

**Village of North Hudson  
Regular Plan Commission Meeting Minutes  
Tuesday, November 27, 2018 @ 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 Bachman, Howard, Mitchell, Schneider, White, and Wekkin. A quorum was present and the meeting was duly noticed. Also in attendance were Village Attorney, Paul Mahler and Deputy Clerk/Treasurer, Jessica Lehman.

**Approval of Minutes: Regular meeting of May 16, 2018**

**Motion (Schneider/White) to approve the May 16, 2018 meeting minutes as presented. Motion carried. Wekkin abstained.**

**Possible expansion of storage units at 800 North End Rd N – Concept Plan**

Miser stated that the purpose of this meeting is to gather additional details for the Village Board to decide on whether to adopt Ordinance 02-2018, amending Chapter 98, Zoning, Section 98-33(d), General Commercial District (C-3). The Board had postponed the adoption of the ordinance at their June 5, 2018 meeting stating that further research and details were needed.

Paul Gerrard, Gerrard Development, LLC, stated that their plan is to build an additional twenty-eight storage units at 800 North End Rd N. These storage units will be earth tone colors in order to coordinate with the apartment complexes that are being built. In addition, landscaping would be completed to add visual appeal to the area. Once the storage units are built, the owner of the storage units will be Jarod Krenz.

Todd Erickson, Project Engineer, stated that asphalt would be put down to replace the existing gravel. The current plans show a 12' setback. Provisions have been made to accommodate the Village Public Works Department for snow plowing.

Miser asked if any lights would be installed. Gerrard answered that if lights were to be put in, they would be similar to residential lighting.

White asked what the foundation of the new units will be. Erickson responded that the foundation will be poured concrete. In addition, the current storage units will be re-faced to match the new ones.

Concerns about security were brought up as there will be more traffic in the area once Kwik Trip is built. Erickson responded that security will be addressed and fencing may be put up. Bachman suggested that motion sensor lighting may be an option as well.

Jarod Krenz, 203 Station Cir N, stated that gates may be installed with a keypad access. The Village Police Department would be given that code for access as well. Mitchell stated that the Fire Department may need access too.

Mahler stated that at this time, this discussion is a general concept plan and its purpose is to get feedback from the Plan Commission. Recommendations and details of the discussion will be presented to the Village Board.

The recommendations of the Plan Commission are:

1. Add lighting
2. Landscaping (i.e. plant trees)
3. Add security (i.e. fencing, locked gates, motion sensor lighting)
4. Adhere to current setback requirements, per Village Code, for proposed new construction
5. Limit asphalt

**Routine Business**

None at this time.

**Adjournment**

**Motion (Schneider/White) to adjourn. Motion carried.** Miser declared the meeting adjourned at 7:42 p.m.

Respectfully submitted by,

Jessica Lehman  
Deputy Clerk/Treasurer