Village of North Hudson
Regular Plan Commission Meeting Minutes
Wednesday, June 19, 2019 @ 7:00 p.m.
Village Hall, 400 7th 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 May 15, 2019

Motion (Schneider/Mitchell) to approve the May 15, 2019 meeting minutes as presented. Motion carried.

Open Public Hearing – Preliminary Plat Application to create The Ridges 2nd Addition, a major subdivision containing 32 lots located on 10th Street N in The Ridges Subdivision. Applicant DCCI Investments, LLC

Kip Johnson, an engineer at AC Engineering, reviewed the site plan and the plans that changed after the concept plan meeting. Those changes include adjusting the lot lines and staggering the driveways; elimination of the twin homes off the stub road; incorporating the paved trail coming out of the park; stubbing the road and tying it into Adam Dr. to the north; including a future stub out road leading to the west. Sewer and water stubs will tie in for water extension and future expansion.

Oium reviewed his recommendations regarding the preliminary plat and construction plans. Recommendations include having a developer's agreement in place and enacting a two-year warranty period on all public improvements. Copies of all applicable permits that need to be obtained and the construction specifications shall be given to the village prior to commencing construction.

Oium stated that it was proposed that the street name be 10th Street N rather than Adam Drive N. Wekkin stated she thought the road should be named Adam Dr. N. Wekkin added that numbered streets typically run north/south or southwest/northeast. Schneider differed by stating that she thought it should be named 10th Street N since it will be a continuation of the existing 10th Street N. The name of the street will have to be decided prior to the final plat being recorded.

Oium reviewed what the Public Works Committee discussed in their recent meeting regarding this addition. First, the committee would prefer that any streetlights that will be installed be similar to the existing ones in that neighborhood. Secondly, they would prefer a cluster mailbox be installed in one centralized location, instead of individual mailboxes for each twin home.

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

Mark Nelson, 1018 North Star Ridge, asked how water demand will be handled. Nelson stated that his home has 40 PSI and would like to see that maintained. Oium responded that the Wisconsin DNR

requires water pressure to be a minimum of 35 PSI. Oium stated that in the next phase, a water booster station will be installed to maintain water pressure. Miser asked if not having the booster station at this phase will lower the water pressure. Oium responded that it will not and everything will be up to code.

Jeff Olson, 281 Brandon Dr, Town of Hudson, asked if the clearing of trees and other vegetation will be near the rear of his lot line. Olson also asked when construction will begin. Johnson responded that during this phase, no clearing will be near his property lines. Ron Derrick, DCI, added that construction might begin in September 2019, at the earliest.

David Lynch, 1272 10th St N, asked if these twin homes will be part of an association. Lynch also asked if the twin homes will be privately owned or will any of them be rentals and how will traffic be controlled. Derrick stated that the twin homes will be part of an association and snow & lawn maintenance, landscaping and garbage will be included. Derrick added that all twin homes will be privately owned, no rentals. Oium stated that Public Works will determine the best way to control traffic and add any needed signage.

Close Public Hearing

Motion (Schneider/Howard) to close the public hearing. Motion carried. Miser declared the public hearing closed at 7:28 pm.

Miser stated that he liked how the driveways were staggered after feedback from the concept plan meeting.

Wekkin asked if the twin homes will be built on slabs. Johnson responded that due to the grade, some twin homes will have basements and others will not.

Bachman suggested that the exteriors of the twin homes vary. A variation of roof treatments and exterior colors would break up the look of the twin homes. Wekkin and Howard concurred.

Wekkin asked what the price point of the twin homes will be and how long will it take to fill this development. Derrick answered that he anticipates the twin homes will start at approximately $260,000 and expects them to fill in 1.5 - 2 years.

Motion (Howard/White) to recommend approval of the Preliminary Plat Application and the General Development Plan to create The Ridges 2nd Addition, a major subdivision containing 32 lots located on 10th Street N in The Ridges Subdivision, with the following conditions:

1. **A developer's agreement shall be prepared and executed between the developer and Village which outlines the terms and conditions of the subdivision prior to commencing construction.**
2. **All public improvements that are constructed by the developer shall carry a two year warranty, running in favor of the Village from the date of final acceptance by the Village.**
3. **All appropriate Village, St. Croix County Planning & Zoning and WisDNR approvals shall be obtained and forwarded to the Village prior to commencing construction.**
4. **Construction specifications shall be provided to the Village for review prior to commencing construction.**
5. **Street light locations along with details shall be provided for review.**

6. **Provide a mass grading plan showing the grades for the streets, sidewalks, twin homes, driveways and walking paths.**
7. **Provide sizing calculations for the proposed storm sewer.**
8. **Name the street 10th Street North.**
9. **Vary the colors & finishes of the roofs and exteriors.**
10. **Install a cluster mailbox in one centralized location.**

Motion carried 6-1 with Wekkin voting no.

Routine Business

None at this time.

Adjournment

Motion (Schneider/White) to adjourn. Motion carried. Miser declared the meeting adjourned at 7:46 p.m.

Respectfully submitted by,

Jessica Lehman
Deputy Clerk/Treasurer