

**Village of North Hudson
Regular Plan Commission Meeting Minutes
Wednesday, August 19, 2015 @ 7:00 p.m.
Village Hall, 400 7th Street North
Hudson, WI 54016**

Call to Order: roll call

Chairman Mike Miser was absent. Jean Schneider called the meeting to order at 7:00 p.m. The committee nominated Rob Howard as Acting Chairman. Answering the call were members Howard, Mitchell, Schneider, Tritt, Wekkin and White. A quorum was present and the meeting was duly noticed. Also in attendance were Village Attorney, Terry Dunst, Village Engineer, Kevin Oium and Recording Secretary, Traci Miller.

Approval of Minutes: Regular meeting of July 15, 2015

Motion (Schneider/White) to approve the July 15, 2015 meeting minutes as presented. Motion carried.

Open Public Hearing – Application to Create a 2 lot Extraterritorial CSM at 327 Krattley Lane in the Town of Hudson

The applicants are requesting to create a 2 lot extraterritorial CSM containing one 3.679 acre parcel and one 2.343 acre parcel at 327 Krattley Lane in the Town of Hudson, Owners Walter and Nancy Weeks, PIN 020-1038-10-000 & 020-1004-60-000. Project Engineer/Surveyor Ty Dodge-Auth Consulting Associates. **Howard opened the public hearing.** Applicant Walter Weeks introduced himself to the committee. Surveyor Ty Dodge was unable to attend. Mr. Weeks presented some background information regarding their past and present at their residence. They are requesting to subdivide their property due to lack of use of the southern 2.343 acre parcel of their property. Howard inquired if this 2.343 acre lot is buildable. Mr. Weeks stated there is plenty of buildable space according to the survey map and does follow DNR requirements for building by a wetland. No other comments from the public.

Close Public Hearing

Motion (Wekkin/Schneider) to close the public hearing. Motion carried.

Motion (Wekkin/White) to recommend approval of the application for a two lot extraterritorial CSM of Walter and Nancy Weeks located at 327 Krattley Lane in the Town of Hudson, PIN 020-1038-10-000 & 020-1004-60-000, 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 Administrator to sign once the final CSM is approved.**

Motion carried.

Open Public Hearing – Conditional Use Permit for applicants Chetan and Meena Patel

The applicants are requesting a Conditional Use Permit for a stairway and landing to the St. Croix River constructed within the Lower St. Croix Riverway Zoning District at 547 Galahad Road N. **Motion to open to public hearing (Schneider/Mitchell). Motion carried.**

Applicant Meena Patel presented to the committee their background of ownership of their property. Meena stated the purpose of the current construction was for safety purposes and wished she had followed steps according to requirements and looked into what permits were needed. Oium reviewed his comments, further background, current construction, and pictures of the property. He also reviewed comments from the DNR. The current construction will need to be either altered or a variance requested. Tritt voiced his concern regarding the contractor who performed the work and who failed to apply for a permit to complete this work. Meena Patel stated it was a subcontractor she found that did the stone work. Howard stated that due to the property being in the Lower St. Croix Riverway, there are guidelines that must be followed to protect the riverway and keep it in a natural state. Unfortunately, the Plan Commission is in a bad spot since the applicants did some things that they should not have due to the property being in this zone. There are violations with the current work that was done. Howard stated that the rocks along the stairway are not visually inconspicuous and the landing is quite larger than what is allowed. Dunst stated the Plan Commission may approve the stairs and landing with conditions. Wekkin stated that there was a letter of support from the neighbor. Michael Wenzholz with the DNR requested his comments be read into the record. Howard read into the meeting minutes the DNR conditions.

Dunst clarified that the pergola has been repainted to an earth tone color. Oium stated the pergola is outside of the Ordinary High Water Mark setback and meets this requirement. Dunst stated the Plan Commission will only be addressing the stairway and landing, not the patio.

Bernard Drevnick, neighbor of the Patels, was in attendance and stated that the previous stairway to the water was deteriorated and had been there for a very long time. The stairway that was put in was definitely an improvement for safety reasons. Oium stated that the tread of the stairs meet the width requirement, however, the rip rap next to the stairway adds additional width and disturbance. Dunst stated the only item that he feels could be approved by the Plan Commission would be the stairs. If the applicants wish to keep the rip rap and size of the landing, they would need to apply for a variance which would be heard in front of the Board of Zoning Appeals. No other comments from the public.

Close Public Hearing

Motion (Wekkin/Schneider) to close the public hearing. Motion carried.

Motion (Mitchell/Tritt) to recommend approval of the stairway with the condition that the rip rap along the stairs is removed and the area around it is restored to a more natural state with native plantings. The upper landing to be reduced to the proper size and the rip rap removed around the area to comply with the requirement of no larger than 40 square feet and the area surrounding is restored to a more natural state with native plantings. Motion (Wekkin/Mitchell) to amend the original motion to include that the pergola needs to be an earth tone color with non-reflective paint. Howard restated the fact that the landing at the top of the stairs does not meet the size requirement in the Lower St. Croix Riverway zoning district and the current size cannot be approved by the Plan Commission. **Motion carried.**

Routine Business

None at this time.

Adjournment

Motion (Schneider/White) to adjourn. Motion carried. Howard declared the meeting adjourned at 7:56 p.m.

Respectfully submitted by,

Traci Miller
Recording Secretary