

CITY OF HUDSON  
PLAN COMMISSION  
THURSDAY, MAY 26, 2016  
CITY HALL COUNCIL CHAMBERS  
505 THIRD STREET  
7:00 P.M.

1. Call To Order
2. Discussion And Possible Action On  
May 5, 2016 meeting minutes  
  
Documents: [PC MINUTES 5-5-16 \(DRAFT\).PDF](#)
3. Public Hearing And Discussion And Possible Action On  
a request by Oevering Homes, LLC to amend the Heritage Greens planned residential development conditional use permit to change areas designated for Limited Residential & Commercial to one- & two-family residences, Outlots 4 & 6 plat of Heritage Market - Oevering Homes, LLC  
  
Documents: [PC 3 5-26-16 \(2\).PDF](#)
4. Discussion And Possible Action On  
requests for rezoning 916 12th St and 1000 12th St from R-1, One-Family Residential District to PUB, Public or Quasi-Public District and amend 2009 city of Hudson comprehensive plan from Single & Two Family Residential to Institutional - Jon/Breann Cook & William/Sally Friedlander  
  
Documents: [PC 4 5-26-16.PDF](#)
5. Discussion And Possible Action On  
certified survey map (CSM), two commercial lots (181 & 201 Carmichael Road), west of Carmichael Road - Hanson Bros XII  
  
Documents: [PC 5 5-26-16.PDF](#)
6. Discussion And Possible Action On  
final development plans, Holiday Inn Express & Suites, 100 unit hotel, 181 Carmichael Road & banquet/hospitality center, 201 Carmichael Road (former golf course clubhouse), west of Carmichael Road - LHR Hospitality/Doug Rohde
7. Other Business For Information Purposes Only Or For Upcoming Agenda

Dennis D. Darnold  
Secretary

Posted in lobbies & website - 5/20/16; emailed to *Star-Observer* - 5/20/16

Notice is hereby given that a majority of the City Council may be present at the aforementioned meeting of the Plan Commission 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.

**Plan Commission**  
**May 5, 2016**

**DRAFT – 5-8-16**

**Members present:** O'Connor, Morrissette, Yoerg, Potter, Rhoades, Casanova and TeWinkel

**Others present:** Jennifer Nilssen, Ty Dodge, Brian Elwood, Tim Mauseth, Denny Darnold and others

The meeting was called to order by Chairman O'Connor at 7:00 p.m.

O'Connor announced that agenda item #7 has been removed from the agenda and would not be discussed or acted on this evening.

Moved by Yoerg, seconded by Casanova to approve the March 31, 2016 meeting minutes. **Motion carried.**

**Certified survey map (CSM), two commercial lots, Exchange Drive (extraterritorial subdivision review) – Tim Knops.** Darnold explained that the proposed subdivision is at 745 Exchange Drive located on the north side of I-94 and east of USH 12 in the commercial / industrial area. This subdivision of land proposes splitting a lot where an existing development with two buildings that may be separated onto two lots. Darnold recommended approval of the proposed certified survey maps. A motion was made by Casanova, seconded by Rhoades to approve the two lot certified survey map (CSM) located in the town of Hudson as proposed by Tim Knops. **Motion carried.**

**Continuation of a conditional use permit (CUP) for the use of 426 Oak Street for youth respite activities, supportive home services, mentoring services and small instructional classes – O-I-See Youth / Family Strategies – Jennifer Nilssen.** Darnold commented that this conditional use permit (CUP) was approved by the Common Council about one year ago and that there have been no concerns / complaints expressed in regard to the use of the residence at 426 Oak Street as a youth respite activities, supportive home and mentoring services and small instructional classes. Darnold reviewed the conditions of approval placed on the initial CUP. Darnold also noted that Ms. Jennifer Nilssen was requesting that the maximum number of persons that could be at the facility be increased to 12 with a maximum of eight clients at one time. Nilssen commented that with the summer months and the on-site gardens it would be good to allow up to 12 total. Darnold added that no clients are on-site without supervision.

Darnold recommended approval of the continuation of the CUP for O-I-See Youth/Family Strategies at 426 Oak Street.

A motion was made by Casanova, seconded by Yoerg to recommend continuation of the conditional use permit for youth respite activities, supportive home services, mentoring services and small instructional classes with a maximum of 12 total persons including a maximum of eight (8) clients allowed on site and the permit be re-reviewed in three (3) years / 2019 and with the following conditions to continue:

- Hours of operation are limited to 8:00 a.m. to 8:00 p.m.
- No signage shall be permitted, other than the required address signage.
- No overnight respite care may be conducted until a proposal is approved by the city of Hudson.
- Any required state of Wisconsin license(s) that may be required must be provided to the city of Hudson for inclusion in the permit file.
- The permit is not transferrable without the approval of the city of Hudson.

**Preliminary and final plat, Heritage Greens Tribute Corner, six one-family residential lots, Heritage Greens planned residential development – Creative Homes Construction Investments, LLC.** Darnold explained that there was an amendment to the Heritage Greens planned residential development conditional use permit / master plan to allow four (4) one-family lots in the area where lots 1-4 are now proposed and up to six (6) multiple-family dwelling units where lots 5 and 6 are proposed. This proposal decreases the density from up to ten units to six units. Darnold recommended approval of the preliminary plat and final plat of Heritage Greens Tribute Corner creating six one-family residential lots as proposed by Creative Homes Construction Investments, LLC.

A motion was made by Morrissette, seconded by Potter to approve the preliminary and final plat of Heritage Greens Tribute Corner and to recommend approval to the Common Council of the final plat of Heritage Greens Tribute Corner for six one-family residential lots as proposed by Creative Homes Construction Investments, LLC. **Motion carried.**

**Petition for annexation, 18 acres, southeast quadrant of STH 35 and Hanley Road – Northern States Power.** Darnold commented that the plan commission had previously reviewed a similar petition from Central Bank in 2014 and recommended approval of annexation; but that the sale of the property did not move ahead, and the annexation was withdrawn. Darnold commented that there were four conditions that were recommended in 2014, and he recommended annexation of the 18 acres as petitioned by Northern States Power with the conditions as were recommended in 2014. The property was recently purchased by Northern States Power along with three (3) adjacent acres that are already within the city. Access to this area will be limited to Old Highway 35 on the east side and from the St. Croix Business Park East to the south.

A motion was made by Yoerg, seconded by Casanova to recommend approval of the petition for annexation from Northern States Power for 18 acres at the southeast quadrant of STH 35 and Hanley Road with the following conditions:

- Payment of trunk impact fees for sanitary sewer and water trunk utilities for the 21 total acre area.
- Payment of five (5) years of the town of Troy share of property taxes (estimated to be \$500 per year, or \$2,500 total).
- The property owner will be responsible for required roadway improvements for access to / from Old Highway 35.

**Motion carried.**

**Other business for information only or for upcoming agenda.** Darnold noted that in months with five Mondays the plan commission meeting is moved back one week or 10 days before the next Council meeting. This month the second meeting will be on Thursday, May 26 which is the Thursday before the Memorial Day weekend and that there will be at least two plan commission members that will not be able to attend that evening. Darnold added that he has received an application for an amendment to a conditional use permit and that the meeting, due to public hearing notice requirements, must be on May 26 or delayed until June. It was decided to meet on Thursday, May 26 at 7:00 p.m.

A motion was made by Potter, seconded by TeWinkel to adjourn. **Motion carried.** 7:21 p.m.

Respectfully submitted,  
Dennis Darnold, Secretary

**NOTICE OF PUBLIC HEARING**  
**City of Hudson, Wisconsin Plan Commission**

**Notice is hereby given**, that the city of Hudson, Wisconsin plan commission will conduct a public hearing on Thursday, May 26, 2016, 7:00 p.m., city hall council chambers, 505 Third Street, to invite public comment in regard to a proposed amendment to the Heritage Greens planned residential development conditional use permit. The application for the conditional use permit amendment submitted by Oevering Homes, LLC request that areas consisting of 1.49 acres, designated as Residential / Commercial and 3.82 acres designated as Limited Residential / Commercial per July 21, 2008 amendment, be amended to one- and two-family residential use with 32 total units proposed. This proposal would reduce previously approved density of housing and approved commercial development from 132 multiple family units or 164 elderly units and 10,700 sq. ft. of commercial buildings to 32 one- and two-family units. The subject area is located north of Heritage Boulevard and is legally described as Outlots 4 and 6, plat of Heritage Market City of Hudson, St. Croix County, Wisconsin. Comments or questions regarding the proposed amendment to the Heritage Greens planned residential development conditional use permit may also be forwarded to Dennis Darnold, Community Development Director, City Hall, 505 Third Street, Hudson, WI 54016; or at 715/386-4776, ext. 160; or e-mail at [ddarnold@ci.hudson.wi.us](mailto:ddarnold@ci.hudson.wi.us).

Dated this 6<sup>th</sup> day of May, 2016.

Dennis D. Darnold, Secretary

Publish class I notice, May 12, 2016; send affidavit of publication

Post in city hall lobbies – May 12, 2016

Cc:	Plan Commission	Dept. Heads	Hudson Star-Observer
	Common Council	First American Bank	City hall lobbies
	Willi	Oevering Homes	
	Addy	Neighborhood properties	
	Gray	Heritage Greens HOA	



**Oevering Homes** LLC

a company of Oevering Construction and Real Estate, Inc.

# *HERITAGE MARKET*

## Conditional Use Permit Amendment Narrative

May 23, 2016

Oevering Homes, LLC, a local home builder, respectfully requests a review of a use change for Outlot 4 and Outlot 6 of Heritage Market. The subject properties consists of two parcels, Outlot 4 and Outlot 6, 3.812 and 1.489 acres respectfully. Both parcels can be accessed from Heritage Boulevard near the Market Green at Heirloom, part of the Heritage Greens Subdivision. This proposed requested use for these parcels is single family residential, replacing planned senior housing for Outlots 4 and 6 of Heritage Market with Row Homes.

The property is currently identified as Planned Residential District 2, or PRD 2, of which this type of proposed residential use is allowed. No change is requested for the existing zoning only the proposed use. This types of housing currently exist within the PRD 2 District of Heritage Greens.

### DENSITY/LOTS

The row homes defined for Outlot 4, encompass 3.812 total acres and proposes 18 new lots to replace the existing lot. This is not a new concept for Heritage Greens and is the same as the homes surrounding the Friendskeep Green on the north end of the Heritage Green Subdivision. The lot width for the row homes is proposed as 50-feet and also vary in length. Proposed setbacks shown are 5-feet side, 10-feet front and 20-feet from garage. All of the homes would be accessed from private drives. The overall density of this parcel is proposed as 4.7 units per acre.

The 8 proposed row homes on Outlot 6, encompass 1.489 total acres.

## HERITAGE MARKET USE CHANGE NARRATIVE

Page 2 of 2

As with the layout on Outlot 4, this product will serve well to provide a transition from the recently approved single family subdivision across the street on Heritage Boulevard to the higher density twin and senior housing facility. The proposed lot size is proposed as 50-feet in width. Each of the homes is proposed as a two story structure with a front porch visible from the existing streets. As with the row home layout on Outlot 4, the proposed setbacks are 10-feet front, 20-feet rear (Drive to Garage Door) and 7.5-feet side yard. The overall density for this parcel is proposed as 5.4 units per acre. These setbacks are all similar to the existing approved Heritage Farms Project.

### STREETS/SIDEWALKS

As stated previously all of the proposed homes will access a private drive which will connect to City Platted Streets of Heirloom and Heritage Boulevard. The private drives for the row homes will provide a good buffer between these homes and the existing senior housing complexes.

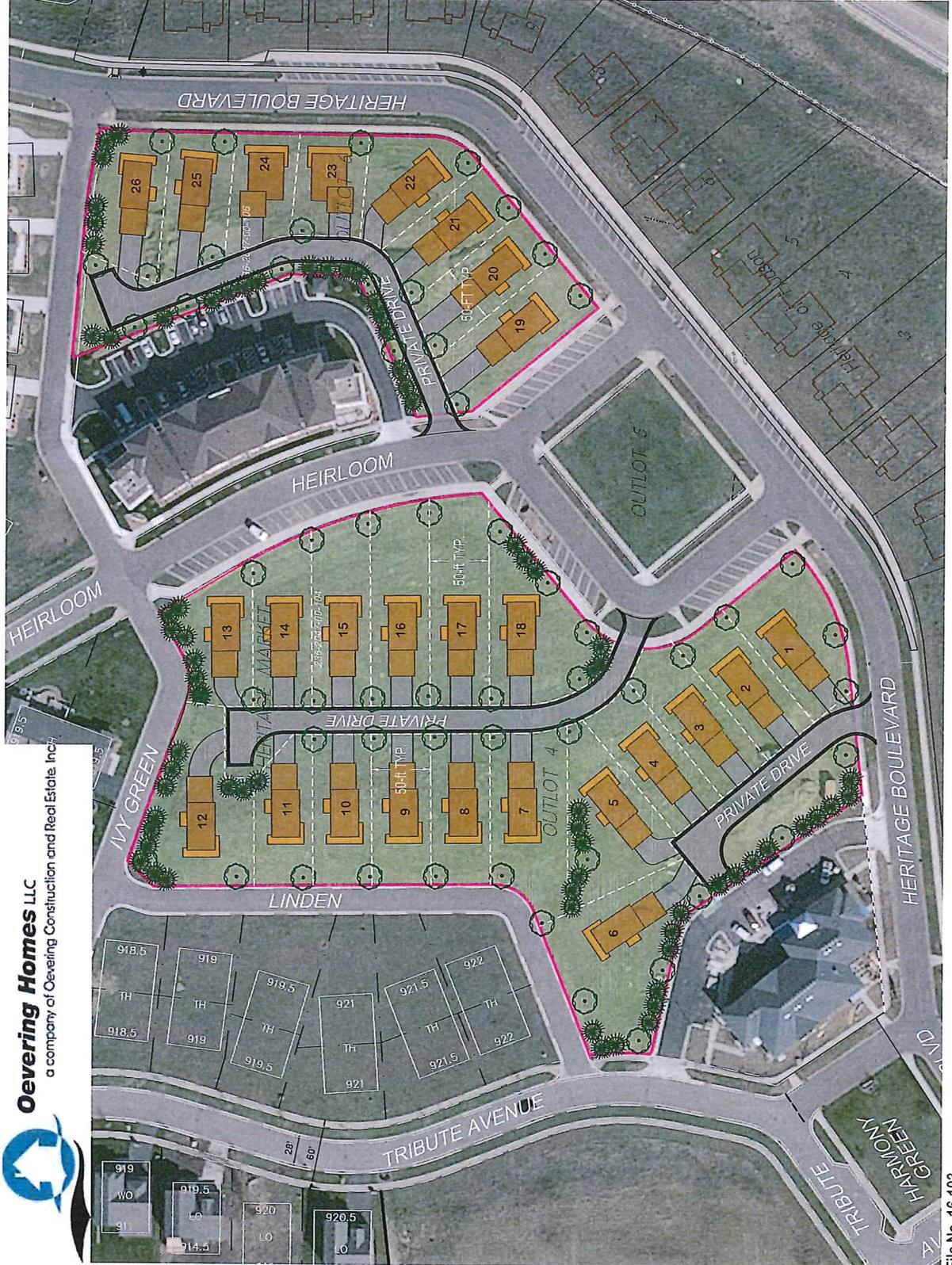
All of the existing parking will remain as overflow parking for the Senior Housing facility and the guests of the residents of the proposed single family units. The parking will also allow for use of the Market Green Park Area. With the proposed layout all sidewalks will remain in place and not have to be relocated or adjusted.

### UTILITIES

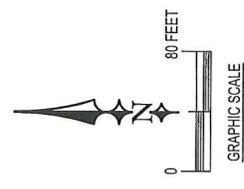
Utilities, water, sewer, gas and electric currently service the lots. The water and sewer is proposed to be extended through the site along the alignment of the proposed private drives, only requiring short sections of Heritage Boulevard, Linden and Ivy Green to be removed for accessing existing water and sewer, through existing City Utility Easements.

### STORM SEWER AND PONDING

With is type of use, the overall impervious surface coverage is reduced from that of the previous planned use, therefore not requiring and additional ponding or storm sewer for the project. Drainage for the homes will be directed along lot lines out to the proposed private drives and to the existing streets.



**ERICKSON CIVIL**  
 333 North Main Street, Suite 201  
 Stillwater, Minnesota 55062  
 Phone (612) 305-3804  
 www.ericksoncivilsite.com



**HERITAGE MARKET  
 CUP AMENDMENT**  
 2-STORY ROW HOMES  
 26 Total Units

Site Location Map  
 Section 13, T29N - R19W  
 St. Croix County, Wisconsin



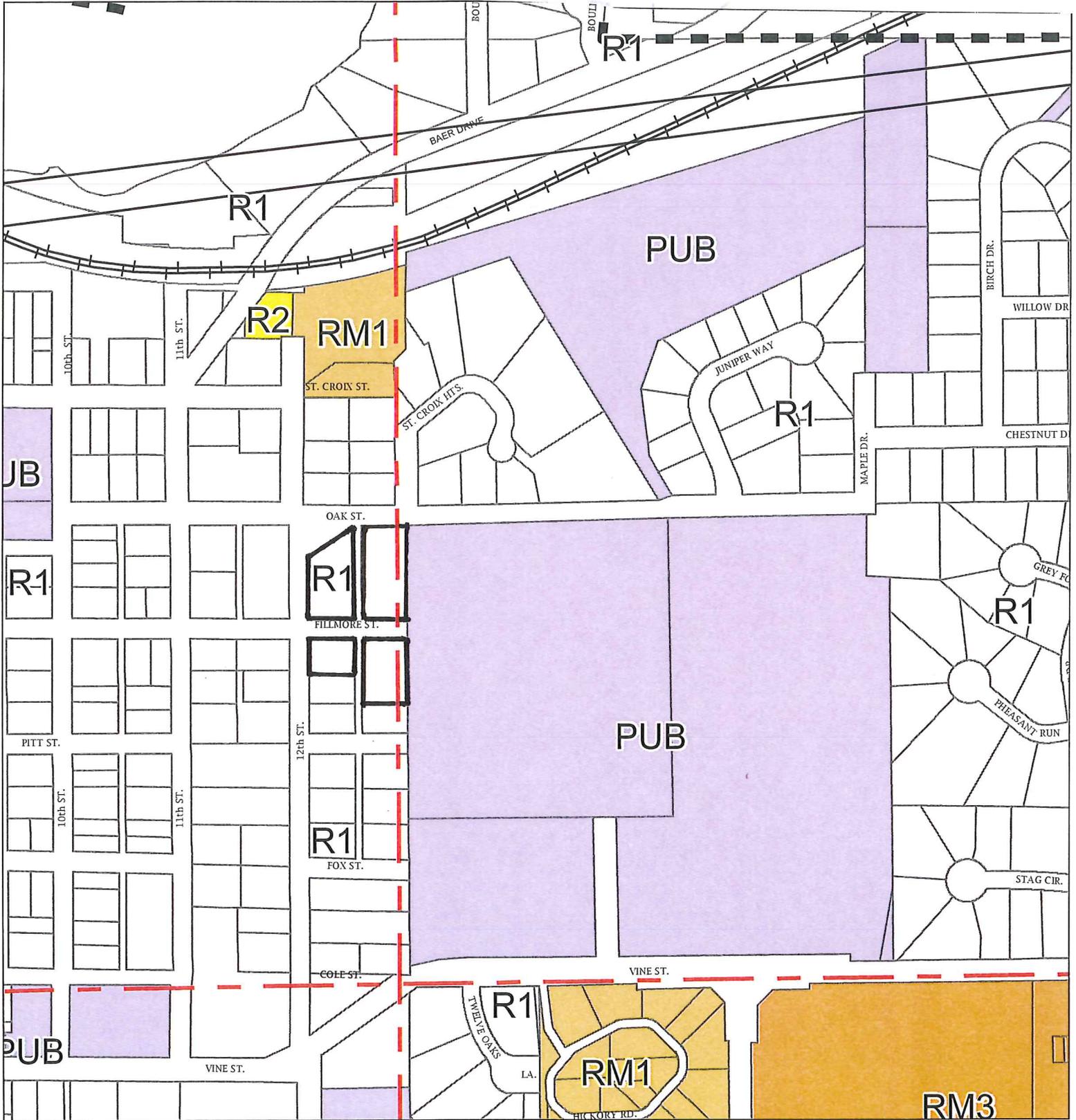
April 27, 2016  
 May 23, 2016



# CITY OF HUDSON ZONING

MARCH 2015

Hudson, Wisconsin





# CITY OF HUDSON 2030 MASTER PLAN

## COMPREHENSIVE PLAN

Hudson, Wisconsin



### Legend

 City of Hudson

### Future Land Use

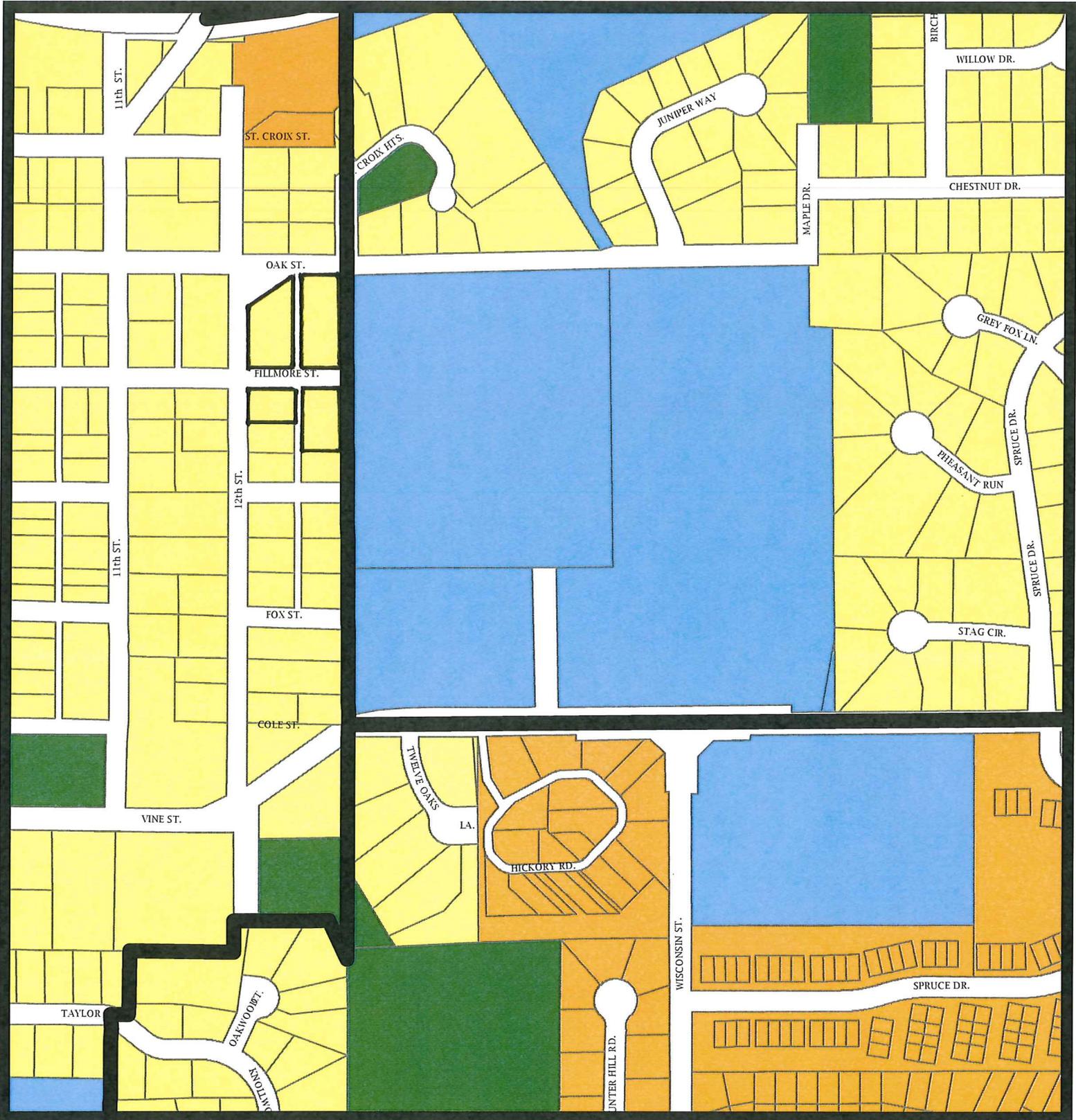
-  Single and Two Family Residential
-  Rural Residential
-  Medium Density Residential
-  High Density Residential
-  Recreational Commercial
-  Neighborhood Commercial
-  Downtown Commercial
-  General Commercial
-  Industrial
-  Public
-  Institutional
-  Conservancy District
-  Park

### Planning Districts



#### LABEL PLANNING DISTRICT

- PD 1 Historic Downtown
- PD 2 North Central
- PD 3 Central
- PD 4 North Side
- PD 5 Bluff
- PD 6 Carmichael
- PD 7 Southeast
- PD 8 Industrial



CITY OF HUDSON

COPY

APPLICATION TO REZONE PROPERTY

DATE May 5, 2016

I (We), the undersigned, do hereby respectfully request that the Common Council see fit to rezone the property located at:

1000 12<sup>th</sup> St, Hudson, WI

and legally described as:

East Hudson All of Block D except that part of Lots 7 & 8

deeded to the City of Hudson

Parcel Identification No(s): 236-0413-00-000

FROM:

TO:

- |  |  |
|--|--|
| <input type="checkbox"/> AR Agriculture Residential            | <input type="checkbox"/> AR Agriculture Residential            |
| <input type="checkbox"/> C-1 Conservation                      | <input type="checkbox"/> C-1 Conservation                      |
| <input type="checkbox"/> C-2 Conservation Recreational Lands   | <input type="checkbox"/> C-2 Conservation Recreational Lands   |
| <input checked="" type="checkbox"/> R-1 One-Family Residential | <input type="checkbox"/> R-1 One-Family Residential            |
| <input type="checkbox"/> R-2 Two-Family Residential            | <input type="checkbox"/> R-2 Two-Family Residential            |
| <input type="checkbox"/> RT Transitional Two-Family            | <input type="checkbox"/> RT Transitional Two-Family            |
| <input type="checkbox"/> RM-1 Multiple Family                  | <input type="checkbox"/> RM-1 Multiple Family                  |
| <input type="checkbox"/> RM-2 Multiple Family                  | <input type="checkbox"/> RM-2 Multiple Family                  |
| <input type="checkbox"/> RM-3 Multiple Family                  | <input type="checkbox"/> RM-3 Multiple Family                  |
| <input type="checkbox"/> RM-4 Multiple Family                  | <input type="checkbox"/> RM-4 Multiple Family                  |
| <input type="checkbox"/> B-1 Local Business                    | <input type="checkbox"/> B-1 Local Business                    |
| <input type="checkbox"/> B-2 General Business                  | <input type="checkbox"/> B-2 General Business                  |
| <input type="checkbox"/> B-3 Central Business                  | <input type="checkbox"/> B-3 Central Business                  |
| <input type="checkbox"/> I-1 Light Industrial                  | <input type="checkbox"/> I-1 Light Industrial                  |
| <input type="checkbox"/> I-2 General Industrial                | <input type="checkbox"/> I-2 General Industrial                |
| <input type="checkbox"/> OFC Office                            | <input type="checkbox"/> OFC Office                            |
| <input type="checkbox"/> PUB Public or Quasi-public            | <input checked="" type="checkbox"/> PUB Public or Quasi-public |
| <input type="checkbox"/> PS Planned Study                      | <input type="checkbox"/> PS Planned Study                      |
| <input type="checkbox"/> PRD Planned Residential District      | <input type="checkbox"/> PRD Planned Residential District      |
| <input type="checkbox"/> PCD Planned Commercial District       | <input type="checkbox"/> PCD Planned Commercial District       |
| <input type="checkbox"/> PID Planned Industrial District       | <input type="checkbox"/> PID Planned Industrial District       |

Map of area to be included with application.

APPLICATION TO REZONE PROPERTY

Page 2

Reason(s) for request: \_\_\_\_\_

Expand school property for necessary ancillary space such as  
required green space, storm water retention and/or property access.

I (We) certify that the **\$200.00** nonreimbursable filing fee and the **\$250.00** review deposit has been paid.

William S Friedlander  
Property Owner (Signature)

Sally Friedlander  
Property Owner (Signature)

William Friedlander  
Property Owner (Written)

Sally Friedlander  
Property Owner (Written)

1015 12<sup>th</sup> St  
Street Address

1015 12<sup>th</sup> St  
Street Address

Hudson, WI 54016  
City/State/Zip

Hudson, WI 54016  
City/State/Zip

715-386-5944  
Phone No./Fax No./e-mail

715-386-5944  
Phone No./Fax No./e-mail

Contact person if other than property owner: Tim Erickson

644 Brakke Drive  
Street Address

Hudson, WI 54016  
City/State/Zip

715-377-3704  
Phone No./Fax No./e-mail

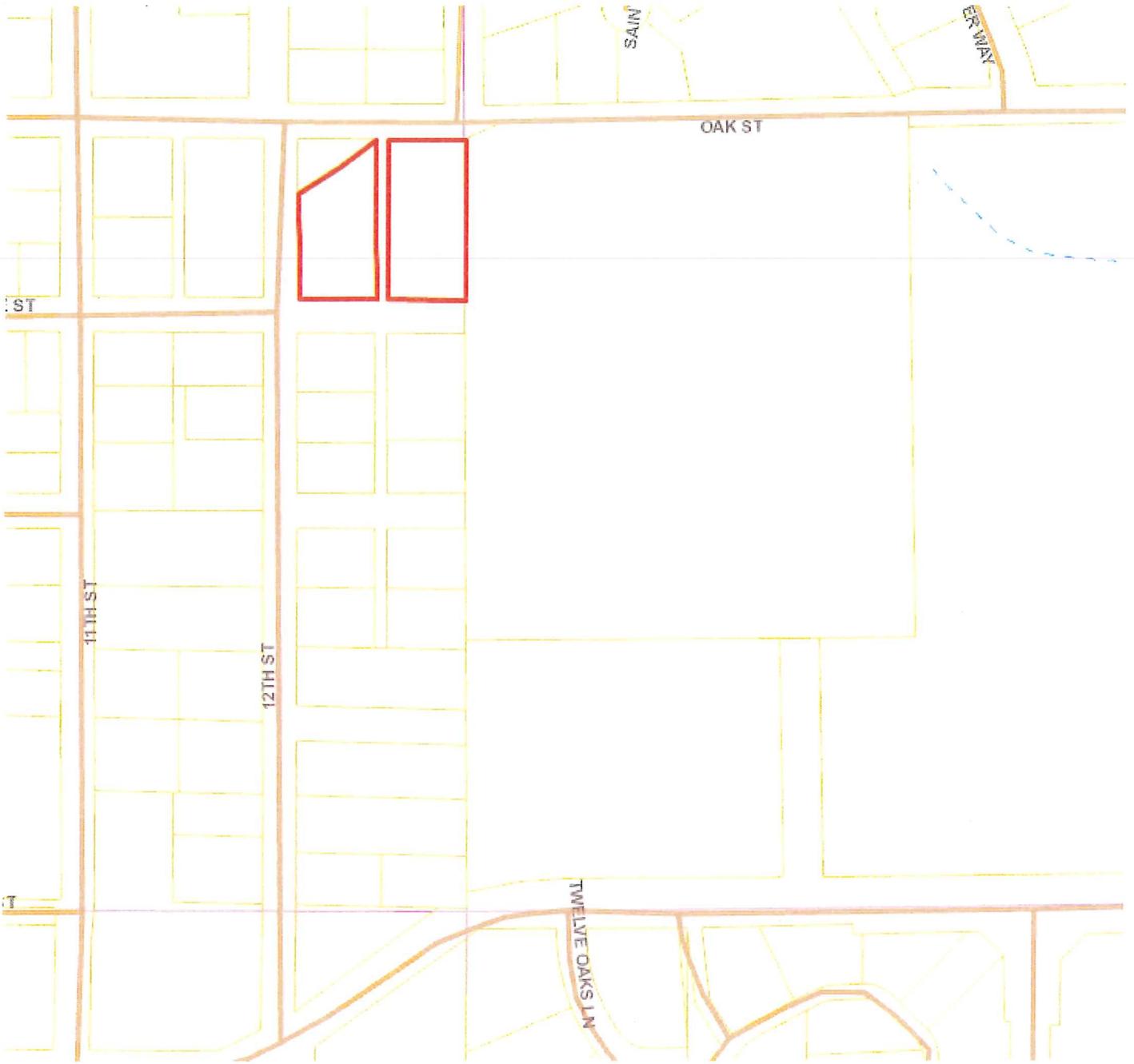
Fax 715-377-3726

Please note that all zoning amendments require a public hearing. The Common Council will set the public hearing date that can take place after notice of such hearing is published twice in the *Star-Observer*, and the Plan Commission has made a recommendation.

Public hearings normally take place before a regular meeting of the Common Council 4 to 5 weeks after the meeting when the initial application was submitted. You and surrounding property owners as required will receive a notice of the public hearing in the mail. If the Common Council reacts favorably to this request, the ordinance becomes effective the day after publication.

Receipt No. 55171

Dated: 5-10-16



1000 12<sup>th</sup> St  
Hudson, WI 54016

APPLICATION TO REZONE PROPERTY

DATE May 5, 2016

I (We), the undersigned, do hereby respectfully request that the Common Council see fit to rezone the property located at:

916 12<sup>th</sup> St, Hudson, WI

and legally described as:

East Hudson Lots 3, 4, 5, 6, 7, 8 & N 10 feet of Lot 9 Block H

Parcel Identification No(s): 236-0433-00-000

FROM:

TO:

- |  |  |
|--|--|
| <input type="checkbox"/> AR Agriculture Residential            | <input type="checkbox"/> AR Agriculture Residential            |
| <input type="checkbox"/> C-1 Conservation                      | <input type="checkbox"/> C-1 Conservation                      |
| <input type="checkbox"/> C-2 Conservation Recreational Lands   | <input type="checkbox"/> C-2 Conservation Recreational Lands   |
| <input checked="" type="checkbox"/> R-1 One-Family Residential | <input type="checkbox"/> R-1 One-Family Residential            |
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| <input type="checkbox"/> RM-2 Multiple Family                  | <input type="checkbox"/> RM-2 Multiple Family                  |
| <input type="checkbox"/> RM-3 Multiple Family                  | <input type="checkbox"/> RM-3 Multiple Family                  |
| <input type="checkbox"/> RM-4 Multiple Family                  | <input type="checkbox"/> RM-4 Multiple Family                  |
| <input type="checkbox"/> B-1 Local Business                    | <input type="checkbox"/> B-1 Local Business                    |
| <input type="checkbox"/> B-2 General Business                  | <input type="checkbox"/> B-2 General Business                  |
| <input type="checkbox"/> B-3 Central Business                  | <input type="checkbox"/> B-3 Central Business                  |
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| <input type="checkbox"/> OFC Office                            | <input type="checkbox"/> OFC Office                            |
| <input type="checkbox"/> PUB Public or Quasi-public            | <input checked="" type="checkbox"/> PUB Public or Quasi-public |
| <input type="checkbox"/> PS Planned Study                      | <input type="checkbox"/> PS Planned Study                      |
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| <input type="checkbox"/> PCD Planned Commercial District       | <input type="checkbox"/> PCD Planned Commercial District       |
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APPLICATION TO REZONE PROPERTY

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I (We) certify that the **\$200.00** nonreimbursable filing fee and the **\$250.00** review deposit has been paid.



Property Owner (Signature)

Jon J. Cook

Property Owner (Written)

916 12<sup>th</sup> St

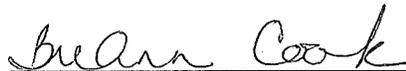
Street Address

Hudson, WI 54016

City/State/Zip

715-222-7693

Phone No./Fax No./e-mail



Property Owner (Signature)

Breann Cook

Property Owner (Written)

916 12<sup>th</sup> St

Street Address

Hudson, WI 54016

City/State/Zip

715-222-7693

Phone No./Fax No./e-mail

Contact person if other than property owner: Tim Erickson

644 Brakke Drive

Street Address

Hudson, WI 54016

City/State/Zip

715-377-3704

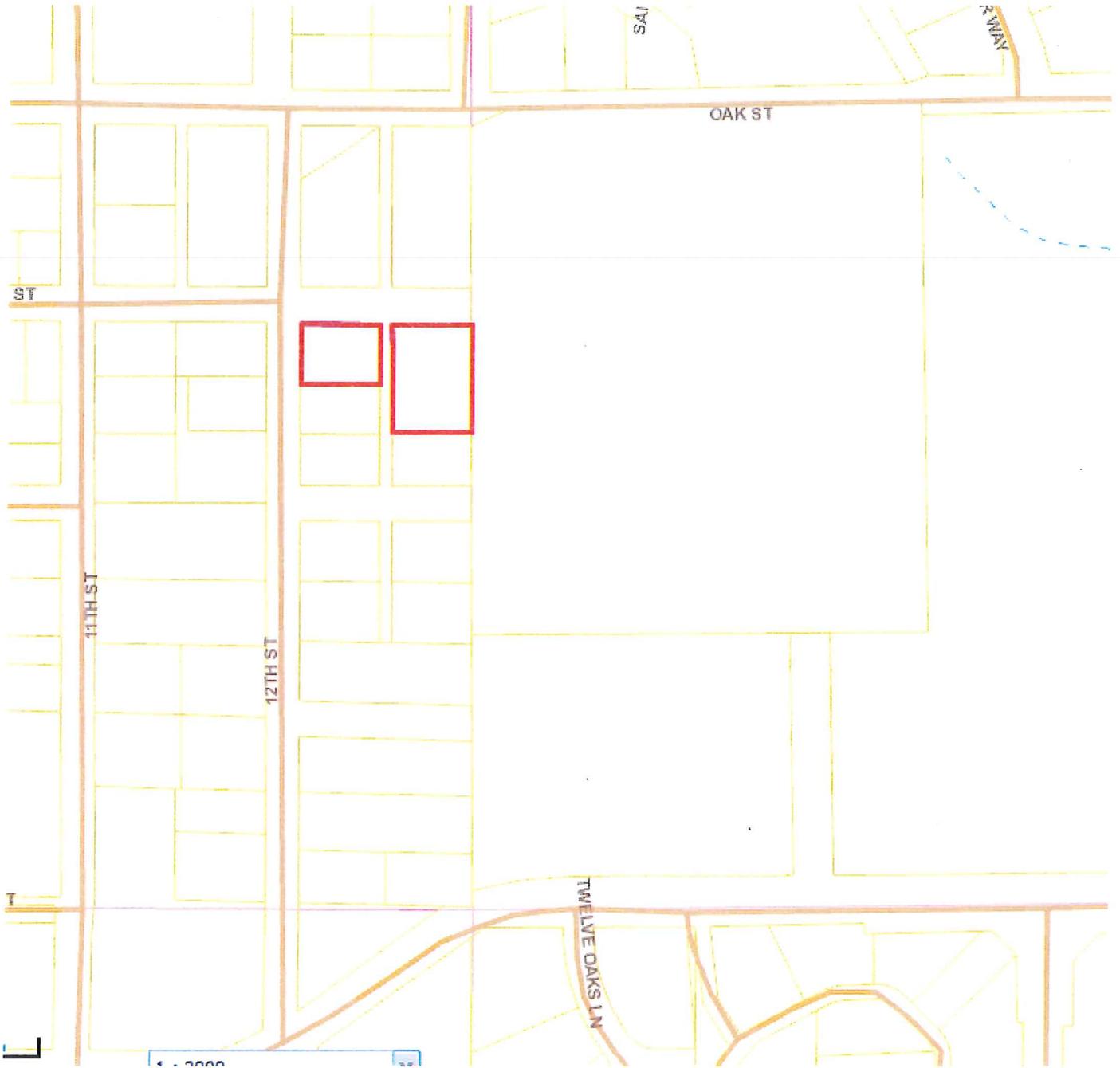
Phone No./Fax No./e-mail

Please note that all zoning amendments require a public hearing. The Common Council will set the public hearing date that can take place after notice of such hearing is published twice in the *Star-Observer*, and the Plan Commission has made a recommendation.

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Receipt No. 55171

Dated: 5-10-16



916 12<sup>th</sup> St  
Hudson, WI 54016



**CERTIFIED SURVEY MAP**

FOR LODGE MANAGEMENT GROUP, LLC: LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 30, T29N, R19W, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN. BEING A DIVISION OF LOT 1 & 2 OF CERTIFIED SURVEY MAP VOL. 26, P. 6018

**SURVEYOR'S CERTIFICATE**

I, Brandon W. King, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of the NE 1/4 of the SE 1/4 of Section 30, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin, being a division of Lot 1 and Lot 2 of Certified Survey Map, Volume 26, Page 6018, described as follows:

Commencing at the northeast corner of the SE 1/4 of said section 30; thence S00-15-33W, assumed bearing, along the east line of said SE 1/4, 229.79 feet; thence N89-44-00W, 59.70 feet to the northeast corner of said Lot 1; thence S00-15-59W, along the east line of said Lot 1 and Lot 2, 472.08 feet to the southeast corner of said Lot 2; thence N89-44-00W, along the south line of said 2 and its westerly extension, 435.38 feet, thence northerly, 380.71 feet, being a curve concave to east, having a radius of 1039.29 feet, a central angle of 20-59-18 and a chord of 378.58 feet which bears N06-49-15W; thence N03-30-28E, 96.55 feet to the westerly extension of the north line of said Lot 1; thence S89-44-00E, along said extension and along said north line, 476.63 feet to the point of beginning.

Subject to all easements and restrictions of record.

That I have made such survey, land division and map by the direction of Hanson Bros. XII LLC and Lodge Management Group LLC, owners of said land, that such map is a correct representation of the exterior boundaries of the land surveyed and the map made thereof and that I have fully complied with the City of Hudson Subdivision Ordinance and the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

-----  
Brandon W. King S-2632  
Wisconsin Professional Land Surveyor  
4-20-16

**OWNER'S CERTIFICATE OF DEDICATION**

Hanson Bros. XII LLC, owner do hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as shown, I also certify that this map is required by s. 236.34 to be submitted to the City of Hudson for approval.

Hanson Bros. XII LLC \_\_\_\_\_ date

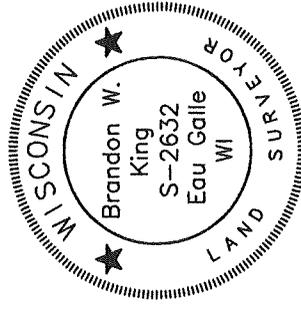
STATE OF WISCONSIN)

ST. CROIX COUNTY) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ WI.

My Commission Expires: \_\_\_\_\_



**CERTIFIED SURVEY MAP**

FOR LODGE MANAGEMENT GROUP, LLC, LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 30, T29N, R19W, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN. BEING A DIVISION OF LOT 1 & 2 OF CERTIFIED SURVEY MAP VOL. 26, P. 6018

**OWNER'S CERTIFICATE OF DEDICATION**

Lodge Management Group LLC, owner do hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as shown. I also certify that this map is required by s. 236.34 to be submitted to the City of Hudson for approval.

Lodge Management Group LLC

date

STATE OF WISCONSIN)

ST. CROIX COUNTY) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ WI.

My Commission Expires: \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE**

STATE OF WISCONSIN

ST. CROIX COUNTY SS

I, \_\_\_\_\_, being the duly elected, qualified and acting treasurer of the county of St. Croix, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_ (date) \_\_\_\_\_ affecting the lands included in this Certified Survey Map.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Treasurer)

**CITY COUNCIL APPROVAL**

Resolved that this Certified Survey Map in the City of Hudson, Hanson Bros. XII LLC, Owner, is hereby approved by the City of Hudson.

\_\_\_\_\_  
Mayor, Rich O'Conner

\_\_\_\_\_  
City Clerk, LeAnne Addy

