

**Village of North Hudson  
Regular Plan Commission Meeting Minutes  
Wednesday, June 15, 2016 @ 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 Howard, Mitchell, Schneider, Wekkin and White. A quorum was present and the meeting was duly noticed. It was noted that member Tritt was absent due to his resignation. Also in attendance were Village Attorney, Terry Dunst, Village Engineer, Patrick Beilfuss appearing on behalf of Kevin Oium, and Recording Secretary, Melissa Luedke.

**Approval of Minutes: Regular meeting of September 16, 2015**

**Motion (Wekkin/Mitchell) to approve the September 16, 2015 meeting minutes as presented.**

**Motion carried.**

**Gerrard Companies-Concept Plan for 850 6th Street N**

Paul Gerrard with Gerrard Corporation was present. Project Engineer-Todd Erickson, and real estate agent-Jim Zeller, were also present. Gerrard gave some background information on his company. The company has developed projects in 9 different states, including in Hudson and River Falls. Gerrard stated that he proposes a mixed use for the property which includes townhouses with attached garages on the south wing, and 6,000/sq ft of commercial with apartments on the upper floors on the north/east side. There will be an on-site management company on the property.

Miser asked Beilfuss to go over the mixed use concept plan. Beilfuss stated that current Village ordinance does not allow mixed use. This concept is typically seen in traditional downtown areas. The only commercial section that may allow residential is in C-2, Limited Commercial District. By conditional use, any accessory building or use is limited to residential quarters for the owner, proprietor, employee, commercial tenant or caretaker located in the same building as the business. The current zoning for this property is C-3, General Commercial District. Some possibilities would be to amend the code to allow commercial on the main floor with residential on upper floors, or create a new classification for mixed use. Howard asked about using a Planned Development District (PDD) approach. Beilfuss stated that the code states there is a minimum lot size of four (4) acres for a PDD. PDD is usually used if it is a unique site with natural features that make it difficult to develop. Some kind of zoning change would be needed to the current code to allow for a mixed use.

Todd Erickson, owner of Erickson Civil, presented the concept plan. The plan has a total of 50 residential units. It will step in elevation to make it visually appealing. The three-bedroom townhomes would be on the south end of the property. The garages for these would be at or below grade. The idea is to move the commercial away from the existing area homes. The entrance to this development would be off of Station Lane N. There will be landscape screening between the development and surrounding neighbors. Gerrard stated that the commercial component will help support the residential and vice-versa. There will be 2 garage spaces for the 3 bedroom townhomes, but only 1 parking space for the apartment units. Gerrard stated that out of the 50 residential units, there is a set aside that 6 of the units would be restricted to very low income individuals. They have a program worked out through West CAP, and the individuals eligible for these units would be disabled American Veterans.

Plan Commission Meeting  
June 15, 2016

Wekkin stated that this property is currently zoned as commercial and this would not be a good use of the land since the majority of the proposed development is dedicated to residential. Zeller stated that there have been few inquiries on this property over the years. Howard stated that the problem with the plan is it is too light on the commercial. It also does not meet the parking requirement and the on-grade parking takes up too much space. Code is two (2) parking spaces per unit. Gerrard stated that market studies show that two (2) parking spots per residential unit is not needed. They are trying to blend housing and commercial. The problem is if commercial gets too large, the banks shy away. They are trying to be conservative with the plan to bring forward something that will work well for them and the Village. Miser asked where the fire trucks will come in and out. Gerrard stated the building will have a sprinkler system. There could possibly be a fire lane that goes around the building. Erickson stated that putting in a fire lane around the structure would be problematic. Mitchell stated there is a drainage area from the south end to the north end of the property. Erickson stated there would be a sedimentation pond for water quality and an outlet structure provided. Water would flow thru and settle out. There would be a series of rain gardens.

Gerrard stated that he has been contacted by a couple of individuals, including a fast food sandwich chain, attorney, and an accountant, for the commercial space. White stated she is concerned that if the economy goes bad, what will happen to the residential units if they cannot get tenants. Gerrard stated there will be on-site management and will offer an attractive amenity package. Schneider asked what the rent would be and stressed the importance of it being affordable. Gerrard stated the rent would range from \$400-\$650/month for a 1 bedroom apartment. Gerrard stated that the maximum building height would be 35 feet or a little under, which meets code.

Zeller stated that the mixed use projects keep costs down for commercial rent and to the tenant. Wekkin is concerned with what affect adding 50 more residential units would add to the infrastructure of the Village. There will be public hearings if there will be a proposed zoning change. Howard stated that it is an isolated commercial lot and he is not opposed to a zoning change. However, he reiterated that there is not enough parking in the plan, but he does not like to see this much marketable space taken up by on-grade parking.

Gerrard stated that what he is looking for from the Plan Commission is the next action they are willing to take, including possible rezoning. Dunst stated there are a couple of options. If the Plan Commission wants to see it go forward, they would need to proceed with a possible change to the zoning code. If they do not want to see it go forward, they need to tell the developer that they would need to work within the existing code or it cannot happen. The other option is to give him some direction to either add mixed use as a conditional use in this zoning district, or possibly drop the minimum acreage size in a PDD. If there was a change to the zoning code, there would need to be a public hearing at the next Plan Commission meeting to review the zoning change, then the recommendation would go to the Village Board for approval. Howard stated that changing the PDD lot size from 4 acres down to 2 acres would put the Plan Commission in more control of other potential developments and possibly drive more development. The lot size of this property is 2.47 acres. Miser stated he likes the concept of a mixed use. Wekkin stated she is not opposed to mix use, but not in this location. With this plan, the emphasis is on residential in a commercial district. Mitchell stated he is in favor of a mixed use. Schneider was in favor of mixed use, but would like to see a little more commercial. White would like to see more commercial.

Zeller stated that strip malls are typically divided into approximately 1,000-1,200 square foot bays. Rent needs to be around \$7.00/sq ft for business to consider coming to a small community. In the concept plan, there could be space for 3-6 businesses.

**Motion (Howard/) to modify minimum size requirement of a Planned Development District (PDD) to two (2) acres.** Miser asked Howard to modify the motion for the Village Attorney to bring a couple of proposals to the Plan Commission for consideration. Dunst reiterated that the process for a zoning change is a public hearing to be held at the next Plan Commission hearing to go over the options, then make a recommendation to the Village Board. **Motion (Howard/Mitchell) for the Village Attorney to draft a couple of potential zoning changes for consideration by the Plan Commission which may include modifying the Planned Development District from 4 acres to 2 acres or amend the current C-3 district to allow mixed use under a conditional use permit. Motion carried 4-2, with Weekin and White voting no.**

**Routine Business**

None at this time.

**Adjournment**

**Motion (Schneider/Mitchell) to adjourn. Motion carried.** Howard declared the meeting adjourned at 8:10 p.m.

Respectfully submitted by,

Melissa Luedke  
Recording Secretary