

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, February 2, 2020

The meeting was held via Zoom Video Conference and was made accessible through the Zoom meeting log-in, call-in phone number and also viewed live via YouTube, Facebook, and Community Access TV Channel 15.

The Plan Commission meeting was called to order by Chairman O'Connor at 6:02 p.m.

COMMISSION MEMBERS PRESENT. Pat Casanova (arrived at 6:05 p.m.), Rich O'Connor, Randy Morrisette, Mary Claire Potter, and Kurt TeWinkel.

COMMISSION MEMBERS ABSENT. Frank Rhoades, and Fred Yoerg.

STAFF MEMBERS IN ATTENDANCE. Emily Boles, Michael Johnson, and Tiffany Weiss.

OTHERS PRESENT. Sarah Bruch, David Schofield, Bruce Lenzen, Brian Zeller, Ryan Cari, and others present.

Discussion and possible action on January 5, 2021 meeting minutes. Motion by Morrisette, seconded by Potter to approve the minutes of the January 5, 2021 Plan Commission meeting. All Ayes (4). Motion Carried.

PUBLIC HEARINGS. None.

NEW BUSINESS.

Discussion and possible action on a downtown design review certificate for 411 Second Street – Creative Color, Inc. Tiffany Weiss, City Planner, reviewed the staff report. Motion by Morrisette, seconded by TeWinkel to approve the downtown design review certificate for 411 Second Street to install a projecting sign and wall sign for 4 North Beauty Collective. All Ayes (4). Motion Carried.

Discussion and possible action on Riverfront Square concept development plans, preliminary certificate of compliance and preliminary downtown design review at 106 Buckeye Street – Riverfront Properties Inc. Pat Casanova arrived at 6:05 p.m. Michael Johnson introduced the project and asked the applicant to present the proposed project.

Bruce Lenzen, owner of Bruce Lenzen Design/Build LLC and 106 Buckeye Street, stated that the existing structure has outlived its current life. Lenzen stated that the entire site was within the floodplain and they would be filing a Conditional Letter of Map Revision based on Fill (CLOMR-F) with FEMA to officially remove the site from the floodplain which would require extensive soil corrections. Lenzen discussed the New Orleans French architectural inspiration for the building. The structure will be four (4) stories. The first and second floor for office space including housing the Bruce Lenzen Design Company and the third and fourth floor will be occupied by four (4) condo units. All parking for the condo units will be provided in an automated parking system within the building. Lenzen described the French modern architecture and exterior design elements. Lenzen stated that he believed any landscaping concerns stated in the staff report could be easily addressed and that the tree spacing will meet the code's fifteen feet spacing requirement. He continued to state that he has received positive feedback and support from downtown businesses.

Morrisette asked about traffic generation on the busy intersection of Buckeye Street and First Street. Lenzen stated that his business would occupy the first floor and an office sue such as a title company or real estate business would be on the second floor. Morrisette agreed that the traffic generated would be limited and commended Lenzen for his building design.

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Potter inquired if the applicant had received any feedback from the direct property neighbors. Lenzen said that his group has worked with the Marina community over the past few years and have their full support.

Potter inquired about the shortage of seven parking staff and desire to utilize payment in lieu of parking. Lenzen stated that all the condo unit parking will be provided on-site. He continued to state that historically parking has not been an issue with the light use of the building. Lenzen said that one additional spot was gained due to the design of the building.

Potter asked how the construction staging will occur on a tight sight and busy intersection with marina and highway 35 traffic. Lenzen discussed how construction work would occur on the north side of the building in the city parking spaces. The "back corner" of the lot will be used for crane work to unload pre-fabricated floor and wall panels. Mike Johnson, Community Development Director, stated that his discussions with the building inspector department concluded that it was a little early to know the full construction phasing plan. Johnson stated that some coordination may need to be used between the highway 35 and potential boat launch construction. O'Connor asked about the start time of the project. Lenzen stated that demolition would start after city approvals and FEMA grants the CLOMR-F. Johnson stated that highway 35 construction starts in May and the boat launch may be re-constructed at the end of the summer season. Discussion was held regarding the build time of the structure.

David Schofield, Short Elliot Hendrickson Inc., reviewed the St. Croix Riverway NR-118 and NR-116 state requirements. The 45-foot maximum height requirement is met through the use of retaining walls. Schofield confirmed with the applicant that the elevator overrun did not extend beyond the building's parapet. He highlighted that additional riverway requirements would apply to the signage of the building when proposed in the future. Schofield continued to review the floodplain requirements of the structure. He stated that the applicants will be required to raise the building out of the floodplain prior to vertical construction. Schofield discussed the risks involved with obtaining CLOMR-F approval, construction fill and base, then FEMA approval of the Letter of Map Revision based on Fill (LOMR-F) to confirm the structure is physically out of the floodplain. Following LOMR-F approval, vertical construction can commence.

Schofield discussed how the current building design does not meet floodplain requirements to move people on south side of building in the event of a flood emergency. The applicant had applied for a variance which was not approved, and the applicant decided to shrink the building design and apply for CLOMR-F/LOMR-F. Schofield confirmed with the applicant that the parking structure does not go below the building's floor.

Johnson reviewed staff report stating that the proposed 45-foot tall building maxes out the site. He continued to state that some corrections will have to be made in terms of the landscape plan. Staff had discussed with the applicant the landscaping under the overhang, general construction phasing, and trash locations. Staff compiled a list of design elements they felt the building met in the downtown overlay district architecture style requirements. Potter inquired about green space on the site. Johnson stated that the building does have zero-lot lines along the streetway. The site requires 16,000 square feet of green space and the plans provide 16,024 square feet.

Brian Zeller, managing partner for River City Center building, stated that he is not opposed to see redevelopment, however he had a few concerns. Zeller stated that the building was huge on a small lot. Zeller compared the lot size of the 106 Buckeye Street site to the River City Center site. He stated that parking was his primary concern. Zeller stated that 34 parking stalls were required and the code forgives half of the stalls, but the plans are still short 6-7 stalls. Zeller cautioned the use of in lieu of parking code. He expressed concern for business from 106 Buckeye Street parking in the River City Center's parking lot. Zeller read a portion of city code regarding in lieu of parking payment highlighting that payment should be accepted "in cases where the Council determines that payment of the fee rather than providing the required off-street

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parking space will be significantly more beneficial for the community and/or the specific neighborhood.” Zeller emphasized that the Plan Commission review the parking requirements. Zeller expressed concerns for construction staging on the small lot. He noted that a lot of subcontractor vehicles and heavy equipment would need to be parked in the area.

Discussion was held regarding the placement of an Xcel Energy power pole on the site and parking in the area. Ryan Cari, attorney for the applicant, stated that the project started with six condo units proposed and the current plans have four units. He reiterated that all parking for condos will be in the building enclosure. He stated that he believed that the office use traffic during the weekday would be compatible use in the neighborhood. General discussion regarding parking was held.

Motion by Morrisette, seconded by Casanova to approve the concept development plans, preliminary certificate of compliance, and preliminary downtown design review as presented with the following conditions:

1. That the applicant places a site scale on the landscaping plan prior to final development plan consideration by the Plan Commission and Common Council.
2. That all site improvements adhere to the approved development and construction process within the city.
3. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
4. Property owner must obtain final development plan, final certificate of compliance, and final downtown design review approval from the Plan Commission and Common Council.
5. Applicant must provide an engineered floodproofing plan for the elevator pit in accordance with Wisconsin Administrative Code NR 116.16.
6. Applicant must obtain all applicable Wisconsin DNR and FEMA approvals including CLOMR-F and LOMR-F applications.
7. That the applicant be responsible for certifying that the fill has been placed in accordance with the approved CLOMR-F before commencing vertical construction
8. That the applicant obtains Common Council approval to apply for and receive approval of a Letter of Map Revision based on Fill (LOMR-F). If the CLOMR-F or LOMR-F are not approved, the building will violate the City’s floodplain ordinance and shall not be occupied.
9. Applicant must obtain all applicable Building Permits and State Plan Approvals.
10. That parking requirements and construction phasing plans be reviewed in detail by city staff and the Plan Commission.

All Ayes (5). Motion Carried.

OLD BUSINESS. None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS. None.

ADJOURNMENT.

Motion by Morrisette, seconded by Casanova to adjourn at 6:45 p.m. All ayes (5). Motion Carried.

Respectfully submitted,
Emily Boles, Acting Secretary