

**Village of North Hudson
Regular Plan Commission Meeting Minutes
Wednesday, July 19, 2017 @ 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 Howard, Schneider, Wekkin, and White. A quorum was present and the meeting had been duly noticed. It was noted that members Bachman and Mitchell were absent. Also in attendance were Village Engineer, Kevin Oium; Village Attorney, Terry Dunst; and Village Administrator/Clerk, Melissa Luedke.

Approval of minutes: Regular meeting of June 21, 2017

Motion (Schneider/White) to approve the June 21, 2017 meeting minutes as presented. Motion carried.

Whispering Oaks Extraterritorial Subdivision Phase III Final Plat

John Parotti with SEH representing NWP Holdings, LLC was present. Parotti gave some background information regarding the Whispering Oaks Subdivision and the different phases that have been approved. This is the third and final phase. The subdivision is located in the Town of Hudson in the extraterritorial area. Per Parotti, they already have the necessary approvals to start the road construction. They cannot submit to the County until the road construction is complete. The Town of Hudson Plan Commission approved the Phase III Final Plat, and the Town Board will hear the matter on Tuesday, August 1, 2017. In regards to the Plat, Parotti stated that Lot 4 between Phase II and Phase III is not part of the proposed subdivision. It is part of another existing subdivision and already has a home on the property. For Phase III, they will need to construct the cul-de-sac and some storm water basins.

Miser questioned the area to the south of Lot 16 on the Final Plat where it shows a Town Road. Parotti stated that the right of way does go all the way across, however, at this time there are no plans to build the road and it may be vacated in the future. The Town does not wish to maintain a road in that location. The current area property owners have no interest in a road at that location.

Dunst asked Oium if he has reviewed the Final Plat for Phase III and if it meets all extraterritorial requirements. Oium stated that it has been reviewed and no changes have been made from the Preliminary Plat. It meets all requirements and codes.

Motion (Howard/Schneider) to approve the Final Plat of Whispering Oaks-Phase III, an extraterritorial subdivision located in the Town of Hudson, applicant John Parotti, NWP Holdings, LLC with the following condition:

- 1. The developer must provide the Village of North Hudson with a signed, recorded copy of the Final Plat.**

The developer is hereby notified that Village approval does not constitute approval by the Town of Hudson, the St. Croix County Planning and Zoning Department, or any other reviewing authority. Motion carried.

Adjournment

Motion (Schneider/White) to adjourn. Motion carried. Miser declared the meeting adjourned at 7:11 p.m.

Respectfully submitted by,

Melissa Luedke
Village Clerk