

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

The Plan Commission meeting was called to order by Chairman O'Connor at 6:06 p.m.

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Kurt TeWinkel and Fred Yoerg.

ABSENT. Mary Claire Potter and Frank Rhoades.

OTHERS PRESENT. Lloyd Niccum, Joel LaVenture, Doug Zahler, Glen Van Wormer, Nancy Stinnett, Dave Cahoy, Betty Caruso, Nick Vivian, Greg Johnson, Bob Atwood, Brian Zeller, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on June 18, 2019 meeting minutes. Motion by Casanova, seconded by TeWinkel to approve the minutes of the June 18, 2019 Plan Commission meeting. All Ayes (5). Motion Carried.

PUBLIC HEARINGS.

Public hearing on a conditional use permit (CUP) application for construction in a stormwater easement area at St. Croix County tax parcel 236-1994-04-000 – Joel LaVenture

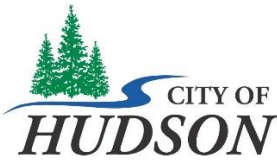
Chairman O'Connor opened the public hearing and asked for comments. Lloyd Niccum, 1909 Lillian Drive, said that he did not think putting something in a stormwater basin was a good idea. Lloyd presented photos of his backyard in the Spring of 2019 with water approaching his deck. Motion by Yoerg, seconded by TeWinkel to close the public hearing. All Ayes (5). Motion Carried.

Discussion and possible action on a conditional use permit (CUP) application for construction in a stormwater easement area at St. Croix County tax parcel 236-1994-04-000 – Joel LaVenture

Weiss reviewed the plans and noted that the 100-year high water mark is shown. Weiss also stated that all the City engineering consultant's comments have been addressed. O'Conner questioned Niccum as to what his fears were. Lloyd Niccum, 1909 Lillian Drive, stated that he is afraid that culverts will be obstructed and with the high waters he has been seeing in the basin lately that flooding will occur. Discussion was held regarding who would be reliable in the event of flooding or failure of the basin. Sorenson summarized conditions two and three in the staff report.

The applicant, Joel LaVenture, summarized his observations of the stormwater pond. LaVenture stated that the building will be constructed in the highest area of the basin. Doug Zahler, Auth Consulting & Associates, said that excavation would occur in the bottom of the pond and will be used as fill to build up the building pad for the shed. Zahler stated that the pond volume would remain the same. Motion by Yoerg, seconded by Casanova to approve the conditional use permit with the following condition(s):

1. The permit be reviewed if an issue arises.
2. That a covenant running with the land, binding the owner, successors and assigns, indemnifying and saving the City of Hudson harmless for any loss, damage or claim resulting from the use of the easement area be approved by staff and recorded per Section 255-75(4).
3. That a maintenance agreement between the City of Hudson and property owner be provided and approved by staff and recorded.



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4. That the property owner combines the lots of 1909 Shasta Drive and the proposed project portion of Outlot 4 of the Bieneman Farm Second Addition Plat.
 5. That the driveway be paved as a dustless surface.
 6. That the applicant adheres to all state, federal, and local permitting requirements.
- All Ayes (5). Motion Carried.

UNFINISHED BUSINESS.

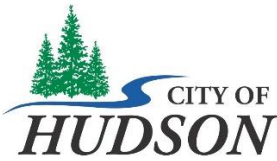
Discussion and possible action on preliminary development plans and a rezoning recommendation to the Common Council for a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development at St. Croix County Tax Parcel 020-1085-30-000 – Hearth Development, LLC. Nick Vivian, legal counsel for Hearth Development, LLC, reviewed the June 26, 2019 concept plan, proposed transportation improvements, and pedestrian accesses. TeWinkel asked why two of the commercial lots were combined. Vivian stated that they were combined to accommodate a larger user. Motion by Morrissette, seconded by Yoerg to recommend the rezoning to PRD-3. Discussion: Glen Van Wormer review the traffic volume and patterns from the proposed development. Yoerg inquired if there was sufficient right-of-way for the widening of Vine Street. Johnson responded that there was not enough right-of-way. Glen Van Wormer added that there is still further capacity on Vine Street prior to a consideration to widen the street.

Nancy Stinnett, 2232 Ruby Road, asked for clarification of the percentages and number of car trips per day. Dave Cahoy, 1412 Wisconsin Ct, spoke in opposition of approving the rezoning until more details were provided and Vine Street and Carmichael Road could be improved completely. Betty Caruso, 1138 Third Street, asked for clarification of high density residential, what the park would include, and pedestrian connectivity to surrounding neighborhoods. Caruso also stated that the development would have an impact on the city budget including plowing, mowing, and other maintenance items.

Sorenson asked which concept layout (3-story apartments or 4-story apartments with a retail component on the north unit) was to be forwarded with the rezoning recommendation. Morrissette rescinded his motion until a concept layout could be selected.

Johnson clarified that a preliminary development plan provides the proposed layout for the Planned Residential District (PRD). TeWinkel inquired as to how consistent a final PRD needed to be to a preliminary development plan. Johnson said that the preliminary plan provides residential densities and a layout, but details would be further worked out during the final master plan conditional use permit (CUP) process. Discussion was held regarding traffic generation from a commercial component on the first floor of the northern apartment building.

O'Connor asked if the south building could remain three stories if the northern building was four stories with a retail component. The applicant confirmed O'Connor's proposition would be possible. O'Connor stated that he believed that apartment buildings often lead developments when they decline and that retail in one of the apartment structures would "extend the life" of the development in the future.



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Motion by Morrisette, seconded by Yoerg to recommend the Common Council approve the rezoning to PRD-3 and approve the concept plan dated June 26, 2019 with the change that the north apartment building be made to 4-stories with the first floor being mixed use as well as a more linear shape and the south apartment building layout remain the same with the following condition:

1. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final master development plan conditional use permit consideration by the Common Council.

All Ayes (5). 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. Motion by Morrisette, seconded by Yoerg to recommend the Common Council approve the rezoning to PRD-3 and B-2 and approve the concept plan dated June 26, 2019 with the change that the north apartment building be made to 4-stories with the first floor being mixed use as well as a more linear shape and the south apartment building layout remain the same with the following condition:

1. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final master development plan conditional use permit consideration by the Common Council.

All Ayes (5). Motion Carried.

NEW BUSINESS.

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

Morrisette asked if any changes had occurred to the plans. Brian Zeller, applicant, stated that the final plans were consistent with the previous concept plans and that everything for the project has been moving along. Motion by Casanova, seconded by Yoerg to approve the final development plans for the redevelopment of the Hudson Golf Course at 201 Carmichael Road with the following condition(s):

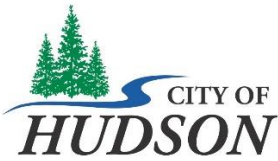
1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Common Council.
3. That a legal agreement between the Holiday Inn property owners and St. Croix View Partners, LLC be accepted by staff prior to permitting work off the subject parcel and on the Holiday Inn property.

All Ayes (5). Motion Carried.

Discussion and possible action on a downtown design review of a sign package for Partners Title at 401 Second Street – Spectrum Sign Systems, Inc. Motion by Yoerg, seconded by Casanova to approve the sign and package downtown design review with the following condition(s):

1. That the sign permit application fee be paid prior to final sign permit approval.

All Ayes (5). Motion Carried.



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COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Update & Discussion (no action), if applicable, regarding updates to potential access control on Old Highway 35 between Hanley Road and Stageline Road with the State Department of Transportation (WisDOT) and/or the Town of Hudson. Johnson stated that the WisDOT had indicated that it may be possible for the park and ride on Old Highway 35 to have a non-transportation use. Additionally, SEH would be drafting a letter of engagement to assist in the coordination between the Town of Hudson and City to potentially take control of Old Highway 35.

ADJOURNMENT.

Motion by Casanova, seconded by TeWinkel to adjourn at 7:20 p.m. All Ayes (5). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary