

**Village of North Hudson
Regular Plan Commission Meeting Minutes
Wednesday, July 20, 2016 @ 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 Howard, Schneider, Wekkin and White. A quorum was present and the meeting was duly noticed. Tom Mitchell appeared at 7:16 p.m. Also in attendance were Village Attorney, Terry Dunst, Village Engineers, Kevin Oium and Patrick Beilfuss, and Recording Secretary, Melissa Luedke.

Approval of Minutes: Regular meeting of June 15, 2016

Motion (Schneider/White) to approve the June 15, 2016 meeting minutes as presented. Motion carried.

Open Public Hearing – Application to Create a 2 lot Extraterritorial CSM at 950 Trout Brook Road in the Town of Hudson

The applicant is requesting to create a 2 lot extraterritorial CSM containing one 2.427 acre parcel and one 1.796 acre parcel at 950 Trout Brook Road in the Town of Hudson, Owner Mary Dittman, PIN 020-1040-30-000. Project Engineer/Surveyor Ty Dodge-Auth Consulting & Associates. **Motion (Schneider/White) to open the public hearing at 7:02 p.m. Motion carried.** No one from the public was present. Approval has not been completed by the Town of Hudson and St. Croix County as of yet.

Close Public Hearing

Motion (Schneider/Wekkin) to close the public hearing at 7:03 p.m. Motion carried.

Dunst gave some information regarding extraterritorial CSM approvals and stated that the Village has limited jurisdiction over these since they are not located within the Village. It is a matter of if the extraterritorial meets the Village of North Hudson subdivision requirements or not. Oium stated that it does meet the Village of North Hudson requirements and recommended approval with condition that comments from the St. Croix County Planning & Zoning Department and the Town of Hudson be addressed prior to signature of the final CSM. Howard questioned the wetland issue. Oium stated that the County relies on a DNR program where you can view wetlands and this property is showing that some wetlands exist. The surveyor is disputing this and a delineation may have to be done. Ty Dodge, land surveyor, now appeared. Dodge stated that the DNR has the property mapped as a wetland, but this is being disputed. The area is covered by mature pine trees, septic systems, and driveways. There is a wetland delineator scheduled to complete a delineation on the site and prove that this area is not a wetland.

Motion (Howard/Schneider) to recommend approval of the application for a two lot extraterritorial CSM of Mary Dittman located at 950 Trout Brook Road, PIN 020-1040-30-000, with the following conditions:

- 1. Comments from the Town of Hudson and the St. Croix County Planning and Zoning Department be addressed prior to signature of the final CSM.**

2. **Developer must provide the Village of North Hudson a copy of recorded CSM with certificate on the second page of the CSM for the Village President and Village Clerk to sign once the final CSM is approved.**

Motion carried.

Open Public Hearing - Possible Amendments to Chapter 98, Zoning with Respect to Residential Uses in a Commercial District

Dunst stated that last month, Gerrard Companies approached the Village with a possible mixed-use development on the property at 850 6th St N. The Plan Commission voted to have Attorney Dunst draft possible ordinance amendments that may allow for this type of use, which is addressed in items #6 & #7 on the agenda. In regards to this item (#5), the current code states that residential use may be allowed in a commercial property, but does not include the process how this may be allowed. The choices are to add wording "as a conditional use" or get rid of the wording in this paragraph. If the Plan Commission decides to get rid of the wording all together, current residential uses that may exist would be grandfathered in as long as they keep using it. Dunst stated that if the Plan Commission wishes to keep allowing residential in a commercial use, a process needs to be added to clarify this. **Motion (Schneider/Wekkin) to open the public hearing at 7:23 p.m. Motion carried.** No one from the public was present.

Close Public Hearing

Motion (Schneider/Mitchell) to close the public hearing at 7:24 p.m. Motion carried.

Motion (Wekkin/Schneider) to recommend approval to amend Sec. 98-33 Commercial Districts (a) Uses., to add language "as a conditional use" as written in the proposed ordinance. Motion carried.

Open Public Hearing - Possible Amendments to Chapter 98, Zoning Allowing Mixed-Use as a Conditional Use in a C-3 General Commercial District & Reducing the Minimum Lot Size Requirement in a Planned Development District (PDD)

These two items are a result from the last Plan Commission meeting. **Motion (Howard/Schneider) to open the public hearing at 7:27 p.m. Motion carried.** No one from the public was present.

Close Public Hearing

Motion (Schneider/White) to close the public hearing at 7:28 p.m. Motion carried.

Dunst stated that the Plan Commission could approve one or the other proposed ordinances, or both if they wish. The Planned Development District (PDD) requires more process and planning, and gives the Plan Commission more regulatory authority over a development. It would also require a re-zone of the property. Allowing mixed-use as a conditional use is a simpler process and can move more quickly. In regards to allowing mixed-use as a conditional use in a C-3 district, Beilfuss stated that this would allow someone with an individual smaller lot, the ability to put something above that commercial property in a C-3 district. Miser questioned if "mixed-use" is defined in the code book. This definition would need to be added to the code book. Beilfuss stated that the proposed ordinance implies that the residential is above the building. Dunst stated that the definition of a mixed-use can be defined as stated in the draft ordinance. Wekkin stated that she would like to see the suggested language changed to RM-1 (lower density), instead of RM-2 (medium density) as in the draft ordinance. Discussion continued regarding the differences between RM-1, RM-2 and RM-3. Wekkin stated the effect of higher density units on the Village infrastructure needs to be considered. She hates to see the Village lose any commercially zoned property. Schneider stated there is little affordable housing and she would like to see more of this. Paul

Gerrard with Gerrard Companies was present. He stated that trends are showing people want smaller living areas. The proposed development is trying to bring a little of both, residential and commercial, to North Hudson. Howard is not opposed to higher density to allow more flexibility to the developer. White stated that she also has concerns regarding what impact the higher density could do to the Village. Dunst stated that the density could be addressed when someone would apply for a conditional use permit.

Motion (Howard/Mitchell) to recommend approval to amend Sec. 98-33(d) General commercial district (C-3), Conditional uses, to add language "a mixed-use situation combining an RM-3 and an otherwise permitted commercial use" as written on the proposed ordinance with amended language. Motion carried 5-1. Weekin opposed.

Motion (Howard/Schneider) to recommend approval to amend Sec. 98-35 Planned Development District (PDD), (a)(2) Minimum size., to reduce the minimum lot size from 4 acres to 2 acres as written in the proposed ordinance. Miser read the opening paragraph from the code book describing a PDD. A PDD does require a re-zone of the property. Gerrard requested clarification as to what process they would follow, PDD or mixed use in commercial. Howard stated that this doesn't automatically put the Gerrard Development into a PDD, it would depend on how they file. Dunst clarified that the public does not vote on this. Weekin stated that she believes the intent of a PDD is for redevelopment of older portions of the Village. Mitchell stated that the reduced minimum lot size will make this easier. **Motion carried 5-1. Weekin opposed.**

Routine Business

Luedke stated that if there will be a need for an August Plan Commission meeting, the date may need to be changed due to Pepper Fest.

Adjournment

Motion (Schneider/Howard) to adjourn. Motion carried. Miser declared the meeting adjourned at 8:05 p.m.

Respectfully submitted by,

Melissa Luedke
Recording Secretary