

**Village of North Hudson
Regular Plan Commission Meeting Minutes
Wednesday, January 17, 2018 @ 7:00 p.m.
Village Hall, 400 7th 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 Howard, Mitchell, Schneider, Wekkin, and White. A quorum was present and the meeting was duly noticed. It was noted that members Joshua Bachman was absent. Also in attendance were Village Attorney, Terry Dunst; Village Engineer, Kevin Oium, and Deputy Clerk/Treasurer, Jessica Lehman.

Approval of Minutes: Regular meeting of August 23, 2017

Motion (Howard/Mitchell) to approve the August 23, 2017 meeting minutes as presented. Motion carried.

Open Public Hearing – Conditional Use Permit Application of Stephen J. McFarland-Storage Associates and St. Croix Storage and Transfer, to construct a 6 foot high chain link fence around existing businesses at 207, 215, 247, and 239 Monroe Street N.

Steve McFarland stated that the purpose of the chain link fence around the rail yards is to provide additional security for the business as well as to provide a means to keep unwanted activity and traffic out of the area for the neighbors/residents. Chair Miser asked for clarification for the two (2) separate drawings of the fences in the area. McFarland explained that he does not own the Bugatti building in the middle of the area or the property that the building is on. That building/property is owned by an individual from Stillwater, MN and was not part of the remediation.

Oium stated that there wasn't an interconnecting fence at 215 & 239 and there would be a gap in the fence on the southeast side of 215, so he asked for clarification. McFarland explained that at this time, there is no intent to have a fence at 215 and 239 because there is an existing barbed wire fence and vegetation in that area. As for the gap at 215, the reason is to slow traffic and put a barrier between his property and the property that hasn't been remediated.

Mitchell asked if there is any entrance on the backside of the buildings; do fire trucks have access; how many gates will there be; and if the gate on Wisconsin will be mechanical and/or electronic.

McFarland said there will be a gate from Galahad to the northwest corner which won't be used but will be maintained for fire access. McFarland added that there will be a total of six (6) gates – three (3) on the north end and three (3) on the south end. McFarland added that he will give access to the Fire Department and Police Department to whichever gates they want. The gate on Wisconsin will be electronic as well as the other two (2) on the south side.

Motion (Schneider/White) to open the public hearing at 7:13 p.m. Motion carried.

Bill LaBelle, 601 Cherry Circle North, pointed out that McFarland has done a great job with the property. LaBelle's concern is that the chain link fence won't be aesthetically pleasing right on the property line and would like some other type of fence installed. LaBelle would like trees planted along the property line so it's visually appealing to the neighborhood and to the pedestrians who use the walking path along Cherry Circle. McFarland replied that the fence will not be installed on the property line but will be set back six (6) feet or more to make it more aesthetically pleasing. This will also provide easier maintenance along with clearance for the North Hudson Public Works department when they are plowing

or mowing. Howard commented that the residential side would have more of an appreciation if the trees were planted on the public side. McFarland added that by planting on his property, he will be able to plant on the berm line which will add an additional three (3) to four (4) foot break of the fence line. Howard also proposed that planting vines may help with the visual appeal of the fence. McFarland is open to suggestions by the residents.

Rodney Swanson, 604 Galahad Road North, stated that he likes how the shop yards have been cleaned up as he takes pride in them and wants to see that they are secured. Swanson said that this past summer, there were people mudding which caused unwanted noise and disturbances. He went on to say that he wasn't for the fence at first but now sees that it will help with the unwanted traffic. Swanson would like the fence installed off the property line and would like to see at least twelve (12) trees planted in front of the fence.

Stacy Lytle, 315 3rd Street North, stated she has two concerns about the property and fence. Lytle's first concern is about the pile of concrete and dirt that is on the property and wants to see that cleaned up. The second concern is that the fence is going to be installed on the property line butting up to her property. Oium explained that industrial zones have different regulations and that a six (6) foot fence can be installed on the property line. McFarland stated that once the cement is removed and the fence is installed, the property will be maintained. McFarland added that the concrete/dirt pile is from the remediation project directed by the Wisconsin Dept of Natural Resources, and that he does not control that.

No other residents had comments.

Close Public Hearing

Motion (Schneider/White) to close the public hearing at 7:31 p.m. Motion carried.

Miser asked for members' comments. Wekkin asked for confirmation that the area near 207 Galahad would strictly be for fire access and not for semi-trucks or dock trucks. McFarland confirmed that it is not for semi or dock truck access. Howard stated that he understands the residents concerns' about the industrial area butting up to residential property. Mitchell asked if there's been consideration for planting trees on the residents' property line. McFarland said he has considered planting trees and shrubbery to make it look nice for the residents. McFarland added that consideration has also been made to berm the south end area to add height and to break it up so it would add visual appeal. Schneider asked if McFarland would be opposed if the residents planted their own grape vines on the fence to cover it up to which McFarland responded that he would not be opposed.

Motion (Wekkin/Mitchell) to recommend approval of the Conditional Use Permit Application of Stephen J. McFarland-Storage Associates and St. Croix Storage and Transfer, to construct a 6 foot high chain link fence around existing businesses at 207, 215, 247, and 239 Monroe Street N. PIN 161-2022-90-000, 161-2022-80-000, 161-2022-50-000, and 161-2022-40-000, with the following conditions:

- 1. All applicable local and state permits shall be obtained prior to commencing construction.**
- 2. This Conditional Use does not authorize fence construction along Galahad Rd N., except for 207 Monroe which will run from the northwest corner of the property line along Galahad Rd N., with a gate access, to a point perpendicular to the northwest corner of the existing building.**
- 3. Galahad Road N will not be used as ingress or egress for semi-trucks, trailers, and/or dock trucks.**

4. The six (6) foot high chain link fencing will appear to be at least 75% open as viewed from the abutting streets.
5. Fencing will be setback from Wisconsin Street N., so as not to disrupt the vision triangle at Wisconsin and Galahad.
6. The fence will not be electrified and will not contain barbed wire.
7. Ingress and egress to storage units will be through the gate at Wisconsin Street N.
8. A 24/7/365 access method will be installed and access instructions/codes/keys/RFID tags distributed to North Hudson Police Department Chief, North Hudson Public Works Director, Hudson Fire Department Chief, and St. Croix County Sheriff's Department.

Motion carried.

Open Public Hearing - Conditional Use Permit Application of Stephen J. McFarland-St. Croix Storage and Transfer, to construct a new office building for existing businesses at 247 Monroe Street N.

McFarland explained that he wants to put in a pre-fabricated double wide office building off of Monroe – kitty-corner from Hudson Dance Academy. To keep the area visual appealing, a foundation will be dug so the office building doesn't look like a pre-fabricated. The nature of the business will remain the same and the hours will remain the same. Miser asked if the parking area was gravel based and McFarland will put in asphalt.

Motion (Howard/Schneider) to open the public hearing at 7:43 p.m. Motion carried.

There were no questions or comments from the public.

Close Public Hearing

Motion (Howard/Schneider) to close the public hearing at 7:44 p.m. Motion carried.

Motion (Howard/Schneider) to recommend approval of the Conditional Use Permit Application of Stephen J. McFarland-St. Croix Storage and Transfer, to construct a new office building for existing businesses at 247 Monroe Street N. PIN #161-2022-50-000, with the following conditions:

1. All applicable local and state permits shall be obtained prior to commencing construction.
2. The proposed office building shall meet all required building setbacks.
3. Exterior appearance of building will be of an earth-tone color or similar to existing building colors (aged red brick).
4. Parking shall consist of one (1) space per employee, plus two to five (2 to 5) spaces for customers. Parking spaces shall conform to North Hudson Code, section 98-105.

Motion carried.

Routine Business

None at this time.

Adjournment

Motion (Schneider/White) to adjourn. Motion carried. Miser declared the meeting adjourned at 7:46 p.m.

Respectfully submitted by,

Jessica Lehman
Deputy Clerk/Treasurer

Plan Commission Meeting
January 17, 2018