ORDINANCE NO. 9-19

AN ORDINANCE AMENDING THE CITY OF HUDSON 2030 MASTER PLAN AND REZONING TERRITORY IN THE CITY OF HUDSON, WISCONSIN

THE COMMON COUNCIL OF THE CITY OF HUDSON HEREBY ORDAINS AS FOLLOWS:

Section 1. In accordance with Section 62.23 of the Wisconsin Statutes, and in accordance with § 255-84 of the Municipal Code of the City of Hudson, and after recommendation of the City of Hudson Plan Commission, and properly noticed public hearing thereon, and deliberation by the Common Council, the official zoning map is amended from AR, Agricultural Residential to PRD-3, Multiple Family Residential and B-2, General Business as defined in § 255 – 15, B and § 255 – 14, G of the Municipal Code of the City of Hudson for the 34.99 acres on the following property known as St. Croix County tax parcel 020-1085-20-000, Hudson, WI and described as:

> The Northeast Quarter of the Northeast Quarter of Section 30, Township 29 North, Range 19 West, Town of Hudson, St. Croix County, Wisconsin, except Lot One (1) of Certified Survey Maps Volume 3, Page 767, and excepting lands conveyed for highway purposes. St. Croix County, Wisconsin.

A map depicting the area to be rezoned is attached as Exhibit A.

This ordinance shall take effect upon passage and publication as provided by law.

Dated this 5th day of August, 2019.

APPROVED:

Rich O'Connor, Mayor

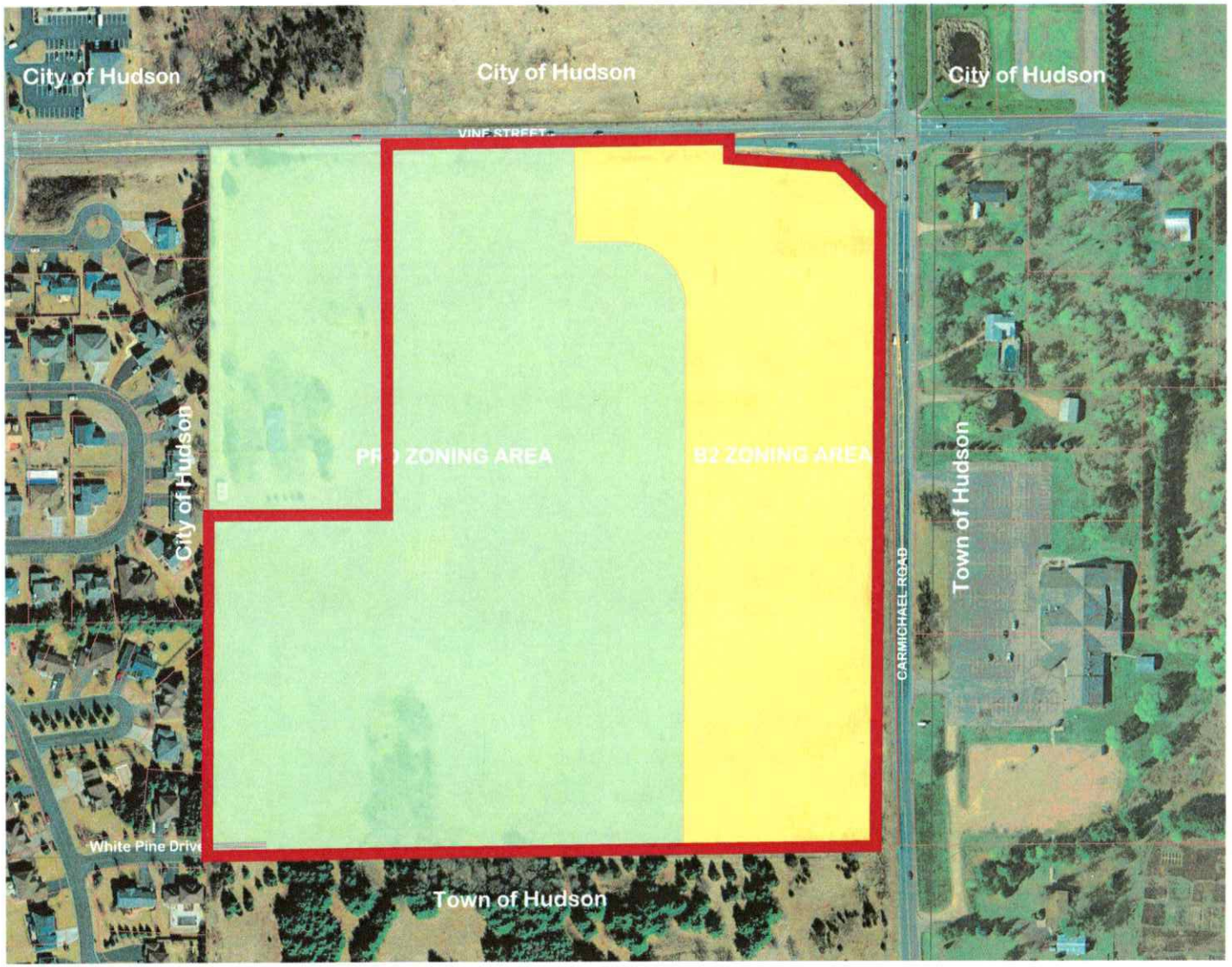
Jennifer Rogers

Jennifer Rogers, City Clerk

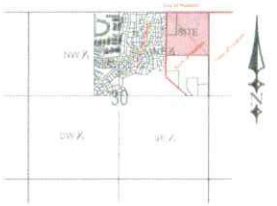
First Reading: June 17, 2019
Date Adopted: 8-5-19
Date Published: 8-15-19; send affidavit of publication

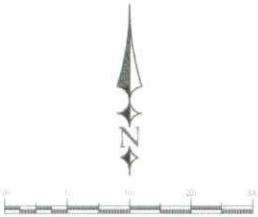
Exhibit A

Hearth Development
Carmichael & Vine Re-Zone
Hudson, Wisconsin



Site Location Map





Legend

- Project Boundary
- Proposed B2 Zoning Request Area
- Proposed PRD 3 Zoning Request Area

Legal Description of Parcel

Parcel 1:
The Northeast Quarter of the Northeast Quarter of Section 30, Township 29 North, Range 19 West, Town of Hudson, St. Croix County, Wisconsin, except Lot One (1) of Certified Survey Map, Volume 3, Page 767, and excepting lands conveyed for highway purposes. St. Croix County, Wisconsin.

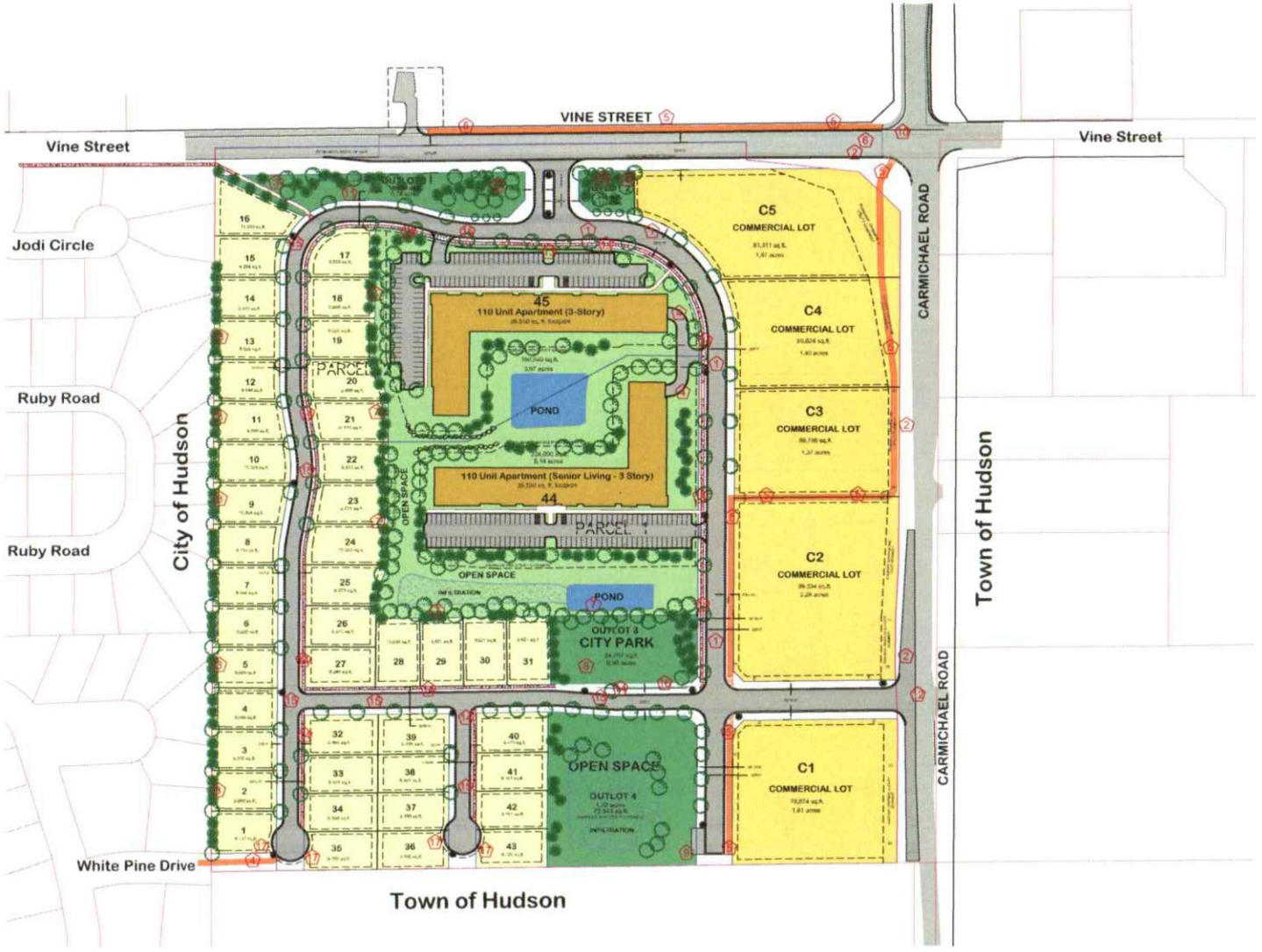
Parcel 2:
Lot One (1) of Certified Survey Map filed in the office of the Register of Deeds for St. Croix County, Wisconsin on February 23, 1979, in Volume 3 of Certified Survey Maps, Page 767, as Document No. 455172, being part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 29 North, Range 19 West, St. Croix County, Wisconsin.

Said parcel contains 37.26 Total Acres

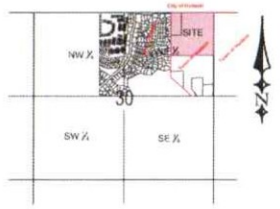
ERICKSON CIVIL

April 10, 2019

Exhibit B



Site Location Map



Legend

- Project Boundary
- Single Family Residential Minimum 9,000 Sq. Ft. Lots
- RM-2 Density Area
- Proposed Open Space
- Neighborhood Commercial

Density Calculation
26.81 Total Acres
PRD3 Zoning
263 Total Units
9.8 Units Per Acre Proposed
(Gross Density Including Right of Way)

Keyed Notes

1. PROPOSED 82-FT RIGHT OF WAY
2. PROPOSED RIGHT TURN LANE
3. PROPOSED BERM / VEGETATIVE SCREENING
4. UNDERGROUND PARKING ACCESS
5. PROPOSED TRAIL
6. PROPOSED LEFT TURN LANE
7. PROPOSED VEGETATIVE SCREENING
8. PROPOSED PARK (TOT LOT)
9. PROPOSED LIFT STATION LOCATION (GRAVITY TO THIS LOCATION)
10. PROPOSED INTERSECTION LANE ADDITION AND SIGNAL CHANGE
11. ASSOCIATION MAINTAINED OPEN SPACE
12. INTERSECTION SIGNAL
13. NEIGHBORHOOD MONUMENT SIGN
14. RESIDENTIAL SIDEWALK
15. PROPOSED 50-FT RIGHT OF WAY
16. OFF STREET PARKING FOR PARK AREA
17. TEMPORARY EASEMENT FOR CUL DE SAC

1 INCH = 100 FEET
GRAPHIC SCALE IN FEET

ERICKSON CIVIL
333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3894

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

07/11/2019

Hearth Development

Carmichael & Vine Preliminary Plat

Hudson, Wisconsin

Master Plan