

CITY OF HUDSON
BOARD OF BUILDING & ZONING APPEALS
TUESDAY, MAY 20, 2014
CITY HALL COUNCIL CHAMBERS
505 THIRD STREET
6:30 P.M.

1. Discussion And Possible Action On
September 30, 2013 meeting minutes

Documents: [MINUTES 9-30-13.PDF](#)

2. Public Hearings, Discussion And Possible Action On Variance Applications For:

- a. Thomas R. Irwin, 1321 Boulder Pt. Dr., requesting variances from Municipal Code § 255-25 - Dimensional Requirements for front yard setbacks for 609, 613 and 621 Knollwood Drive for new single family residences in a R-1, One-Family Residential District, Appeal No. 229

- b. St. Croix Marina, 16 First Street, requesting variances for setbacks from Wisconsin Administrative Code NR 118.06(1)(e)1. Ordinary high water mark setback and NR 118.06(1)(f)1. Bluffline setback to construct a pavilion on a portion of the marina property commonly referred to as "The Point" in an I-1, Light Industrial District, Appeal No. 230

- c. Timothy & Betty Caruso/Jennifer O'Neill, requesting setback variances from Municipal Code § 255-25 - Dimensional Requirements for side yard setback; Municipal Code § 255-34 A.(4) Landscape Requirements; Municipal Code Chapter § 255-18 St. Croix River Wild and Scenic Riverway and Shoreland Protection Overlay District in reference to Wisconsin Administrative Code NR 118.06(1)(e)1. Ordinary high water mark setback, NR 118.06(1)(f)1. Bluffline setback and NR 118.06(5) Slope preservation zone standards for renovation on an existing building at 811 First Street and construction of another building to the south and parking area in an OFC, Office District, Appeal No. 231

Documents: [BA APP NO 229.PDF](#), [BA APP NO 230.PDF](#), [BA APP NO 231.PDF](#)

3. Other Business For Information Purposes Only Or For Upcoming Agenda

David Gray
Bldg Insp/Asst Zoning Insp

Posted in lobbies and e-mailed to *Star-Observer* - 5/9/14

Notice is hereby given that a majority of the City Council may be present at the aforementioned meeting of the Board of Appeals to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N. W. 2d 408 (1993), and must be noticed as such, although the Council will not take any formal action at this meeting.

**CITY OF HUDSON ZONING & BUILDING BOARD OF APPEALS
PUBLIC HEARING & MEETING
SEPTEMBER 30, 2013**

D R A F T 10-1-13

MEMBERS PRESENT: Conard, Tersteeg, Nese, Pratt and Post

MEMBERS ABSENT: None

OTHERS PRESENT: Doug Vezina, Mary Vezina, Cheri Thies, David Gray and Elizabeth Moline

Chairman Nese called the meeting to order at 6:30 p.m.

MINUTES. Motion by Post, second by Conard to approve the minutes of the June 11, 2013 meeting. **MOTION CARRIED, 5-0.**

Chairman Nese stated the purpose of this meeting was for a public hearing to hear public comment regarding an application by Douglas & Mary Vezina, 603 Nye Street, requesting a variance from the front yard setback, Municipal Code § 255-25, Dimensional Requirements, in reference to a proposed addition encroaching on the required 25 foot front yard setback. The property is described as part of Lots 4 & 5, Block 2 – Quality Park Addition, and zoned as R-1, One-Family Residential District, City of Hudson, St. Croix Co., WI.

APPEAL NO. 228. Chairman Nese requested the staff report from Gray.

Gray stated that there was an application from Doug and Mary Vezina, 603 Nye Street, requesting a variance in order to construct a 12 foot x 20 foot garage addition; add to the existing garage stall to the front of the house that would encroach on the 25 foot front yard setback. The existing structure is approximately 26 feet from the front property line; and with the addition, it would be approximately 11 feet into the required front yard setback. He referenced the photo included in the packet of information that indicated the approximate corner of the addition and the location of the front property line. The garage stall would face south like the existing stall. The Vezinas provided three signatures from adjoining neighbors stating they have no opposition. Gray spoke with Tom Zeuli, Parks & Public Works Director; and he raised no objection to the project with there being ample room for any future sidewalk and/or curb and gutter that would not interfere with this addition.

Pratt questioned if there was any history for the required 25 foot front yard setback. Gray stated one issue was to stack cars in the driveway without vehicles obstructing sidewalks. Conard asked about the direction of the door, and Gray responded it would be approximately 12 feet closer to the street and face south. Conard then asked about the side yard setback, and Gray responded it would not create an obstruction.

Doug Vezina, 603 Nye Street, stated they had looked at a lot of different ways to do the addition, and this is the only way that would not damage the property. They would not have to take down any trees, and they would have a double car garage. They have a triangle lot, so they can't go south. They could go north but would have to reconfigure the house, redo the driveway and remove trees. Therefore, they felt they should apply for a variance; as they felt it was aesthetically the best look for their house and the neighbors.

**CITY OF HUDSON ZONING & BUILDING BOARD OF APPEALS
PUBLIC HEARING & MEETING
SEPTEMBER 30, 2013**

D R A F T 10-1-13

Conard questioned if they would save the birch, and Vezina responded yes. Pratt commented that he thought the side of the garage would be closer to the other (ash) tree, and Vezina commented that he thought it would be about 4-5 feet.

Pratt asked if anything would be done with the existing driveway. Vezina responded that there would be an apron on the addition and may have to extend the existing driveway but without affecting the birch. Post stated they possibly could do a driveway off the east, and Gray noted there is a catch basin on the corner. City standards allow one driveway per residential lot but are looked at on an individual basis with a variance being an option also.

Cheri Thies, 521 Nye Street, stated they own the property to the north and have no problems that they could see that would affect any of the sight lines.

Mary Vezina stated that in reference to the birch tree, the rock next to it may have to be moved. She also stated that is not all aesthetics but easier, and it is a great neighborhood.

Motion by Conard, second by Post to close the hearing. **MOTION CARRIED, 5-0.**

Chairman Neset stated that the shape of the lot has unique property limitations and provides for the physical ability to find another location, but doing so would force an unnecessary hardship. Post stated that he agreed and noted that if the house had been set further back they wouldn't have an issue, but it is not self-imposed.

Conard stated that it is a worthwhile addition that requires a variance and still have sufficient land for sidewalk/curb and gutter; neighbors are comfortable; it is an unusually shaped lot; by observation the property has been taken care of, and the addition would fit.

Motion by Post, second by Pratt to approve the variance (front yard setback from 25 feet to approximately 14 feet) with the shape of the lot being unique and is not self-imposed; request not based on financial gain or loss; protection of the public interest has been addressed and maintained; and the spirit of the ordinance has been upheld. **MOTION CARRIED, 5-0.**

OTHER BUSINESS FOR INFORMATION PURPOSES ONLY OR FOR UPCOMING AGENDAS. Gray stated there are no pending issues.

Motion by Post, second by Tersteeg to adjourn. **MOTION CARRIED.** 6:50 p.m.

Respectfully submitted,
Elizabeth Moline, Secretary

4 250 16721

CITY OF HUDSON



ZONING & BUILDING BOARD OF APPEALS

APPLICATION

1-24-14

DATE FILED

APPEAL NO. 229

NAME OF APPLICANT(S) Tom Irwin

HOME ADDRESS 1321 Boulder Point Dr. Hudson WI, 54016

DAYTIME PHONE (715) 386-1020 CELL (715) 222-9822

E-MAIL irwin.tom@sbcglobal.net

ADDRESS OF SUBJECT PROPERTY Knolls Ridge Lots 10, 11, 13. (609-613-621 Knollwood Dr)

ZONING OF SUBJECT PROPERTY R-1, One-Family Residential District

REASON FOR THE REQUEST To change the frontyard setback from 30' to 25'

The following are to be included with the application:

- A site plan drawn to scale showing dimensions of the parcel.
- Location of existing and proposed structures with the square footage and distance from the property lines.
- Applicable setbacks.
- Other supporting items may include, but not limited to, pictures, survey, neighbor(s) comments, etc.
- Application fee (nonrefundable) of Class I - \$250 / Class II - \$350 payable to the city of Hudson.

All items submitted become city of Hudson file records.

Pursuant to Wisconsin Statutes and the city of Hudson Municipal Code, the Zoning & Building Board of Appeals has the authority to issue a variance only when the following criteria are met:

- An unnecessary hardship must be present, meaning that literal enforcement of the Ordinance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
- Unique property limitations of the property rather than the circumstances of the property owner must be present.
- The hardship cannot be self-imposed.
- The hardship cannot be based upon financial gain or loss of the property owner.
- Protection of the public interest must be preserved.
- The spirit of the ordinance will be upheld.

It is the responsibility of the applicant(s) to explain how the three statutory standards will be met (attach additional paper if necessary).

UNNECESSARY HARDSHIP - Explain how literal enforcement of the code would unreasonably prevent you from using your property for your proposed use and why the standards in the code should not apply to your property.

See exhibit #1. While five feet would not seem a hardship Exhibit #1 will give a visual interpretation that demonstrates that the difficulty and expense of the additional five feet (30 feet setback VS 25 feet) represents an unnecessary and unreasonable standard when applied to these lots.

The additional volume of soil required to be removed rises exponentially in the last five feet as does the size and engineering of any retaining walls.

Exhibit #2 is a picture of the existing retaining wall located on Lot #12.

UNIQUE PROPERTY LIMITATION - Describe the unique characteristics of your property with respect to lot size, shape, topography and other physical limitations that make enforcement of the code impractical. Were any of these limitations created by you?

A) See exhibit #1 & #3. (Pic from a side view of the lot 12 home) The foot of the hill is approximately 35 feet from the 30 foot setback point. This creates a rather small buildable area. The steep slope and the top of the hill at the rear of the lot are not suitable for building a home.

B) These limitations were not created by me.

PROTECTION OF THE PUBLIC INTEREST - Explain what impact your project would have on adjacent properties and the general public so that protection of the public interest is maintained.

A) These lots are adjoining lots that have 25 foot setbacks.

- _____ B) By adjusting these 3-lots to a 25' setback it will: _____
- _____ - reduce the amount of slope to be disturbed. _____
- _____ - have less impact on the steep & highly erodible hill. _____
- _____ - require less erosion control. _____
- _____ - enhance the "protection of public interest." _____

I (WE) UNDERSTAND CITY STAFF AND/OR BOARD MEMBERS MAY INSPECT THE SITE, AND I (WE) GIVE PERMISSION TO DO SO.

SIGNATURE OF APPLICANT(S) Thomas R. Serin

-----OFFICE USE ONLY-----

PARCEL NO. 236-1169-10-000, 236-1169-11-000, 236-1169-13-000
609 Knollwood Dr, 613 Knollwood Dr, 621 Knollwood Dr
LEGAL DESCRIPTION OF SUBJECT PROPERTY Lot 10 Knolls Ridge, Lot 11 Knolls Ridge,
Lot 13 Knolls Ridge

CHAPTER AND SECTION VARIANCE IS BEING REQUESTED FROM § 255-25 Dimensional
Requirements for front yard setback in a R-1, One-Family
Residential District

RECEIPT NO./DATE 44998/4.17.14 DATE OF PUBLICATION OF NOTICE(S) 5-1-8-14

VARIANCES

Purpose and Nature

Because those who draft a zoning ordinance cannot anticipate every land use question that will arise in a community, there needs to be some mechanism to give the ordinance flexibility. The board's authority to grant variances serves this purpose. A variance is permission granted by the board to build or develop in a way which is inconsistent with the dimensional standards contained in the ordinance.

The variance procedure allows the impact of the general rules to be varied in response to unusual circumstances which constitute "unnecessary hardship" or "practical difficulty." Any property owner who has been denied a building or development permit due to violation of *dimensional standards* has a right to request a variance. The petition for a variance must be heard by the board at a public hearing.

In deciding variance requests, the board of appeals acts as an agent of the local government, not the property owner. It is the board's duty to preserve the zoning ordinance without modification as far as possible, while ensuring substantial justice for the property owner.

A variance is not a convenience to the property owner. A variance may not be granted for reasons common to other properties. The appropriate remedy in this case would be to amend the ordinance.

A variance for a use that is not permitted by the ordinance (a "use variance") would alter the legislative intent of the ordinance. Use variances should not be granted by the board. A change in use requires a zoning map or text amendment. [See Snyder v. Waukesha County Zoning Board, 74 Wis. 2d 468 (1976).] If a change in use is necessary to make feasible use of the land, the applicant must file a petition for zoning amendment. [See State ex rel. Markdale Corp. v. Board of Appeals, 27 Wis. 2d 154 (1965).] use variances are specifically prohibited in floodplain and shoreland districts established under ss.59.971 and 87.30, Wis. Stats. and ss. NR 115.05(6)(e) and NR 116.21(4)(c), (e) and (f), Wis. Adm. Code.

Variance Standards

Variances are not to be granted routinely. The applicant for a variance must clearly show the board that three statutory standards that govern grant a variance will be met. These three standards require the existence of an unnecessary hardship, the presence of a unique property limitation, and the protection of the public interest. Additional court-established principles also apply, as follows:

1. **Unnecessary Hardship.** What constitutes unnecessary hardship is a matter to be determined from the facts and circumstances of each individual appeal. In applying the statutory standards, the board must abide by the following court-established principles:

- (a) **Unnecessary hardship is a situation where, in the absence of a variance, an owner can make no feasible use of a property.** Zoning board members must judge what is a feasible use for a particular parcel

as a whole. A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with a zoning ordinance. [See State ex. rel. Markdale Corp. v. Board of Appeals, above; Just v. Marinette County 56 Wis. 2d 7 (1972); Buhler v. Racine County, 33 Wis. 2d 137, 146 N.W. 2d 403 (1966).]

- (b) The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly. Generally, hardship arises because of some unique property limitation (see 2., below) of a parcel, or because the property was created before the passage of the zoning ordinance and is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed. [See Thalhofer v. Patri, 240 Wis 404 (1942).]
- (c) Loss of profit or pecuniary hardship is not in and of itself grounds for a variance. [See Snyder v. Waukesha County Zoning Board, above.]
- (d) Self-imposed hardship is not grounds for a variance. Reductions resulting from the sale of portions of a property that reduce the remainder below buildable size or cut off existing access to a public highway, or deed restrictions imposed by the owner's predecessor in title are generally considered to be self-imposed hardships. [See State ex. rel. Markdale Corp. v. Board of Appeals, above.]
- (e) The hardship cannot be one that would have existed in the absence of a zoning ordinance. Sometimes, a legitimate hardship results from the interaction of the provisions of the zoning ordinance with other actions or regulations adopted by public authorities. [See Thalhofer v. Patri, in (a) above.]

2. **Unique Property Limitation.** Unique physical characteristics of the property, not the desires of or conditions personal to the applicant, must prevent the applicant from developing in compliance with the zoning ordinance. [See Snyder v. Waukesha County Zoning Board, above.] These features may be a wetland, soil type, parcel shape or steep slope that limits the reasonable use of the property.

3. **Protection of the Public Interest.** Granting of a variance must not harm the public interest. The board's actions should reflect the objectives stated in their local ordinance, which has been adopted to meet minimum state statutory requirements. [See State v. Ozaukee County Board of Adjustment, 152 Wis. 2d 552 (Ct. App. 1989).] The public interest includes the interests of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm the public interest.

- (a) In granting variances, as in granting conditional uses, the board may impose special conditions to ensure that the public welfare will not be damaged. The power of the board appeals to attach conditions to a variance, to protect adjoining property and to preserve the essential character of the neighborhood, is well established, but the power is not unlimited. The conditions must relate reasonably to the purpose and intent established in the zoning ordinance. [See Anderson, American Law of Zoning 3d, (1986) Vol. 3, ss. 20.70 and 20.71, pp. 587-95.]

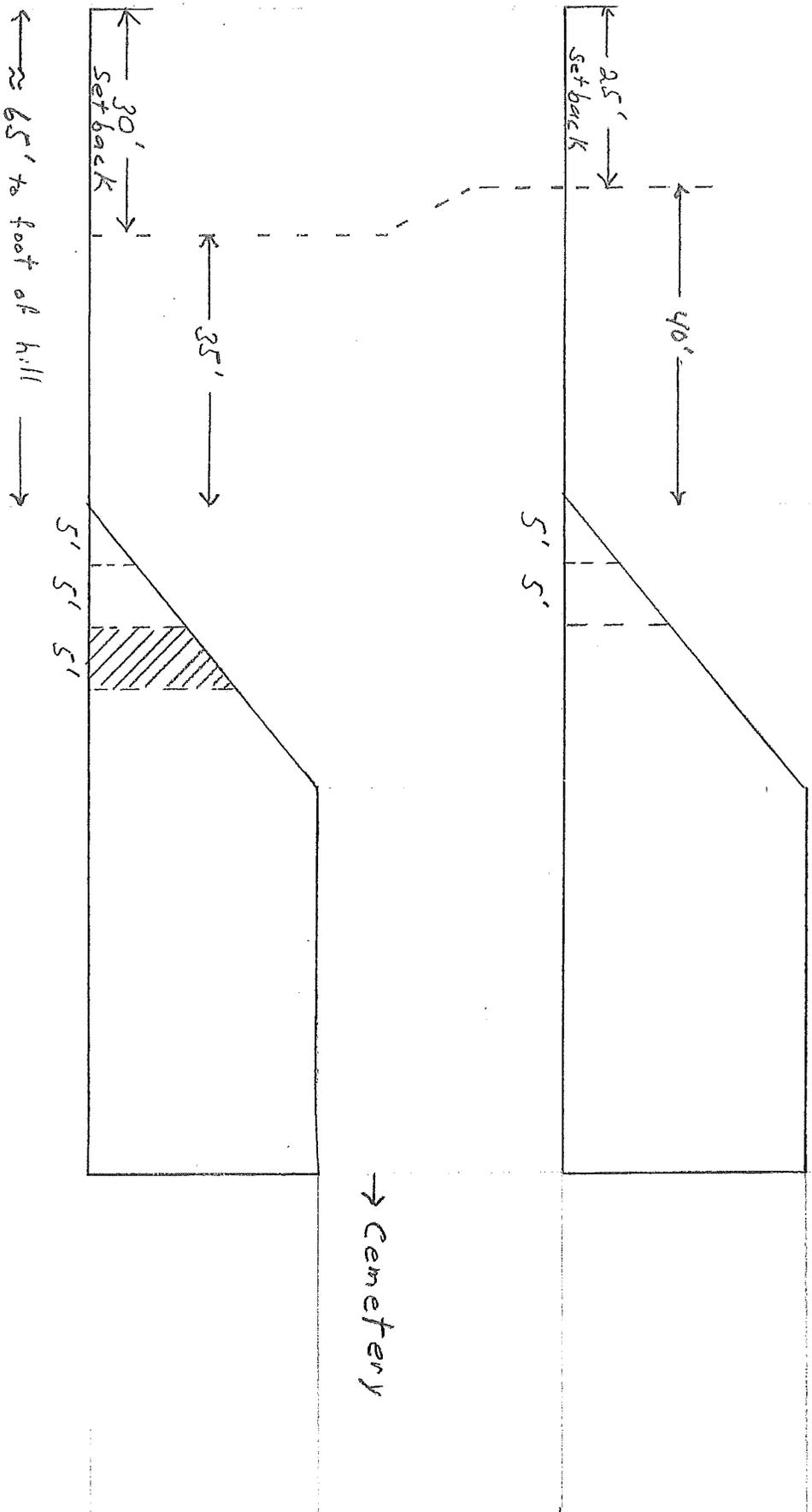
- (b) A variance should include only the minimum relief necessary to allow reasonable use of a property. [See Anderson, American Law of Zoning 3d, (1986) Vol. 3, s. 20.86, pp. 624-5.]

4. *Additional Court-Established Principles.*

- (a) Violations by or variances granted to neighboring owners do not justify a variance. [See Von Elm v. Board of Appeals, 258 App. Div. 989 (N.Y. 1940).]
- (b) Variances attach to the property as a permanent right. Once a variance is granted, it is permanently attached to the property. A new owner of the property may make use of a variance that was granted to the previous owner if all of the conditions that are attached to the variance are met. [See Goldberg v. City of Milwaukee Bd. of Zoning App., 115 Wis. 2d 517, 340 N.W. 2d 458 (Ct. App. 1983).]

Taken from the City, Village and Town Zoning Board of Appeals Handbook (PUBL-WZ-202 REV 93)

Exhibit #1



→ Cemetery

← ≈ 65' to foot of hill →

30' Setback

35'

25' Setback

40'

5' 5'

5' 5' 5'

6

65

101

1517



Exh #2

71



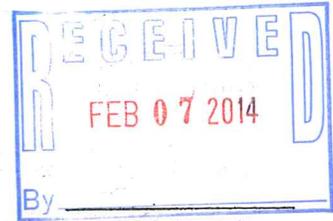
Exh #3

CITY OF HUDSON



ZONING & BUILDING BOARD OF APPEALS

APPLICATION



DATE FILED

APPEAL NO. 230

NAME OF APPLICANT(S) ST. CROIX MARINA

HOME ADDRESS 16 ^{FIRST} SOUTH FRONT ST
HUDSON, WI 54016

DAYTIME PHONE (715) 386-8239 CELL (651) 343-4422

E-MAIL jeff@stcroixmarina.com (JEFF HOLMES - MER)

ADDRESS OF SUBJECT PROPERTY 16 ^{FIRST} SOUTH FRONT ST.

ZONING OF SUBJECT PROPERTY I-1, LIGHT INDUSTRIAL DISTRICT

REASON FOR THE REQUEST (SEE ATTACHED)

The following are to be included with the application:

- A site plan drawn to scale showing dimensions of the parcel.
- Location of existing and proposed structures with the square footage and distance from the property lines.
- Applicable setbacks.
- Other supporting items may include, but not limited to, pictures, survey, neighbor(s) comments, etc.
- Application fee (nonrefundable) of Class I - \$250 / Class II - \$350 payable to the city of Hudson.

All items submitted become city of Hudson file records.

Pursuant to Wisconsin Statutes and the city of Hudson Municipal Code, the Zoning & Building Board of Appeals has the authority to issue a variance only when the following criteria are met:

- An unnecessary hardship must be present, meaning that literal enforcement of the Ordinance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
- Unique property limitations of the property rather than the circumstances of the property owner must be present.
- The hardship cannot be self-imposed.
- The hardship cannot be based upon financial gain or loss of the property owner.
- Protection of the public interest must be preserved.
- The spirit of the ordinance will be upheld.

CITY OF HUDSON
ZONING & BUILDING BOARD OF APPEALS APPLICATION

It is the responsibility of the applicant(s) to explain how the three statutory standards will be met (attach additional paper if necessary).

UNNECESSARY HARDSHIP - Explain how literal enforcement of the code would unreasonably prevent you from using your property for your proposed use and why the standards in the code should not apply to your property.

(SEE ATTACHED)

UNIQUE PROPERTY LIMITATION - Describe the unique characteristics of your property with respect to lot size, shape, topography and other physical limitations that make enforcement of the code impractical. Were any of these limitations created by you?

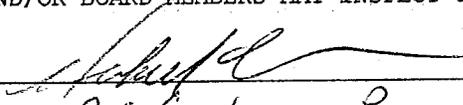
(SEE ATTACHED)

PROTECTION OF THE PUBLIC INTEREST - Explain what impact your project would have on adjacent properties and the general public so that protection of the public interest is maintained.

(SEE ATTACHED)

I (WE) UNDERSTAND CITY STAFF AND/OR BOARD MEMBERS MAY INSPECT THE SITE, AND I (WE) GIVE PERMISSION TO DO SO.

SIGNATURE OF APPLICANT(S)



R.C. Carlson Pres. SCMC

-----OFFICE USE ONLY-----

PARCEL NO. 236-0006-01-000 thru 236-0006-06-060

LEGAL DESCRIPTION OF SUBJECT PROPERTY St Croix Marina Condominiums and as amended - original condominium plat #375098, Vol 1, Pg 6 and Declarations #375067, Vol 639, Pgs 501-519

CHAPTER AND SECTION VARIANCE IS BEING REQUESTED FROM Wisconsin Administrative Code NR 118.06(1)(e)1. Ordinary high water mark setback + NR 118.06(1)(f)1. Bluffline setback as per Municipal Code Chapter § 255-18

RECEIPT NO./DATE 45003/4-17-14 DATE OF PUBLICATION OF NOTICE(S) 5-14-8-14

Variance Application

Reason for the Request:

The St. Croix Marina is requesting a variance from the setback provisions of the zoning code in order to construct a pavilion on a portion of the marina property, commonly referred to as "The Point".

Unnecessary Hardship:

There is no other location on the marina property that would be suitable or practical for the construction of a pavilion. The Point, with its grass and dirt surface, has served as a picnic area and gathering place since the marina was founded. Unfortunately, the area has deteriorated and become unsanitary, unsightly and unusable due to the droppings from ducks and geese that forage the ground for food. The current site does not offer any protection from the sun, nor is there any structure to provide sanctuary from rain and/or storms.

There are also concerns about erosion and storm drainage which will be alleviated with the elimination of the dirt/grass surface and the addition of pavers and landscaping. (See overall site design).

Unique Property Limitation:

The Point is a natural extension of the marina, forming a unique peninsula on the river which provides outstanding views of the river and marina. The usable surface is approximately 50' x 60' (3,000 sq. ft.) which can comfortably accommodate a moderately-sized pavilion such as that being proposed, which is a hexagonal design of 374 sq. ft. and 15 ft. in height. (See structural drawings for details)

Protection of the Public Interest:

We believe that this project will enhance the beauty and image of the riverfront and surrounding businesses. The proposed pavilion will be of moderate size and height and the design will blend in nicely with existing marina structures. The construction and open-air design of the pavilion is designed to address the potential of future flooding. Earth-tone colors will be used and the overall project will be of the highest quality. It will address important safety and environmental concerns while providing improved use and access for people to enjoy the beauty of the St. Croix River.

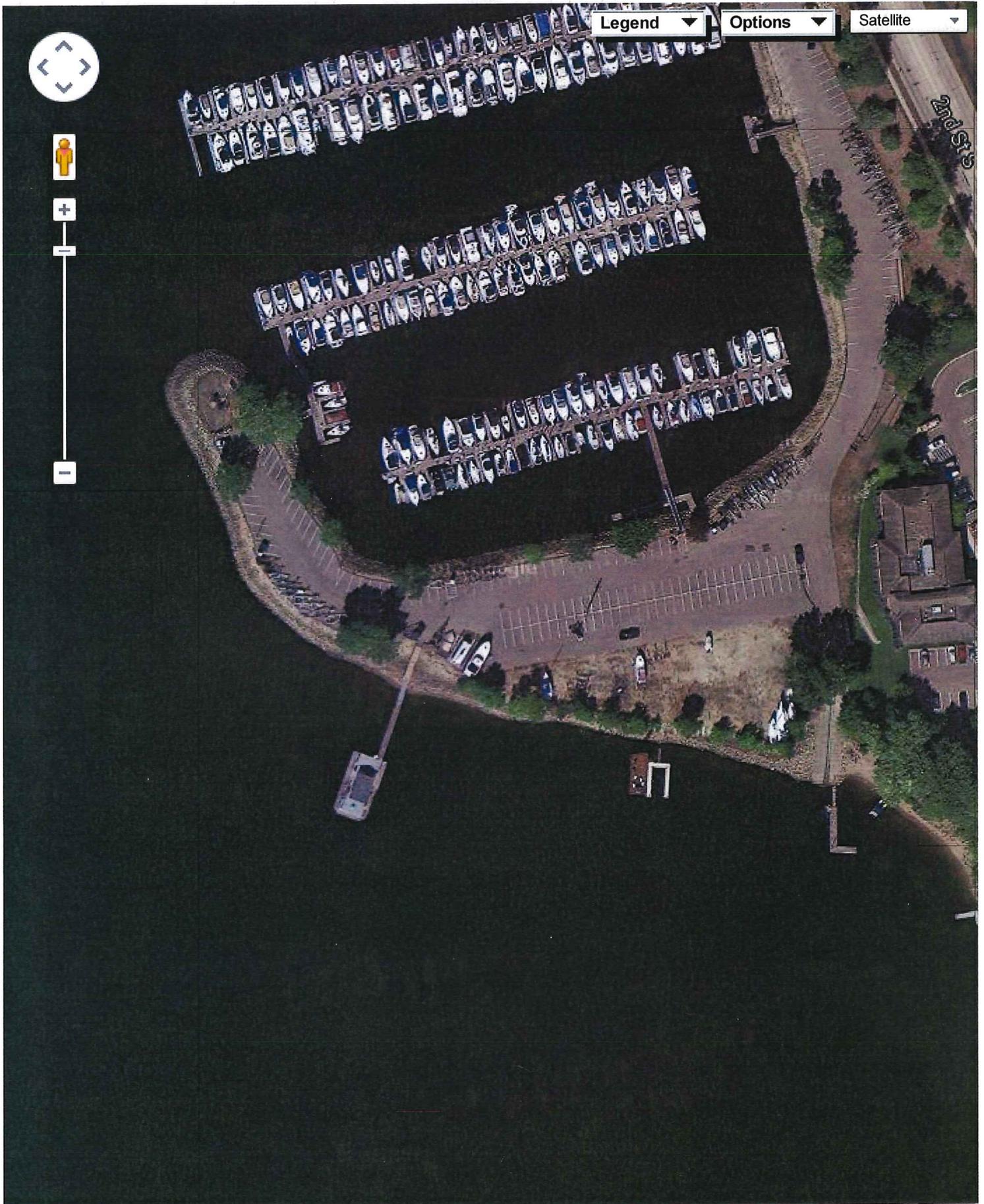
Submitted by:

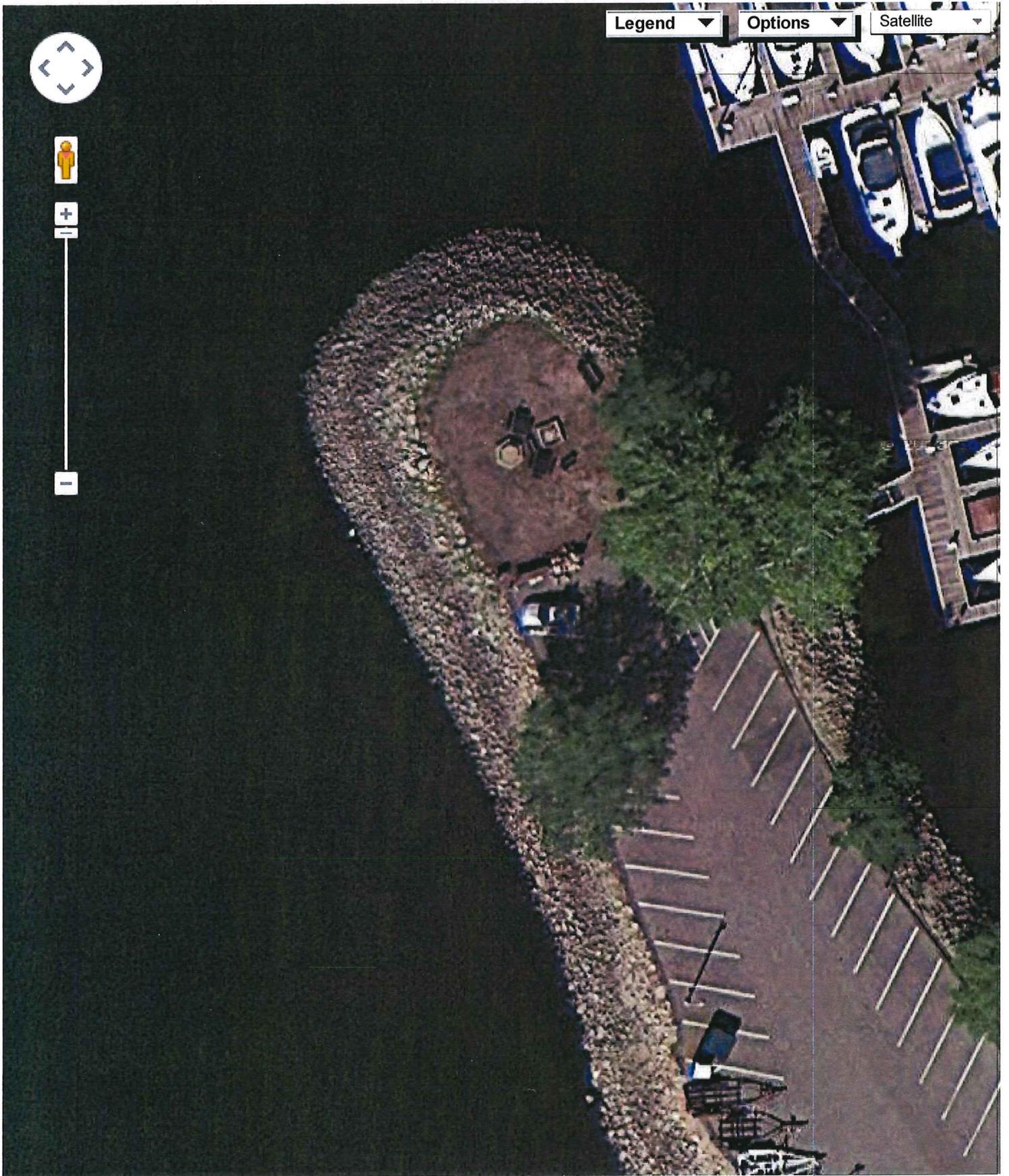
Bob Carlson - President, Marina Board of Directors

Jeff Holmes - Marina Manager

Ron Jansen - Director, "F" Dock

February 7, 2014







THE "POINT"
ST. CROIX MARINA
CURRENT CONDITION



LANDSCAPE PLAN
ST. CROIX MARINA

ST. CROIX RIVER

RIP RAP

RUN-OFF RETENTION AREA
CLASS 5

PAVERS

24'
PAVILION

FIRE
PIT

PAVERS

RUN-OFF RETENTION AREA
CLASS 5

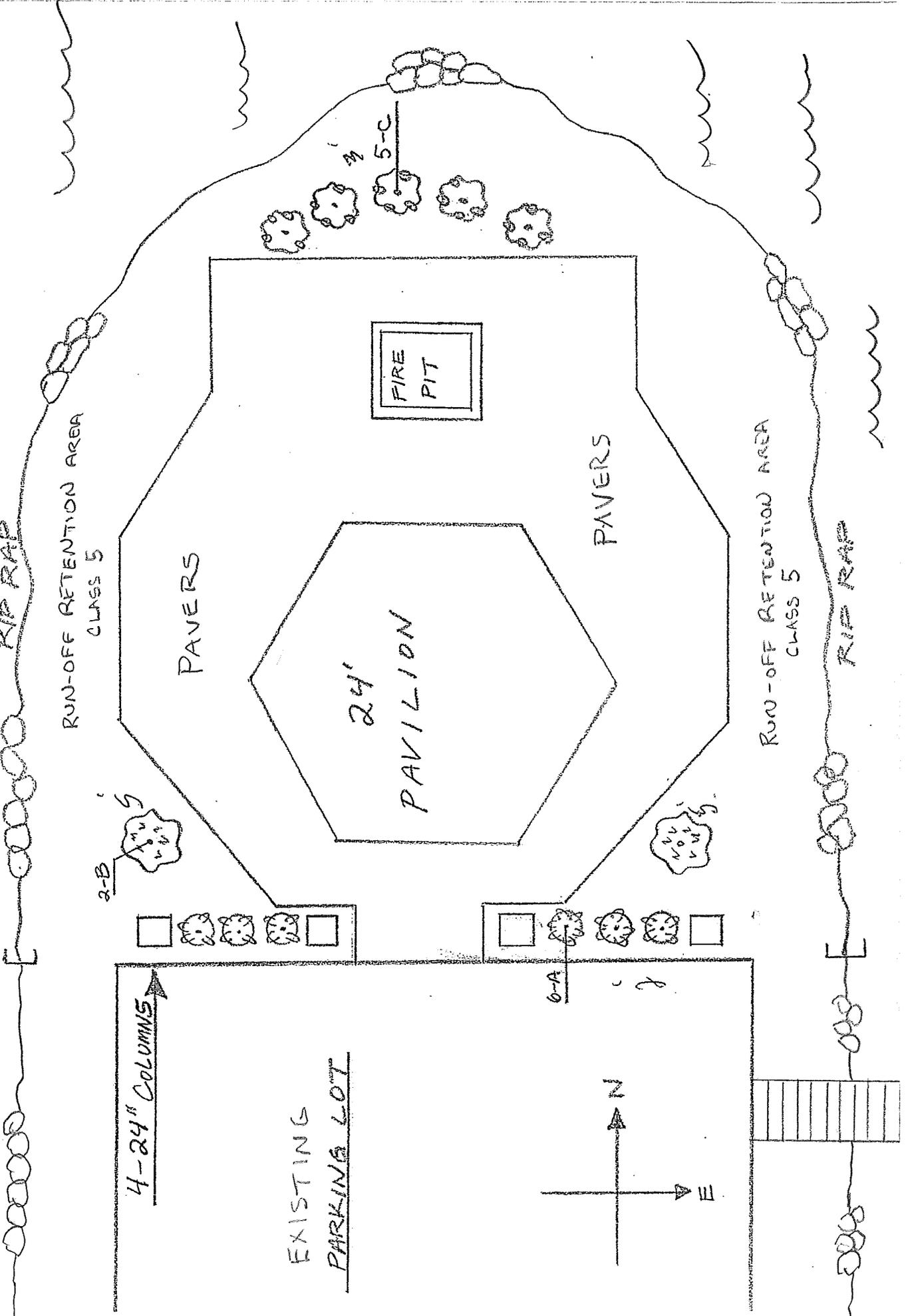
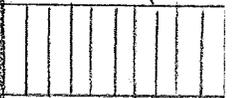
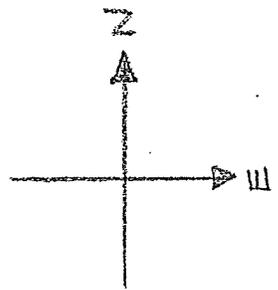
RIP RAP

2-B

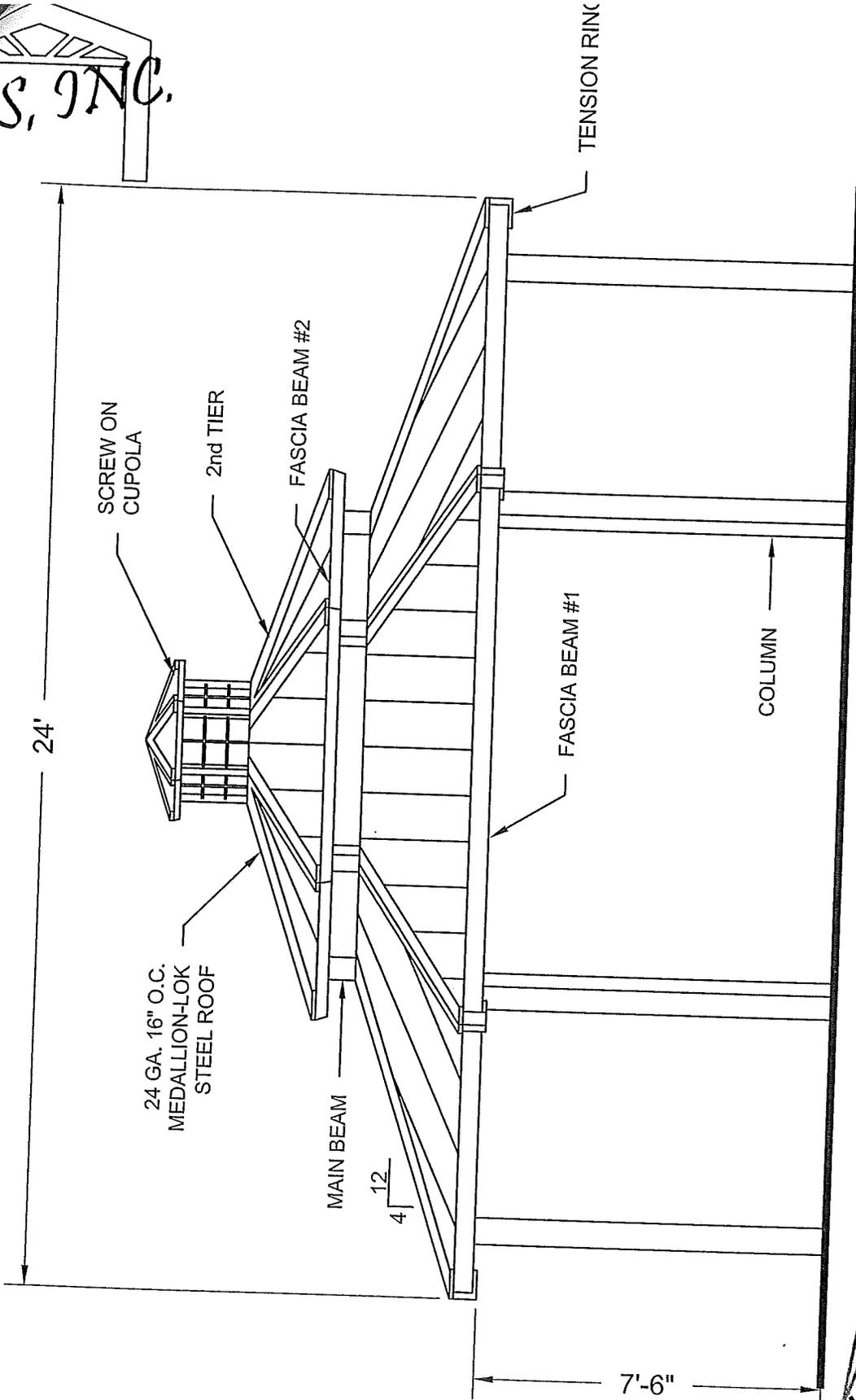
6-A

4-24" COLUMNS

EXISTING
PARKING LOT



ERS, INC.



ELEVATION 24' CHARLESTON MODEL
NTS

Alan E. Money
 ALAN E. MONEY
 E-43182-6
 LAS VEGAS
 NV.
 PROFESSIONAL ENGINEER
 JAN 21 2014

MATE PLAYGROUND/ ST. CROIX #14009
 ST. STREET
 SON, WI 54016

Variance Application
Pier 800
Hudson Office
Buildings

City of Hudson, WI

03/19/2014

Project Team:

Client: Elder Law, Jennifer O'Neill

O'Neill Elder Law LLC 

Engineer: Humphrey Engineering Inc., Roger Humphrey PE, RLS



Architect: HAF Group, Mike Hoefler



LandScape Architect: Putman Planning and Design, Marc Putman



Client Representative: Special Properties and Services Group, Jim Zeller

CITY OF HUDSON



ZONING & BUILDING BOARD OF APPEALS

APPLICATION

3-19-14
DATE FILED

APPEAL NO. 231

NAME OF APPLICANT(S) Timothy R. Caruso
HOME ADDRESS 1128 3rd street, Hudson, WI 54016

DAYTIME PHONE (715) 326-9523 CELL (715) 222-5626

E-MAIL TRCARUSO@gmail.com

ADDRESS OF SUBJECT PROPERTY 811 First Street

ZONING OF SUBJECT PROPERTY Commercial office - OFC, Office District

REASON FOR THE REQUEST GOAL OF THE APPLICANT IS TO OBTAIN A VARIANCE TO CITY OF HUDSON ORDINANCES WHICH EXIST IN CONJUNCTION WITH LAWS OF THE STATE OF WISCONSIN.

PROPOSED PLAN IS TO RENOVATE AN EXISTING BUILDING AND CONSTRUCT ANOTHER SMALLER BUILDING PLUS PARKING FOR OFFICE SPACE

The following are to be included with the application:

- A site plan drawn to scale showing dimensions of the parcel.
- Location of existing and proposed structures with the square footage and distance from the property lines.
- Applicable setbacks.
- Other supporting items may include, but not limited to, pictures, survey, neighbor(s) comments, etc.
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SEE ATTACHED

UNIQUE PROPERTY LIMITATION - Describe the unique characteristics of your property with respect to lot size, shape, topography and other physical limitations that make enforcement of the code impractical. Were any of these limitations created by you?

SEE ATTACHED

PROTECTION OF THE PUBLIC INTEREST - Explain what impact your project would have on adjacent properties and the general public so that protection of the public interest is maintained.

SEE ATTACHED

I (WE) UNDERSTAND CITY STAFF AND/OR BOARD MEMBERS MAY INSPECT THE SITE, AND I (WE) GIVE PERMISSION TO DO SO.

SIGNATURE OF APPLICANT(S)

[Handwritten Signature]
Dee Corso

-----OFFICE USE ONLY-----

PARCEL NO. 236-0806-00-000

LEGAL DESCRIPTION OF SUBJECT PROPERTY Pt of Sec 24+25, T29N, R20W being part of lots 1,2,3,4 and 5, Block 7, Daniel Mears' Addition; part of lot 1, Block 8, Buena Vista Addition; part of vacated Elm St west of First St

CHAPTER AND SECTION VARIANCE IS BEING REQUESTED FROM Municipal Code Chapters §255-18 and §255-25 and §255-34; Wisconsin Administrative Code NR 118.06(1)(e)1 and 118.06(1)(f)1 and 118.06(5)

RECEIPT NO./DATE 45011/4-17-14 DATE OF PUBLICATION OF NOTICE(S) 5-14-14

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Variance Narrative

Introduction

The goal of this application is to obtain variances to City of Hudson ordinances which exist in conjunction with laws of the State of Wisconsin regarding real property located along the St. Croix River, located at 811 First Street, Hudson, Wisconsin (hereinafter the "Property"). Specifically, this application requests a variance from the following ordinances:

1. Wisconsin Administrative Code Chapter NR 115, Wisconsin's Shoreland Protection Program; (not applicable)
2. Wisconsin Administrative Code Chapter NR 118, Standards for the Lower St. Croix National Scenic Riverway;
3. City of Hudson Ordinance Section 255-18, St. Croix River Wild and Scenic Riverway and Shoreland Protection Overlay District;
4. City of Hudson Ordinance Section 255-22, Setbacks; (255-25, Dimensional Requirements)
5. City of Hudson Ordinance Section 255-48, Parking. (255-34 A.(4) Landscape Requirements)

The proposed use for the Property is consistent with the requirements and expectations of state law and city ordinances. Generally, the purpose of the Administrative Code chapters and the City Ordinances are to preserve and maintain safe and healthful conditions; preserve the scenic beauty of the riverway; and provide orderly renewal of the City of Hudson while fostering appropriate land use. Further, the purpose of ordinances of the City of Hudson is generally to "protect life, health and property" and minimize expenses and damage related to floods.

It is important to keep in mind that the Property is an old industrial site located within the City of Hudson which contains an existing building, exterior cement slabs, and an unpaved driveway. It is not landscaped and does not contribute to the scenic beauty of the neighborhood or the river front. The Property is not a pristine parcel of natural beauty to be preserved. Rather, it is an unsightly, unsafe and dilapidated parcel adjacent to Downtown and the riverfront.

State law recognizes that parcels within the City of Hudson are not subject to the same type of riverway protections as the more natural areas surrounding the City. Wisconsin Administrative Code Section NR 118.04(1) designates the City of Hudson as a "River town management zone" which "reflects the character of a small city and contains a mixture of commercial, park and residential developments that reflect the community's historic character. Dense, intensive development may be present, including utilities, multistory structures and nonresidential buildings." The variances requested each conform to the purposes of the Administrative Code provisions and the City of Hudson ordinances. Granting of each variance will allow improvement and enhancement of the Property and visually enrich the neighborhood, the river front and the City of Hudson. The goal for the Property is to refurbish and restore the existing building and create a lovely, quaint office campus that will fit nicely into the residential neighborhood and the adjoining downtown.

Unnecessary Hardship - Explain how literal enforcement of the code would unreasonably prevent you from using your property for your proposed use and why the standards in the code should not apply to your property.

Literal enforcement of the setback ordinance would prevent virtually any meaningful use of the Property. The Property is the old Norlake warehouse. Use of the Property for industrial purposes is no longer appropriate because the Property is adjacent to the riverway, a residential neighborhood, and the downtown area. Additionally, industrial use is not allowed by current zoning. For the same reasons, use of the Property for retail or manufacturing use would not be appropriate due to traffic, noise and light pollution. The current owners hoped to convert the Property for residential use, but unfortunately, the plan was never implemented. Instead, the building and surrounding land have been used for personal storage of automobiles and other equipment. It is reasonable to presume that residential use proved to be unreasonable. Accordingly, the proposed plan for the Property is to renovate the existing building for use as office space and also construct another smaller building on the Property for additional office space. To facilitate the intended use, the Property was recently re-zoned from residential use to commercial office use. Accordingly, the only allowable use is now office space.

Parking:

Of course, office space anticipates use of the Property by more people on a daily basis and the need for appropriate parking. So a portion of the Property would be finished to provide adequate room for office tenants, guests and clients to park on the Property. On-site parking is necessary to provide a appropriate access for the building tenants and prevent additional cars parked along the already-crowded streets in the area. Without adequate parking, use of the Property for office space is not feasible.

The portion of the Property planned for parking falls within the 100-foot setback from the ordinary high water mark. It must be noted that City of Hudson Ordinance Section 253-3.2(B) regarding uses allowed in the Floodway District specifically permits "parking areas" if such use is not prohibited by any other ordinance. City ordinance prohibits the building of a "structure" within the 100-foot setback area. The definition of a "structure" includes parking lots. Further, the planned parking area currently includes areas of slope preservation zones which must be addressed. Variances are needed to allow the creation of adequate parking space to serve the office buildings.

Due to the current zoning designation, the only allowable use for the property is office space. If a variance is not granted, use of the existing building for office space is not feasible because adequate parking is not available in the surrounding area without burdening the office tenants, and without burdening the neighborhood by filling the streets with parked cars. This situation is an unnecessary hardship for both the property and the community.

Literal enforcement of the ordinance is unnecessarily burdensome because enforcement would prevent the creation of a parking lot on the property. Tenants and guests of the office building would be forced to park on the surrounding streets or in existing parking lots. The City of Hudson

is already experiencing parking shortages in the downtown and surrounding neighborhoods. Increased parking for the office building would only exacerbate an already difficult problem.

Second Office Building:

Additionally, the plan for the Property includes construction of a second, smaller office building in the empty area South of the existing building. Construction of the smaller building would fill a visual gap in the row of buildings and balance the “weight” of the Property. As with the existing building, the smaller building requires parking which is addressed above. Further, the smaller building would be constructed in a small slope preservation zone. Wisconsin Administrative Code Section NR 118.06(5) prohibits structures in a slope preservation zone. Accordingly, a variance is required to allow the second office building.

As above, literal enforcement of the ordinance is unnecessarily burdensome because enforcement would prevent construction of the second office building and that portion of the Property would not be used for its best and fullest potential.

Unique Property Limitation - Describe the unique characteristics of your property with respect to the lot size, shape, topography and other physical limitations that make enforcement of the code impractical. Were any of the limitations created by you?

The Property is unique in that it has been repeatedly excavated and developed over time such that no natural area remains to be protected. The proposed plan for the Property is to restore natural beauty to the Property and create an attractive, functional space that contributes to the viability of the neighborhood, riverway and the City of Hudson.

The Property is West of First Street and is adjacent to the walking path along the railroad right of way. The old Norlake warehouse building sits on the South end of the Property and is surrounded by overgrown vegetation and a number of nuisance-type trees. The far Southeast corner of the property contains a slope which is also covered with overgrown vegetation. The Northern portion of the property is bare land with few trees and shrubs. This area is adjacent to a short slope along the back of houses next to the property. Part of the slope behind the houses contains remnants of old retaining walls.

As it currently exists, the Property has been excavated and improved several times over the course of many years. The railroad cut through the Property, carving out a level roadway for railroad track and adjoining ditches and right of way. The Property was further excavated by Norlake to construct the current building, loading areas and driveways. At a later time, a driveway was added over the Southeast corner of the Property. Most recently, the City of Hudson converted the railroad bed into a paved walking path, complete with park benches and light poles.

Based on the volume of excavation and activity on the Property, virtually no portion remains undisturbed. So, the state and city goals of preserving the natural environment of the Property was

thwarted long ago when the river was considered a commercial and manufacturing thoroughfare to be exploited rather than a natural treasure to be protected.

Limitations on the Property were not created by the current landowner, but are certainly manmade. The slope limitations exist due to past excavation and use of the property creating artificial slopes.

Further, ongoing use of the Property by the railroad, Norlake, and the City of Hudson during many past years of high water demonstrate that the Property has functioned well during times of high water.

Protection of the Public Interest - Explain what impact your project would have on adjacent properties and the general public so that protection of the public interest is maintained.

The best way to understand how the proposed project will protect the public interest is to revisit the purpose of Wisconsin Administrative Code NR 118, which is to “reduce the adverse effects of . . . poorly planned shoreline . . . development, . . . to maintain property values, and to preserve and maintain the exceptional scenic, cultural and natural characteristics of the water and related land of the Lower St. Croix riverway in a manner consistent with the national wild and scenic rivers act.”

Clearly, state laws and city ordinances recognize that preservation of the riverway must balance with improvement of real property to support and maintain the ongoing usefulness of the property. While the purpose of the ordinance is to protect natural areas and maintain the integrity of land adjoining the St. Croix River, it also calls for maintenance and improvement of existing areas of developed property. Rather than ruining the natural beauty of the property and detracting from the surrounding parcels, this project will have a positive impact on adjacent properties and the general public. Allowing for improvement of the existing structure, construction of a second building, and creating of parking space will halt years of deterioration and revitalize the Property.

The property is currently used for storage, both inside the existing building and outside around the building. and little effort is spent maintaining the grounds around the property. The existing building is unattractive and detracts from the neighborhood, the riverway and the Downtown.

The project will clear the land of nuisance trees and overgrown vegetation and will provide an open, natural landscape that is attractive, open and pleasing to the eye. Individuals traveling along First Street and the walking path will be treated to a clean and Additionally, construction of an additional building on the property will fill the current gap in the line of structures along First Street and will move the visual weight of the property towards downtown Hudson.

Personal Narrative

My name is Jennifer O'Neill and I am a certified elder law attorney practicing in Hudson. As of April 19, 2014, I will have been a licensed Wisconsin attorney for twenty years. Although I work in Hudson, I live in River Falls.

My family moved to River Falls when I was 3 years old. Even so, I have a unique early connection to Hudson in that my paternal great-grandfather, David Dahl, was the first high school band director in Hudson in the 1930's. I attended school in River Falls from kindergarten through high school graduation in 1982. I further completed my first two years of college at the University of Wisconsin-River Falls before transferring to the University of Wisconsin-Madison and receiving a Bachelor of Arts in 1986. While working at a Super America station during college, I discovered the joy of working with people and making a personal connection. Surprisingly, my time at Super America helped guide me to the practice of law.

I returned to River Falls in 1987 and soon decided to attend law school, enrolling at William Mitchell College of Law in St. Paul, Minnesota, in the fall of 1990. While working as a legal assistant in a St. Paul law, I fell in love with estate planning, probate and real estate law and set out to practice in those areas. William Mitchell is our "family law school." I was the fourth attorney in my family to attend William Mitchell, following in the footsteps of an uncle, my older brother, and my cousin who was a fellow classmate.

I attended law school with the goal of practicing in Western Wisconsin. I was expecting to move to Eau Claire, but was pleasantly surprised to be recruited to practice law with my uncle, Bob Richardson, in Spring Valley. I began working at Richardson Law Office prior to my last semester of law school and continued to practice alongside my uncle for 12 years.

While working in Spring Valley, I was exposed to a wide variety of cases, but I always enjoyed estate planning and real estate the most. Little did I know at the time, but I began practicing just as elder law was developing as a practice area in the Midwest. Medical advancements were allowing people to live longer and long term care was expanding from nursing homes to include assisted living facilities. Congress had passed significant federal legislation in 1993, so I came in just as elder law was getting complicated. Above all, long term care was becoming more expensive and clients started asking questions about financing nursing home care and helping family members as their health declined. As I worked with my clients I loved all the detail involved with elder law, from the multiple rules to helping individuals and families. My elder law practice grew organically from

my estate planning practice and I eventually developed a reputation as one of a handful of elder law attorneys in Western Wisconsin.

In January 2006, I moved my law practice to Hudson when I joined Lommen, Abdo, Cole, King & Stageberg. I wanted the challenge of a more dynamic community, a bigger law firm and a wider variety of clients. At that time, I narrowed my law practice to focus on what I did best, estate planning and elder law. Hudson proved to be the perfect location. I became licensed to practice law in Minnesota so I could serve clients and families as they moved back and forth in our border region. I also earned a certification in elder law. Even now, I believe I am the only certified elder law attorney licensed in both Wisconsin and Minnesota.

After a few years, I realized a practice that focused on individuals and families deserved more attention to emotion, environment and personal care than you can offer in a large law firm. I began to plan a different kind of law firm devoted to helping the client feel welcome, respected and important in an office environment that is warm, comfortable and cheerful. In September 2010, I opened O'Neill Elder Law in the Prairie Pointe Professional Building on the corner of Crest View Drive and Heggen.

I am the sole attorney at O'Neill Elder Law, assisted by three wonderful staff members including a receptionist, legal assistant and paralegal. Since we opened in 2010, the law firm has continued to grow and thrive at a brisk and gratifying pace. But, the disadvantage of a successful business is that you soon run out of space. I had originally planned to stay in my present location, but the pace of our growth forced me to look for a new space that would offer the same welcoming atmosphere and beautiful surroundings we've enjoyed so far.

My search for a location that would be feel comfortable, calm and welcoming, led me to the old Norlake warehouse building. I simply drove by one day and instantly fell in love with the location, including the position between residential and commercial areas of Hudson, the wealth of trees in the area, and of course, the river. Not only was this space more than I could have hoped for in a new location for my law firm, it was one-of-a-kind. The property has the potential to draw people in and provide a sense of comfort and hope, even before entering the building. Architect Michael Hoefler helped me envision a new exterior for the existing building that would make complete use of the property and beautify the community.

PIER 800 HUDSON OFFICE BUILDINGS

PRELIMINARY SITE DESIGN

PLAN LEGEND

- EXISTING**
- SANITARY SEWER AND MANHOLE
 - STORM SEWER, MANHOLE, CATCH BASIN
 - WATER MAIN, GATE VALVE, HYDRANT
 - FORCE MAIN
 - UNDERGROUND TELEPHONE CABLE
 - UNDERGROUND ELECTRIC CABLE
 - UNDERGROUND CABLE TV
 - UNDERGROUND FIBER OPTIC CABLE
 - UNDERGROUND GAS MAIN
 - OVERHEAD ELECTRIC CABLE
 - FENCE
 - INDEX CONTOURS
 - INTERMEDIATE CONTOURS
 - CONCRETE CURB AND GUTTER
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - POWER POLE
 - LIGHT POLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC PEDESTAL
 - TELEPHONE PEDESTAL
 - STREET SIGN
 - CULVERT
 - SOIL BORINGS
 - WOODED AREA
- PROPOSED**
- SANITARY SEWER AND MANHOLE
 - STORM SEWER, MANHOLE, CATCH BASIN
 - WATER MAIN, HYDRANT, GATE VALVE
 - CENTERLINE
 - RIGHT-OF-WAY
 - EASEMENTS
 - SETBACKS
 - SILT FENCE
 - INDEX CONTOURS
 - INTERMEDIATE CONTOURS

CITY OF HUDSON, WISCONSIN



SITE LOCATION MAP

ALL CONSTRUCTION TO CONFORM WITH THE CITY OF HUDSON PUBLIC WORKS DEPARTMENT TECHNICAL SPECIFICATIONS AND THE CITY OF HUDSON WATER UTILITY'S WATER DISTRIBUTION TECHNICAL SPECIFICATIONS. CONTRACTOR CAN OBTAIN THESE DOCUMENTS FROM THE CITY OF HUDSON

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LANDSCAPE ARCHITECT

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MUNICIPALITY

CITY OF HUDSON, WI 54016

SHEET INDEX	
SHEET NO.	SHEET CONTENT
C1.0	TITLE PAGE
C1.1	EXISTING SITE
C1.2	EXISTING SLOPE ANALYSIS
C1.3	PROPOSED SITE PLAN
C2.1	UTILITY PLAN
C2.2	GRADING PLAN
C2.3	EROSION CONTROL PLAN
C3.1	DETAILS
C3.2	DETAILS
C3.3	DETAILS
C3.4	DETAILS
L1.1	LANDSCAPE PLAN
L1.2	PLANTING DETAILS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE _____ REG. NO. _____

ROGER HUMPHREY

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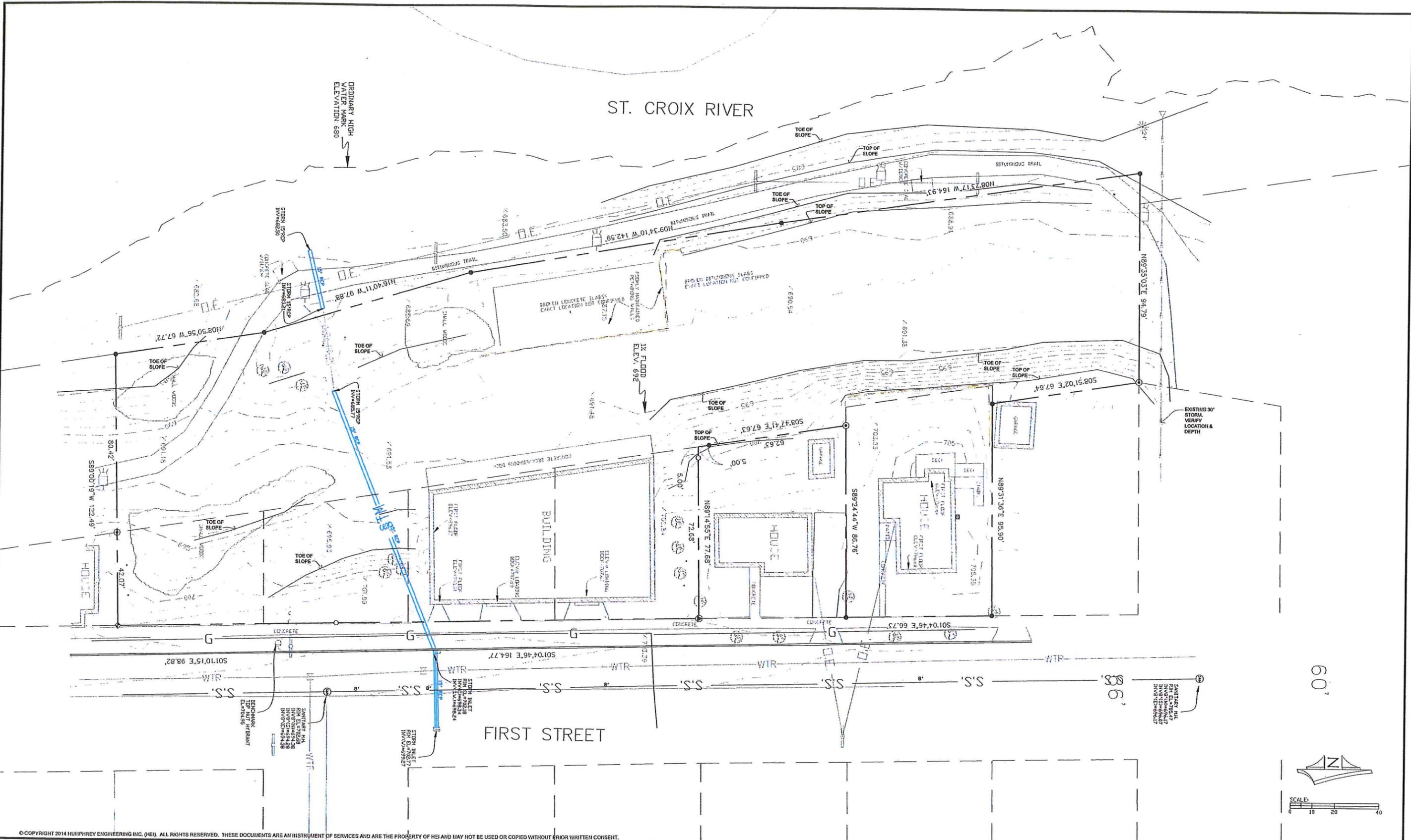
CLIENT REPRESENTATIVE:
Jim Zeller
Special Properties & Service Group
651-775-3333

REVISIONS:		
No.	Date:	Description:
001	03.19.14	Released for Review

Engineers - Land Surveyors - Planners
P.O. BOX 36 • Woodville, WI 54028
715.781.5162 • Roger@humphreyengineering.com
www.humphreyengineering.com

PROJECT NAME AND LOCATION:
**PIER 800
HUDSON OFFICE BUILDINGS**
811 FIRST STREET
HUDSON, WI
SHEET TITLE:
TITLE SHEET

PROJECT NO.:	549-001
DRAWN BY:	RM
CHECKED BY:	RH
DATE:	3-19-2014
SHEET:	C1.0



ST. CROIX RIVER

FIRST STREET



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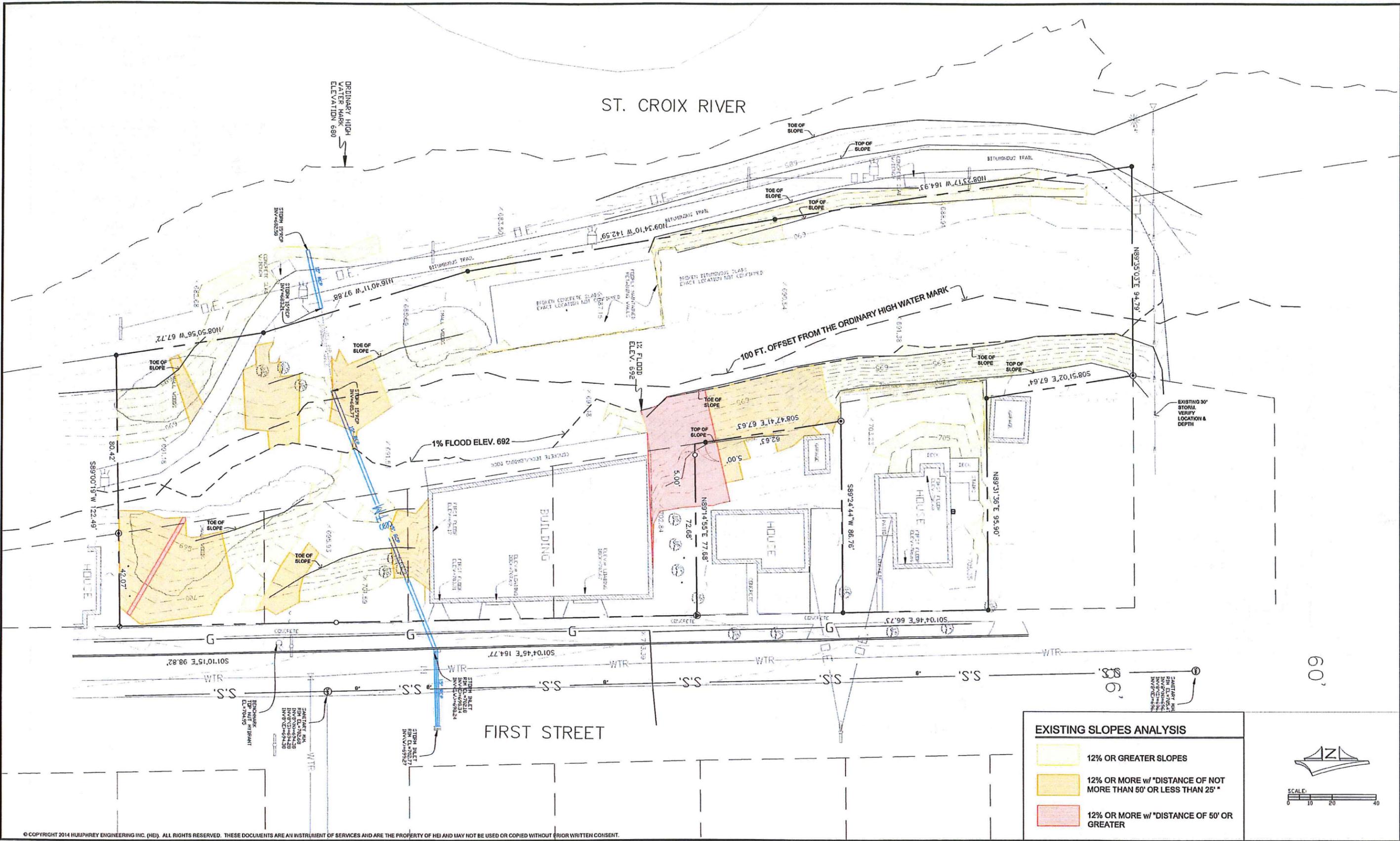
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 www.humphreyengineering.com

PROJECT NAME AND LOCATION:
PIER 800
HUDSON OFFICE BUILDINGS
 811 FIRST STREET
 HUDSON, WI
 SHEET TITLE:
EXISTING SITE

PROJECT NO: 549-001
 DRAWN BY: RM
 CHECKED BY: RH
 DATE: 3-19-2014
 SHEET: **C1.1**



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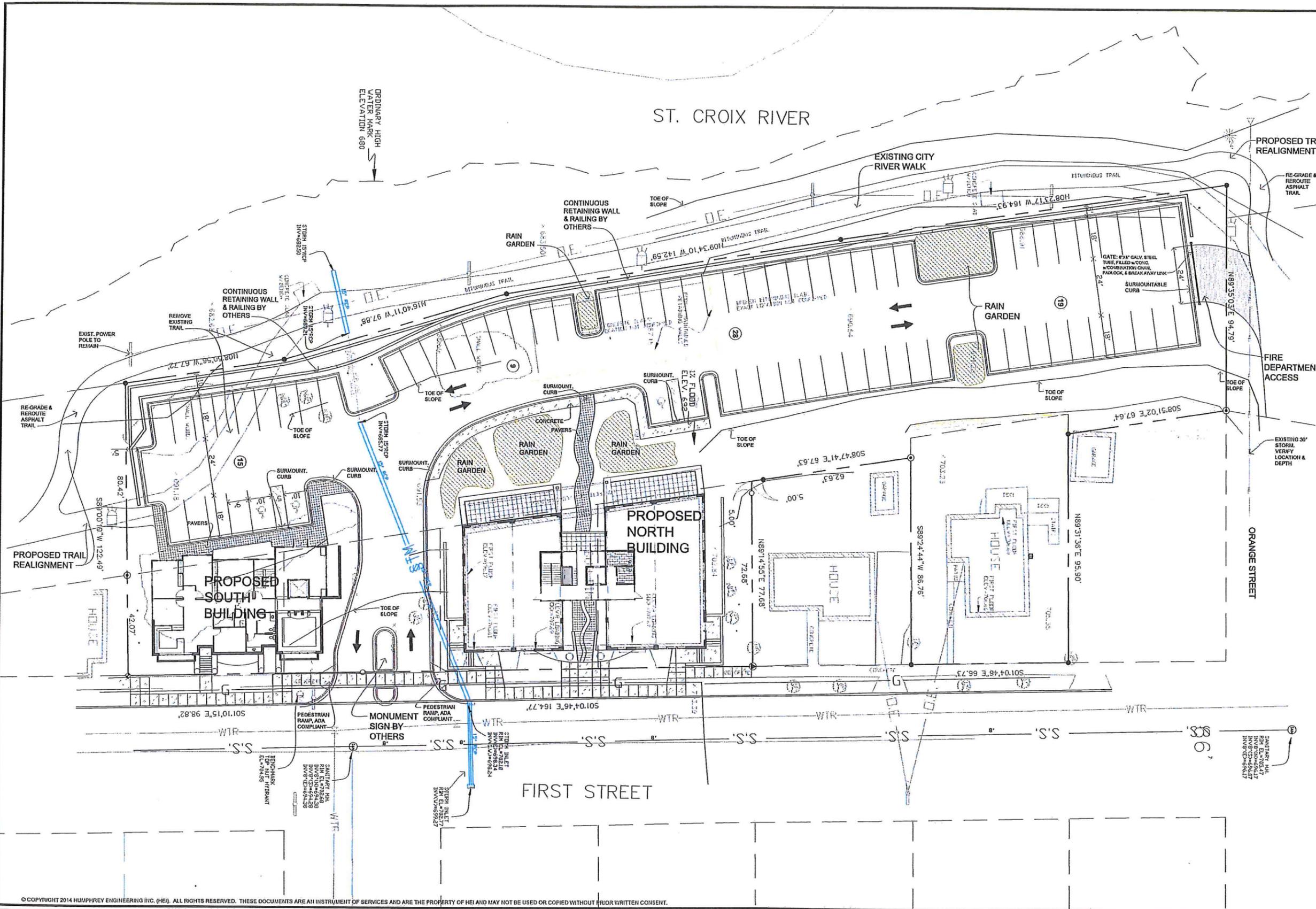
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 www.humphreyengineering.com

PROJECT NAME AND LOCATION:
PIER 800
HUDSON OFFICE BUILDINGS
 811 FIRST STREET
 HUDSON, WI
 SHEET TITLE:
EXISTING SITE w/ SLOPE ANALYSIS

PROJECT NO.: 549-001
 DRAWN BY: RM
 CHECKED BY: RH
 DATE: 3-19-2014
 SHEET: **C1.2**



GENERAL NOTES

THE CURRENT EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION GOVERNS EXCEPT AS MODIFIED BY THE CITY OF HUDSON CODES, ORDINANCES, STANDARDS AND SPECIFICATIONS.

FURNISH, INSTALL, INSPECT, MAINTAIN AND REMOVE ALL NECESSARY TRAFFIC CONTROL SIGNAGE. ALL TRAFFIC CONTROL DEVICES AND SIGNAGE SHALL CONFORM TO ALL LOCAL, COUNTY AND STATE TRAFFIC CONTROL GUIDELINES, INCIDENTAL TO PROJECT.

THE EXISTING UTILITY INFORMATION SHOWN ON THESE DRAWINGS IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTACT DIGGERS HOTLINE (800-242-8511) FOR THE LOCATION OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, VALVES, MANHOLES, OR OTHER BURIED STRUCTURES BEFORE DIGGING. REPAIR ANY OF THE ABOVE WHICH ARE REMOVED OR DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

THE EXACT LOCATION OF ALL UTILITIES AND UTILITY CONNECTIONS MUST BE VERIFIED PRIOR TO COMMENCING WORK. LOCATE, FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLAN.

SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS FOR ANY COST INCURRED DUE TO THE DAMAGE OF SAID UTILITIES.

EXISTING SURVEY INFORMATION PROVIDED BY S&N LAND SURVEYING. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY S&N LAND SURVEYING. WETLAND DELINEATION PROVIDED BY S&N LAND SURVEYING. BUILDING FOOTPRINT PROVIDED BY HAF GROUP. HUMPHREY ENGINEERING INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.

SITE NOTES

LOT AREA = 64,437 SF (1.48 AC)

71 TOTAL PARKING SPACES
 68 TYP. 9' x 18' SPACES
 4 ADA SPACES

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PIER 800
HUDSON OFFICE BUILDINGS
 811 FIRST STREET
 HUDSON, WI
 SHEET TITLE:
SITE PLAN

PROJECT NO: 549-001
 DRAWN BY: RM
 CHECKED BY: RH
 DATE: 3-19-2014
 SHEET: **C1.3**

GENERAL NOTES

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UTILITY NOTES

CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL ONCE THE ALIGNMENT HAS BEEN ESTABLISHED BY THE SURVEYOR. ADDITIONAL COST FOR RESTAKING AND/OR REPLACING DAMAGED STAKES IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROVIDE ANY AND ALL TESTING TO INCLUDE BUT NOT LIMITED TO SOIL COMPACTION TESTING, WATER MAIN PRESSURE, CONDUCTIVITY AND BACTERIA TESTING, SANITARY SEWER PRESSURE AND MANDREL TESTING, CONCRETE CURB AND GUTTER SAMPLING AND TESTING TO OCCUR NO LESS THAN EVERY 600' AND ADDITIONAL TESTING DEEMED NECESSARY BY THE CITY OR ENGINEER WITH NO ADDITIONAL COMPENSATION.

ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, REMOVED UTILITY ITEMS AND OTHER UNSUITABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED.

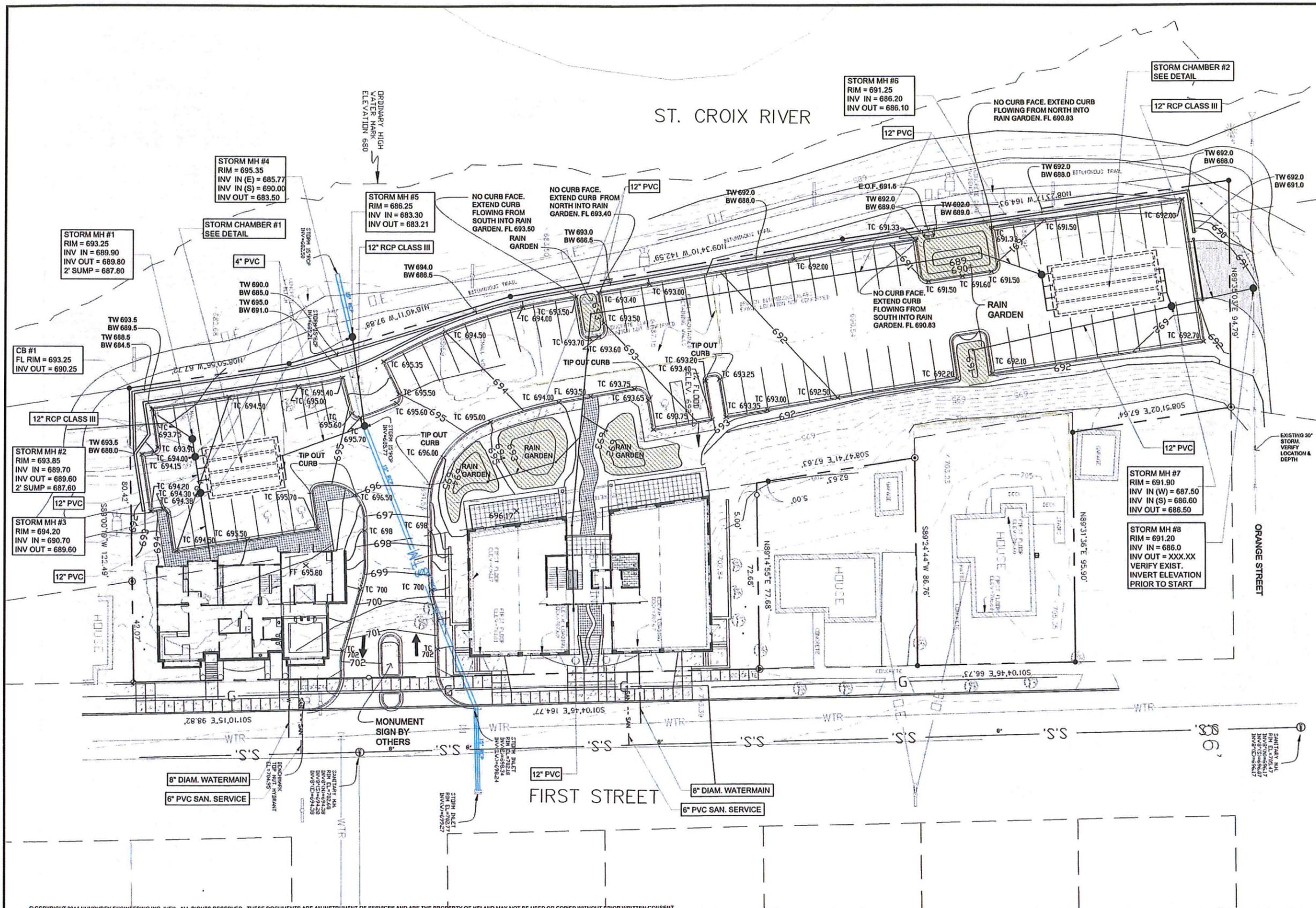
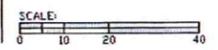
PROPOSED SPOT ELEVATIONS AND CONTOURS ARE TO PROPOSED FINISHED GRADE, PAVEMENT OR GUTTER LINE, UNLESS OTHERWISE SPECIFIED.

CARE MUST BE TAKEN DURING ALL CONSTRUCTION AND EXCAVATION ACTIVITIES TO PROTECT ALL SURVEY MONUMENTS AND/OR PROPERTY CORNERS.

REPAIR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND SITE FEATURES DUE TO CONSTRUCTION ACTIVITY.

ALL PROPOSED UTILITY CONSTRUCTION SHALL BE COMPLETED USING APPROVED MATERIALS, METHODS OF PLACEMENT AND TESTING AS REQUIRED BY ALL GOVERNING SPECIFICATIONS.

LOCATE WATER SERVICE CURB STOPS AT THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED. HYDRANTS LOCATED 5' FROM BACK OF CURB. MAINTAIN 7.5' OF COVER OVER TOP OF ALL PROPOSED WATER MAIN. MEGALUGS SHALL BE USED ON ALL WATER MAIN FITTINGS.



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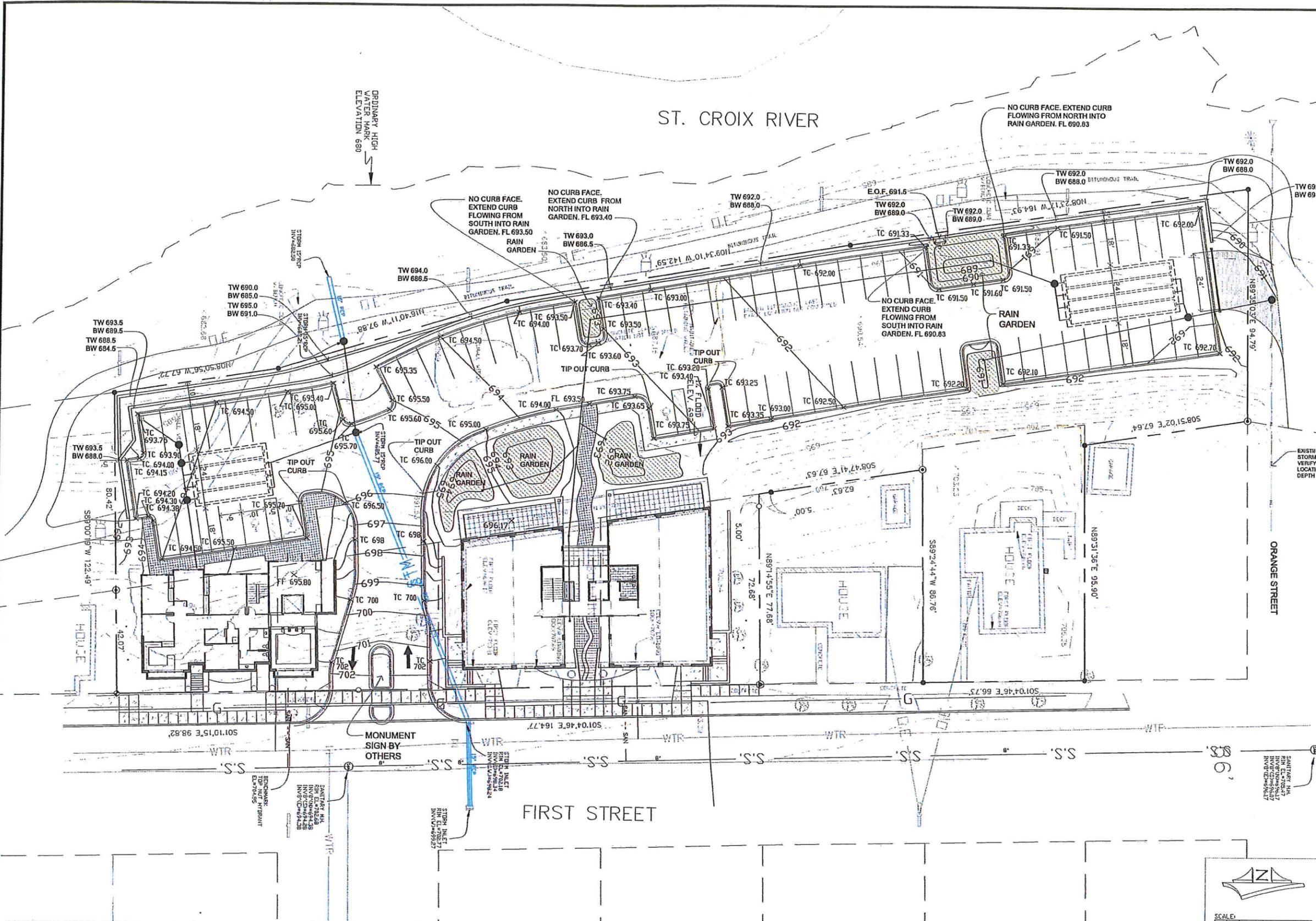
CLIENT INFORMATION
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REVISIONS:		
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PROJECT NAME AND LOCATION:
PIER 800
HUDSON OFFICE BUILDINGS
 811 FIRST STREET
 HUDSON, WI
 SHEET TITLE:
UTILITY PLAN

PROJECT NO:	549-001
DRAWN BY:	RM
CHECKED BY:	RH
DATE:	3-19-2014
SHEET:	C2.1



GENERAL NOTES

THE CURRENT EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION GOVERNS EXCEPT AS MODIFIED BY THE CITY OF HUDSON CODES, ORDINANCES, STANDARDS AND SPECIFICATIONS.

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THE EXACT LOCATION OF ALL UTILITIES AND UTILITY CONNECTIONS MUST BE VERIFIED PRIOR TO COMMENCING WORK. LOCATE, FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLAN.

SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS FOR ANY COST INCURRED DUE TO THE DAMAGE OF SAID UTILITIES.

EXISTING SURVEY INFORMATION PROVIDED BY S&N LAND SURVEYING. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY S&N LAND SURVEYING. WETLAND DELINEATION PROVIDED BY S&N LAND SURVEYING. BUILDING FOOTPRINT PROVIDED BY HAF GROUP, HUMPHREY ENGINEERING INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.

GRADING NOTES

USE ONLY SUITABLE MATERIAL AS APPROVED BY THE ENGINEER FOR BUILDING PAD AND STREET CONSTRUCTION. REMOVE UNSUITABLE AND UNSTABLE MATERIALS INCLUDING BUT NOT LIMITED TO TOPSOIL, ORGANIC MATERIAL, AND DEBRIS FROM THE BUILDING PAD AND STREET AREAS. COMPACT THE UPPER 3 FEET OF EMBANKMENT IN THE STREET TO 100% OF THE STANDARD PROCTOR DENSITY. COMPACT STREET EMBANKMENTS BELOW THE UPPER 3 FEET AND BUILDING FOUNDATIONS TO NO LESS THAN 95% OF THE STANDARD PROCTOR DENSITY.

BACKFILL ALL BELOW GRADE EXCAVATIONS IMMEDIATELY UPON REMOVAL OF THE UNSUITABLE SOILS. BACKFILL EXCAVATIONS ADJACENT TO EXISTING PAVEMENTS PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.

SALVAGE AND PROVIDE A MINIMUM DEPTH OF 4-INCHES OF TOPSOIL TO ALL AREAS DISTURBED BY CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL ONCE THE ALIGNMENT HAS BEEN ESTABLISHED BY THE SURVEYOR. ADDITIONAL COST FOR RESTAKING AND/OR REPLACING DAMAGED STAKES IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROVIDE ALL SOIL TESTING AT INTERVALS NO LESS THAN EVERY 500' AND ADDITIONAL TESTINGS DEEMED NECESSARY BY THE CITY OR ENGINEER WITH NO ADDITIONAL COMPENSATION.

THE SPECIFIED DENSITY METHOD OF COMPACTION IS REQUIRED FOR ALL PORTIONS OF PERMANENT CONSTRUCTION. STANDARD COMPACTION IS REQUIRED FOR ANY TEMPORARY CONSTRUCTION.

DISPOSE OF ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, REMOVED UTILITY ITEMS AND OTHER UNSUITABLE MATERIALS OFF THE CONSTRUCTION SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED.

INSTALL CONSTRUCTION FENCE AROUND ALL INFILTRATION AREAS TO PROTECT UNDERLYING SOILS FROM BECOMING COMPACTED DURING CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO MITIGATE ALL SOIL COMPACTION WITHIN THE INFILTRATION AREAS RESULTING FROM CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE PROJECT.

PROPOSED SPOT ELEVATIONS AND CONTOURS ARE TO FINISHED GRADE, PAVEMENT SURFACE OR TOP OF CURB, UNLESS OTHERWISE SPECIFIED.

NOTIFY THE CITY OF HUDSON, PUBLIC WORKS DEPARTMENT, 48 HOURS IN ADVANCE OF WORKING WITHIN THE RIGHT OF WAY. CITY OF HUDSON INSPECTORS MUST OBSERVE ALL WORK COMPLETED, INCLUDING THE REMOVAL OF EXISTING CURB & GUTTER, EXCAVATION OF TRENCHES, PLACEMENT OF STORM DRAIN CONNECTIONS TO EXISTING UTILITY LINES, BACKFILLING AND REPLACEMENT OF BITUMINOUS PAVEMENT AND/OR CONCRETE CURB AND GUTTER.

COMPLETE ALL PROPOSED STREET CONSTRUCTION USING APPROVED MATERIALS, METHODS OF PLACEMENT AND TESTING AS REQUIRED BY ALL GOVERNING SPECIFICATIONS.

CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ALL SURVEY MONUMENTS AND/OR PROPERTY IRONS ON AND ADJACENT TO THIS SITE.

REPAIR ALL DAMAGE TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.

PROVIDE A SMOOTH AND THOROUGH TRANSITION BETWEEN PROPOSED SITE GRADES AND DRAINAGE WAYS AND EXISTING SURROUNDING SITE GRADES AND DRAINAGE WAYS.

RIPRAP SHALL BE D50 = 12", UNLESS OTHERWISE SPECIFIED.

ALL CURB AND GUTTER SHALL BE CONCRETE, UNLESS OTHERWISE SPECIFIED. SEE DETAIL.

WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS.

1" VERTICAL CONTOUR INTERVAL. N.G.V.D. VERTICAL DATUM.

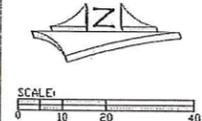
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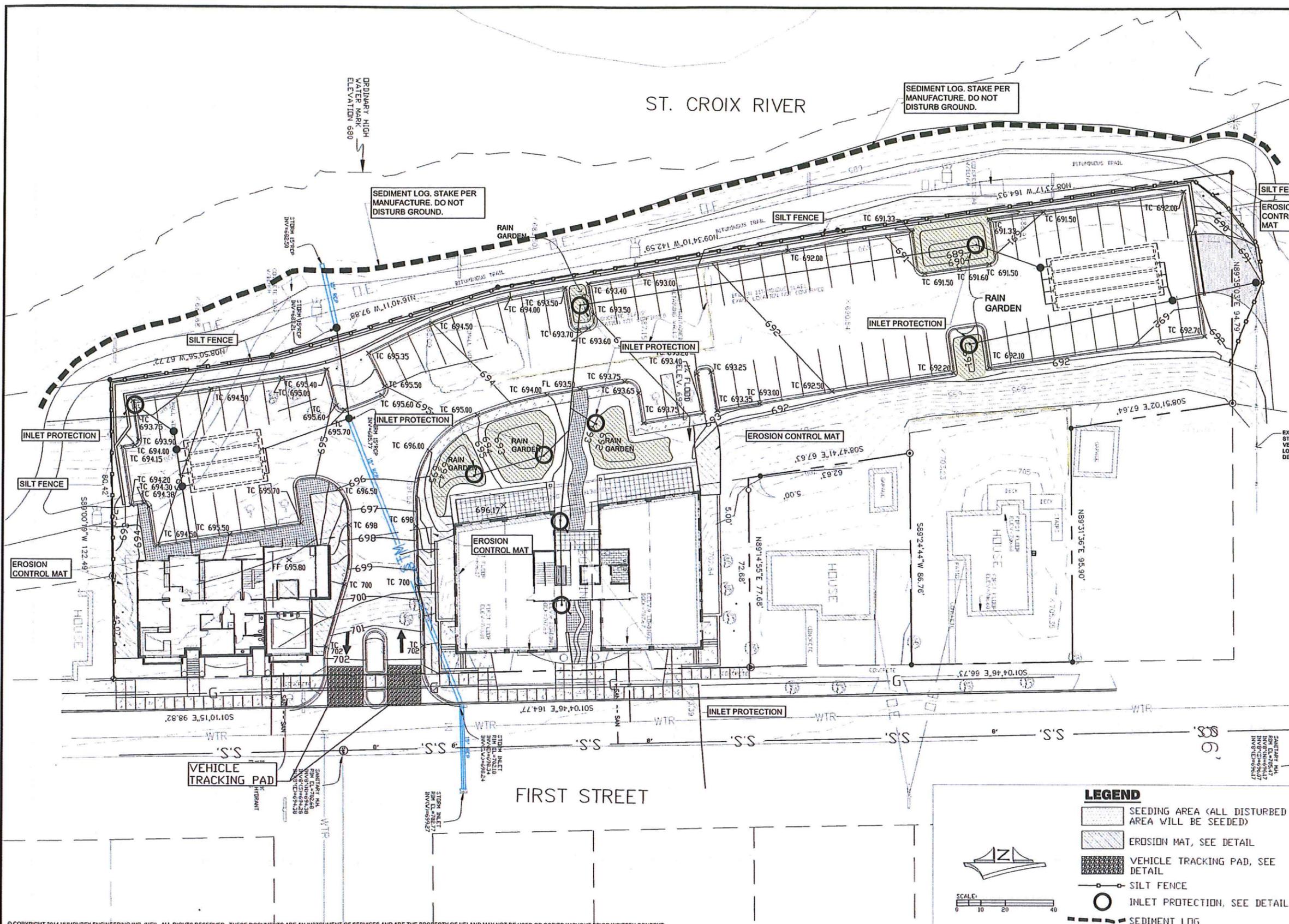
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PROJECT NAME AND LOCATION:
PIER 800
HUDSON OFFICE BUILDINGS
 811 FIRST STREET
 HUDSON, WI
 SHEET TITLE:
GRADING PLAN



PROJECT NO.: 549-001
DRAWN BY: RM
CHECKED BY: RH
DATE: 3-19-2014
SHEET: C2.2



GENERAL NOTES

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EROSION AND SEDIMENT CONTROL NOTES

THE IMPROVEMENTS INCLUDED ON THIS PLAN ARE PART OF THE TEMPORARY AND PERMANENT EROSION CONTROL PLAN.

EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS.

MAINTAIN A COPY OF THE GRADING PLAN, EROSION CONTROL PLAN AND THE STORMWATER MANAGEMENT PLAN WITH REQUIRED DOCUMENTATION AT THE CONSTRUCTION SITE THROUGH THE ENTIRE PROJECT DURATION.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, ORDERS AND DECREES PERTAINING TO EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT AFFECTING TO CONDUCT OF THE WORK.

INSTALL ALL EROSION CONTROL MEASURES PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES AND MAINTAIN UNTIL ALL ALTERED AREAS ON THE SITE HAVE BEEN PERMANENTLY RESTORED.

INSTALL ROCK CONSTRUCTION ENTRANCES PER DETAIL AND MAINTAIN AS NEEDED TO PREVENT TRACKING OF DIRT ONTO PUBLIC ROADWAYS. SCRAPE ALL SOILS TRACKED ONTO ROADWAYS WITHIN 4 HOURS AND SWEEP WITHIN 24 HOURS.

INSTALL SILT FENCE IN DESIGNATED AREAS. ADDITIONAL SILT FENCE MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER. INSTALL SILT FENCE AROUND ALL TEMPORARY SOIL STOCKPILES IN PLACE FOR MORE THAN 7 DAYS. STOCKPILES IN PLACE FOR MORE THAN 14 DAYS SHALL ALSO BE SEEDED WITH A RYE GRASS SEED MIXTURE.

INSTALL INLET PROTECTION ON ALL PROPOSED CATCH BASINS PER PLAN DETAILS.

INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES FOR STABILITY AND OPERATION AT LEAST ONCE PER WEEK AND IMMEDIATELY FOLLOWING EVERY RAINOFF PRODUCING RAINFALL. NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. PREPARE WRITTEN DOCUMENTATION OF EVERY INSPECTION NOTING DEVICE CONDITION AND NECESSARY REPAIRS.

REPAIR, REPLACE OR SUPPLEMENT SILT FENCE WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES 0.5' OF DEPTH ABOVE ORIGINAL GROUND. TAKE CORRECTIVE ACTION WITHIN 24-HOURS OF DISCOVERY OR WHEN CONDITIONS ALLOW ACCESS.

FERTILIZE, RE-SEED AND MULCH ALL ERODED AREAS IMMEDIATELY IN ACCORDANCE WITH SPECIFICATION TO MAINTAIN A DENSE VEGETATIVE COVER.

REPAIR DAMAGED RIPRAP AREAS IMMEDIATELY.

SEED AND MULCH WITHIN 7-DAYS FOLLOWING ACTIVE DISTURBANCE OF THE SOIL SURFACE, OR WHEN FINAL GRADES ARE REACHED AT ANY PORTION OF THE SITE.

SEED AND PROTECT WITH EROSION MAT ALL DISTURBED SLOPES IN EXCESS OF 1:1 (INCLUDING PONDS), AS AN ALTERNATIVE, THESE SLOPES MAY BE HYDROSEEDED AND MULCHED WITH A SUITABLY DESIGNED MIXTURE, OR SODDED AND STAKED.

APPLY TYPE 8/6 SEED MIXTURE AT A RATE OF 100 LBS/ACRE. APPLY TYPE 3 MULCH AT A RATE OF 2 TONS/ACRE AND DISK ANCHOR.

SEEDING NOTES

ALL SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND LOCAL REQUIREMENTS.

ALL MULCHING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1058 AND LOCAL REQUIREMENTS.

TEMPORARY SEEDING IS DESIGNED TO CONTROL EROSION FOR A PERIOD OF ONE YEAR OR LESS AND IS GENERALLY REMOVED TO PERFORM FURTHER CONSTRUCTION ACTIVITIES OR TO PERMANENTLY STABILIZE A CONSTRUCTION SITE.

PERMANENT SEEDING IS DESIGNED TO CONTROL EROSION FOR AN INDEFINITE PERIOD AFTER LAND DISTURBING ACTIVITIES HAVE CEASED ON THE SITE.

NURSE CROP IS THE APPLICATION OF TEMPORARY SEED (ANNUAL) WITH PERMANENT SEEDING TO ESTABLISH QUICK GROUND COVER.

MULCHING IS DESIGNED TO COVER SOIL TO ABSORB THE EROSION IMPACT OF RAINFALL AND REDUCE THE FLOW VELOCITY OF RUNOFF.

APPLICATION RATES:

TEMPORARY SEEDING:
FALL (AUG-OCT) - WINTER WHEAT @ 131 LBS/ACRE
SPRING/SUMMER (MAY-AUG) - ANNUAL OATS @ 131 LBS/ACRE

PERMANENT SEEDING:
WSDOT NO. 40 @ 100 LBS/ACRE

NURSE CROP:
FALL (AUG-OCT) - WINTER WHEAT @ 60 LBS/ACRE
SPRING/SUMMER (MAY-AUG) - ANNUAL OATS @ 60 LBS/ACRE

MULCHING, (DISK ANCHORED)
2 TONS/ACRE RESULTING IN A THICKNESS OF 1 TO 1 1/2 INCHES

LEGEND

- SEEDING AREA (ALL DISTURBED AREA WILL BE SEEDED)
- EROSION MAT, SEE DETAIL
- VEHICLE TRACKING PAD, SEE DETAIL
- SILT FENCE
- INLET PROTECTION, SEE DETAIL
- SEDIMENT LOG

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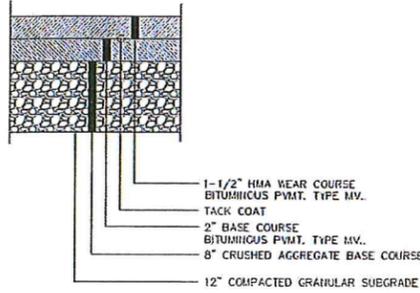
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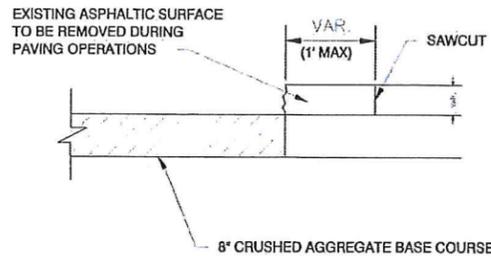
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PROJECT NAME AND LOCATION:
PIER 800
HUDSON OFFICE BUILDINGS
 811 FIRST STREET
 HUDSON, WI
 SHEET TITLE:
EROSION CONTROL

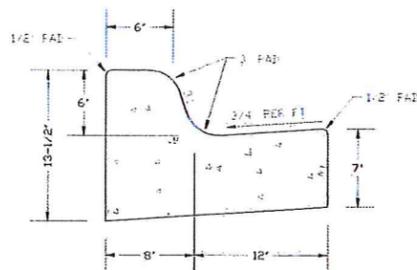
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SHEET:	C2.3



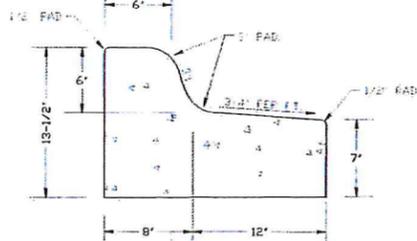
PAVEMENT SECTION



SAWCUT DETAIL
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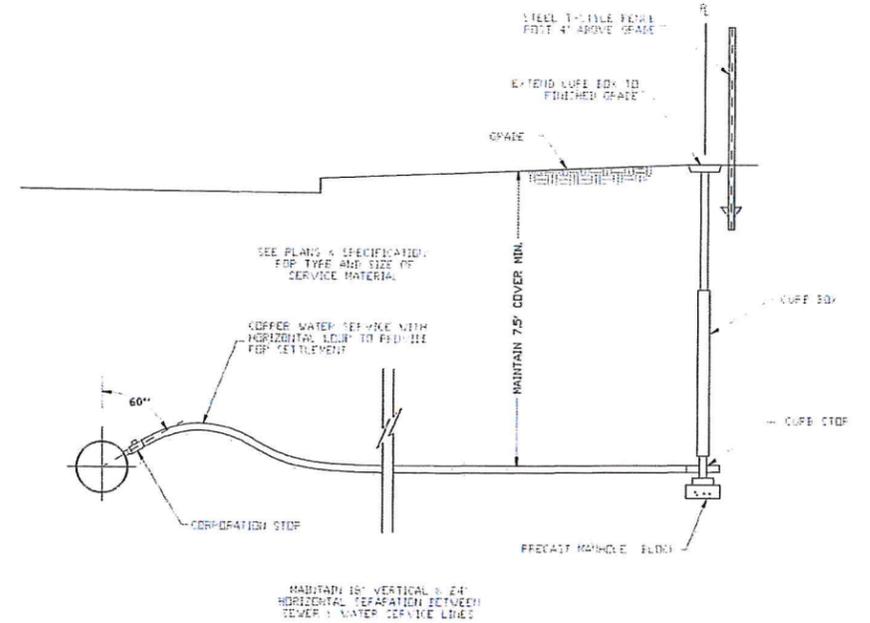
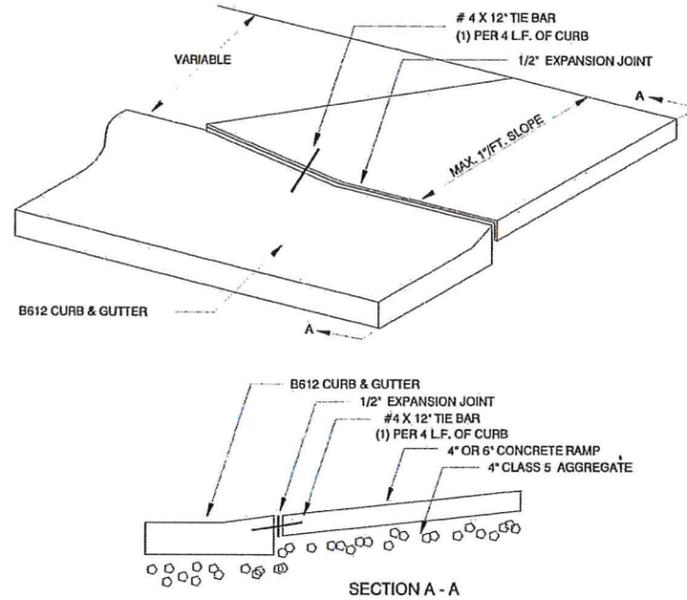


B612 CONCRETE C&G
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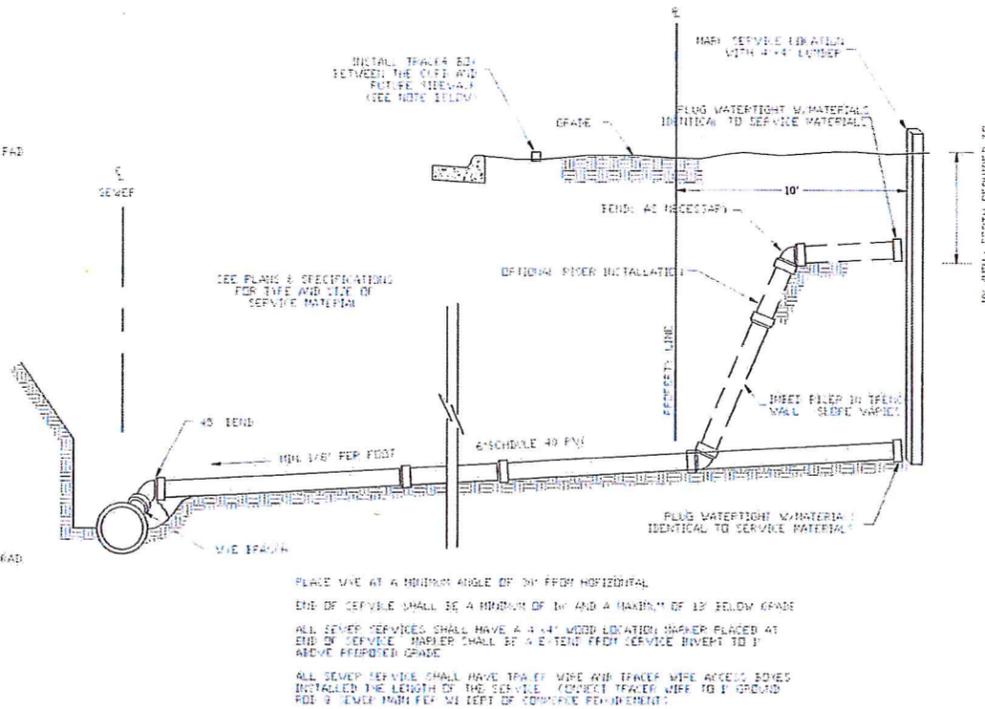


TIP OUT C&G
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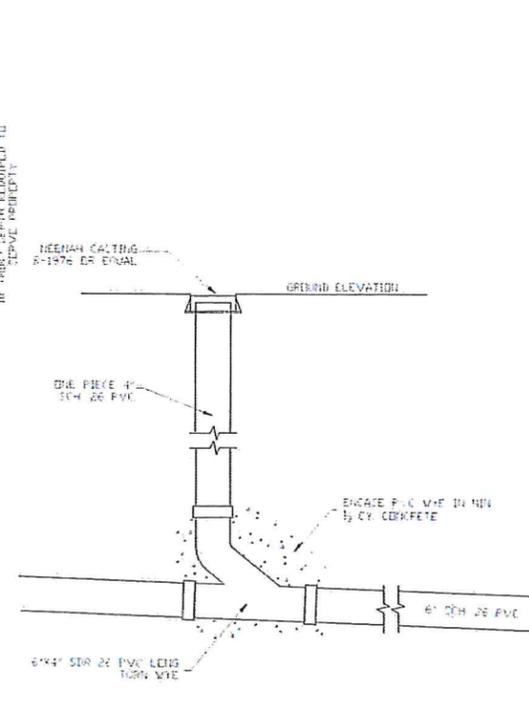
PEDESTRIAN RAMP
(DETECTABLE WARNINGS IN ACCORDANCE WITH WISDOT STANDARD)



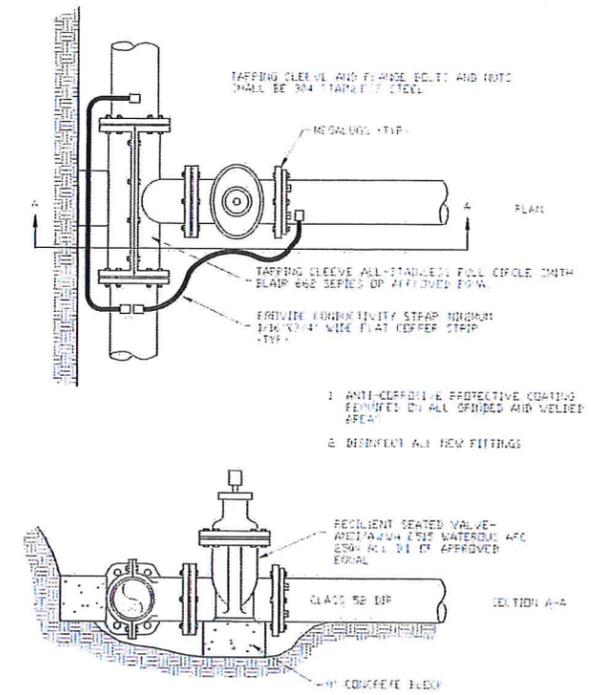
WATER SERVICE CONNECTION
NOT TO SCALE



SANITARY SEWER CLEANOUT
NOT TO SCALE



SANITARY SEWER CLEANOUT
NOT TO SCALE



WET TAP CONNECTION
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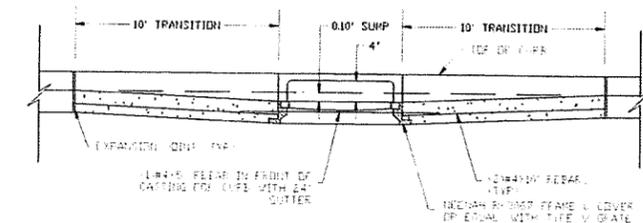
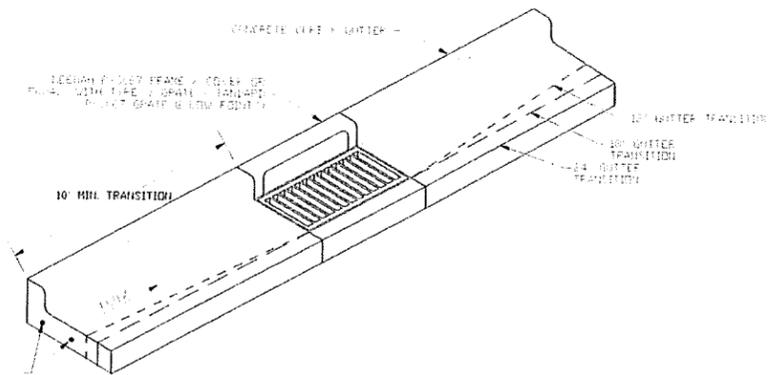
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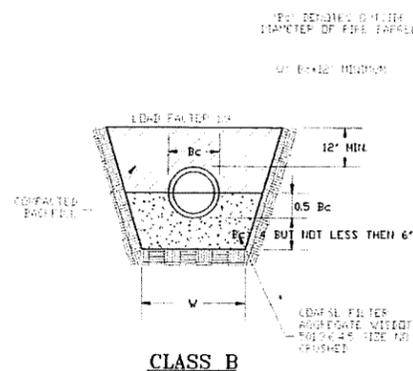
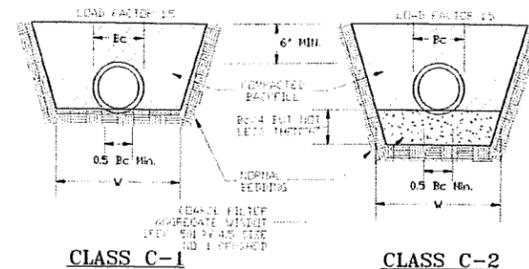
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CATCH BASIN INSTALLATION
NOT TO SCALE

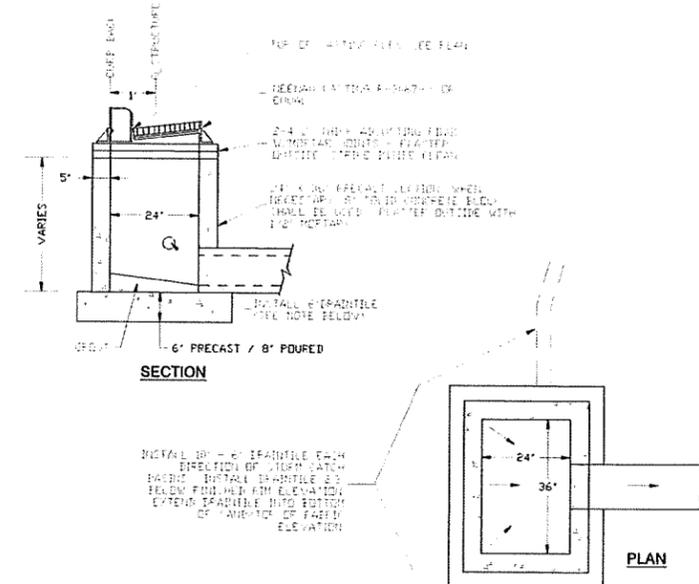
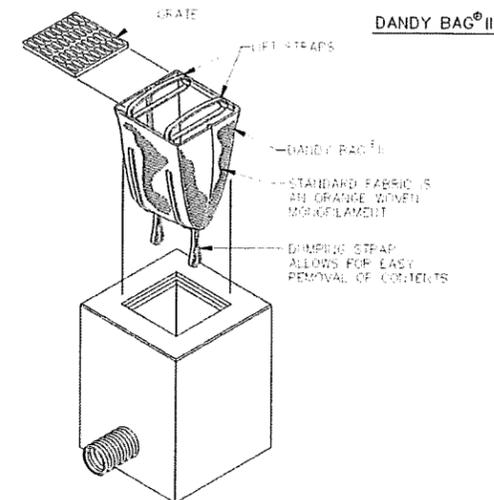


BEDDING METHODS FOR RCP, VCP & DIP
NOT TO SCALE

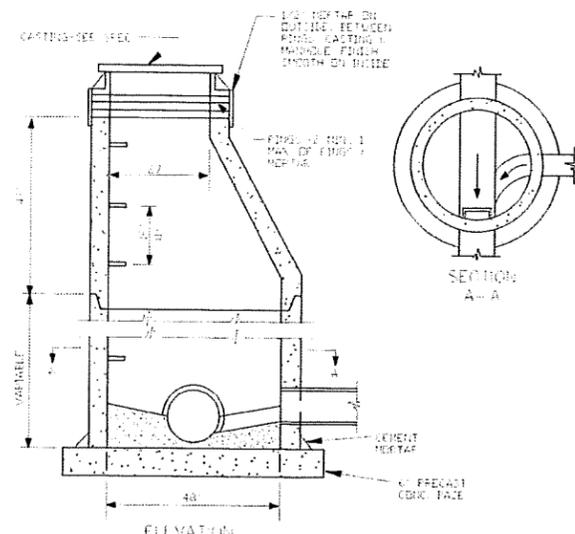
CATCH BASIN PROTECTION
NOT TO SCALE

Installation: Remove the grate from catch basin. Using a final 30 absorbent, place absorbent along the curb. Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Bag® II. Move the grate to curb & the top straps and secure the inner straps. Holding the lifting straps, insert the grate into the bed.

Maintenance: Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event and at regular intervals, lift into the Dandy Bag® II. If the catchment area is more than 1/2 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the bed using the lifting straps and remove the grate. If using options of absorbent, replace absorbent after each installation.



2'x3' CATCH BASIN (CB)
NOT TO SCALE



NO WOOD SHALL BE USED FOR ADJUSTING CASTING. CEMENT MORTAR ONLY SHALL BE USED TO ADJUST CASTING. COVER ALL REEF (REINFORCEMENT) WITH 1\"/>

STORM SEWER MANHOLE
(PIPES 27\"/>

(NOT TO SCALE)

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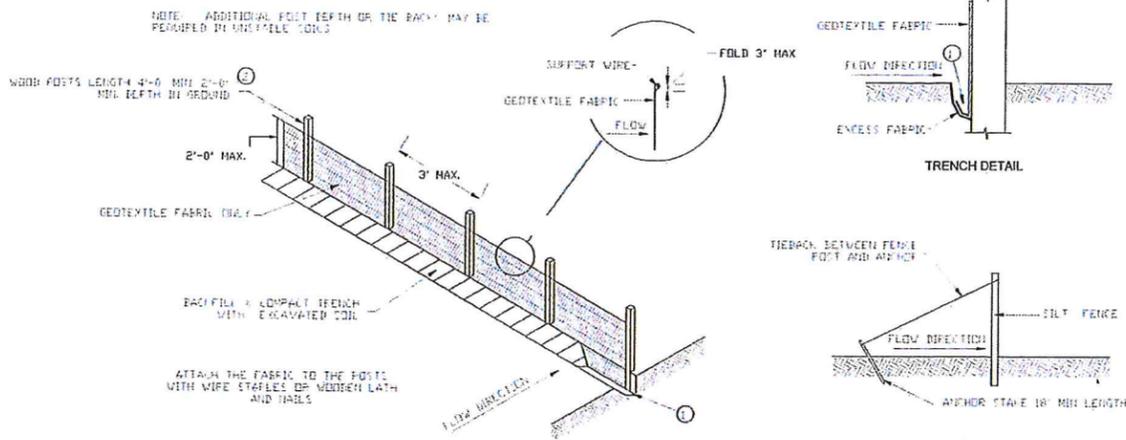
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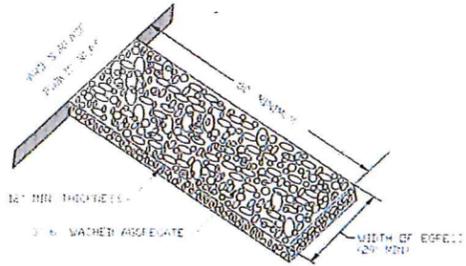
SILT FENCE NOTES:

- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT THE TRENCH. EACH END AND CORNER SHOULD BE REINFORCED WITH EXCAVATED SOIL.
- ② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" X 1 1/2" OF DIA. OF MINIMUM LENGTH.
- ③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL OF FABRIC BY CUTTING LENGTHS TO WOOD POSTS. IF A JOINT IS NECESSARY, JOINT THE ROLL BY OVERLAPPING THE END PORTS AND TIGHTEN AT LEAST 100' PER ROLL.

NOTE: ADDITIONAL FOLD DEPTH ON THE BACK MAY BE REQUIRED BY INSPECTOR/OWNER.



SILT FENCE
NOT TO SCALE



NOTES:

FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP AND PREVENT THROUGH ROCK.

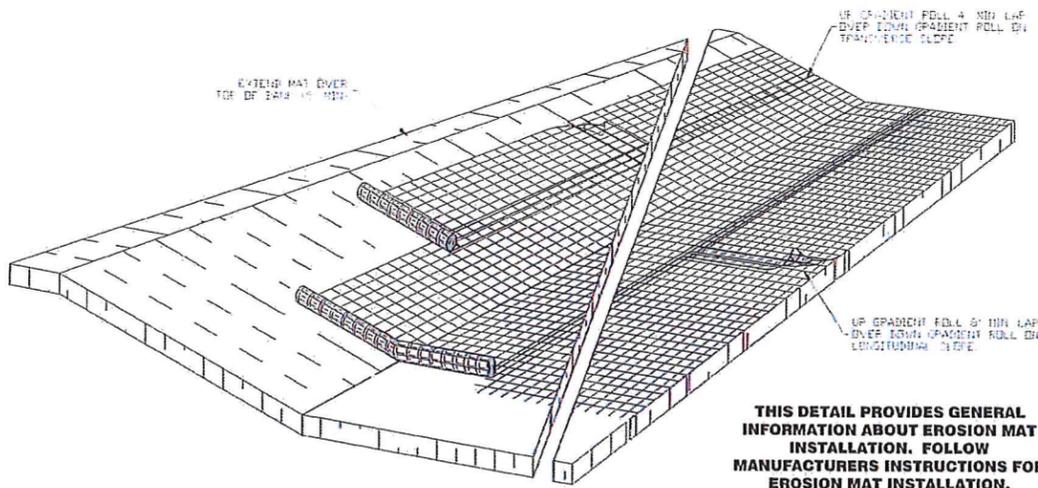
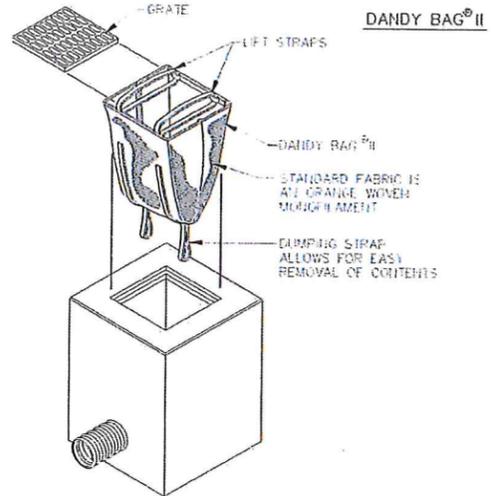
ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PAVED ROADWAYS. REMOVE AND REPLACE APPROPRIATE WHEN WEEDS BECOME FILLED WITH SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED TO THAT TRAFFIC AREA DOES NOT FUNCTION.

ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

CATCH BASIN PROTECTION
NOT TO SCALE

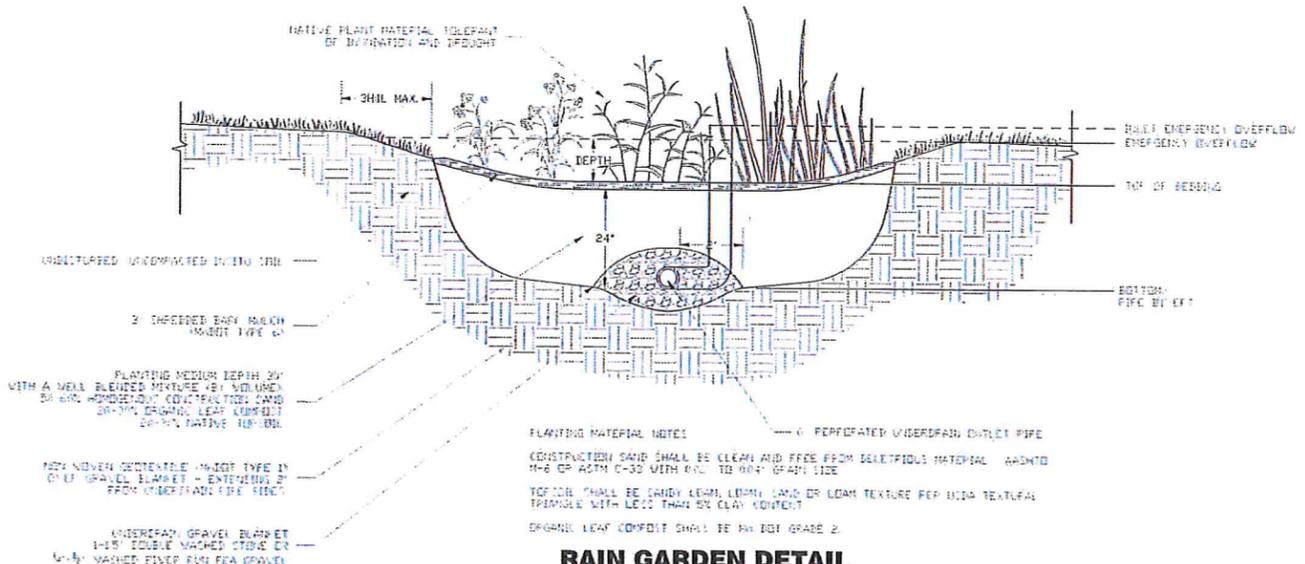
Installation: Remove the grate from catch basin. If using optional oil absorbent, place absorbent pillow in unit. Secure the grate on end. Move the top lifting straps out of the way, and place the grate into the Dandy Bag® II so that the grate is below the top straps and above the lower straps. Holding the lifting devices, insert the grate into the inlet.

Maintenance: Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event and at regular intervals, fold into the Dandy Bag® II. If the catchment area is more than 1/3 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional oil absorbent, replace absorbent when near saturation.



EROSION CONTROL MAT
NOT TO SCALE

THIS DETAIL PROVIDES GENERAL INFORMATION ABOUT EROSION MAT INSTALLATION. FOLLOW MANUFACTURERS INSTRUCTIONS FOR EROSION MAT INSTALLATION.



RAIN GARDEN DETAIL
NOT TO SCALE

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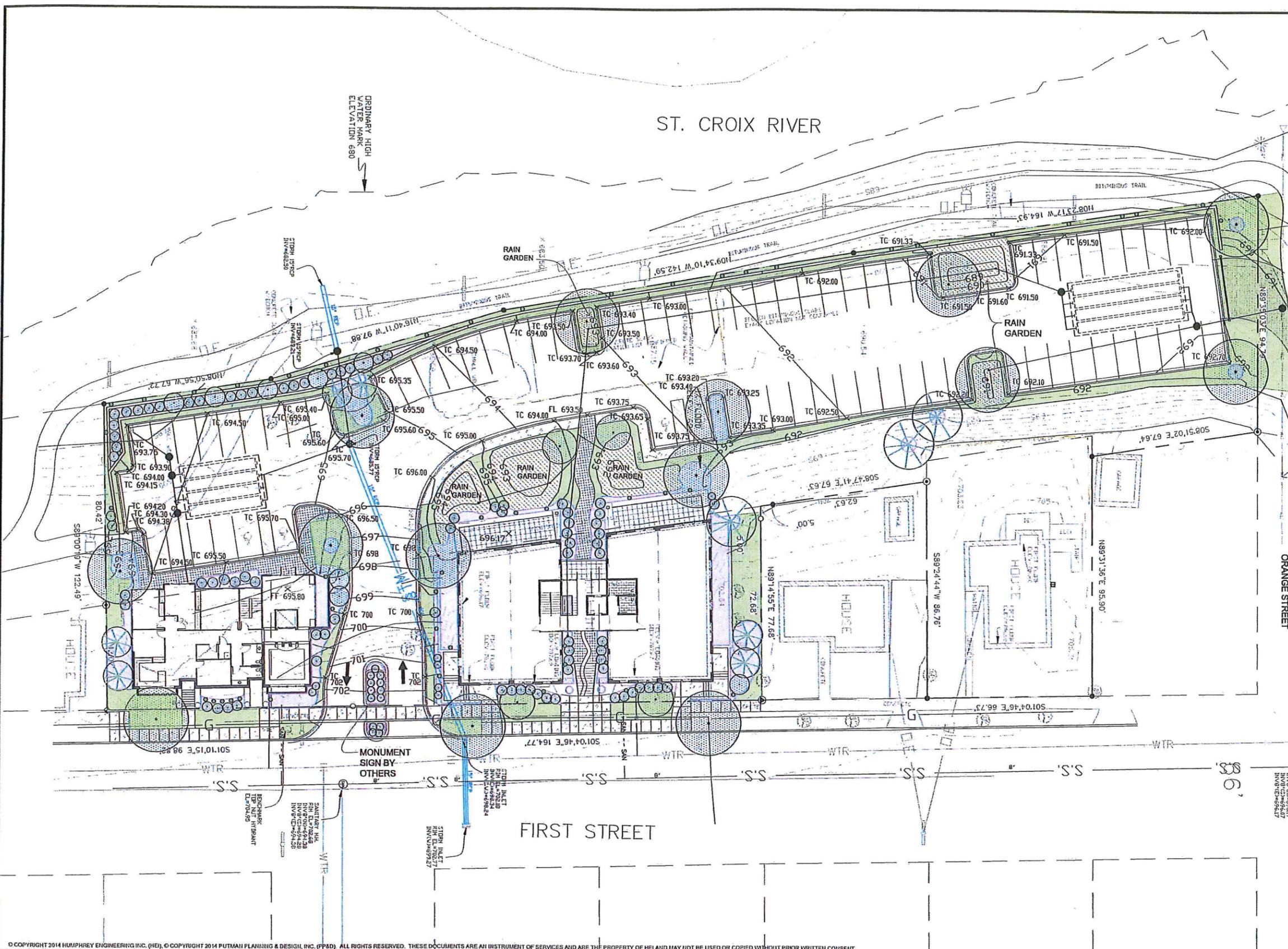
ADDRESS
900 Crest View Drive, Suite 220
Hudson, WI 54016

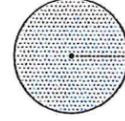
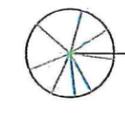
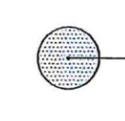
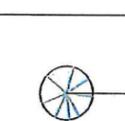
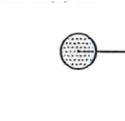
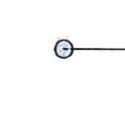
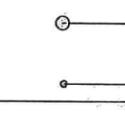
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No.	Date	Description
001	03.19.14	Released for Review

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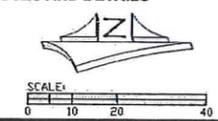
PROJECT NAME AND LOCATION:
PIER 800
HUDSON OFFICE BUILDINGS
811 FIRST STREET
HUDSON, WI
SHEET TITLE:
DETAILS

PROJECT NO.: 549-001
DRAWN BY: RM
CHECKED BY: RH
DATE: 3-19-2014
SHEET: C3.3



PLANTING KEY	QTY.
 DECIDUOUS OVERSTORY TREE Eg. Maple, Linden, European Mountain Ash, Oak, River Birch, & Willow	15
 CONIFEROUS OVERSTORY TREE Eg. Black Hill Spruce, White Pine, Scotch Pine, Colorado Green & Blue Spruce	3
 DECIDUOUS UNDERSTORY TREE Eg. Japanese Tree Lilac, Amur Maple, Quaking Aspen, Poplar, Pagoda Dogwood, Crab & Yellow Birch	4
 CONIFEROUS UNDERSTORY TREE Eg. Arborvitae, Red Cedar	6
 DECIDUOUS LARGE SHRUB Eg. Lilac, Viburnum, Dogwood, Cotoneaster, Euonymus, & Barberry, Decorative Grasses	8
 DECIDUOUS & CONIFEROUS MEDIUM SHRUB Eg. Alpine Currant, Golden Mock Orange, Snowmound Spirea, Decorative Grasses	82
 DECIDUOUS & CONIFEROUS SMALL SHRUB Eg. Goldmound Spirea, Decorative Grasses Boston Ivy, Engleman Ivy	24 54
 ROCK GROUND COVER / PLANTING BED ANNUALS OR PERENNIALS IN 4" ROCK MULCH, OVER FILTER FABRIC, BY OWNER CHOICE	
 TURF Sod over 4" Top Soil: Kentucky Blue Grass & Fescue Mix	
 RAIN GARDEN See detail Sheet C3.3 for cross section & plant species.	

SEE SHEET L1.2 FOR PLANTING NOTES AND DETAILS



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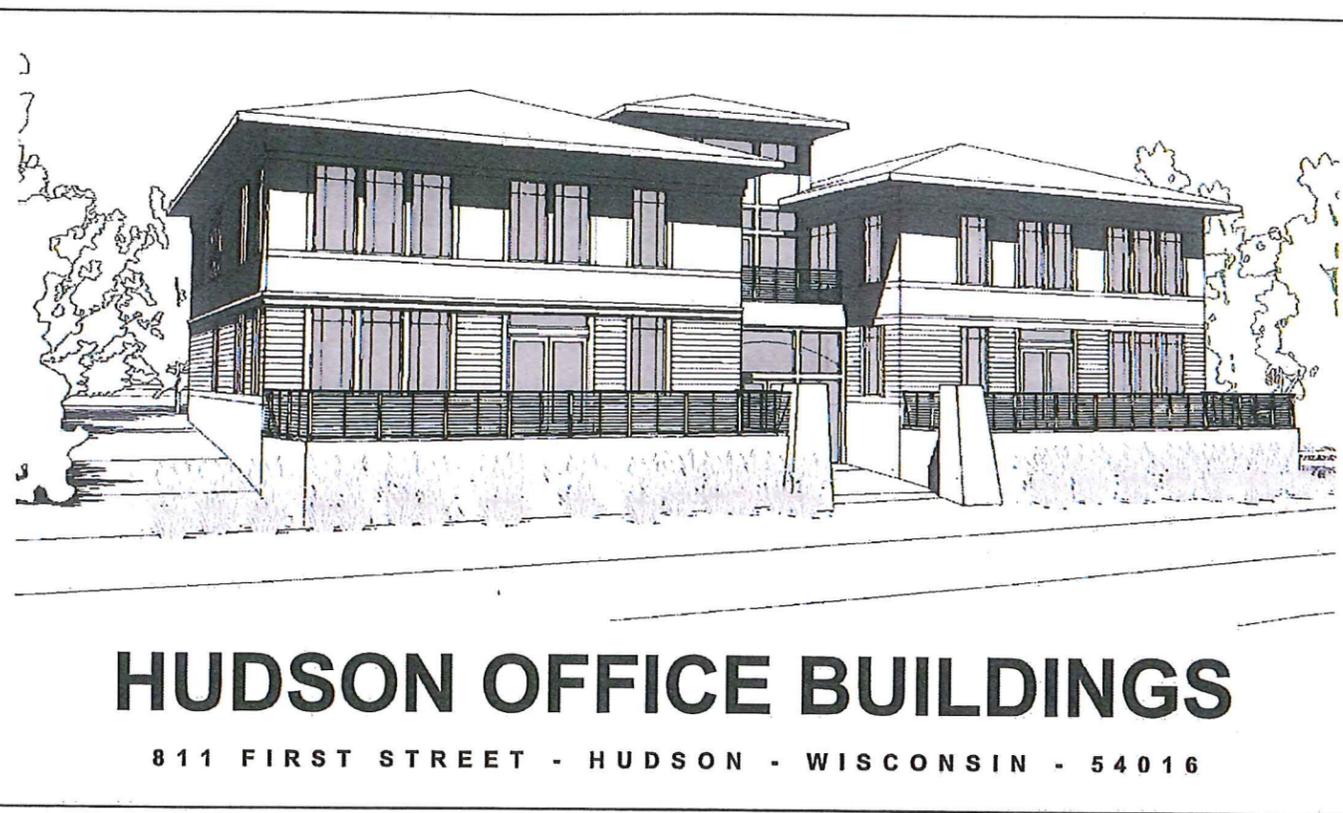
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	001	03.19.14	Released for Review

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PROJECT NAME AND LOCATION:
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HUDSON OFFICE BUILDINGS
 811 FIRST STREET
 HUDSON, WI
 SHEET TITLE:
LANDSCAPE PLAN

PROJECT NO:	549-001
DRAWN BY:	RM
CHECKED BY:	MP
DATE:	3-19-2014
SHEET:	L1.1



SHEET INDEX

ARCHITECTURAL	
T1	TITLE SHEET
A1.0	NORTH BUILDING - LOWER LEVEL PLAN
A1.1	NORTH BUILDING - UPPER LEVEL PLAN
A1.2	SOUTH BUILDING - LOWER LEVEL PLAN
A1.3	SOUTH BUILDING - UPPER LEVEL PLAN
A2.0	NORTH BUILDING ELEVATION & SECTION
A2.1	SOUTH BUILDING ELEVATION & SECTION
	MODEL IMAGES

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MATERIAL HATCHES (SECTION CUTS)

EARTH/COMPACTED FILL	CONCRETE MASONRY UNITS
POURED CONCRETE	MASONRY VENEER
STONE	STEEL
ROUGH WOOD	PLYWOOD (LARGE SCALE)
FINISH WOOD (LARGE SCALE)	BATT INSULATION
RIGID INSULATION	BLOWN INSULATION
CEILING TILE (LARGE SCALE)	GYPSON BOARD (LARGE SCALE)
GRANULAR FILL	POURED CONCRETE (PLAN)
GYPSON BOARD CEILING (PLAN)	

GRAPHIC SYMBOLS

GRID	FIRE EXTINGUISHER CABINET
SECTION	TACK BOARD
EXTERIOR ELEVATION	MARKER BOARD
DETAIL	PROJECTION SCREEN
INTERIOR ELEVATION	MIRROR
ELEVATION MARKER	SOIL BORING
SITE GRADE ELEVATIONS	LINE TYPES

IDENTIFIERS

DOOR	ROOM NAME AND NUMBER
WINDOW AND BORROWED LITE	WALL TYPE
PLANTINGS	CONSTRUCTION NOTE
DEMOLITION NOTE	FIXTURE MOUNTING HEIGHT SCHEDULE ELEV. MARK

TITLE BLOCK AND SHEET INFORMATION

TITLE MARK	NORTH ARROW

WALL KEY

	EXISTING WALL
	NEW WALL
	REMOVED WALL
	1-HOUR FIRE BARRIER WALL
	2-HOUR FIRE BARRIER WALL
	1-HOUR FIRE PARTITION WALL

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DATE	ISSUE	NOTES
05/14	DEVELOPMENT PLAN BASIS/10	-

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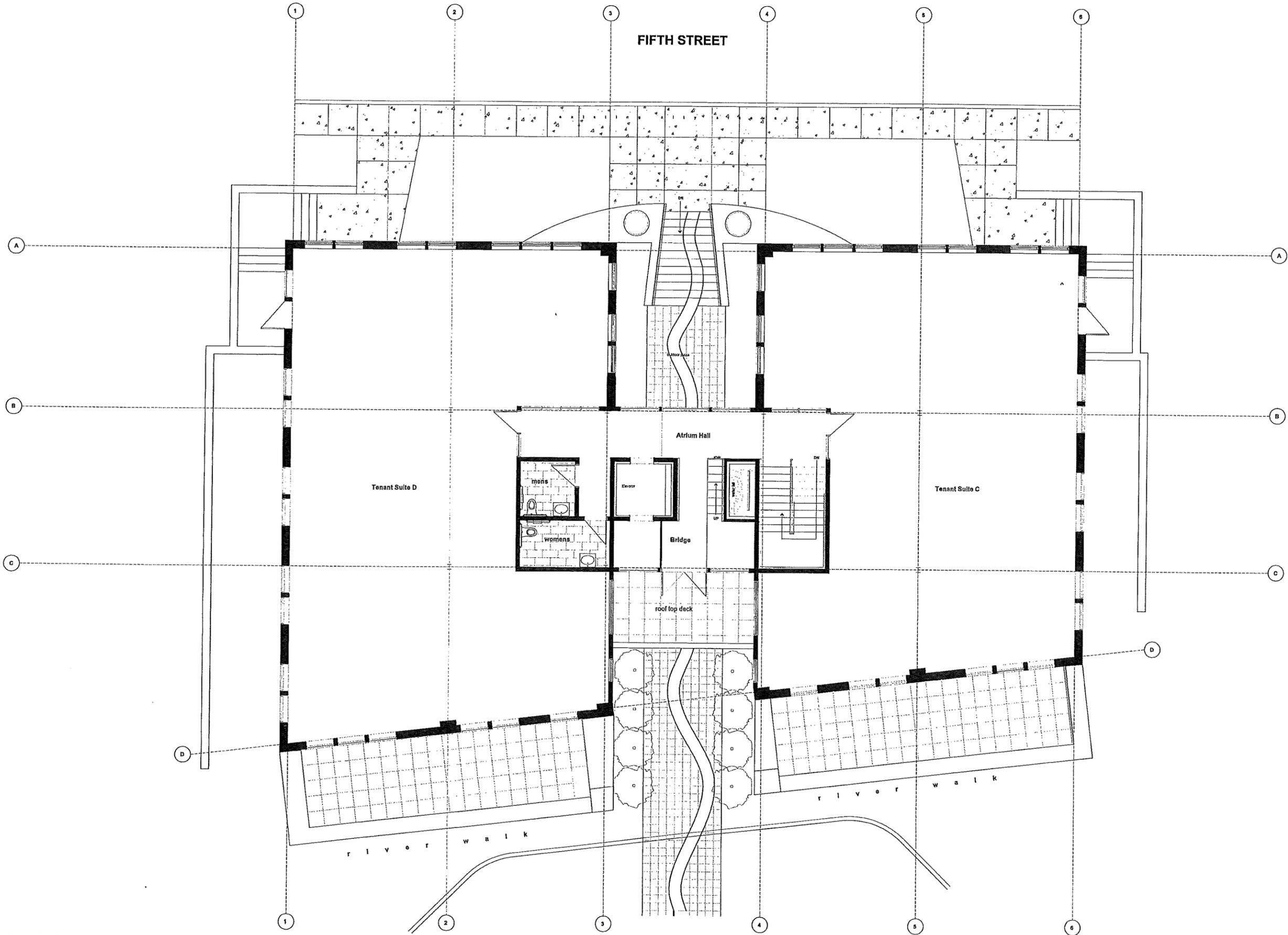
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Checked by: MGH

SHEET INFORMATION:
TITLE SHEET:
T1

FIFTH STREET



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PHONE: (763) 858-0810

DATE	ISSUE	NOTES
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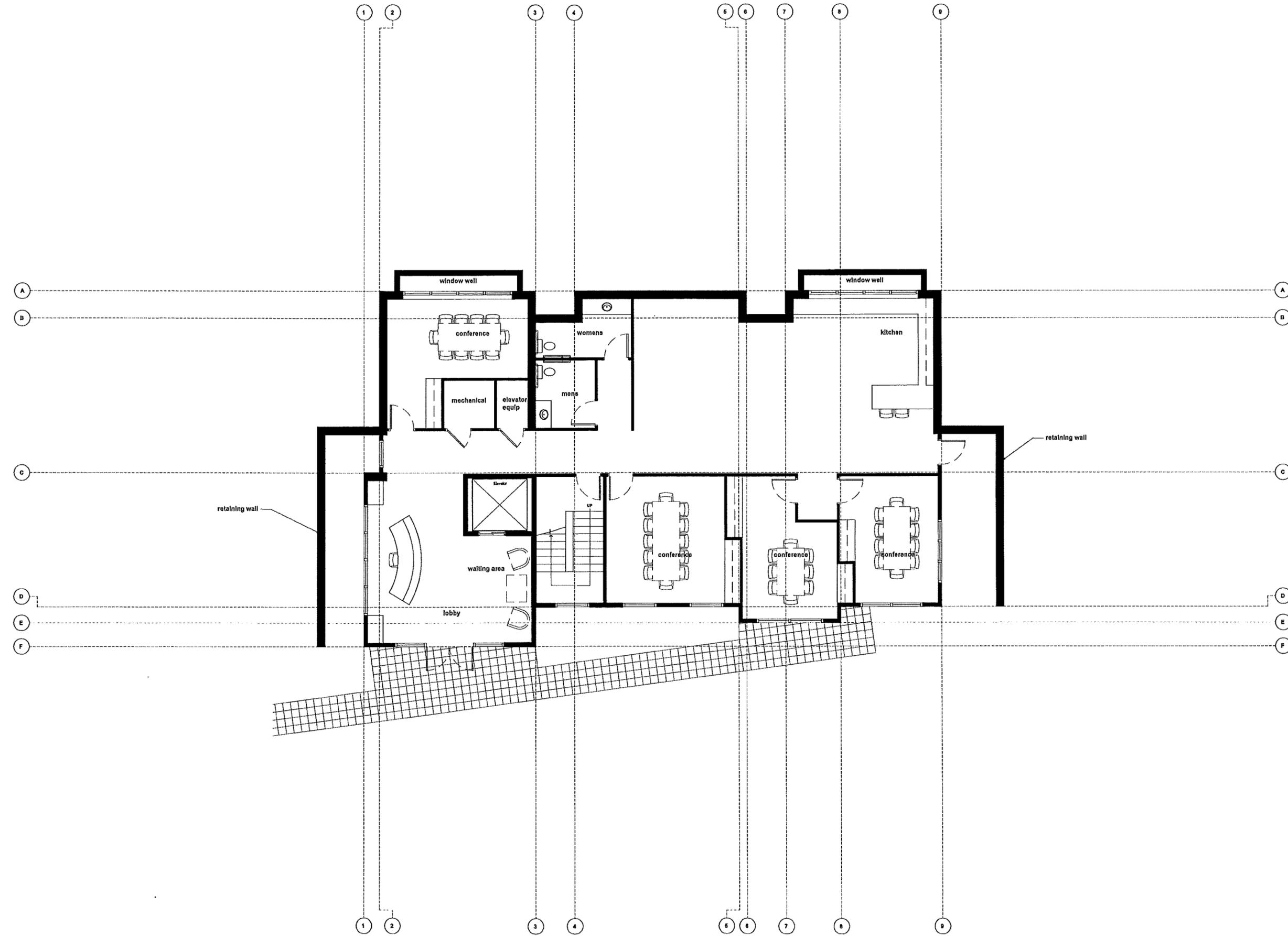
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Project no: 13-020
Date: 03-17-14
Drawn by: MH
Checked by: MH

SHEET INFORMATION:
NORTH BUILDING UPPER FLOOR PLAN

A1.1

1 NORTH BUILDING UPPER FLOOR PLAN
3/16"=1'-0"



1 SOUTH BUILDING LOWER FLOOR PLAN
3/16"=1'-0"

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DATE	ISSUE	NOTES
03/14/14	DEVELOPMENT PLAN SUBMITTAL	-

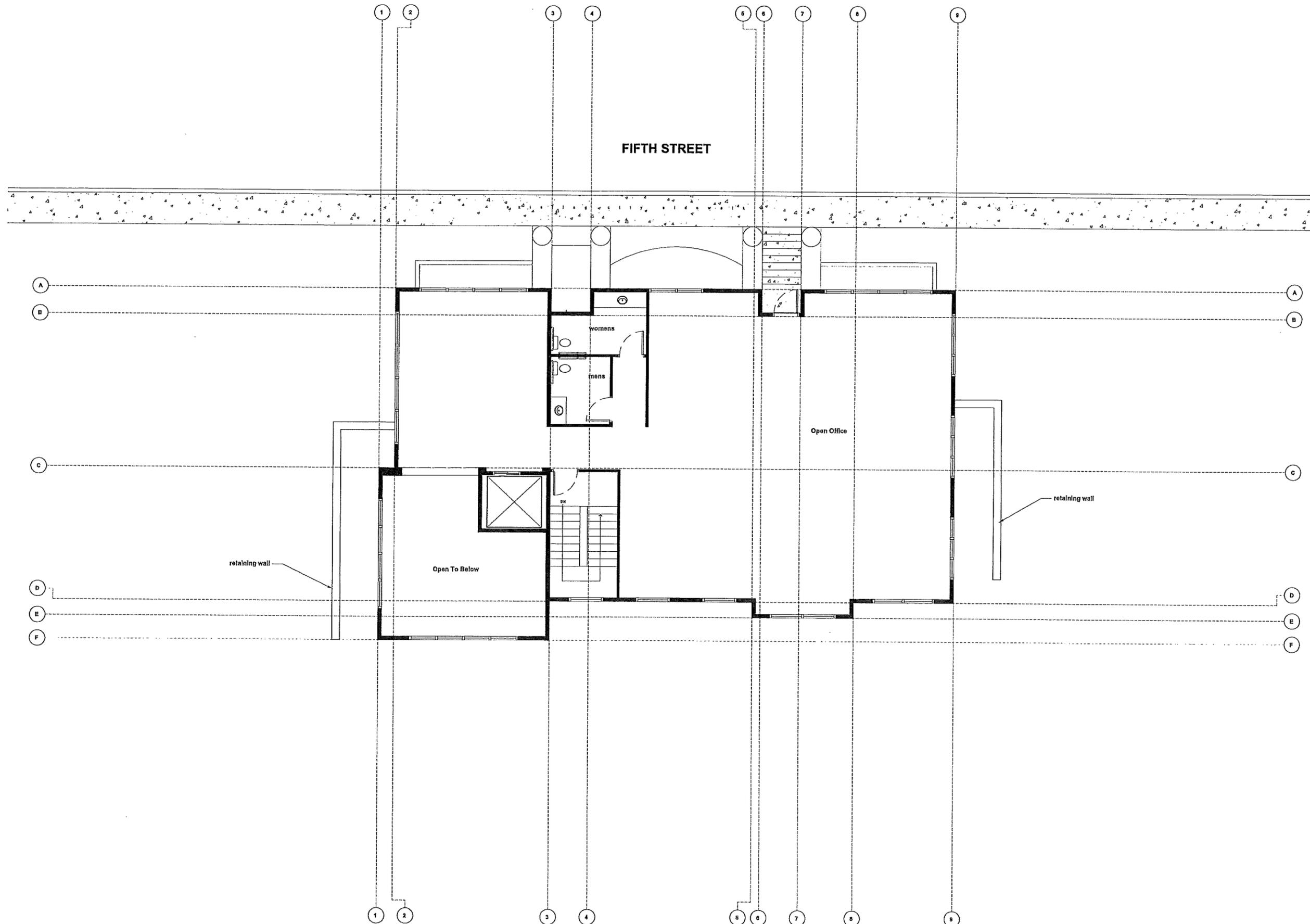
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project no: 13-023
date: 03-17-14
drawn by: MK
checked by: MCH

SHEET INFORMATION:
SOUTH BUILDING LOWER FLOOR PLAN
A1.2



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project no: 13-020
 date: 03-17-14
 drawn by: MK
 checked by: MGH

SHEET INFORMATION:
 SOUTH BUILDING UPPER FLOOR PLAN

A1.3

1 SOUTH BUILDING UPPER FLOOR PLAN
 3/16"=1'-0"



1 NORTH BUILDING - NORTH ELEVATION
3/16"=1'-0"



2 NORTH BUILDING SECTION - LOOKING NORTH
3/16"=1'-0"

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PHONE: (715) 808-0619

DATE	ISSUE	NOTES
03/14	DEVELOPMENT PLAN SUBMITTAL	-

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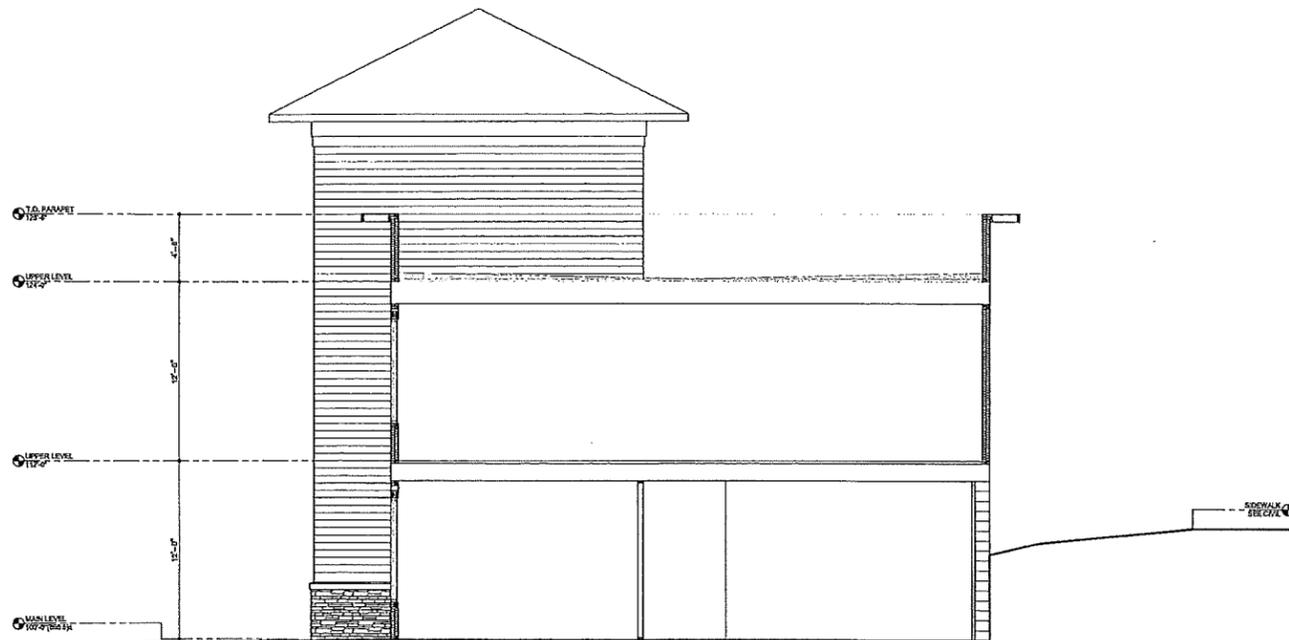
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PROJECT NO: 13-020
DATE: 03-17-14
DRAWN BY: MC
CHECKED BY: MH

SHEET INFORMATION:
NORTH BUILDING ELEVATION & SECTION
A2.0



1 SOUTH BUILDING - NORTH ELEVATION
3/16"=1'-0"



2 NORTH BUILDING SECTION - LOOKING NORTH
3/16"=1'-0"

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DATE	ISSUE	NOTES
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REGISTERED ARCHITECT: MICHAEL HOEFLER
REGISTRATION NO.: 24210

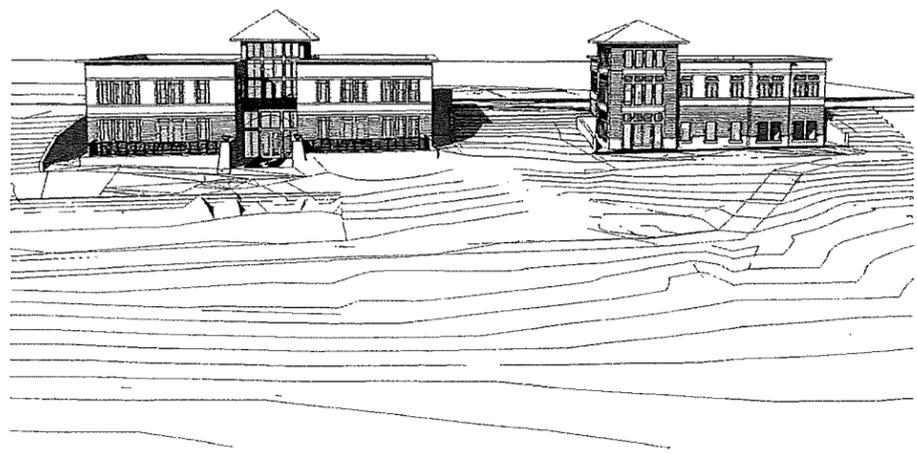
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DATE: 03-17-14
DRAWN BY: MH
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SHEET INFORMATION:
SOUTH BUILDING ELEVATION & SECTION

A2.1



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DATE	ISSUE	NOTES
8/1/14	DEVELOPMENT PLAN SUBMITTAL	-

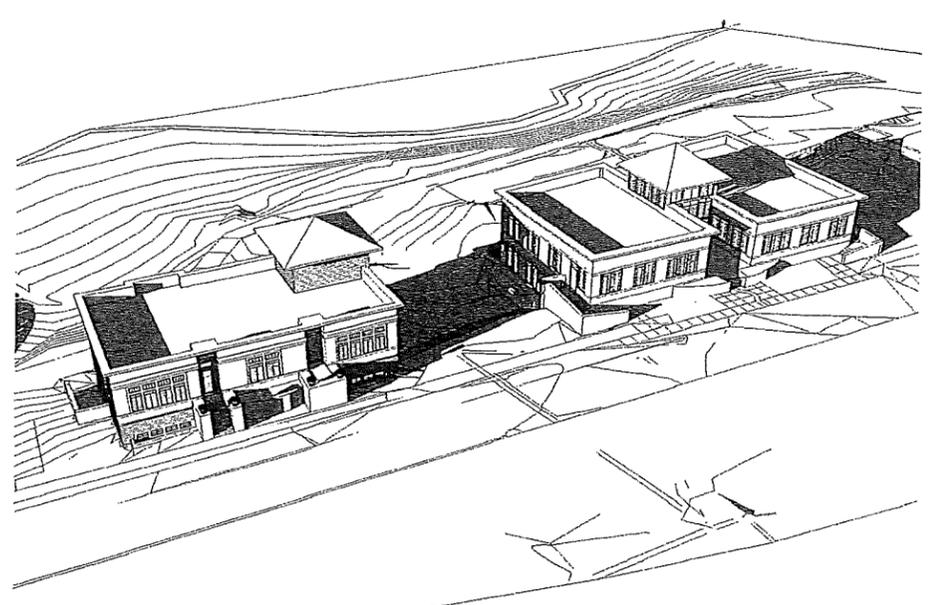
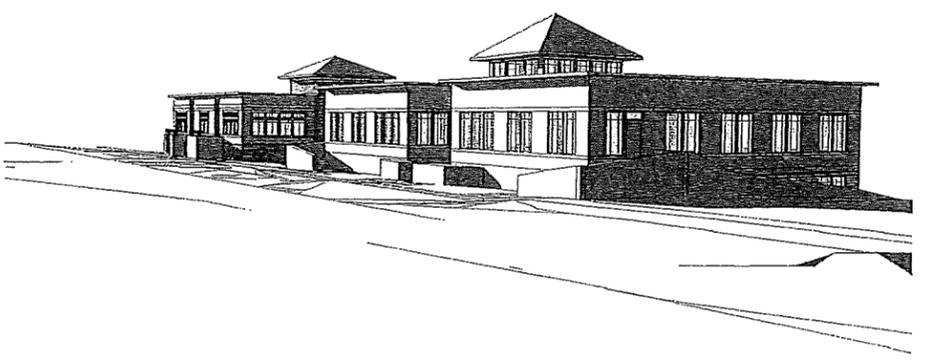
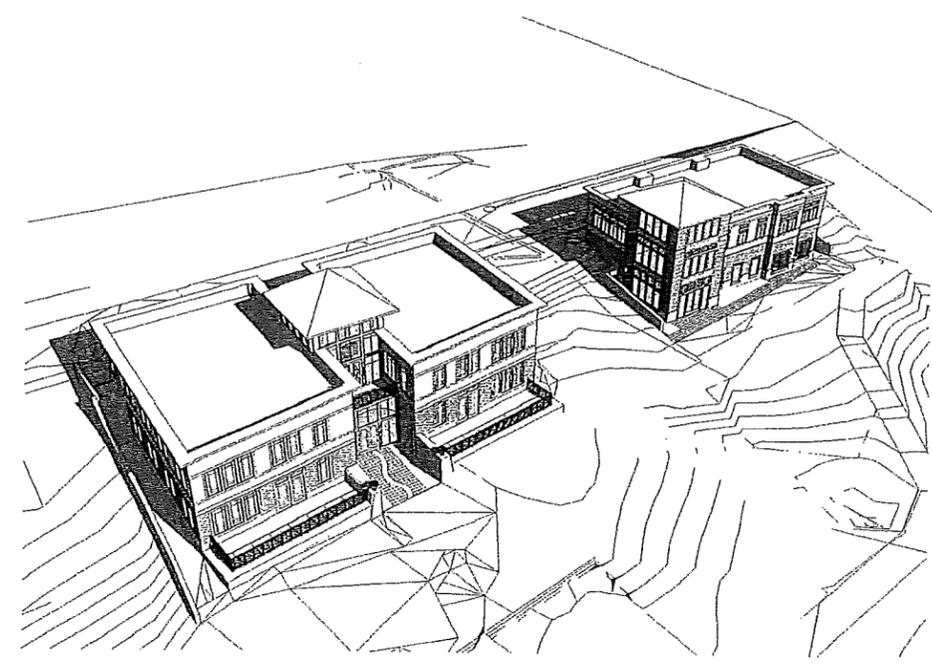
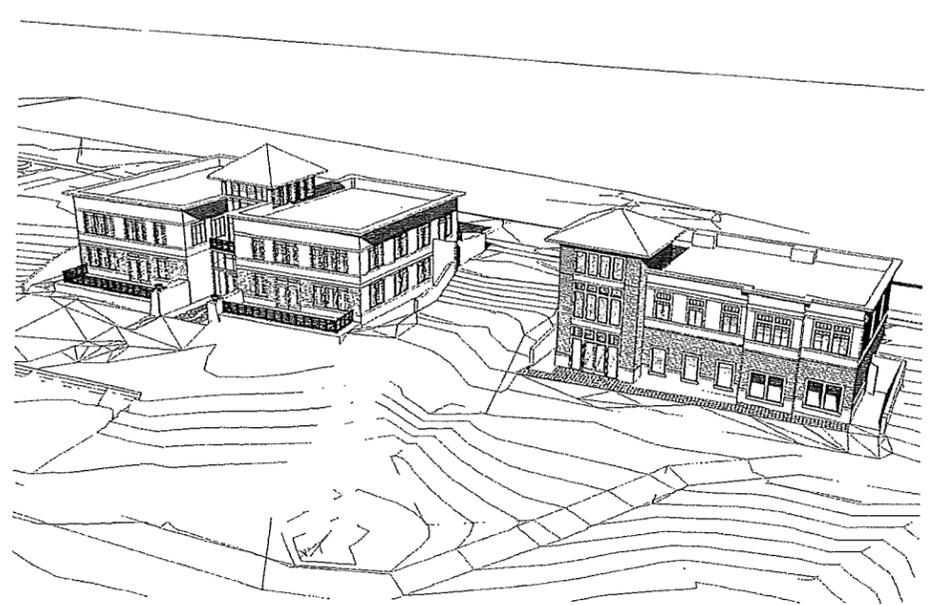
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REGISTRATION NO.: 24210

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PROJECT NO: 13-020
DATE: 03-17-14
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CLIENT:
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PHONE: (763) 608-0810

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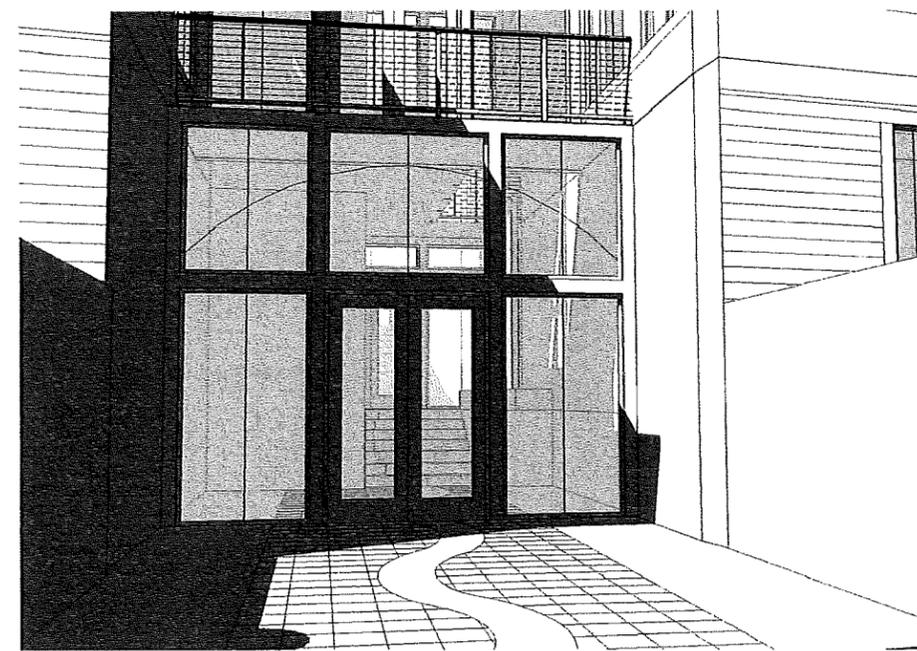
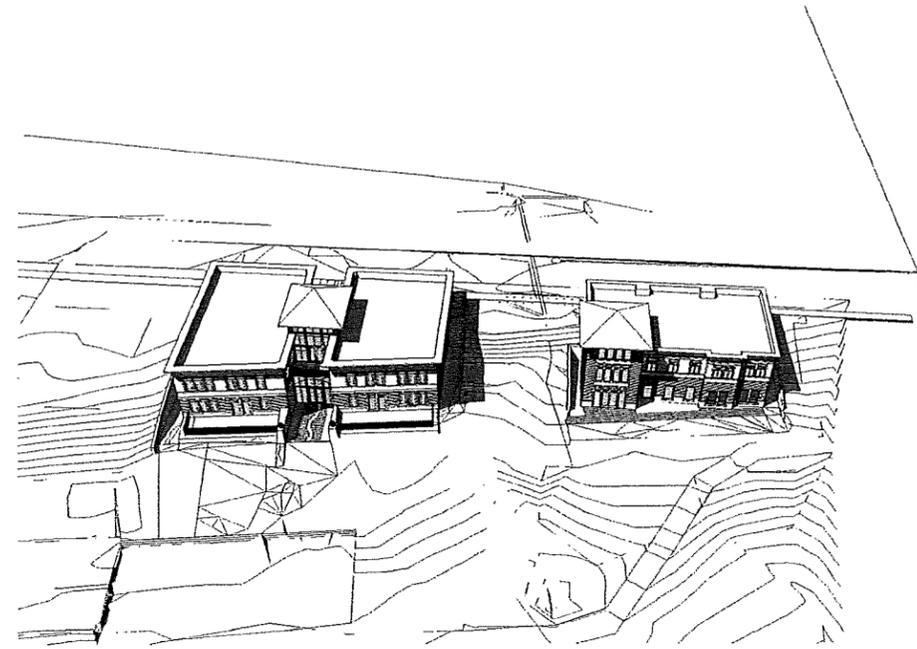
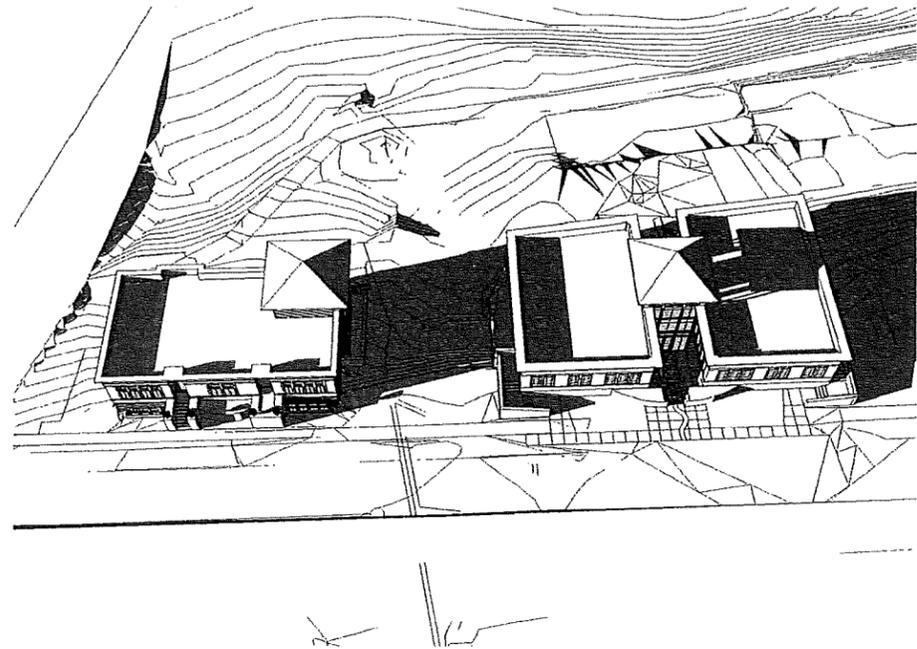
project no: 13-020

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DATE	ISSUE	NOTES
03/14	DEVELOPMENT PLAN SUBMITTAL	-

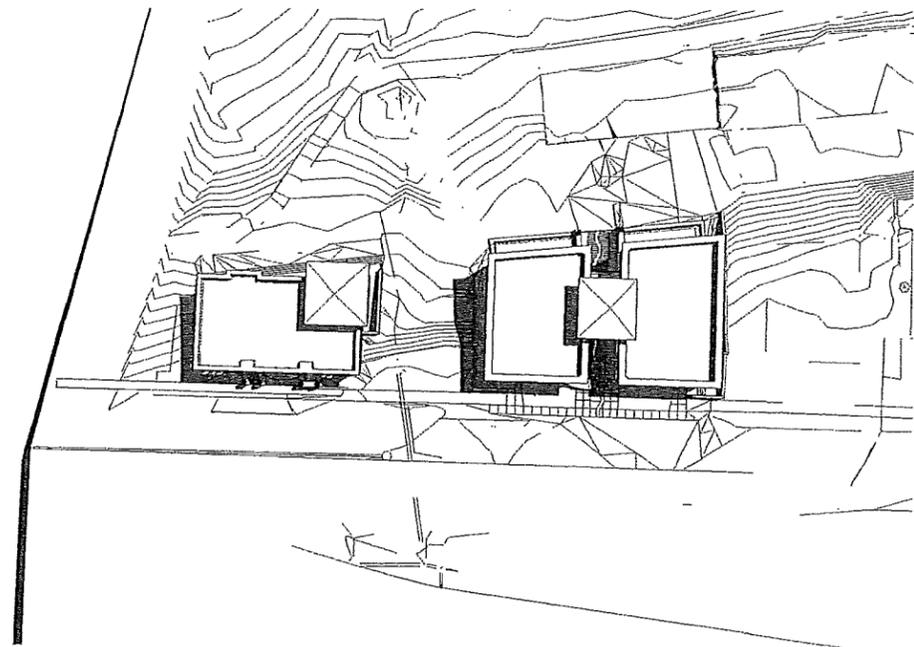
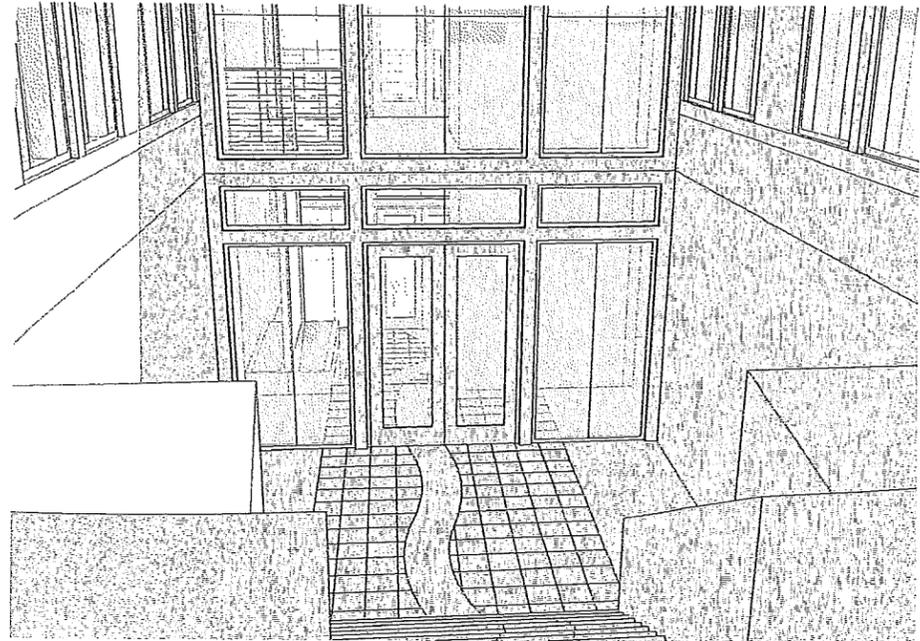
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REGISTRATION NO: 24210

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DATE	ISSUE	NOTE
03/14	DEVELOPMENT PLAN REVISION	-

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