

**Village of North Hudson  
Regular Plan Commission Meeting Minutes  
Wednesday, September 18, 2019 @ 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, and White. It was noted that members Bachman, Schneider, and Wekkin were absent. 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 August 21, 2019**

**Motion (Mitchell/White) to approve the August 21, 2019 meeting minutes as presented. Motion carried.**

**Open Public Hearing – Application to create a 10 lot extraterritorial CSM in the Town of St. Joseph**

Kip Johnson, an engineer at ACA Engineering, was present. Johnson stated that this is a 10-lot major subdivision rather than a CSM. They have received approval from both the Town of St. Joseph and St. Croix County that is contingent on this ETZ review by North Hudson. Johnson stated that this development will have 10 lots around a cul-de-sac and is accessed off 30<sup>th</sup> Street, just south of County Truck Highway V, located in St. Joseph. This is a rural development and the lots will have wells and septic.

**Motion (Howard/Mitchell) to open public hearing. Motion carried.** Miser declared the public hearing open at 7:03 pm.

No one from the public was present.

**Close Public Hearing**

**Motion (Howard/Mitchell) to close the public hearing. Motion carried.** Miser declared the public hearing closed at 7:04 pm.

Kevin Oium stated that this was a standard review and the development is quite a ways away from North Hudson's village limits. Oium stated that he is recommending approval contingent upon St. Joseph and the County's approval. Miser added that this would have minimal impact on the village.

**Motion (Howard/Mitchell) to recommend approval of the application for a ten (10) lot extraterritorial major subdivision from Nito Development located in the Town of St. Joseph, PIN 030-2021-80-020, with the following conditions:**

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

2. **Developer must provide for a Village of North Hudson certificate on the second page of the final plat for the Village President and Village Administrator/Clerk to sign.**
3. **Provide a copy of the final recorded plat to the Village.**

**Motion carried.**

### **The Ridges 2<sup>nd</sup> Addition Final Plat**

Kip Johnson, an engineer at ACA Engineering, spoke. Johnson stated this final plat shows only lot lines while the construction plans will show details, such as where the sidewalks will be. Johnson added that the Village Engineer has approved the final engineering plans.

Mitchell asked where additional traffic from the neighborhood would exit. A resident stated their concern to Mitchell that too much traffic will be created on 10<sup>th</sup> St. N. Johnson stated Vail Way N is stubbed out and once the property to the east is developed, there will be an additional road. Oium added that it is anticipated that some traffic will exit north on Adam Dr.

White addressed a concern about vegetation that was brought to her attention. Consideration when planting vegetation should be taken. Different species of plants, trees, and bushes are better suited in certain locations on a property, i.e. in the north or south.

**Motion (Mitchell/White) to recommend approval of the Final Plat for The Ridges 2<sup>nd</sup> Addition with the following conditions:**

1. **Show the approved building setbacks.**
2. **Add a note to the plat stating all finished floor elevations, lower level walk out elevations and lowest building openings (L.B.O.) shall be a minimum of 2 feet above the adjacent storm water management facility 100 year storm event elevation. Provide L.B.O. elevations on each of the lots where required.**
3. **Provide easements over the proposed walking trails.**
4. **Label the street north of Lot 86 as Alta Avenue North.**

**Motion carried.**

### **Routine Business**

None at this time.

### **Adjournment**

**Motion (Howard/White) to adjourn. Motion carried.** Miser declared the meeting adjourned at 7:15 p.m.

Respectfully submitted by,

Jessica Lehman  
Deputy Clerk/Treasurer