

**CITY OF HUDSON
REPORT TO THE HUDSON PLAN COMMISSION**

ITEM: Application for certificate of compliance submitted by Suzanne and Pablo Sotelo for 1231 Industrial Street

MEETING DATE: January 9, 2018

PETITIONER'S REQUEST:

The City of Hudson has received an application for certification of compliance from Suzanne and Pablo Sotelo for Gallery 77, a custom stone and tile business, to be located at 1231 Industrial Street.

SUMMARY EXPLANATION:

The applicant is proposing some light fabrication (approximately 6,720 square feet) fully within the building on the northeast quadrant of the subject property and a sales and office area (approximately 2,000 square feet) in the mixed use building located on the southwest quadrant of the property. As the property is zoned I-2, General Industrial, fabrication/manufacturing is a permitted use. Due to the uniqueness of the property containing two mixed use building(s), staff is recommending approval of a certificate of compliance.

The certificate of compliance will approve the following uses on the property as the specifically pertain to Gallery 77:

- Business office
- Multi – use buildings
- Retail uses that are industrial in character

STAFF RECOMMENDATION:

Recommends approval with the following conditions:

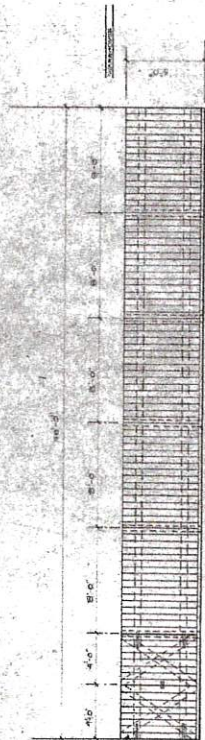
- That the applicant adheres to all state, federal and local permitting requirements.
- That the certificate of compliance issued to Gallery 77 only and is not transferrable.
- That the Common Council may review the certificate of compliance, at any time, in the event that the use substantially changes or intensifies.

ATTACHMENTS:

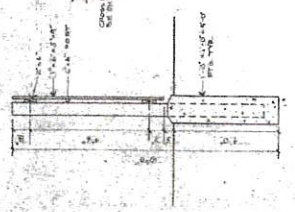
Gallery 77 Ground Plan Layout

Prepared by: Mike Johnson, AICP, Community Development Director

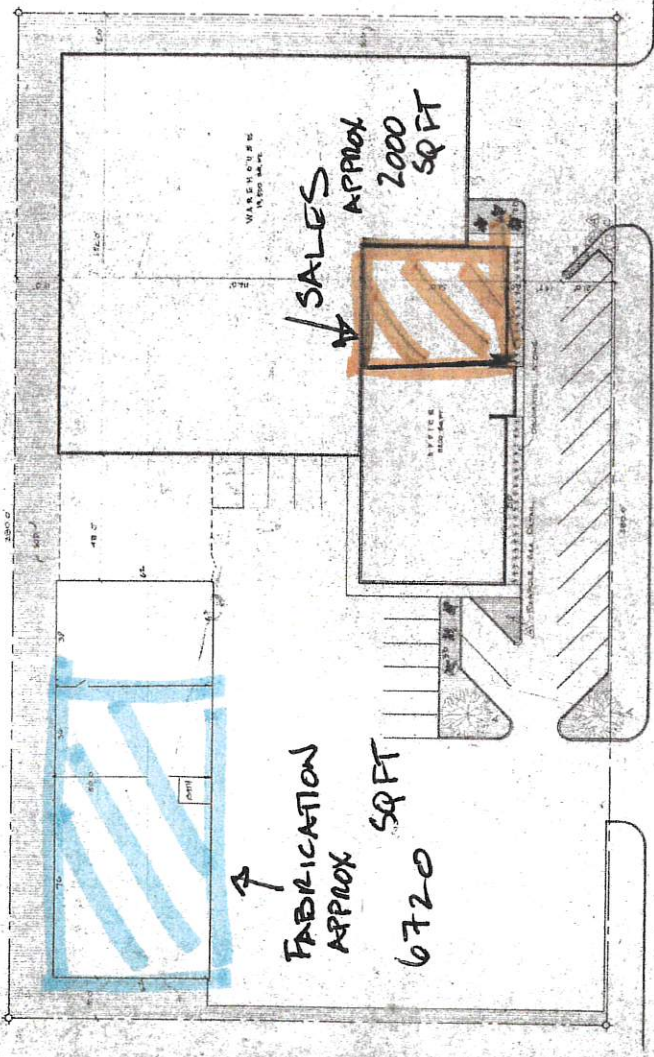
GALLERY 77



FENCE ELEVATION



FENCE DETAIL

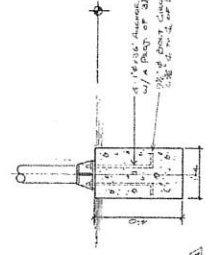


LANDSCAPE PLAN

| PLANTING SCHEDULE | | | | |
|-------------------|----------------------|--------------------|------------------------|---------|
| TYPE | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| A | WYOMING JAH | FRAXINUS AMERICANA | 8'-0" DIA. 10'-0" HGT. | B.S.B. |
| B | PRINCIPAL ANGIOSPERM | QUERCUS COCCIFERA | 8'-0" DIA. | B.S.B. |
| C | WYOMING JAH | FRAXINUS AMERICANA | 8'-0" DIA. 10'-0" HGT. | B.S.B. |
| D | ALPINE CURRANT | RIBES ALPIMUM | 18'-0" DIA. | POSTSP. |
| E | PRITZER JUNPER | SPICEWOOD JUNIPER | 18'-0" DIA. | B.S.B. |

NOTES: APPROX AREA

PLANTING SCHEDULE
 1. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
 2. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
 3. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
 4. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
 5. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.



FLAG POLE DETAIL

1231 INDUSTRIAL ST HUDSON