

Meeting Minutes: Master Plan Conditional Use Permit Amendment Application Meeting

Thursday, April 3, 2025 at the Community Room at Citizens State Bank

Jeff Warren: Developer, hoping to build 27 row houses in the empty lot at Heritage Greens location from the Hanley entrance.

1. This meeting fulfills a City of Hudson requirement regarding the notification of Heritage Greens Residents as to changing the zoning to Multiple Family Residential.
2. **Per Jeff:** today's presented graphics are all concept, it has NOT been approved by the City yet, and could change.
3. **ACA** (Engineering) will be involved.
4. Looking at a 4 plex rental (27 row units) that will each have a 2 stall garage, 3 Bedroom, 2 bath, approximately 1700 square feet. Rental pricing: \$2500 - \$3000 per month. No Section 8.
5. **Preferred by Jeff:** This design would be part of the Master's HOA and would pay monthly fees for their residents to use Heritage Greens parks.
6. **(Second option)** An alternate design would be a smaller development with a standing green space and WOULD NOT be a part of the HOA; paying NO DUES.
7. Current design shows 2 entry streets off Heritage Blvd, one would be strictly for fire trucks/Emergency and would be barricaded to prevent non-emergency vehicles. The second would be the "IN AND OUT" for the residents.
8. The owner/manager would provide snow removal and lawn services.
9. The current design shows additional 6 parking spaces in their private area.

The City of Hudson now has to request a City Council public hearing date. As this process moves forward with various groups researching traffic and other areas, the residents will be notified as to any dates with further public hearings.

I have requested to be included on any emails/letters about continuing advancements so that I may pass this information to the Heritage Greens Paired Homes website as well as the Heritage Greens Facebook page.

Regards,

Alexandra "Bunny" Brueggeman

Secretary: Heritage Greens Paired Homes BOD