

**Village of North Hudson  
Regular Plan Commission Meeting Minutes  
Wednesday, February 20, 2019 @ 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, Miser, Mitchell, White, and Wekkin. A quorum was present and the meeting was duly noticed. It was noted that Schneider was absent. Also in attendance were Village Attorney, Paul Mahler; Village Engineer, Kevin Oium and Deputy Clerk/Treasurer, Jessica Lehman.

**Approval of Minutes: Regular meeting of January 16, 2019**

**Motion (Wekkin/Howard) to approve the January 16, 2019 meeting minutes as presented. Motion carried.**

**Open Public Hearing – Application to create a 4 lot extraterritorial CSM in the Town of St. Joseph**

Jeff Rochon, owner of Heart Stone, LLC spoke. Rochon stated that St. Croix County and the Town of St. Joseph have approved his application for a minor subdivision. Only one of the four parcels falls within the extraterritorial limits.

**Motion (Mitchell/White) to open public hearing. Motion carried.** Miser declared the public hearing open at 7:05 pm.

No comments from the public.

**Close Public Hearing**

**Motion (Howard/White) to close the public hearing. Motion carried.** Miser declared the public hearing closed at 7:06 pm.

**Motion (Howard/Wekkin) to recommend approval of the application for a four (4) lot extraterritorial CSM from Heart Stone, LLC located in the Town of St. Joseph, PIN 030-1029-10-000, 030-1026-60-000, and 030-1026-70-000, with the following conditions:**

- 1. Comments from the Town of St. Joseph and the St. Croix County Planning and Zoning Department be addressed prior to signature of the final CSM.**
- 2. Developer must provide for a Village of North Hudson certificate on the second page of the CSM for the Village President and Village Administrator/Clerk to sign.**
- 3. Provide a copy of the final recorded CSM to the Village.**

**Motion carried.**

**Open Public Hearing – Possible amendments to Chapter 98, Zoning, Section 98-33(d), General commercial district (C-3), Conditional uses**

Miser stated that this was originally discussed at the May 16, 2018 Plan Commission meeting. At that time, the Plan Commission approved the amendment to Chapter 98 and forwarded the amendment to the Board of Trustees for final approval. At the June 5, 2018 Board of Trustee meeting, the adoption of Ordinance 02-2018 was postponed for further research, discussion and to narrow the proposed definition.

**Motion (Howard/White) to open public hearing. Motion carried.** Miser declared the public hearing open at 7:08 pm.

No comments from the public.

**Close Public Hearing**

**Motion (Howard/White) to close the public hearing. Motion carried.** Miser declared the public hearing closed at 7:09 pm.

**Motion (Howard/White) to recommend approval of amending Chapter 98, Zoning, Section 98-33(d), General commercial district (C-3), Conditional uses, including but not limited to, adding language related to storage facilities existing before July 1, 1990 in the general commercial district, as written in Ordinance No. 01-2019. Motion carried.**

**Open Public Hearing – Conditional Use Permit Application of Paul Gerrard-Gerrard Development LLC, to construct 27 additional self-storage units at 800 North End Rd N, PIN 161-1063-30-000.**

Todd Erickson, Project Engineer, spoke. Erickson stated that the updated drawing of the new units meet the required 30-foot front yard setback.

**Motion (Wekkin/Mitchell) to open public hearing. Motion carried.** Miser declared the public hearing open at 7:17 pm.

No comments from the public.

**Close Public Hearing**

**Motion (Howard/White) to close the public hearing. Motion carried.** Miser declared the public hearing closed at 7:18 pm.

**Motion (Miser/Howard) to recommend approval of the Conditional Use Permit Application of Paul Gerrard-Gerrard Development LLC, to construct 27 additional self-storage units at 800 North End Rd N, PIN 161-1063-30-000, with the following conditions:**

- 1. All operations shall comply with federal and state regulations, local ordinances, and state fire and NFPA codes.**
- 2. Access must meet the turning radius as required by the Fire Chief.**
- 3. A sign permit shall be issued by the Building Inspector prior to any sign being installed. Signs shall be in conformance with Section 98-102 Signs of the Municipal Code.**
- 4. Property is to be kept clean with no outside storage.**
- 5. All conditions as stated in the February 12, 2019 Memo from the Village Engineer including:**
  - a) All new units shall meet the required setbacks with the C-3 Zoning district.**
  - b) According to Municipal Code, the maximum amount of impervious area shall not exceed 75 percent of the total lot area.**
  - c) Stormwater management is being handled by the Abbey Development pond that lies to the north for runoff rate control and water quality requirements.**
  - d) Any future fencing will require a permit from the building inspector and shall not exceed eight feet in height.**
  - e) Any lighting on the buildings shall have down-lit, cut-off (horizontal) lighting fixtures.**

- f) **Provide an erosion control plan.**
- g) **All applicable local and state permits shall be obtained prior to commencing construction.**

**Motion carried.**

**Routine Business**

None at this time.

**Adjournment**

**Motion (Howard/White) to adjourn. Motion carried.** Miser declared the meeting adjourned at 7:29 p.m.

Respectfully submitted by,

Jessica Lehman  
Deputy Clerk/Treasurer