

**Village of North Hudson
Regular Plan Commission Meeting Minutes
Wednesday, August 23, 2017 @ 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 7:07 p.m. Answering the call were members Bachman, Howard, and Wekkin. A quorum was present and the meeting was duly noticed. It was noted that members Mitchell, Schneider, and White were absent. Also in attendance were Village Engineer Kevin Oium, and Recording Secretary Anne-Marie McDonald.

Approval of Minutes: Regular meeting of July 19, 2017

Motion (Wekkin/Howard) to approve the July 19, 2017 meeting minutes as presented. Motion carried.

Open Public Hearing – Conditional Use Permit Application of Steven J. McFarland-Storage Associates, to construct 152 additional self-storage units at 247 Monroe Street N., PIN 161-2022-50-000

Miser advised the meeting attendees of the Wisconsin Supreme Court's ruling several years ago about commercial land applications and the requirement for a Conditional Use Permit (CUP). The ruling resulted in the village of North Hudson changing its ordinances to eliminate the need for a CUP in certain circumstances, including storage facilities, partitioned or un-partitioned, for rental to wholesale or retail customers in an industrial zone. Because the village attorney and the village administrator are not present at the meeting, the public hearing will proceed. A determination may be made later whether a CUP is required, or permitted use for this application. Howard clarified that this discussion is just for the CUP, not a building permit or other permit. Miser read the definition and procedure for a Conditional Use Permit. The village sent meeting notices of the public hearing to all property owners within 100' of the proposed facility. Miser asked the applicant, Steven McFarland, to describe the proposed plan.

Steven McFarland, of 481 Forest Rise, Hudson, and owner of Storage Associates/St. Croix Ventures, 247 Monroe Street N., described the proposed project. The current plan consists of 152 self-storage units, contiguous with existing 176 self-storage units on the property. There has been a lot of work done on the 17 acre property, all related to remediation of environmental hazards. Wisconsin Department of Natural Resources (WDNR) has been involved in the remediation since day 1, and designed, approved, and oversaw the remediation project. In addition, Cedar Corp. has been the project manager for the project, and Zappa Bros. is the primary contractor. Remediation work is about 95% complete. One remediation method is to remove a certain amount of soil, then place a hard cap over the area. McFarland said that it made sense to put 152 mini-storage units over the hard cap of asphalt and concrete.

Village Engineer Kevin Oium provided a review of the conditional use permit application submitted by McFarland. The proposed project meets all minimum requirements for property within the Industrial Commercial Zoning District. He also reviewed his comments regarding the application. The owner must submit a grading and drainage plan to the Village Engineer for review and approval. The total area of buildings and driveways shall not cover more than 75% of the lot, and the computations for that limit should be submitted to the Village Engineer for review. The remaining 25% must be green or open space. It appears storm water management is being handled with the proposed pond to the south for meeting runoff rate control and water quality requirements. Oium stated that the property continues to provide a

vegetated screening area along the western property line where adjoining residential homes are located. Site lighting to be of the same style and type as existing buildings to the south. All applicable local and state permits need to be in place prior to construction. To blend the buildings into the landscape, the village asks that the building be of an earth-tone color, as is the building to the south. Wekkin asked for clarification regarding the location of the proposed ponds on the property – both ponds would span the properties at 239 and 247 Monroe Street N. on the east and west sides of the property. Miser asked whether the ponds are part of the 25% non-impervious space on the property – Oium confirmed that the ponds would be part of that 25%. Wekkin asked whether there is a storm sewer on the property. Oium explained that there was a storm sewer installed when the original property was built, and the new construction would tie into that storm sewer. **Motion (Wekkin/Bachman) to open the public hearing at 7:19 p.m. Motion carried.**

Miser read written comments from residents Jeff and Dorene Larson, 419 and 415 Galahad Road N. The Larson's comments addressed the following concerns: Maintaining a visual, tree line buffer between the proposed construction and residents to the west; potential water and drainage issues during heavy rains; and privacy, access, and lighting concerns with the new storage units. Oium addressed the sound and visual concern – Cedar Corp. recommended that the vegetative buffer zone be retained, which the plan calls for. Oium believes the proposed storm water ponds will control storm water runoff and actually make the runoff situation better than it was before. McFarland explained that the new storage units will be self-storage, so customers will have 24-hour access to the facility. McFarland has had conversations with the North Hudson Police Department regarding the amount of traffic in the storage facility by non-customers. McFarland plans to construct a fence with a gate around the current and new storage facilities, and customers will have access to the facility with an access code. He believes the fence will cut down on traffic in the area. McFarland plans to install a camera system, and he plans to provide the NHPD with access to the cameras.

Miser asked McFarland to help review Village Building Inspector Brian Wert's submitted comments regarding the proposed project. The driveway must be at least 20' in width and paved. A grading, drainage, and erosion control plan must be submitted for review and approval by the Village Engineer. Ingress and egress be via Wisconsin Street North – McFarland confirmed that there will not be any access to the property from Galahad Road N; the Galahad side of the property will remain the way that it has for years. Identification numbers for each unit to be no more than 6" in height. Provide a screening hedge of evergreens to be planted and maintained along Galahad Road N. not more than 6' on center – an unidentified member of the public commented that the vegetation would be a new installation. McFarland commented that this evening is the first time he has heard that a resident felt the existing foliage wasn't adequate. Miser asked the resident to reserve his comments for when he is at the podium. Building may be situated on property not closer than 50' to Wisconsin Street N. or 40' to Galahad Road N. unless a variance is granted. Provide a fully detailed grading, drainage, and dimensioned site plan per approval, or as revised by Village Engineer. Lighting shall be wall mounted downcast lights mounted on the walls between the doors – McFarland confirmed that the new lights will be the same as those used on existing units.

Village resident Jim Bond, of 411 Galahad Road N., provided some comments regarding the proposed project. He is in favor of the new construction, and is concerned about how the building will look. Bond's biggest concern is the screen between the buildings and the residences. The building inspector's recommendation for evergreens appeals to Bond, because the current vegetation is deciduous scrub trees. Bond mentioned the screens used by owners in the industrial park, where a berm was used in conjunction with trees to screen buildings from the road. He is not concerned with the proposed lighting. McFarland said that he will have to investigate the possibility of planting trees along Galahad, given the significant

cost involved. The buildings were positioned to have the backs facing Galahad. The buildings will be low-profile, no taller than the existing buildings, and earth-tone. The new construction will consist of 10x10 and 10x20 storage units, and the buildings will be the same height as the existing buildings. McFarland stated that if the conditional use permit and other permit processes go well, he anticipates the concrete and asphalt to be laid within the next 30 days. Construction would take place in October and November. Bond asked whether McFarland had given any thought to restricting access to the facility during the overnight hours. McFarland hadn't thought about that possibility, however, he had conversations with the previous owner and with the NHPD, and the majority of traffic after dark shouldn't be there. McFarland believes that, by gating and allowing only customers into the site, there won't be a lot of activity after dark. One of the things that McFarland wants to put a stop to is the undesirable traffic and activities which take place in the area. Miser stated that the zoning for the area permits building height up to 45', and McFarland reiterated that the buildings will be low-profile. McFarland went back to the discussion about the screening for the site. When the remediation effort began, the WDNR ran the remediation effort and determined how it was done, so WDNR determined that all the trees on the north side of his property had to be removed. McFarland made a commitment to the neighbors to the north that he would plant pine trees on that side of the property. McFarland committed to investigating planting pine trees on the west side of the property. Bond reiterated that village inspector Brian Wert recommended pines be planted on the west side of the property.

Close Public Hearing

Motion (Wekkin/Bachman) to close the public hearing at 7:35 p.m. Motion carried.

Howard expressed his concern for the length of the building, which is planned to be 440' long. He described it basically as a fence facing Galahad Road N., and he feels the screening is paramount to make it visually broken up. Another alternative would be to separate the units into two buildings to allow daylight between the two. Howard encouraged McFarland to use groups of plants to break up the long length of the building wall and provide some visual interest along Galahad, as well as to provide sufficient screening to prevent the buildings from being seen by the residents. Miser explained that, in the Conditional Use process, the commission attaches conditions to project approvals, and this could be an example of a condition. Howard said the commission may have difficulty describing how the grouped plantings should look in an approval condition. McFarland would like to look at the vegetation on Galahad to see what it looks like now; he is fairly certain the existing vegetation has breaks along its length. What he is hearing is that there may be spots which need to be filled in. Bond said he is following Wert's recommendation to have an evergreen screen along Galahad. McFarland believes Wert's recommendation comes from the original Conditional Use Permit which was developed for the original buildings on the property. On the south side of the property where storage unit doors are located, there are evergreens planted to shield the doors from residential view. Miser explained to McFarland that he (McFarland) has time to look at the property for screening options, since the Plan Commission is not the last step in the approval process.

Bachman said he likes the idea of fencing the facility. Miser and Bachman also like the proposed camera system. Howard asked McFarland where the fence on the north side of the property will go. McFarland stated that the fence will run from the screen to Building 2. On the south side of the property, the fence will run from the screen, across the driveway with gate access and will run along the east side of the property. McFarland explained that Building 2 is the largest railroad building on the property. McFarland showed commission members the location of Building 2 and the fence location on submitted photos. Wekkin asked whether the fence will surround 239 Monroe and 247 Monroe. McFarland agreed it would surround both lots.

Wekkin expressed her disagreement with Condition No. 11 of the proposed Conditional Use Permit, which specifies that the property must not be closer than 50' from Wisconsin Street N. The parcel at 247 Monroe is much further than 50' from Wisconsin Street. McFarland believes the proposed permit was taken directly from the original CUP which was issued for the original buildings on the property.

Motion (Howard/Bachman) to recommend approval of the Conditional Use Permit application for Storage Associates at 239/247 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. Driveways shall be at least 20' in width and paved.**
- 3. Provide a grading, drainage, and erosion control plan to the Village Engineer for review and approval.**
- 4. Property is to be kept clean with no outside storage.**
- 5. Total area of buildings and driveways shall not collectively cover more than 75 percent of the lot. Please provide these computations to the Village Engineer for review and approval.**
- 6. Ingress and egress via Wisconsin Street N.**
- 7. Screening hedge of evergreens to be planted and maintained along Galahad Street N. not more than 6' on center.**
- 8. Site lighting to be wall mounted downcast lights. Lights to be mounted on the walls between the doors. To be of the same style and type as the existing buildings.**
- 9. Exterior appearance of the building shall be of an earth-tone color.**
- 10. Identification numbers for each unit to be no more than 6" in height.**
- 11. Must meet setback requirements. Building may be situated on property not closer than 50' to Wisconsin Street N. or 40' to Galahad Road N. unless a variance is granted.**
- 12. Maintain 20' width for access and sufficient turning radius for Fire Department.**

Motion carried.

Miser explained that this proposal will go to the Village Board. He reiterated that this proposed project may not need a Conditional Use Permit; the village attorney and village administrator will make that determination. As part of the CUP process this evening, the public was allowed to voice their concerns and speak with McFarland regarding the project.

Routine Business

None at this time.

Adjournment

Motion (Howard/Bachman) to adjourn. Motion carried. Howard declared the meeting adjourned at 7:49 p.m.

Respectfully submitted by,

Anne-Marie McDonald
Recording Secretary