

**Village of North Hudson  
Regular Plan Commission Meeting Minutes  
Wednesday, April 17, 2019 @ 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 meeting to order at 7:00 p.m. Answering the call were members Bachman, Howard, Miser, Mitchell, Schneider, White, and Wekkin. A quorum was present and the meeting was duly noticed. Also in attendance were Village Attorney, Paul Mahler; Village Engineer, Kevin Oium and Deputy Clerk/Treasurer, Jessica Lehman.

**Approval of Minutes: Regular meeting of February 20, 2019**

**Motion (Howard/Mitchell) to approve the February 20, 2019 meeting minutes as presented. Motion carried.**

**Open Public Hearing – Application to create a 2 lot minor subdivision containing: one 1.01 acre parcel and one 0.66 acre parcel in the Village of North Hudson**

Jim Rusch, Wisconsin Professional Land Surveyor S-1376, stated that the Mitchell's want to divide their lot into two. Rusch reviewed the revised survey map and noted that the division line was modified. Per the modification, one parcel will be 1.0 acre and the other parcel will be 0.7 acre, both of which still meet setback requirements. Rusch noted that the revised map now shows the location of the well and septic in Lot 2. Mahler asked if the new lot would also have well & septic. Rusch replied that the new lot would connect to the village water/sewer system.

**Motion (Schneider/White) to open public hearing. Motion carried.** Miser declared the public hearing open at 7:11 pm.

Ron Raisleger, 1232 10<sup>th</sup> St N, asked if someone were to purchase Lot 3, could they also purchase the empty lot at 1240 10<sup>th</sup> St. N. and combine them. Mahler answered that could be a possibility for someone to combine the lots into one large property. Mahler stated that he was unsure if there are any private covenants in The Ridges that could factor into that.

**Close Public Hearing**

**Motion (Schneider/White) to close the public hearing. Motion carried.** Miser declared the public hearing closed at 7:15 pm.

Oium reviewed the recommendations (listed in the motion below) for the minor sub-division and noted that the Parkland dedication fee will be \$1,000.

**Motion (Howard/Wekkin) to recommend approval of the application for a 2 lot minor subdivision containing: one 1.0 acre parcel and one 0.7 acre parcel in the Village of North Hudson, Applicant Thomas and Terese Mitchell, PIN 161-2078-95-000, with the following conditions:**

1. C.S.M. needs to be tied to a monumented ¼ Section Line it is located in according to Chapter 236.20(3)(b).
2. Suggest showing the location of the existing well and septic system on Lot 2.

3. **Parkland dedication fees shall be paid prior to the Village signing of the C.S.M. Other applicable fees will be due at the time of building permit application.**
4. **Individual lot grading and drainage plans shall be provided at the time of building permit application to confirm that adjacent property owners are not impacted by storm water runoff.**
5. **Individual lot erosion control plan shall be provided at time of building permit application to prevent sediment transfer onto adjacent property and Village streets during building construction.**
6. **Lot 3 will be required to hook-up to municipal sanitary sewer and watermain at time of building construction.**
7. **In the past, we have not required a signature block from the Village Treasurer. Please remove this from the second page of the C.S.M.**
8. **Provide a copy of the final recorded C.S.M. to the Village.**

**Motion carried.** Mitchell recused himself.

### **Concept Plan for Phase III of “The Ridges”**

Kip Johnson, an Engineer at Auth Consulting & Associates reviewed the revised concept plan for the second addition to “The Ridges.” The revision is to build twin homes on 19 lots that were originally planned as single-family lots.

The committee had the following comments/feedback for the development:

- 1) Remove/revise the cul-de-sac located east along Alta Ave N (Wekkin).
- 2) Stagger the driveways along 10<sup>th</sup> St N. so cars would not be backing out directly across from the lot across the street (White & Wekkin).
- 3) Stagger the twin homes along the front setback so they are not built in a straight line. The current plans are too uniform and staggering the fronts will add visual aesthetics (Wekkin & Mitchell).
- 4) Change the layout of 10<sup>th</sup> St N by adding curvature to the road (Howard).
- 5) The area will become too dense with all 19 lots built with twin homes on them. Roads will not be adequate for all the additional cars & traffic (Schneider).
- 6) Build single-family units on lots 78, 79, 97 & 98, rather than twin homes (Bachman).

### **Routine Business**

None at this time.

### **Adjournment**

**Motion (Schneider/White) to adjourn. Motion carried.** Miser declared the meeting adjourned at 7:58 p.m.

Respectfully submitted by,

Jessica Lehman  
Deputy Clerk/Treasurer

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