnson (developer) passed out exhibits of the proposed development's viewshed from the property's south view and mentioned that an increased backyard setback, berming, plantings and screening are proposed for this site to help with visibility concerns from neighboring property owners. Yoerg also asked if there would be road connections between this site to the southwest? Vivian explained that there will be trail connections and one proposed roadway reaches down to the southwest corner but otherwise will not make a connection until the Gagnon property gets annexed into the City and developed.

Morrisette asked if traffic counts have been done for the neighborhood commercial uses proposed. Vivian explained that the uses would be lower traffic uses as they are neighborhood commercial use which is only meant to serve the neighborhood itself, not the whole city.

O'Connor requested for comment from any residents in attendance.

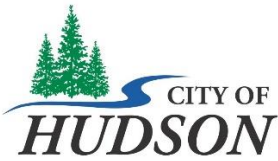
Jen Heriot (resident at 621 Diamond Drive) voiced concerns about traffic during the school year (stated that a study has not been done on Vine Street during the school year since 2012) as well as a lack of meeting the surrounding neighborhood's housing context in accordance with the City's 2009 Comprehensive Plan due to the proposed apartment buildings being 4/5 floors tall. Schofield mentioned that the DOT has been studying the interchange of 94 and Carmichael for years and the City has completed a traffic study for Carmichael Road last year. At this time, there has not been a traffic study dedicated to this project and that the impact to traffic on Vine (compared to Carmichael) is, at the moment, less understood.

Donna Roehl (resident at 2234 Ruby Road) stated that she is worried about traffic congestion due to increased traffic, that no new turn lanes were proposed, and that 300+ additional students driving around the schools would cause further traffic concerns.

Heather Pomeroy (resident at 2212 Jodi Circle) voiced concerns about accessibility for pedestrians on the corner of Vine and Carmichael. She would like new sidewalks installed to allow for children walking to the Middle School to use sidewalk infrastructure (currently, they walk on the side of the road). Same thing with heading southbound on Carmichael (currently no sidewalk infrastructure heading down towards Culver's). Additionally, she stated that the intersection of Vine Street and Diamond Drive is horribly unsafe for pedestrians due to current traffic volumes.

Jen Heywood (resident at 2236 Ruby Road) stated that she is concerned about a services strain on the City, traffic congestion, grading and a lack of water infiltration currently on site and losing the small-town appeal. Wanted to commend the developers, however, on their proposal of raising Vine Street due to past flooding issues with that road.

Nancy Stinnett (resident at 2232 Ruby Road) stated that she doesn't want this development to turn the City of Hudson into a larger City (like Woodbury or Stillwater) and that the property is not being accurately portrayed when everyone calls it a bowl, therefore this adds to the grading concerns she



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has as well. Bob Atwood (former resident of this property) reaffirmed that the property is, in fact, bowl shaped. Ms. Stinnett continued to say that she has more concerns regarding the proposed height of the apartment complexes (4 and 5 story buildings do not match the current neighborhood context), and further described concern with increased traffic (congestion and noise), the traffic circle at the intersection of Vine and Carmichael and the proposed bike trails and their connectivity.

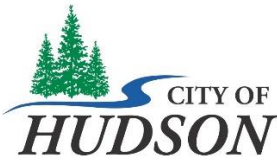
Greg Johnson (developer) explained that the proposed multi-use trail would be further lengthened along Vine Street to the intersection at Carmichael Road, and additional trail would be installed around the multi-family apartment and senior living buildings southbound. Meanwhile, there is proposed sidewalk all around in the single-family development area of the site. Mike Johnson mentioned that staff and engineering comments list out all of the concerns that were voiced by residents that attended tonight (traffic, multi-use trail location, height, zoning, etc).

Casanova asked if this density, with these problems, is what we want at this site. Johnson reaffirmed that the proposal does meet the comprehensive plan's proposed future land uses and densities, but that if the commission wants, they can add further height restrictions beyond those currently outlined in city code. Casanova further asked if the developers need the height to meet the density. Johnson confirmed that some height would be needed to meet the density. Nancy Stinnett raised concerns again about commissioners forgetting that this is still a neighborhood and should continue to be planned as a neighborhood. She further explained that she is unsure the site (and Vine Street) is able to handle commercial storefronts on the bottom of the apartments and that the giant apartment buildings proposed should be put in a different location of the city.

Michelle Delong (resident at 2250 Ruby Road) voiced concerns about the height of the buildings and that they would obstruct her view, as well as the increase in traffic and currently existing pedestrian safety concerns at the intersection of Vine Street and Diamond Drive. O'Connor asked what she would like to see go into the site. Delong reaffirmed that the single-family homes and senior housing are both perfectly fine and that apartments would be a good use of the property too, just not the 4-5 story building that was being proposed.

Jon Stidham (resident at 2104 Chestnut Drive) had a couple questions and concerns in regards to whether a comprehensive plan and bicycle/pedestrian plan have both been done for the area, and whether the planning commission has looked at a housing analysis and "increase-in-utilities-usage" analysis for the City of Hudson. O'Connor responded that the comprehensive plan from 2009 does take this area into account and pre-determined what the allowable land uses would be for the site and what it can handle. In addition, Mike Johnson noted that a Capital Cost Study (as well as several other studies) have been performed by SEH to measure out the necessary infrastructure improvements and costs required to handle additional residential and commercial properties. He also stated that Requests for Proposals have been received by the City from countless consultant groups who are willing to help update the City's comprehensive plan.

Potter questioned what the discussion was like at the Council level regarding this property when it was first annexed. Mike Johnson answered that at the time of annexation, the densities being proposed were unknown. Only the building pad sites were shown on the site plan, and nothing further was divulged. Yoerg clarified as well that this site was planned for years to be annexed eventually



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and that, although people would prefer their neighborhoods not change context or density, they need to come to the reality that it was going to happen and has been planned as such long before many of them began living in the homes they currently are. TeWinkel agreed and then brought the discussion back around to building heights and traffic concerns as he lives in the neighborhood and understands all the residents' concerns. Yoerg agreed that the concerns are valid. Casanova stated that he cannot agree to two large apartment complexes going into the development site as that was not what was envisioned back in 2009 when the comprehensive plan was being drafted. Vivian addressed that purchase price does affect the proposed density and that, no matter who comes in to develop it, the justification comes down to how much density can be proposed to make it worth a developer's time to construct there. He also said the comprehensive plan is serving as their guide for how the planners and residents of the past envisioned the site to be developed adequately, and that the current developer, Greg Johnson, followed what was suggested for land uses in 2009.

Further discussion was held regarding the interpretation of the 2009 Comprehensive Plan and people's expectations of neighborhood design and growth ten years ago.

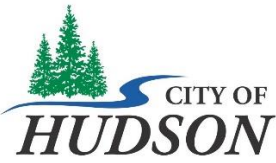
Greg Johnson noted that he was disappointed that these discussions are being held now and weren't held in earlier meetings as this plan is the same as what he was proposing when the property was initially annexed. G. Johnson also stated that his plan is trying to propose some mixed-uses that would improve nearby infrastructure. Residents from earlier came back up to voice the same concerns they'd already mentioned.

Bob Atwood (current property owner) asked to be deannexed because an agreement is unforeseeable in the near future for this property. M. Johnson and O'Connor answered that they don't know.

Motion by Yoerg seconded by Morrissette to postpone the decision on rezoning the property from AR, Agricultural Residential to PRD-3, Planned Residential Development for further study around traffic safety and congestion on Vine and Carmichael, building heights, population density, and neighborhood context (i.e. how the development feels within the neighborhood). All Ayes (7). Motion Carried.

Discussion and Possible Action on preliminary development plans and a rezoning recommendation to the Common Council for a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development and B-2, General Business at St. Croix County Tax Parcel 020-1085-20-000 – Hearth Development, LLC Yoerg mentioned he had the same concerns for this item as the last one.

Motion by Yoerg seconded by Casanova to postpone the decision on rezoning the property from AR, Agricultural Residential to PRD-3, Planned Residential Development and B-2, General Business for further study around traffic safety and congestion on Vine and Carmichael, building heights, population density, and neighborhood context (i.e. how the development feels within the neighborhood). All Ayes (7). Motion Carried.



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Discussion and Possible Action on final development plans for Luther Chevrolet expansion and site improvements at 1220 and 1250 Crest View Drive – The Luther Company, LLLP Weiss discussed the project's proposal and noted the changes from last time the plan commission saw the concept development plans.

Motion by Casanova seconded by Morrissette to approve the final development plans for Luther Chevrolet with the following condition(s):

1. All site improvements must adhere to the approved development and construction process within the city.
2. All staff and engineering comments must be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Common Council.
3. Property owner must combine the parcels at 1220 and 1250 Crest View Drive and file with the Register of Deeds office prior to building permit issuance.
4. Updated site lighting, grading/drainage/paving/erosion control, and utilities plans be submitted prior to final development plan consideration by the Common Council.
5. Parking shall be limited to designated parking areas only and shall not occur on the green space.
6. Property owner must obtain approval from private utility companies to extinguish the easements proposed to be released.

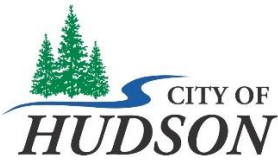
All Ayes (7). Motion Carried.

Discussion and Possible Action on concept development plans for Third Street Living at 614 and 620 Third Street – DPB Investment Partnership Michael Johnson explained the project proposal and noted that the applicant was granted a variance in setback reduction for parking from the building (10' original setback was reduced to 1'5"). Yoerg asked if access issues were rectified. Lars (project architect) stated that they are currently working on getting an access easement agreement for this property to Locust Street. Potter asked if the height matches surrounding buildings. Lars said it would be the same height as the next door property. Yoerg mentioned that the City received a letter from Alano (business located just east of this property) about alley access concerns and if this proposed development would take those spaces away. Lars answered no and that he would work to improve the circulation in the area.

Motion by Yoerg seconded by Potter to approve the concept development plans for Third Street Living at 614 and 620 Third Street with the following condition(s):

1. Owner must obtain certificate of compliance approval from the Plan Commission and Common Council for a multi-family structure as required by City of Hudson Municipal Code §255-57(A).
2. Owner must combine both existing single-family lots (at 614 and 620 3rd Street) into one single lot prior to building permit issuance.
3. Property owner must obtain final development plan approval from Plan Commission and Common Council.
4. Property owner must obtain all applicable building permits and state plan approvals.
5. Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.

O'Connor asked if anyone from the audience had anything further to discuss about this project.



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DuWayne Bakke (developer and property owner) wanted to mention that he wasn't sure if Alano actually has access onto their property. Proposed widening the alley into Alano's property. M. Johnson clarified that the access is a private access, therefore this is a property line dispute. Lars added that the property has already been surveyed, so they know exactly where their property lines are.

All Ayes (7). Motion Carried.

UNFINISHED BUSINESS.

None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Potter inquired if the Riverfront study could have a committee put together, if one has not already been created, and have that be a topic of discussion at the next Plan Commission meeting. Casanova, a current member of the Park Board, and Mike Johnson both confirmed that a committee already exists and that they aren't meeting just yet, but that things are starting to come together for them to begin meeting.

Weiss mentioned that Community Development has an intern, Olivia Neefe, for the next few weeks. She is a current student at University of Minnesota – Duluth studying sociology and planning with a minor in philosophy. She has been assisting with many items around the office and has been a big help.

The next plan commission meeting is scheduled for *June 18th @ 6pm.*

ADJOURNMENT.

Motion by Yoerg, seconded by TeWinkel to adjourn at 9:05 p.m. All Ayes (7). Motion Carried.

Respectfully submitted,
Tiffany Weiss, Acting Secretary