

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, July 23, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:01 p.m.

PRESENT. Randy Morrisette, Rich O'Connor, Mary Claire Potter, and Frank Rhoades.

ABSENT. Kurt TeWinkel, Pat Casanova, and Fred Yoerg.

OTHERS PRESENT. Brian Zeller, Jason Johnson, Kip Johnson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on July 7, 2019 meeting minutes. Motion by Rhoades, seconded by Morrisette to approve the minutes of the July 7, 2019 Plan Commission meeting. All Ayes (4). Motion Carried.

NEW BUSINESS.

Discussion and possible action on a certified survey map (CSM) for St. Croix County Tax Parcel 236-1975-16-000 – Gerrard Development, LLC. Weiss explained the project and that the purpose of the CSM was to dedicate the extension of Maxwell Drive to the public as it is currently considered a private drive. The CSM also made a couple of new Outlots on the parcel. Motion by Morrisette, seconded by Potter to approve the certified survey map with the following condition(s):

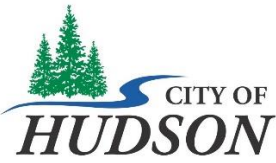
1. That the applicant sufficiently addresses all engineering comments related to the Maxwell Drive extension prior to final City signature release.

All Ayes (4). Motion Carried.

Discussion and possible action on a rezoning recommendation to the Common Council for a zoning map amendment from PCD, Planned Commercial Development to PRD-3, Planned Residential Development and a comprehensive plan amendment from General Commercial to Medium Density Residential on the southeasterly quarter of St. Croix County Tax Parcel 236-1975-10-001 – Park Place, LLC. Weiss explained the project would be similar in proposed density as to what the PCD's Final Master Plan originally called for on this site back in November of 2018, but that this new plan adds some varying types of housing (single family, duplexes, rowhomes, and the potential for a future multi-family structure). Motion by Morrisette, seconded by Potter to recommend the Common Council approve the requested rezoning amendment to PRD-3. All Ayes (4). Motion Carried.

Discussion and possible action on a preliminary plat recommendation to the Common Council for the southeasterly quarter of St. Croix County Tax Parcel 236-1975-10-001 – Park Place, LLC. Weiss discussed the relationship between the platting of Lot 12 to the creation of the Planned Residential District previously discussed. It would create 54 new parcels to allow for the multiple housing types, and also includes the creation of 3 Outlots (two of which are for green space requirements in planned residential districts, and the other is to allow for a future multi-family structure). Motion by Morrisette, seconded by Rhoades to approve the preliminary plat with the following condition(s):

1. That the site improvements will adhere to the approved development review and construction processes within the City.
2. That a development agreement between the City of Hudson and Park Place, LLC be negotiated and approved by the Hudson Common Council prior to recording the final plat.



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3. That a Planned Residential District (PRD) master plan conditional use permit be approved prior to final plat consideration by the Common Council.
4. That no building permits will be issued until new streets are sufficiently constructed to allow emergency access to construction sites with street signs in place. This will be verified in writing by the Hudson Police Department, Hudson Fire Department and St. Croix EMS/Lakeview EMS.

All Ayes (4). Motion Carried.

Discussion and possible action on a downtown design review for 302 2nd Street – Ziggy's. Weiss described the project as being a sign package only and not necessarily a building façade change. One wall sign will be newly constructed and placed on the north façade of the building, facing downtown (sized at 70 ft²). The second sign will be a refacing project of the currently existing projecting sign that advertises for the old "Pudge's" restaurant. Weiss mentioned that the spelling of the word "restaurant" was incorrect on the proposed projecting sign and that she had discussed that with the applicant to get that error fixed. Morrisette asked if the sign would be lit, and Weiss stated that it would not be. Motion by Morrisette, seconded by Rhoades to approve the downtown design review certificate and sign package for Ziggy's restaurant. All Ayes (4). Motion Carried.

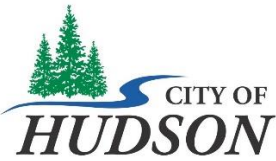
Discussion and possible action on concept development plans for a building expansion at 609 2nd Street – CMM Mallory's, Inc. Weiss explained that the project is a third story addition to the currently existing Mallory's restaurant in downtown. The top floor patio to be added will be for seasonal use only and will seat an additional 68 patrons.

Potter asked if the building is going to be made higher and if so by how much more. Jason Johnson, the applicant, came to the podium and answered that the building would be going up an extra 8 feet or so to accommodate the elevator and dumbwaiter.

Morrisette asked if Jason Johnson feels the project would be structurally sound and further asked how long Mr. Johnson has been in the construction business. Johnson answered that he has licensed architect and engineers working on the project, and that the project has been run through the State of Wisconsin's processes and was preliminarily approved, pending the City's approval. He mentioned that core fillings were one requirement the state requested for structural integrity purposes, and is something that has yet to be done, but overall the State is confident in the project and its safety measures.

Potter mentioned that the roof deck of Mallory's is popular, and Johnson further discussed that the restaurant as it is doesn't have enough seating room to accommodate everyone that comes through the door and so they've had to turn away patrons several times due to a lack of seating and so he's hoping this will help with that problem. Additionally, it was mentioned that the currently existing deck will open up seating areas for 10-11 months out of the year with this new expansion added on top.

Morrisette mentioned that Mr. Johnson will have to surrender his liquor license once the project is completed as he'll have to redefine the areas in which he plans on serving liquor on the site. Johnson confirmed this.



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Motion by Morrissette, seconded by Potter to approve the concept development plans for the building expansion of Mallory's restaurant at 609 2nd Street with the following condition(s):

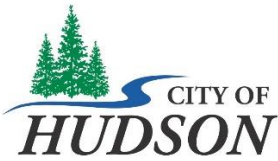
1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
3. That any variances required for the building height, setbacks, and exterior storage (i.e. garbage) space be acquired from the Board of Appeals prior to final plan approval by the Plan Commission and Common Council.
4. That in-lieu-of-parking fees for 1,200 ft² be paid in full prior to building permit issuance.
5. That civil engineering plans be received by the City from the applicant prior to final plan consideration by the Plan Commission and Common Council.

All Ayes (4). Motion Carried.

Discussion and possible action on recommending the Common Council set a public hearing date for a zoning map amendment from R-2, Two-Family Residential to B-3, Central Business and a comprehensive plan amendment from Single and Two Family Residential to Downtown Commercial at 821 and 825 2nd Street and 828 1st Street – CMM Investments, LLC. Mike Johnson stated that it would be best to have the applicant come forward and present his proposal to the Commission at this time. Jason Johnson presented his concepts on poster boards depicting the location, zoning, architectural renderings and proposed site plans of the condo layouts for his project proposal. He mentioned that the building he would like to construct in this area of town would include 17 condos on 4 levels with 34 underground parking spaces and that there is some proposed outdoor open space for tenants to utilize. Additionally, the penthouses on the top floor would have patio decks to enjoy the views of the St. Croix River. Johnson mentioned the current zoning of the site is R-2 and that the AT&T building (and it's parking lot) directly south of his properties are also zoned as R-2, but as far as land uses are concerned, he felt that his project would fit in well with the surrounding neighborhood as a transitional use and would complete the block. Johnson also explained that the design of the building is meant to fit in with other historic downtown designs and has requested that his building's exterior be scrutinized so that it meets historic downtown overlay design requirements as listed in municipal code, despite being outside the downtown overlay zone.

Morrissette asked about how tall the building would be. Johnson answered that it would be roughly 42' in height, thereby meeting City of Hudson requirements. Potter further inquired if this meant it would be similar in height to the AT&T building to the south, and Johnson said his proposed building would be higher by about 1 story. Mike Johnson noted that it wasn't measured. Potter also asked if the properties are currently vacant, to which Johnson specified that they are currently rentals that were built in the mid-to-late 1800s (found proof of construction on papers hidden in the walls) and their foundations are beginning to fail, which is costing him a lot of money for upkeep.

Potter inquired about pricing of the condos. Johnson stated that the lower units would be between \$500-600k, and the higher units (penthouses) would cost around \$1 million or more.



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Morrisette asked if Johnson had spoken with his neighbors about this project. Johnson said he spoke with his neighbors that share the block with him, but at this time has not spoken with his neighbors across the street. Morrisette asked if the units would be pre-sold, and Johnson said that was yet to be determined based on finances.

Johnson mentioned that through conversations he's had with Mike Johnson and staff, they are adamant about doing this right, so Mr. Johnson is thereby requesting a public hearing. Morrisette noted that the building looks like the old 4th Street Middle School building (i.e. like a giant block), and Johnson mentioned that since this is just a preliminary concept of the proposal, he's open to making façade changes to the building so that it adds more character to the structure.

Mike Johnson explained that this would be an expansion of the downtown overlay district and with that comes with some implications and consequences via zoning. Requires a global/community-wide discussion on whether the City wants to expand the downtown further northward. The City wants to do this right, and so the Community Development Department feels it would be best for these conversations to take place during the Comprehensive Plan Updates coming up soon.

Potter asked if Johnson plans on making the building bigger knowing the third parcel isn't included in this plan. Johnson answered that he would not and then discussed the need for the alley to remain in place as it serves an important purpose to his proposed building.

Motion by Rhoades, seconded by Potter to recommend the Common Council set a public hearing date. All Ayes (4). Motion Carried.

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. No updates were made.

Morrisette asked how the Vine/Carmichael & 11th Street Bridge traffic studies are coming along. Mike Johnson answered that Community Development is in the process of getting LOE's from the City of Hudson's consultant engineers (SEH).

Potter and Rhoades inquired about the ballpark going in at the St. Croix Meadows site and whether that was still going to be completed by summer next year (2020). Johnson answered that, as far as Community Development knows, the ballpark is continuing to move forward and should be completed by summer next year.

The next meeting date is scheduled for Tuesday, August 6, 2019 at 6:00 p.m.

ADJOURNMENT.

Motion by Morrisette, seconded by Potter to adjourn at 6:24 p.m. All Ayes (4). Motion Carried.

Respectfully submitted,
Tiffany Weiss, Acting Secretary