

**Village of North Hudson
Regular Plan Commission Meeting Minutes
Wednesday, March 18, 2015 @ 7:00 p.m.
Village Hall, 400 7th Street North
Hudson, WI 54016**

Call to order: Roll call

Chairman Mike Miser called the Plan Commission meeting to order at 7:00 p.m. Answering the call were members Mitchell, Schneider, Weekin and White. A quorum was present and the meeting had been duly noticed. It was noted that members Felland and Howard were absent. Also in attendance were Village Attorney, Terry Dunst; and Village Clerk, Melissa Luedke.

Approval of minutes: Regular meeting of February 18, 2015

Motion (Schneider/White) to approve the February 18, 2015 meeting minutes as presented. Motion carried.

Conditional Use Permit for Applicant Guy Hawkinson

Miser stated that a public hearing was held on this topic at last month's meeting. There was more information needed so the item was tabled until this month. Miser stated that this is not a public hearing but he will entertain brief comments from the floor. Conrad Kusman, step-father of Guy Hawkinson, was present and stated that he expected a list of what needed to be done to bring the building up to code would be received by the Building Inspector and Fire Chief. At this time, a list has not been received. Dunst stated there are two (2) issues in respect to the building at 303 5th Street N. The first is the building code and if the building is safe for residential purposes. The Building Inspector and Fire Chief determined the building was not safe as a residence as it stands. The second piece is that the Plan Commission determines if it is appropriate to use the building as a residence in that district, then they make a recommendation to the Board. Kusman questioned if there is an opportunity to bring the building up to code as a residence. Dunst stated that there is not an opportunity to bring the building up to code while the tenants are living there because the building is not safe per the Building Inspector and Fire Chief. Miser read the letter dated March 9, 2015 from the Building Inspector, Brian Wert. The Fire Chief sent an email agreeing with the comments from Wert. Miser stated that there also was a parking issue. Hawkinson stated that he received permission to park his car at a friend's house, which solves the off-street parking issue. Hawkinson also stated that he spoke with Gary Zappa, the building owner, about bringing the building to code to live there and Zappa was fine with what needed to be done. Hawkinson stated that he has already done some of the work which is required. Weekin stated that based on the information the Plan Commission has before them today and how it stands in the current condition, it should be a recommendation to deny. Schneider stated the matter should be tabled until the applicant has a detailed list from the Building Inspector as to what needs to be done and if it is feasible. Weekin stated that she is concerned the item will keep getting pushed out farther and farther. Mitchell questioned how long the matter should be tabled. Miser stated he is leaning towards tabling this one more month and the applicants need to contact Brian Wert to get a detailed list. The members discussed that this will be the final time the item will be tabled. **Motion (White/Schneider) to table this item until next month. Motion carried.**

Routine Business

Luedke stated there will be a Plan Commission meeting next month.

Adjournment

Motion (Schneider/White) to adjourn. Motion carried. Miser declared the meeting adjourned at 7:29 p.m.

Respectfully submitted by,

Melissa Luedke
Village Clerk