

REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, August 20, 2019

The Plan Commission meeting was called to order by Acting Chairman Morrisette at 7:00 p.m.

PRESENT. Pat Casanova, Randy Morrisette, Mary Claire Potter, Frank Rhoades and Fred Yoerg.

ABSENT. Rich O'Connor and Kurt TeWinkel.

OTHERS PRESENT. Brian Hinz, Jeff Bolte, Nick Vivian, Bob Atwood, Greg Johnson, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on August 6, 2019 meeting minutes. Motion by Yoerg, seconded by Rhoades approve the minutes of the August 6, 2019 Plan Commission meeting. All Ayes (4). Motion Carried.

**PUBLIC HEARINGS.** None.

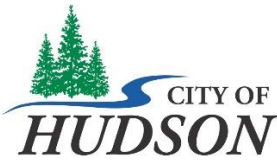
**UNFINISHED BUSINESS.** None.

**NEW BUSINESS.**

Discussion and possible action on a preliminary plat for St. Croix County tax parcels 236-2071-00-000 and 236-2071-01-000 – Hearth Development, LLC. Johnson reviewed the staff report and noted that the preliminary plat includes technical aspects such as grading, utilities, etc. Johnson noted that the preliminary plat is consistent with the preliminary master plan. Potter arrived at 7:02 p.m. Motion by Yoerg, seconded by Rhoades to approve the preliminary plat with the following condition(s):

1. That all staff and engineering comments be satisfactorily addressed prior to final plat consideration by the Plan Commission and Common Council.
2. That all engineering comments from the memorandum dated August 15, 2019 be satisfactorily addressed prior to final plat consideration by the Plan Commission and Common Council.
3. That the site improvements shall adhere to the approved development review and construction processes within the City.
4. That any storm water pond or utility easements be provided, reviewed, and recorded prior to final plat recording.
5. That a development agreement between the City of Hudson and Hearth Development, LLC be approved by the Hudson Common Council prior to, or concurrent with, Council consideration of the final plat.
6. That a Planned Residential District (PRD) final master plan conditional use permit be approved prior to final plat consideration by the Common Council.
7. 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 EMS.
8. That a staging plan for Vine Street and Carmichael Road construction be provided and approved by staff prior to final plat recording.

All Ayes (5). Motion Carried.



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Discussion and possible action on concept development plans for TriPod Condos at 502 Third Street – The TriPod – Hudson, LLC Morrisette asked if there would be any commercial use in the structure. Johnson confirmed that there would be no commercial use. Yoerg stated that neighboring owners that viewed the concept plans had a general positive response. Yoerg asked where stormwater would be directed. Brian Hinz, Studio EA, said that the amount of green space has increased on the site and they will work with City staff to determine stormwater direction. Potter stated that she struggled with how the fits with the context of the current neighboring properties. Hinz reviewed the building material choices to blend with both the nearby commercial and residential structures. Yoerg stated that the design is beautiful but looks quite modern for the neighborhood and requested if it was possible to have a more “vintage” look. Hinz stated the client is looking for a contemporary design. Hinz continued to note that the glass windows and balconies would “activate” the intersection and connect to the downtown areas.

Jeff Bolte, 315 Walnut Street, stated that he had no problem with the proposal and believes it would be a great addition to the neighborhood. Bolte inquired into the method of trash collection. Hinz stated he believed residential trash carts would be used.

Motion by Yoerg, seconded by Casanova to approve the concept development plans for the TriPod Condos with the following condition(s):

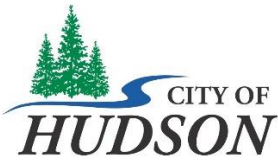
1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.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

All Ayes (5). Motion Carried.

Discussion and possible action on a downtown design review for Hudson Library’s sign package – Hudson Area Public Library Weiss described the signage request. Morrisette stated that other businesses had window signage and were sent requests to take them down. Johnson stated that the current review process brings the signage to the City’s attention so that requirements are the same for everyone. Potter expressed concerns for general “sign noise” in the downtown district. Johnson highlighted the administrative burden of enforcement. Discussion was held regarding sign management in the downtown district and temporary signage. Motion by Yoerg, seconded by Casanova to deny the downtown design review for the Hudson Library sign package and direct City staff to review the current downtown signage and sign requirements. All Ayes (5). Motion Carried.

Discussion and possible action on final development plans for Hudson Hospital EMS Garage at 2800 Center Drive – Hudson Memorial Hospital Inc Motion by Casanova, seconded by Rhoades to approve the final development plans with the following condition(s):

1. That all site improvements adhere to the approved development and construction process within the city.



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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 the parcels for 2720 and 2800 Center Drive be merged with the hospital's main property at 401 Stageline Road so that land use compliance is achieved under the Conditional Use Permit that is linked to 401 Stageline Road.
  4. Property owner must obtain final development plan approval from the Common Council.
- All Ayes (5). Motion Carried.

**COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.**

Yoerg requested that regulations and licensing for Airbnb-type business be researched and reviewed.

**ADJOURNMENT.**

Motion by Yoerg, seconded by Casanova to adjourn at 6:28 p.m. All Ayes (5). Motion Carried.

Respectfully submitted,  
Emily Boles, Acting Secretary