

**Village of North Hudson  
Regular Plan Commission Meeting Minutes  
Wednesday, April 15, 2015 @ 7:00 p.m.  
Village Hall, 400 7<sup>th</sup> Street North  
Hudson, WI 54016**

**Call to order: Roll call**

Chairman Mike Miser called the Plan Commission meeting to order at 7:01 p.m. Answering the call were members Felland, Howard, Mitchell, Schneider, Wekkin and White. A quorum was present and the meeting had been duly noticed. Also in attendance were Village Attorney, Terry Dunst; and Village Clerk, Melissa Luedke.

**Approval of minutes: Regular meeting of March 18, 2015**

**Motion (Schneider/Wekkin) to approve the March 18, 2015 meeting minutes as presented. Motion carried.**

**Conditional Use Permit for Applicant Guy Hawkinson**

Miser stated that this is the third time the Plan Commission has met on this item. Miser stated that this is not a public hearing. If the applicants have an update, he would entertain that. The property at 303 5th Street N is in a commercial district. The applicant is applying for a Conditional Use Permit (CUP) to allow a residence in the property. Miser stated this item had been tabled from last month to give the applicants time to get the building up to code. Wekkin thanked the applicant for letting her see the inside of the property. Konrad Kusman, step-father of Mr. Hawkinson, stated that since the last meeting, they contacted the Building Inspector to get a list of items to be done to bring the building up to code. They hired an architect as directed by the Building Inspector. The architect did an on-site inspection and completed a project plan. This project falls under the live/work code. The architect told them they needed to hire an HVAC person which has been done. That part of the plan is in development. Kusman explained the new HVAC system if needed. Miser stated the per the letter dated April 14, 2015 from the Building Inspector, he has not received the final plans as of yet. Kusman stated that the plans were delivered to the Building Inspector. Dunst stated that there are two (2) state codes, the UDC (Uniform Dwelling Code) and the IBC-Commercial Code and there is some confusion which one applies. The zoning codes are different from the building codes. The zoning code is what kind of use is appropriate in specific districts within the Village. Howard questioned what the remainder of the building is. The plan is not clear as to this. Wekkin stated she believes this part of the building was constructed prior to 1970. There is a cement wall which separates the front of the building from the back. Howard stated that there is no off-street parking on the property. Hawkinson stated that he has found off-street parking at a friend's house 4-5 blocks away. Howard stated the lack of off-street parking is a concern. Dunst stated that for it to be used as a residence, two (2) off-street parking spots are required. Dunst stated that this property has never been established or approved as a residence. The building itself is okay due to the age, it is the use that is in question. Dunst stated that the CUP can be limited to this applicant. Wekkin reviewed her original motion at the February meeting which she withdrew. Miser stated that this item has already been tabled twice. **Motion (Wekkin/Felland) to deny the Conditional Use Permit for 303 5th Street N. The applicant is encouraged to submit a new CUP and follow procedure according to state and local laws, ordinances, rules and regulations. Building owner will need to approve, in writing, to the Village Clerk and this body. No one will reside at 303 5th Street N until a Certificate of Occupancy has been issued**

**by the North Hudson Building Inspector. Motion carried.** Miser stated once everything is done and approved, then they can re-apply if they wish. Miser clarified that this does not prejudice him to future applications. Schneider stated one thing that she requested was a letter from the building owner, Gary Zappa, which has not been received. The Plan Commission stated that the applicant should meet with the architect and Building Inspector to clarify what is needed.

**Routine Business**

Luedke stated there is training available for Plan Commission members and any interested members should contact her. Felland stated his term is done on the Plan Commission and he thanked everyone.

**Adjournment**

**Motion (Schneider/Wekkin) to adjourn. Motion carried.** Miser declared the meeting adjourned at 7:39 p.m.

Respectfully submitted by,

Melissa Luedke  
Village Clerk