

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, June 18, 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. Nick Vivian, Glen Van Wormer, David Schofield, Wendy Sander, Bob Atwood, Lars Glockzin, Brian Zeller, Angela Popenhagen, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on June 4, 2019 meeting minutes. Motion by Casanova, seconded by Rhoades to approve the minutes of the June 4, 2019 Plan Commission meeting. All Ayes (). Motion Carried.

PUBLIC HEARINGS.

Public hearing on a conditional use permit (CUP) application for Chateau de Aimer to operate a bed-and-breakfast at 1031 Second Street - Jay Clairain. Chairman O'Connor stated that the applicant has requested the item be removed from the agenda. No public hearing was held.

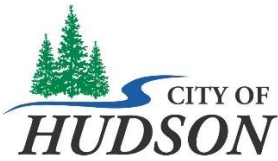
Discussion and possible action on a conditional use permit (CUP) application for Chateau de Aimer to operate a bed-and-breakfast at 1031 Second Street - Jay Clairain. The item was requested to be removed from the agenda. No action was taken.

UNFINISHED BUSINESS.

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. O'Connor stated that the public hearing for the rezoning application was held at the June 17, 2019 Common Council meeting the previous night. Johnson noted that the meeting documents included the motions and directed action from the Common Council. Johnson continued to state that representatives from SEH were in attendance to answer engineering and traffic questions.

Morrisette requested to hear any changes that have been made to the site layout since the Common Council meeting. Nick Vivian, legal counsel for Hearth Development, LLC, stated that the applicant has reduced both apartment units to three stories and reduced the number of units in each building to 110 units. Vivian highlighted that a reduction in the apartment unit heights resulted in larger building footprints and adjustments to the open and park space sizes.

Casanova confirmed that the retail component of the northern apartment unit had been removed. Vivian agreed.



REGULAR MEETING OF THE PLAN COMMISSION
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Morrisette expressed concerns for traffic on Vine Street and highlighted the importance of safe pedestrian crossings. Morrisette also expressed appreciate for the developer to listen to public comment and make changes to their plan. Discussion was held regarding Vine Street traffic, potential pedestrian crossing options, and the need for trail connections

Glen Van Wormer, SEH consultant, summarized the traffic volumes, trip distribution, access, and road needs for the development and surrounding streets. Additional signals on Carmichael Road were discussed. David Schofield, SEH consultant, discussed pedestrian crossing bump outs and refuges. Schofield continued to review the applicants proposed Carmichael Road and Vine Street improvements.

Yoerg asked what will trigger the improvement of Carmichael Road to four lanes. Schofield stated that underdeveloped lands on the east side of Carmichael Road and south of the properties being discussed tonight. Casanova asked about a road connection to White Pine Drive. Schofield stated that a road connection would be made when the property to the south is developed.

Morrisette asked what buffering is proposed on the west side of the property. Vivian stated that many of the existing trees will remain since they are private properties. Additionally, further berming and screening will be provided.

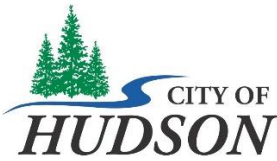
Johnson stated that staff would like further time to review the new concept plan distributed by the applicant.

Motion by Yoerg, seconded by Casanova to postpone action on the preliminary development plans and a rezoning recommendation to the Common Council until staff has sufficient time to review the revised development layout for the parcels of 020-1085-30-000 and 020-1085-20-000. All Ayes (6). 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. Staff was directed to review the revised development layout in the motion made on agenda item 4A.

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

Johnson stated that the public hearing for the rezoning application was held at the June 17, 2019 Common Council meeting. Johnson read a letter from Alderperson Alms into the record. Significant discussion on the DOT park and ride and jurisdiction of Old Highway 35 was discussed. Morrisette stated that he had no desire for the project to connect traffic to Meadowlark Lane. Vivian, legal counsel for LandVest, LLC, requested the Plan Commission send a recommendation to the Common Council with the following conditions: 1) That no traffic enter Meadowlark Lane, 2) There be access



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to the park and ride, and 3) Jurisdiction of Old Highway 35 is taken over by the City of Hudson. Discussion was held regarding the subject property in the comprehensive plan and acquiring Old Highway 35 jurisdiction and the park and ride. Discussion was held regarding the number of units (approximately 150 units) and building height (3 stories). Motion by Yoerg, seconded by Casanova to postpone a rezoning recommendation to Common Council until the process and timing of acquiring Old Highway 35 jurisdiction and ownership of the DOT park and ride are determined. All Ayes (6). Motion Carried.

NEW BUSINESS.

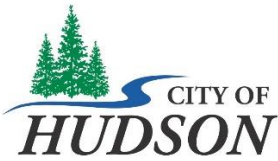
Discussion and possible action on a certified survey map for 499 County Road 'A' (Extraterritorial Zone - Town of Hudson) – Lorraine Jacobs / William and Cheryl Welbes. Motion by Morrissette, seconded by Yoerg to approve the certified survey map for 499 County Road A. All Ayes (6). Motion Carried.

Discussion and possible action on recommending the Common Council set a public hearing date for a rezoning map amendment from PCD, Planned Commercial District to PRD-3, Planned Residential District and a comprehensive plan amendment from General Business to Medium Density Residential for Lot 12 of the unrecorded St. Croix Meadows Plat – Park Place, LLC. Johnson reviewed the staff report and described that the applicant is proposing to sever off Lot 12 of the St. Croix Meadows plat from the overall St. Croix Meadows Planned Commercial Development (PCD) and rezone the parcel to a Planned Residential Development (PRD). Motion by Potter, seconded by Yoerg to recommend the Common Council set a public hearing date. All Ayes (6). Motion Carried.

Discussion and Possible action on a certificate of compliance, concept and final development plans for Phillips Medisize Phase 2 (St. Croix Meadows 2.0 Addition) at 2202 Carmichal Road – Phillips Medisize, LLC. Wendy Sander, Cedar Corporation, presented the staff report and described the proposed Phillips Medisize Phase 2 project. Sander noted that the additional high-tech facility conforms to the overall PCD master plan. Sander reviewed the suggestion conditions of approval and highlighted that a condition for screening was suggested to screen a refuse compaction system. Motion by Casanova, seconded by Rhoades to approve the certificate of compliance, concept and final development plans for Phillips Medisize Phase 2 with the following condition(s):

1. The Community Development Director, City Engineer, Director of Public Works and Parks, Utility Director, Fire Chief, Chief of Police, and Building Inspector shall review and approve the Final Development Plan.
2. The final development plan remains in substantial conformance with the Master Plan/CUP.
3. The proposal remains in substantial compliance with the Development Agreement.
4. The site improvements adhere to the approved development and construction process within the city.
5. The site improvements will provide acceptable visual screening of the dock area designated for refuse collection.
6. The planned third phase will submit additional Development Plans for review prior to construction.

All Ayes (6). Motion Carried.



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Discussion and possible action on concept development plans for the Redevelopment of the Hudson Golf Clubhouse at 201 Carmichael Road – St. Croix View Partners, LLC

Angela Popenhagen, Stevens Engineers, presented the proposed renovation. Plans provided for a daycare facility and dental clinic. Discussion was held regarding property uses and cross-parking access with the neighboring hotel. Motion by Potter, seconded by Yoerg to approve the concept development plans for the redevelopment on the Hudson Golf Clubhouse with the following condition(s):

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
3. Property owner must obtain final development plan approval from Plan Commission and Common Council.

All Ayes (6). Motion Carried.

Discussion and possible action on final development plans, certificate of compliance, and downtown overlay district review for Third Street Living at 614 and 620 Third Street – DPB Investment Partnership.

Lars Glockzin, project architect, presented the proposed 23-unit apartment complex. Glockzin noted that he had met with Community Development staff recently and to review the parking lot layout, stormwater management, and general staff comments. Motion by Yoerg, seconded by Casanova to approve the final development plan with the following condition(s):

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final approval by the Common Council.
3. That the owner combines both existing single-family lots (at 614 and 620 3rd Street) into one single lot prior to building permit issuance.
4. Property owner must obtain all applicable Building Permits and State Plan Approvals.

All Ayes (6). Motion Carried.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

None.

ADJOURNMENT.

Motion by Yoerg, seconded by Rhoades to adjourn at 7:45 p.m. All Ayes (6). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary