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

1. Call To Order

2. Discussion And Possible Action On
   May 26, 2016 meeting minutes

   Documents:

   PC MINUTES 5-26-16 (DRAFT).PDF

3. Discussion And Possible Action On
   a final plat, Carmichael Ridge, 99 one-family lots and 11 outlots - M/I Homes, LLC

   Documents:

   PC 3 7-26-16.PDF

4. Discussion And Possible Action On
   a request to have city staff review access to and the provision of sanitary sewer to 4.33 acre parcel on east side of Carmichael Road (north of St. Croix Meadows site) - Gerrard Corporation/Paul Gerrard

   Documents:

   PC 4 7-26-16.PDF

5. Discussion And Possible Action On
   a request for rezoning, 21 acres at the SE quadrant of STH 35 and Hanley Road from B-2, General Business District and R-1, One-Family Residential District to I-1, Light Industrial District and to amend the 2009 city of Hudson Comprehensive Plan future land use from General Business to Industrial - Northern States Power Co

   Documents:

   PC 5 7-26-16.PDF

6. Discussion And Possible Action On
   a request for rezoning, 620 Third Street, from R-2, Two-Family Residential District to B-3, Central Business District - Jeanne DuBois

   Documents:

   PC 6 7-26-16.PDF

7. Discussion And Possible Action On
   a request for rezoning, 614 Third Street, from R-2, Two-Family Residential District to B-3, Central Business District - DPB Investments LP

   Documents:

PC 7 7-26-16.PDF

8. Discussion And Possible Action
   regarding city-owned property (20' strip) adjacent to and west of 1511 Frear Street as to a request by Anthony/Angela Herrera to deed part of the area (10' strip) and the need for a storm sewer easement

   Documents:

   PC 8 7-26-16.PDF

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

Dennis D. Darnold
Secretary

Posted in lobbies & website - 7/19/16; emailed *to Star-Observer* - 7/19/16

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 26, 2016 **DRAFT – 6-13-2016**

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

Others present: Barbara Sutherland, Russell Nicolet, Nick Hackworthy, Sandy Schletz, Lea Isakson, C. R. Hackworthy, Judie Hawk, Todd Erickson, Ed Hendricks, Doug Rohde, Angela Popenhagen, Mark Paschke, Debbie Delander, Jamie Johnson, Nick Ouellette, Brian Zeller, Randy Hanson, Denny Darnold and others

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

A motion was made by Casanova, seconded by Morrissette to approve the May 5, 2016 meeting minutes. **Motion carried.**

Public hearing and consideration of a request by Oevering Homes, LLC to amend the conditional use permit for the Heritage Greens planned residential development to change areas designated as limited residential to one- and two-family residential, Outlots 4 and 6, Heritage Market. Chairman O'Connor called the public hearing to order and asked that anyone wishing to comment to please identify themselves and their address.

Barbara Sutherland, 26 Heritage Green, commented that she felt it would be better to have one- and two-family dwellings rather than a large apartment building.

Russell Nicolet noted that he is on the Heritage Green architectural review committee (ARC) and is a resident of the Heritage Greens residential development. Nicolet commented that he is in favor of one- and two-family residential and that the Heritage Greens development has evolved over the years with hard work from the developers and residents. His concern is that this particular development proposed does not fit well with the existing development. Oevering Homes has constructed one-family units in the Heritage Greens development and have not demonstrated a willingness to work with the ARC on issues and development standards / restrictive covenants, Nicolet added. Now Oevering Homes proposes to develop approximately 32 dwellings and Nicolet opined that the same issues will continue. When the development standards are not met; the buyer is left with having to deal with the issues, such as sod, mailboxes, light posts, etc. The end result is that there is much more time spent and the expense of legal fees to address the issues. The architectural style constructed to date by Oevering Homes does not fit the general character of the neighborhood. Summarizing, Nicolet commented that Oevering Homes has shown total disregard for the covenants and the ARC in the past and that the general fit and feel of the neighborhood will be compromised if this development is built out. The Heritage Greens ARC is not in favor of the proposed development, Nicolet commented. As a home owner, 14 Friendship Green, and land owner Nicolet wants to see the Heritage Greens development continue with the craftsman style of homes that have been developed in the past and not a general cookie cutter type development.

Leah Isakson, 103 Tribute Avenue, has been a resident of Heritage Greens for the past four (4) years and serves on the Heritage Greens architectural review committee (ARC) and the Heritage Greens single family and master homeowners associations (HOA). Isakson expressed concern that the ARC and HOAs have had concerns with Oevering Homes in the past. Past concerns have been directly with Oevering Homes and with some of the homeowners because Oevering Homes was not compliant with covenants, such as mailboxes, lamp posts and landscaping. Concern was also expressed with the access from one-family homes to private drives; as nowhere else does this exist in the Heritage Greens development. There are private streets, but twin homes and town homes are serviced by those private streets. Concern is for the maintenance of the private streets and related costs to the HOA(s) which would result in requiring the HOA dues to be raised to address this maintenance issue or possibly forego planned improvement projects to parks / common areas. Isakson reiterated Nicolet's comments that the cost to enforce the covenants becomes a burden when developers do not cooperate with the ARC or comply with the covenants. She commented that she is opposed to the plan, but is in favor of one- and two-family residential development.

Nick Hackworthy, Creative Homes commented that he has been involved in the Heritage Greens development since 2008. In the past three (3) years Creative Homes has constructed approximately 70 homes in Heritage Greens. The neighborhood has changed over the years, Hackworthy added; and he is proud of the neighborhood which provides housing opportunities for all walks of life and ages. Hackworthy commented that one- and two-family is a reasonable use of the area. He expressed concern with the past experiences with Oevering Homes and non-compliance with the covenants. He provided photos of the existing homes that Oevering has constructed in the neighborhood. Hackworthy commented that this is a project that he cannot support and asked that the city deny the amendment to the conditional use permit request.

Sandy Schletz, 37 Founders Green, noted that she has been a resident in Heritage Greens for five (5) years and is a board member of the Heritage Greens HOA. She expressed concern about what this developer has done to the neighborhood. Schletz strongly urged the plan commission to deny the application of Oevering Homes.

C. R. Hackworthy noted that he was the original developer of Heritage Greens 18 years ago and added that a lot has gone into the design and architecture of the neighborhood. Hackworthy explained that the current use noted in the general master plan is for the area to be developed multiple family residential and if built would be in the character of the neighborhood and compliant with the PUD (planned residential development) and covenants of the neighborhood. Hackworthy commented that he is not opposed to the use of the area as one- and two-family homes, but is concerned about the overall quality of the Oevering development as it may have a significant impact on the neighborhood.

Past experience of Oevering Homes has been a challenge, Hackworthy continued, and has not been within the integrity of the neighborhood. Hackworthy stated he cannot support the change of use with this type of design and lot layout with 50 foot wide lots, and the typical lot width in Heritage Greens is 55 feet and changing now does not make sense.

Todd Erickson, project engineer for the proposed Oevering development commented that the proposed development works well with the existing conditions because disturbance to existing streets will be minimized, and the existing on-street parking near the senior housing and park / common areas will be maintained. The amended plan, 26 one-family dwellings, provides for access from the dwellings to the existing public streets. The private access to the rear of the dwelling units, Erickson opined, is in keeping with the character of the subdivision. This design is the same as exists at Friendskeep and the homes where 50 foot wide lots exist, and some of those homes were developed by Creative Homes. The development provides a buffer from existing one-family dwellings on the east side of Heritage Boulevard. Erickson showed photos of the proposed dwellings and commented that Oevering Homes intends to fully comply with the covenants of the development and HOA requirements. Erickson added that with this type of dwelling the front will face the sidewalks (public street frontage and garages will be on the back of the home with access from the private drive (alleyway). He added the lots provide opportunities for change within the dwellings, and the overall development will be able to provide a variety of home styles. Other one- or two-family developments would likely require streets to be disrupted to gain access to utilities, Erickson added. The total units, 26 proposed, will provide a substantial revenue source to the HOA(s). Erickson added that people have commented that they are not opposed to the change of the conditional use permit and designated uses from multiple family residential and commercial to one- and two-family residential. Oevering Homes will right their past wrongs and is committed to building a quality project.

Ed Hendricks, Hudson resident commented that he recently joined Oevering Homes as president and COO (chief operation officer). Hendricks added that he hears and understands the concerns that have been expressed by those in attendance at the hearing tonight in regard to concerns expressed about Oevering Homes; and going forward, the similar concerns will not occur. He commented that his number one goal is to be a friend of the community, and any concerns will be addressed. Hendricks opined that three of the people that did speak have a conflict of interest in this matter.

Potter asked what role Hendricks has with Oevering Homes. Hendricks commented president and COO and oversees all construction.

Jodie Hawk, resident of Heritage Greens commented that she has been a resident in the neighborhood for ten years, is on the board of directors for the HOA and has been a member of the ARC. She

reiterated that working with Oevering Homes in the past has at times been extremely difficult. Hawk added that they learned about the development through the city and that Oevering Homes had not contacted the HOA about their proposal.

Mike Murphy, 75 Tribute Ave. noted that he recently moved to Hudson from Ellsworth; and in the past with some developments in Ellsworth, covenants were not always enforced due to the economy. He questioned if Oevering may be trusted to cooperate based on past experiences.

Motion by Potter, seconded by Casanova to close the public hearing. **Motion carried**. 7:32 p.m.

Darnold commented that when he first discussed the possibility of an amendment to the Heritage Greens planned residential development /conditional use permit (CUP) that he had expressed concern that this is the last area in the city with land designated as multiple family residential. He added that he is not opposed to the use as one- and two-family residential; but the plan commission and Common Council must know that this a change in the CUP, and there will not be multiple family residential property available for development. Darnold noted that he had received about 17 e-mails from residents of Heritage Greens neighborhood opposing the city's approval of the proposed development.

Darnold suggested the possibility of two paths for review of this proposed development:

- Denial of the amendment because the designations of the multiple family residential development is of value to the city.
- Allow the developer to meet with the neighborhood to discuss their concerns and to bring back the issue once those discussions have taken place.

Morrissette complimented the residents of the Heritage Greens neighborhood for being interested in what is going on in the community. He commented that he felt development as proposed was like trying to put a square peg in a round hole when reviewing the photos of the homes constructed to date in the Heritage Greens development. Also, with the limited amount of multiple family residential property he voiced opposition to the proposed CUP amendment as proposed by Oevering Homes.

Casanova expressed concern about the use of private drives for access to multiple lots and the proposed development would not carry well with the rest of the neighborhood.

A motion was made by Morrissette, seconded by Potter to recommend that the Common Council deny the request to amend the conditional use permit for Heritage Greens as proposed by Oevering Homes. **Motion carried.**

Darnold commented the issue will be reviewed by the Common Council on June 6.

Request to rezone (zoning map amendment) properties at 916 12th Street / Jon and Breann Cook and 1000 12th Street / William and Sally Friedlander from R-1, One-Family Residential District to PUB, Public or Quasi Public District and to amend the 2009 city of Hudson comprehensive land use designation from Single and Two-Family Residential to Institutional. Nick Ouellette, school district superintendent commented that he is present to answer any questions in regard to the rezoning requests and that it is the school district's intent to purchase the Cook and Friedlander properties; the purchase had gone before the electorate and purchases approved; and the rezoning is being requested to add the properties to the high school facilities.

Rhoades asked about the intended use of the property. Ouellette noted this property was to be purchased by the school district whether the referendum was or was not approved. He noted the general use is for green space and "breathing room" on the site, and there is no intent to construct a building on the lots. Rhoades asked if the use proposed is only for open space. Ouellette commented it may be used for storm water mitigation or practice fields; but at this time, the plan has not been established. Rhoades asked when change in use(s) may occur. Ouellette commented at least one (1) year. Rhoades asked if the property will come off the tax rolls if purchased by the school district. Darnold commented yes, probably effective January 1, 2017.

Motion by Morrissette, seconded by Casanova to recommend approval of the rezoning of the properties at 916 12th Street (Jon and Breann Cook) and 1000 12th Street (William and Sally Friedlander) from R-1, One-Family Residential District to PUB, Public or Quasi Public District and to amend the 2009 city of Hudson comprehensive plan land use designation from Single and Two-Family Residential to Institutional. **Motion carried**.

Ouellette asked about the next steps. Darnold noted the public hearing is scheduled for Monday, June 20 and that the Common Council may consider the ordinance approving the rezoning or have first reading and follow-up with final consideration at the first meeting in July (July 5), or suspend the rules and adopt or deny on June 20th.

Certified survey map, two (2) commercial lots and dedication of street right of way – Hanson Bros. XII. Darnold explained that this two lot minor subdivision is to reconfigure two commercial lots and dedicate public right of way for the area of the former golf course clubhouse and development site for the proposed 100 unit hotel. Darnold noted that Lot 1 is the former clubhouse site, and Lot 2 is the proposed Holiday Inn Express site. Darnold recommended approval of the proposed two (2) lot certified survey map (CSM) with the condition that the developer provide a surety of 120% of estimated construction cost of improvements and cost of city inspections before the CSM may be recorded.

A motion was made by Casanova, seconded by Rhoades to recommend approval of the two lot certified survey map (CSM) with the condition that a surety of 120% of the estimated construction costs be provided to assure the construction of public street, curb and gutter, utilities, boulevard areas, and city inspection costs before the CSM may be recorded. **Motion carried.**

Final development plans, 100 unit Holiday Inn Express and Suites, 181 Carmichael Road and 320 seat banquet center, 201 Carmichael Road, west of Carmichael Road – LHR Hospitality, LLC / Doug Rohde. Angela Popenhagen, project engineer presented the existing conditions and proposed site plans and improvements including the conversion of the former clubhouse facility into a 320 seat banquet / hospitality center and immediately to the south the construction of a 100 unit Holiday Inn Express and Suites hotel facility. The existing parking on the eastern half of the site will be utilized, and parking will be added to the south and west of the hotel and west of the banquet / hospitality center. The banquet / hospitality center will retain the existing patio. The existing trunk sanitary sewer main will be relocated to the south and east within the proposed street right of way. Access to the site will be the existing right in / right out only access from / to Carmichael Road at the northeast corner of the banquet center; a proposed right-in only access along the south property line of the hotel parcel; and an access to the west property line of the development at the common lot line between the hotel and banquet center parcel.

Darnold noted city staff's concerns of the proposed right-in only access along the south property line of the hotel parcel that there is not an ideal location along the south property line for an access because when the signalized Carmichael Road intersection is constructed two northbound left turn lanes from Carmichael Road are proposed which may create a situation where cars are weaving across or crossing traffic lanes to get into the hotel, thus a safety consideration. Also, the street on the south side of the hotel will neck down to one lane at the roundabout which will only add one more concern within the relatively short distance from the interchange to the roundabout. Darnold commented that he had discussed the possibility of the city and development having an agreement that if an access is allowed on the south side of the site that the city will retain the right to review and possibly remove the access when the signalized intersection is constructed due to the reconstruction of I-94 Exit 2 Interchange or development occurs on the east side of Carmichael Road which warrants the signalized intersection to be constructed. Darnold reiterated that city staff is opposed to the access location on the south property line of the hotel parcel.

Morrissette asked about the term weaving. Darnold noted that when vehicles are turning in the same direction and one vehicle needs to change lanes within a short distance to get into an adjacent lane; Darnold gave the south access to McDonald's as such an example. Morrissette asked if the proposed access may be moved further to the west. Darnold noted no and that this site was difficult to design due to the change in topography west of the buildings. The roadway on the west side of the site will be constructed on fill to raise the road elevation and reduce the difference in elevation from the

development parcel to the proposed roadway. The proposed driveway from the parking lot to the street on the west side of the development will be over 6% grade, and the city engineer's concern is that the driveway has a limited landing area before the vehicles enter into the public street. Darnold commented that the south access is the more significant of the two issues.

Morrissette commented that the hotel wants the most immediate access possible.

Darnold suggested that the developer retain a traffic engineer to look at and discuss the access issues with the staff.

Casanova asked if the right-in / right-out access at the northeast corner of the banquet center site may be improved or increased in capacity. Darnold noted that access was limited to right-in / right-out only because of the sight distance being that the intersection was at the top of the hill and that the city plan commission has recommended that intersections be separated by approximately 1,320 feet (1/4 mile) to reduce the number of driveways which will have direct access to Carmichael Road.

Popenhagen expressed concern that the patrons going to the hotel or banquet center should have a convenient access from the road to the south to the main entrance to the hotel without having to take a circuitous route. She opined that without the access road to the south some patrons trying to get to the hotel will go further north on Carmichael Road and then cross traffic to enter the site at the access at the northeast corner of the banquet center site. She continued noting that the right-in only access on the south property line will allow traffic going to the hotel or banquet center to avoid the roundabout as it will be a single lane roundabout. She suggested that the access may be reevaluated if traffic becomes an issue.

Darnold commented that city staff believes the development of an access on the south property line is inviting trouble from a traffic perspective.

Popenhagen noted the west access is set at 6.7% grade, but could be increased to 8% with additional landing area.

Rhoades asked where the existing parking is located. Popenhagen noted that the parking generally extends the full length of the combined parcels adjacent to Carmichael Road with some existing parking that extends further to the south in the area which will become the public street.

Mark Paschke, project architect reviewed the hotel plans noting the building will be a five story structure with hardy board, stone veneer and culture stone siding materials. The facility will include a pool, spa and fitness center, but there will not be a restaurant or food service.

Potter asked about changes to the former clubhouse now proposed to be the banquet center. Doug Rohde responded that the façade may be modified to complement the design of the hotel. Rhoades asked if the parking will stay as it presently exists on the east side of the building. Rohde answered yes.

Paschke noted that he felt the access to the south was needed; the access will be a benefit to the development and agreed that if the roadway on the south is changed to two lanes and traffic becomes an issue that it would be reevaluated at that time.

Rhoades asked if they desire driver side access to the main lobby. Paschke denoted a drive pattern that would require the car to turn around to allow passenger side access to the main entrance.

Casanova asked if there have been many accidents at the McDonald's south access from Crest View Drive. Darnold commented that he was not aware of how many accidents have occurred at that location.

Morrissette asked how the area between the buildings will be utilized. Paschke noted the existing patio is proposed to be retained and that there will be an access from the hotel from the bottom floor at the elevation of the patio area. Casanova asked if the stairwell from the parking lot to the patio area will remain. Paschke answered yes.

Morrissette asked if Darnold was looking for consideration of the development plans. Darnold noted that he would like to keep the project moving ahead within reason; but there are other site related utility issues that need to be addressed. Darnold commented that city staff recommendation today would be development plan approval with final review of site and utility issues without the south access.

Rohde commented that he would be okay with the city placing a condition on approval that the south access be reviewed by the city if it is deemed to be a traffic concern, which they too do not want to create a traffic concern. He asked that the access be allowed at this time as it will be a significant benefit to the hotel / banquet center. Rohde commented that having to go to the west side to enter the site would be confusing and may result in northbound traffic trying to enter at the limited access at the northeast corner which will require traffic to cross Carmichael Road.

Rhoades asked if a traffic study should be conducted on this particular site. Popenhagen expressed concern about the circuitous route that will be proposed. Popenhagen noted that potentially the two lanes, if the intersection is signalized, would be entering the single lane roundabout.

Casanova expressed concern of two westbound lanes that may be constructed south of the hotel.

Morrissette asked about a dedicated turn lane into the site. Darnold noted that is something that may be reviewed with city staff by their consultant.

Rhoades asked about the traffic to the banquet center. Rohde noted that traffic will likely be split 50% southbound and 50% northbound and that traffic may be more spread out in regard to the hotel traffic. Rohde reiterated that it would be unfortunate for the development not to have access from the south based on potential changes in the interchange and Carmichael Road in the future that may not happen for some time. O'Connor questioned Rohde's comments that traffic would be split and that O'Connor felt the majority of traffic would be coming off the interstate for events.

O'Connor asked if there was a specific date established for the interchange reconstruction. Darnold stated WisDOT felt it was not likely to happen until 2025, unless the project is expedited. As of now there is no set date.

Casanova noted that, if the access is to be allowed, it would be the city's best protection to have an agreement between the developer and city that the city retains the right to review and remove the access if traffic becomes a problem.

O'Connor asked why there could not be another access along Carmichael Road. Darnold commented that the plan commission previously discussed limiting access along Carmichael Road to avoid an access every 150 to 200 feet.

Casanova moved and was seconded by Morrissette to allow the access with the condition that the developer / city enter into an agreement that the city may remove the access upon reevaluation and determination that the access has become a traffic concern. **Motion failed,** 3-2, O'Connor, Potter and Rhoades voting no.

Darnold commented that he is not looking for a full traffic analysis but for a traffic expert to review the south access issue and discuss with the city staff the traffic issues that the city staff has expressed.

Rhoades commented that he would like to see a traffic study conducted to try to resolve or minimize any concerns. Casanova commented that the concerns being expressed are speculative. Popenhagen expressed concern on trying to evaluate a potential traffic issue based on limited information.

Casanova asked about the concept of the reconstructed interchange. Darnold commented that the conceptual interchange agreed to between the city and WisDOT and the suggested configuration of this intersection at this development site has shown two northbound left turns.

A motion was made by Potter, seconded by Rhoades to require a traffic analysis. **Motion carried**.

A motion was made by Morrissette, seconded by Casanova to approve the final development plans for the proposed Holiday Inn Express and Suites and hospitality / banquet center with the conditional approval that the plans be approved by city staff; that the developer retain a traffic engineer to review and discuss the proposed access on the south property line; and that if the access is determined to be allowed that the developer agree, in writing, that when the signalized intersection is constructed the city will retain the right to review the traffic conditions and potentially remove the south access. **Motion carried**.

Other business for discussion purposes only or placement on future agendas. Darnold noted that the dates of the plan commission meetings in June need to be established. Darnold added that Tuesday is the best day for the plan commission members to meet. June 7 and June 21 were set with plan commission meetings to be set for the Tuesday after the Common Council meeting. Darnold noted that date in early July will not be available as the Council meeting will be moved from July 4 to July 5 (Tuesday).

A motion was made by Morrissette, seconded by Potter to adjourn. **Motion carried**. 8:30 p.m.

Respectfully submitted,
Dennis Darnold, Secretary

CARMICHAEL RIDGE

PART OF THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE 1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 30, TWP 29, N., RGE 19 W., INCLUDING OUTLOT 1 OF CERTIFIED SURVEY MAP FILED IN VOLUME 27, PAGE 6204.

RECEIVED
JUN 01 2016
BY: _____

SURVEYOR'S CERTIFICATE

I, Daniel W. Obermiller, Registered Wisconsin Land Surveyor, hereby certify: That I have surveyed, divided and mapped CARMICHAEL RIDGE, located in the the Northeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter, including Outlot 1 of that Certified Survey Map filed in Volume 27, Page 6204, all in Section 30, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin, that I have made such survey, land division and plat by the direction of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, owner of said land, described as follows:

Outlot 1, Certified Survey Map filed in Volume 27, Page 6204, all in Section 30, Township 29 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Hudson Subdivision Ordinance, in surveying, dividing and mapping the same, to the best of my professional knowledge, understanding and belief.

Dated this 1st day of June, 2016.

Daniel W. Obermiller
Wisconsin Land Surveyor 2668
6776 Lake Drive N.E., Suite 110
Lino Lakes, MN 55014

WISCONSIN DANIEL W. OBERMILLER S-2668 CIRCLE PINES, MN LAND SURVEYOR

COUNTY TREASURER'S CERTIFICATE
State of Wisconsin)
County of St. Croix) SS

I _____, being the duly elected, qualified and acting Treasurer of St. Croix County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of CARMICHAEL RIDGE.

Date _____ County Treasurer _____

CERTIFICATE OF CITY TREASURER
State of Wisconsin)
County of St. Croix) SS

I _____, being the duly elected, qualified and acting city treasurer of the City of Hudson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ on any lands included in the plat of CARMICHAEL RIDGE.

Date _____ City Treasurer _____

CITY COUNCIL RESOLUTION

Resolved, that the plat of CARMICHAEL RIDGE in the City of Hudson is hereby approved by the City Council.

Date approved _____ Alan D. Burchill, Mayor _____

Date signed _____

I hereby certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Hudson.

Nancy J. Korson, City Clerk _____ Devin J. Willi, City Administrator _____

OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection: City of Hudson, St. Croix County Zoning, Department of Administration.

Witness the hand and seal of said owner this _____ day of _____, 20__.

M/I Homes of Minneapolis/St. Paul, LLC by : Gary M. White, President

Gary M. White, President

STATE OF _____)
COUNTY OF _____) SS

Personally come before me this _____ day of _____, 20_____, the above named Gary M. White, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

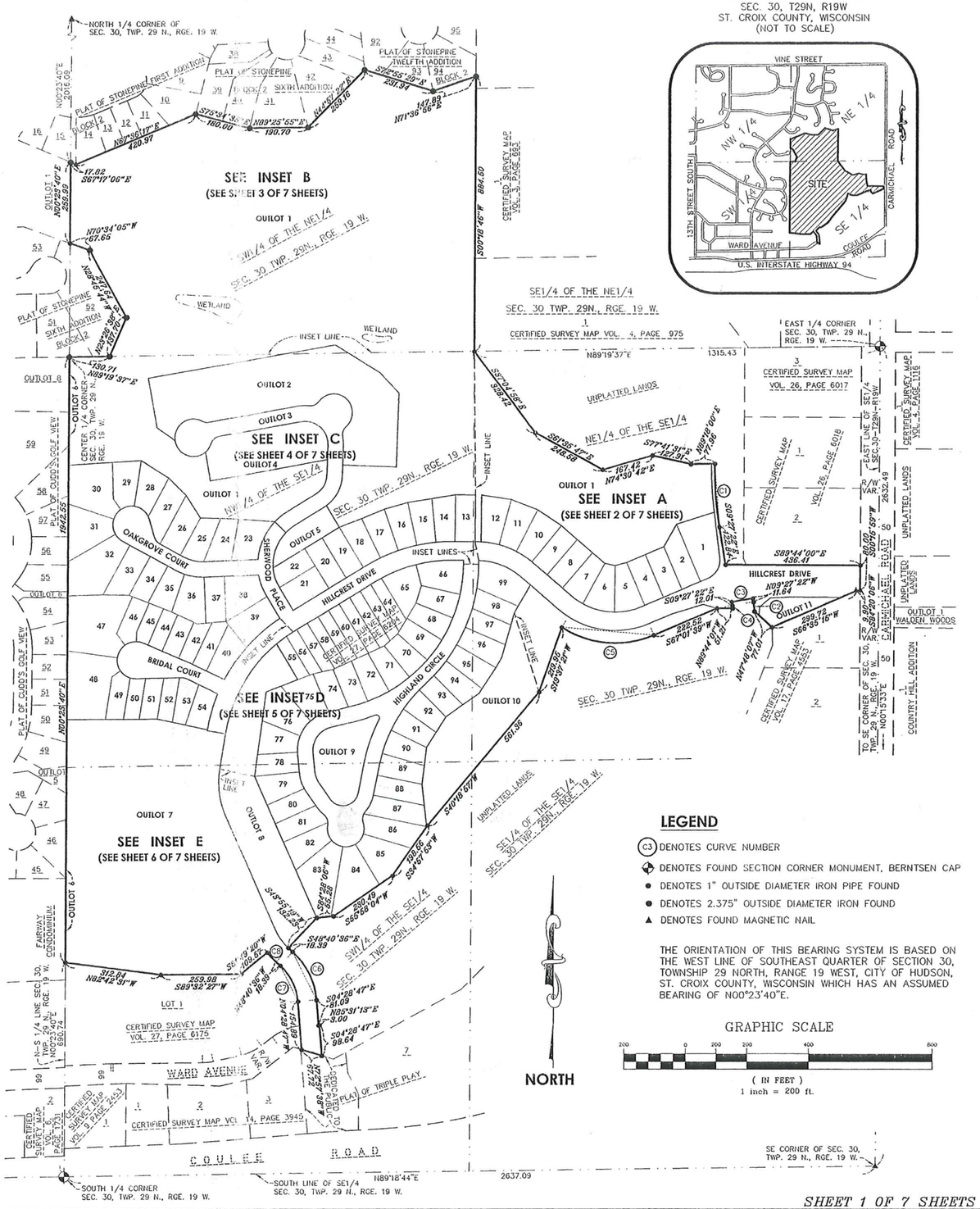
Notary Public, _____ County, _____
My Commission Expires _____

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



VICINITY MAP

SEC. 30, T29N, R19W
ST. CROIX COUNTY, WISCONSIN
(NOT TO SCALE)

LEGEND

- (C3) DENOTES CURVE NUMBER
- DENOTES FOUND SECTION CORNER MONUMENT, BERNTSEN CAP
- DENOTES 1" OUTSIDE DIAMETER IRON PIPE FOUND
- DENOTES 2.375" OUTSIDE DIAMETER IRON FOUND
- DENOTES FOUND MAGNETIC NAIL

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 19 WEST, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN WHICH HAS AN ASSUMED BEARING OF N00°23'40"E.

GRAPHIC SCALE

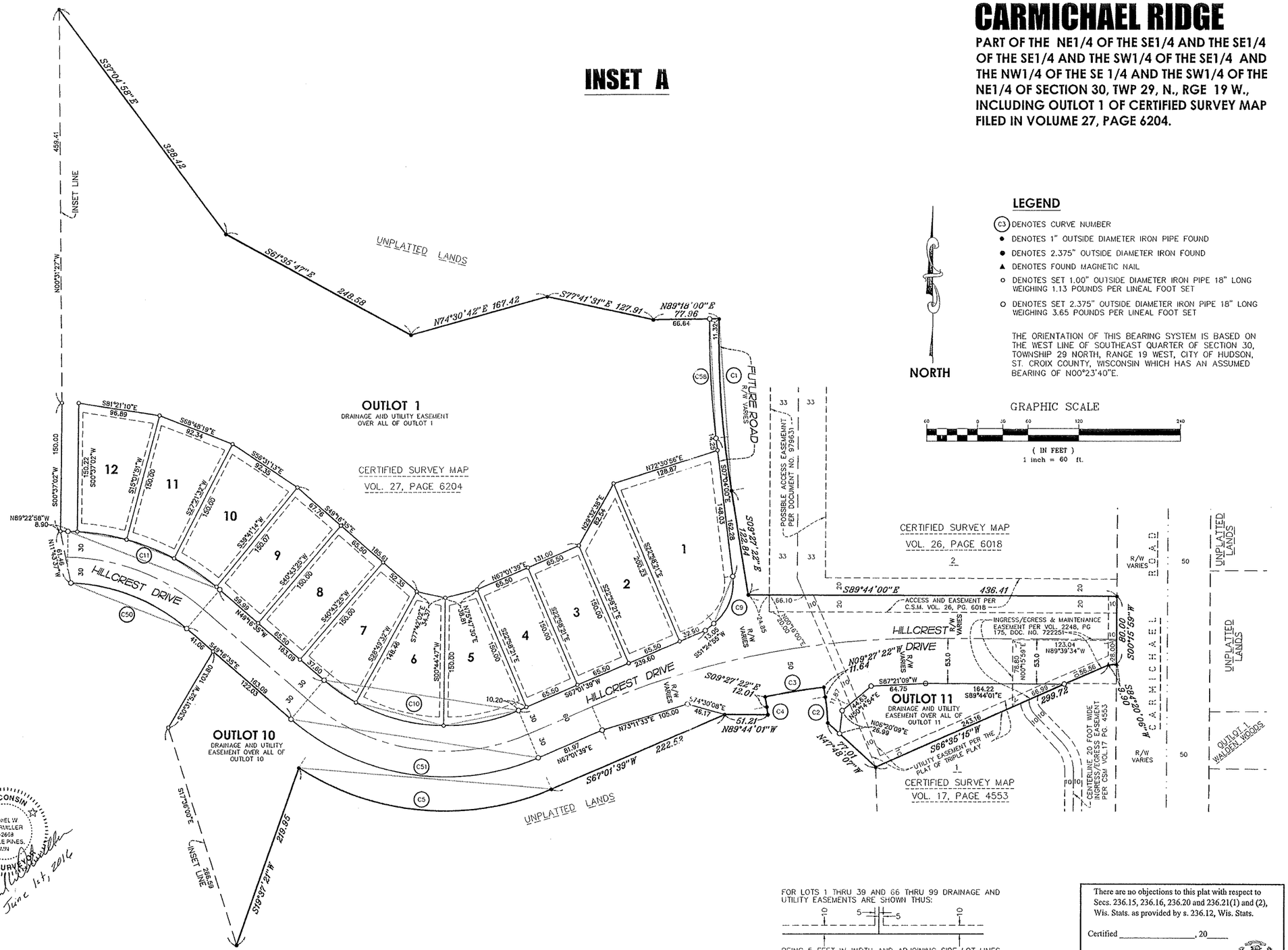
200 0 200 400 600

(IN FEET)
1 inch = 200 ft.

CARMICHAEL RIDGE

PART OF THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE 1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 30, TWP 29, N., RGE 19 W., INCLUDING OUTLOT 1 OF CERTIFIED SURVEY MAP FILED IN VOLUME 27, PAGE 6204.

INSET A



NORTH

LEGEND

- (C3) DENOTES CURVE NUMBER
- ● DENOTES 1" OUTSIDE DIAMETER IRON PIPE FOUND
- ● DENOTES 2.375" OUTSIDE DIAMETER IRON FOUND
- ▲ DENOTES FOUND MAGNETIC NAIL
- o DENOTES SET 1.00" OUTSIDE DIAMETER IRON PIPE 18" LONG WEIGHING 1.13 POUNDS PER LINEAL FOOT SET
- O DENOTES SET 2.375" OUTSIDE DIAMETER IRON PIPE 18" LONG WEIGHING 3.65 POUNDS PER LINEAL FOOT SET

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 19 WEST, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN WHICH HAS AN ASSUMED BEARING OF N00°23'40"E.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

WISCONSIN
DANIEL W. OBERMILLER
S-2668
CIRCLE PINES, MN
LAND SURVEYOR

June 1st, 2016

FOR LOTS 1 THRU 39 AND 66 THRU 99 DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

10 5 5 10

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES UNLESS OTHERWISE INDICATED AND AS SHOWN ON THIS PLAT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

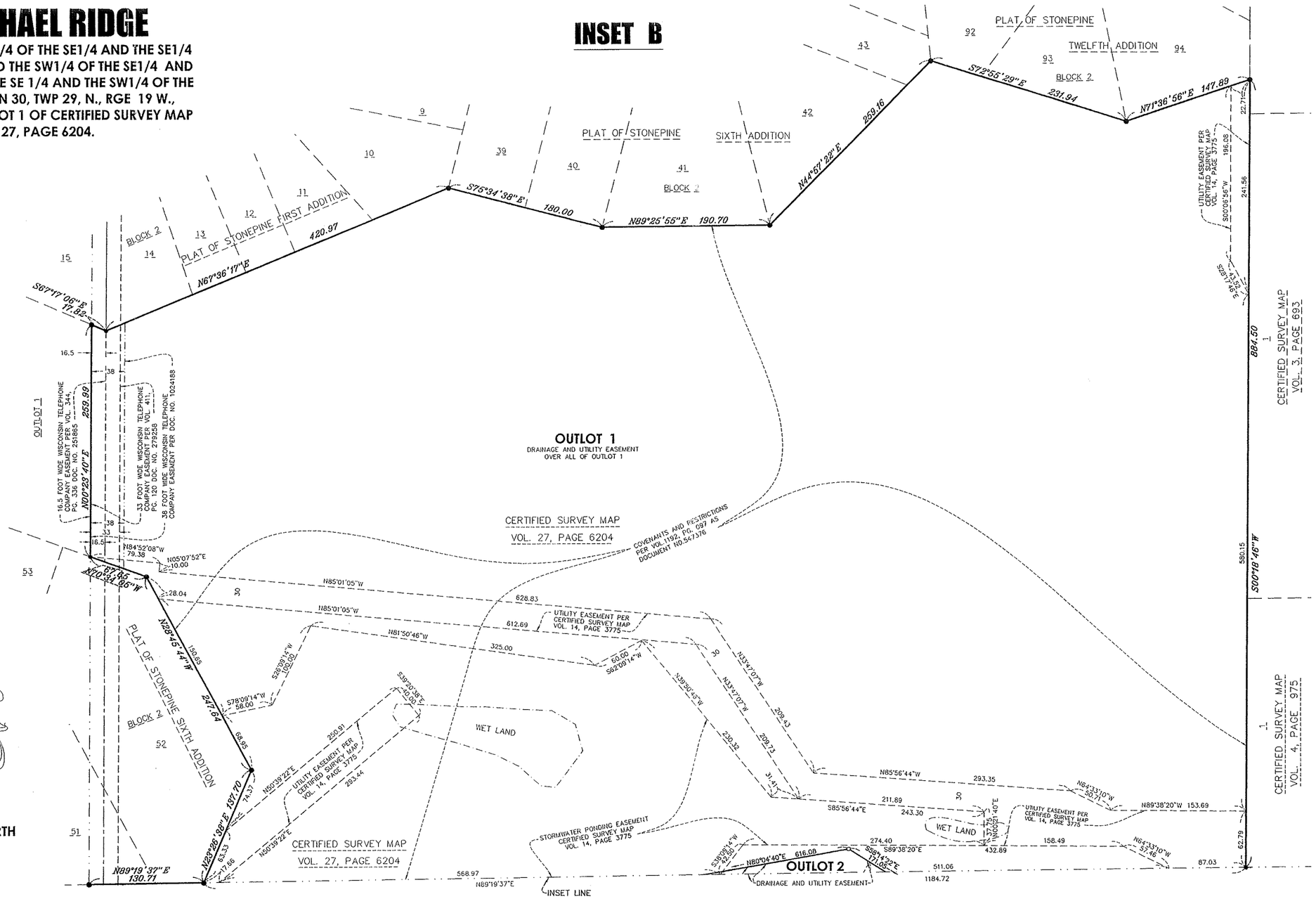
Department of Administration

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

CARMICHAEL RIDGE

PART OF THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE 1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 30, TWP 29, N., RGE 19 W., INCLUDING OUTLOT 1 OF CERTIFIED SURVEY MAP FILED IN VOLUME 27, PAGE 6204.

INSET B



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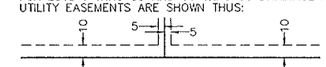
INSET C

FOR LOTS 1 THRU 39 AND 66 THRU 99 DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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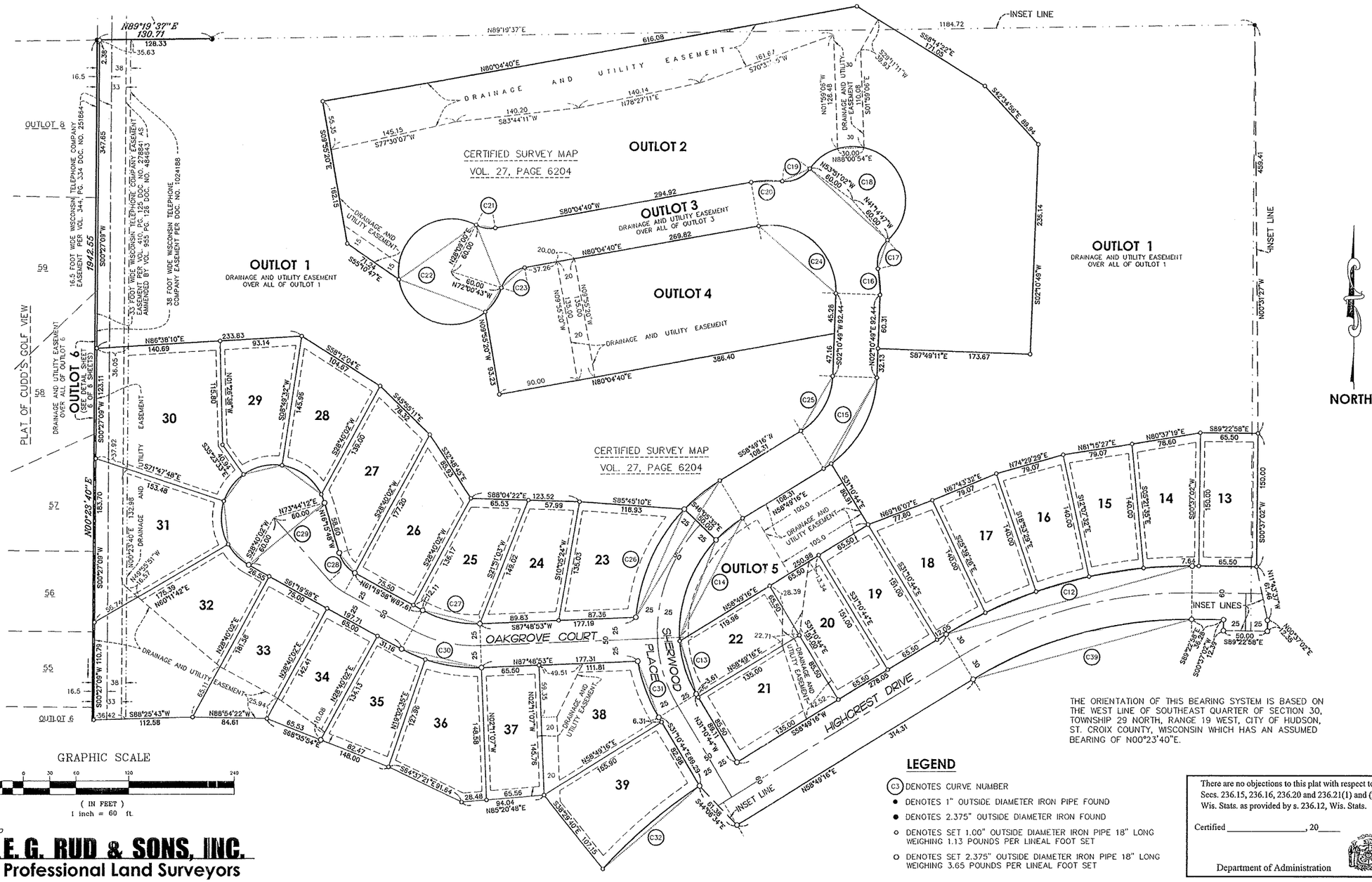

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(IN FEET)
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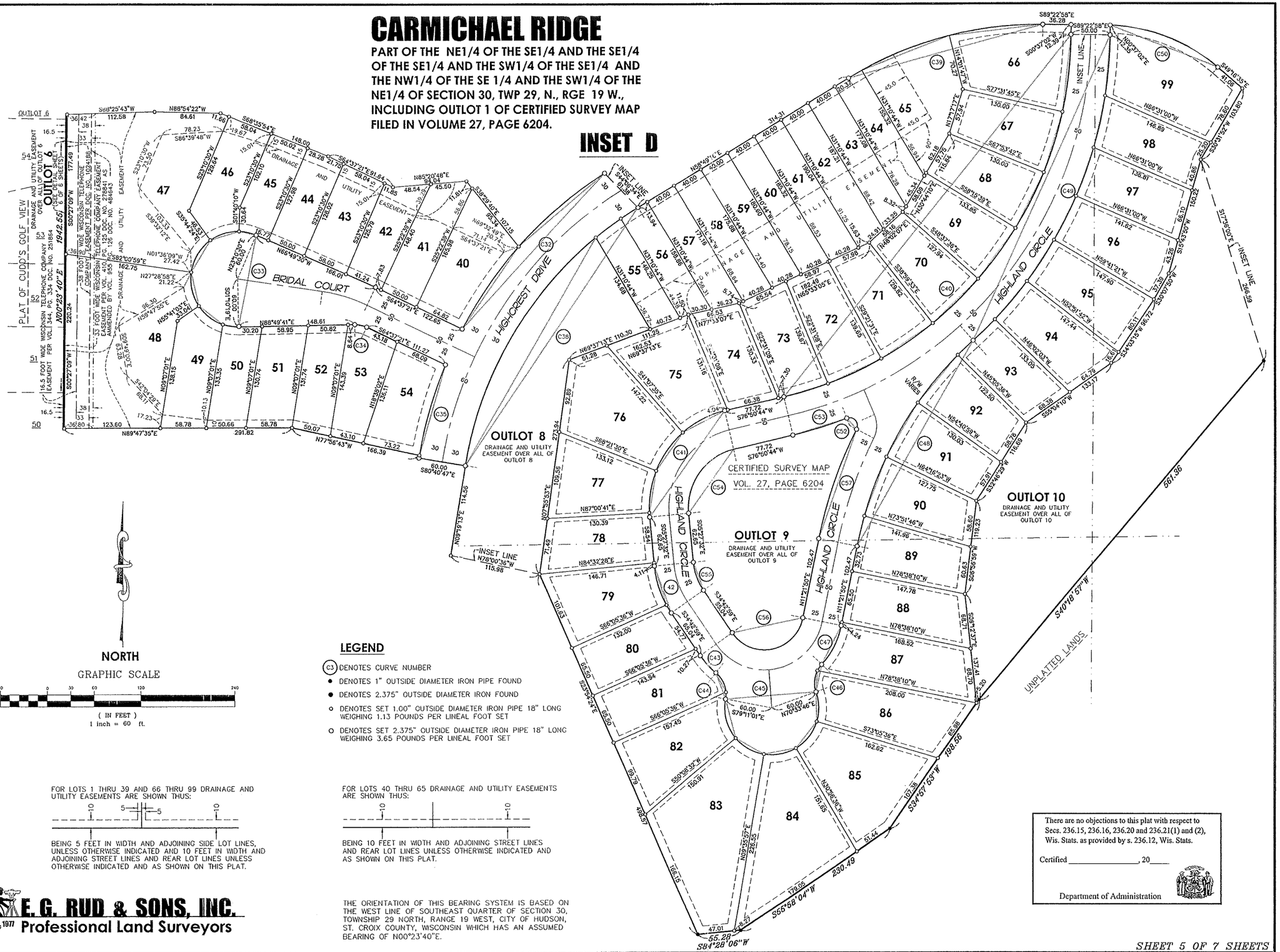
INSET D



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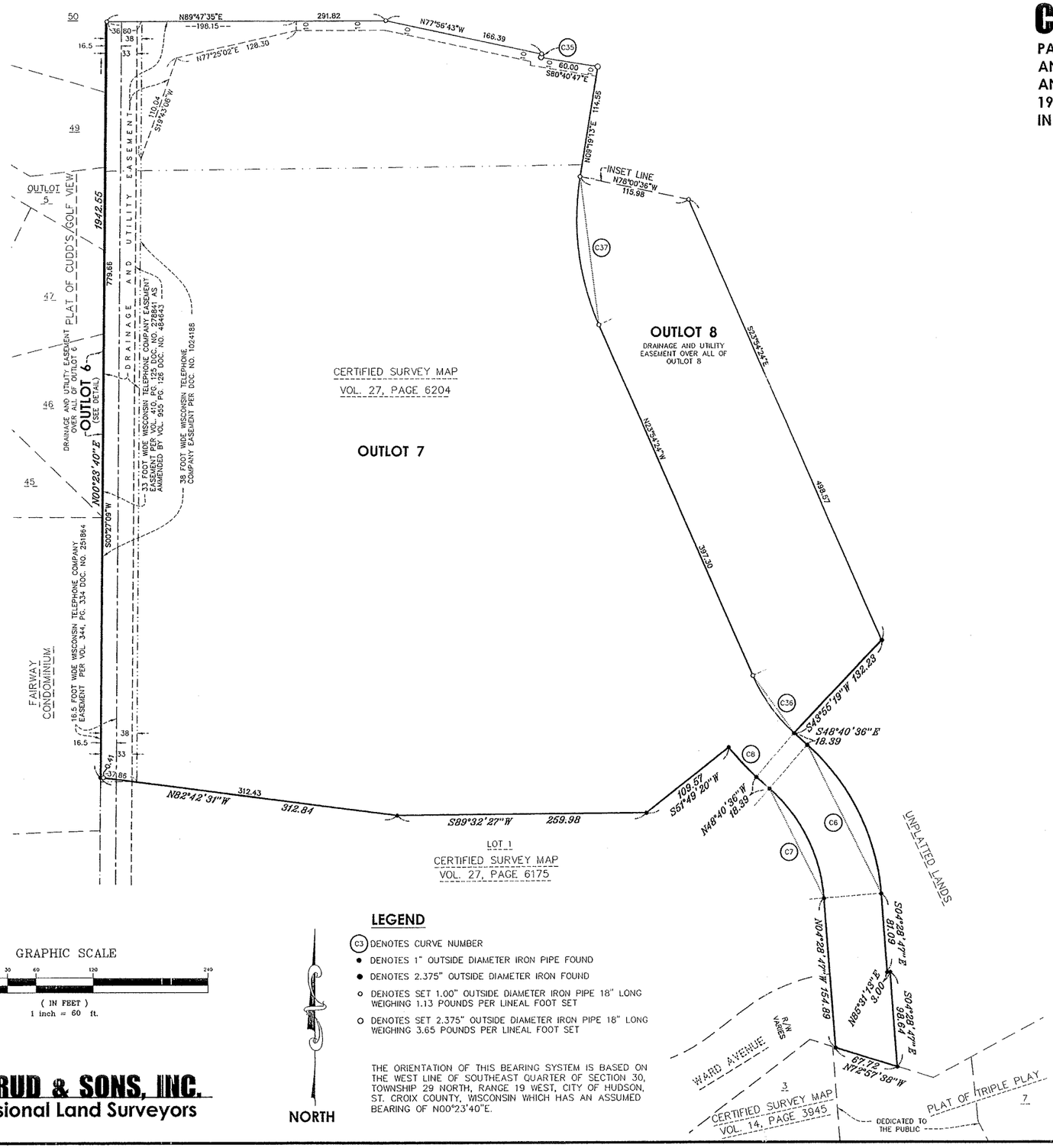
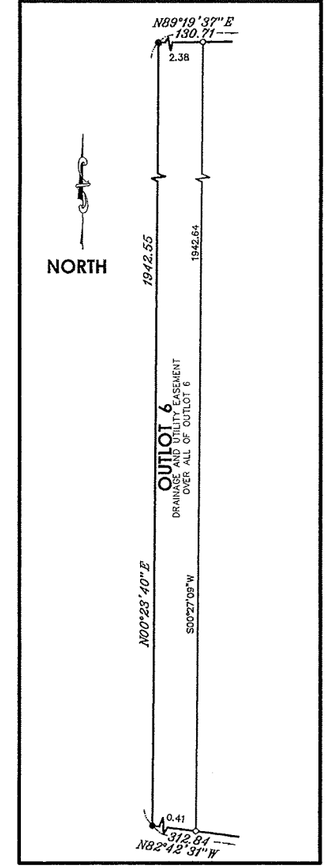


DETAIL OUTLOT 6

(NOT TO SCALE)



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CURVE TABLE

CURVE DESCRIPTION	CURVE NUMBER	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING IN	TANGENT BEARING OUT
RW OVERALL	C1	1108.23	201.90	201.62	S04°14'13"E	10°26'18"	S00°58'56"W	S09°27'22"E
RW OVERALL	C2	240.00	30.19	30.17	N05°51'09"W	07°12'27"	N02°14'55"W	N09°27'22"W
RW OVERALL	C3	950.00	70.02	70.00	S80°50'44"W	04°13'22"	S82°57'25"W	S78°44'03"W
RW OVERALL	C4	170.00	9.08	9.08	S07°55'35"E	03°03'35"	S09°27'22"E	S06°23'47"E
OUTLOT 10	C5	320.00	311.58	299.42	N85°04'43"W	55°47'16"	S67°01'39"W	N57°11'05"W
OUTLOT 7	C6	230.00	177.42	173.05	S26°34'42"E	44°11'49"	S48°40'36"E	S04°28'47"E
OUTLOT 7	C7	170.00	131.13	127.91	N26°34'42"W	44°11'49"	N04°28'47"W	N48°40'36"W
OUTLOT 7	C8	230.00	42.15	42.09	N43°25'38"W	10°29'56"	N48°40'36"W	N38°10'40"W
LOT 1	C9	61.00	62.26	59.59	S22°10'28"W	58°28'55"	S07°04'00"E	S51°24'55"W
RW OVERALL	C10	220.00	244.58	232.17	N81°07'28"W	63°41'46"	S67°01'39"W	N49°16'35"W
LOT 5	C10	220.00	91.07	90.43	S78°53'13"W	23°43'08"	S67°01'39"W	N89°15'13"W
LOT 6	C10	220.00	107.82	106.74	N75°12'51"W	28°04'45"	N89°15'13"W	N61°10'28"W
LOT 7	C10	220.00	45.69	45.60	N55°13'31"W	11°53'53"	N61°10'28"W	N49°16'35"W
RW OVERALL	C11	280.00	196.00	192.02	N69°19'46"W	40°06'23"	N49°16'35"W	N89°22'58"W
LOT 9	C11	280.00	5.07	5.07	N49°47'40"W	1°02'11"	N49°16'35"W	N50°18'46"W
LOT 10	C11	280.00	60.25	60.13	N56°28'37"W	12°19'42"	N50°18'46"W	N62°38'28"W
LOT 11	C11	280.00	60.25	60.13	N68°48'19"W	12°19'41"	N62°38'28"W	S74°58'09"E
LOT 12	C11	280.00	59.33	59.23	N81°02'25"W	12°08'32"	S74°58'09"E	N87°06'41"W
OUTLOT 1	C11	280.00	11.10	11.10	N88°14'49"W	2°16'17"	N87°06'41"W	N89°22'58"W
RW OVERALL	C12	530.00	294.12	290.36	S74°43'09"W	31°47'46"	N89°22'58"W	S58°49'16"W
LOT 14	C12	530.00	55.28	55.26	S87°37'44"W	5°58'37"	N89°22'58"W	S84°38'25"W
LOT 15	C12	530.00	62.59	62.55	S81°15'27"W	6°45'57"	S84°38'25"W	S77°52'28"W
LOT 16	C12	530.00	62.59	62.55	S74°29'29"W	6°45'57"	S77°52'28"W	S71°06'31"W
LOT 17	C12	530.00	62.59	62.55	S67°43'32"W	6°45'57"	S71°06'31"W	S64°20'34"W
LOT 18	C12	530.00	51.07	51.06	S61°34'55"W	5°31'18"	S64°20'34"W	S58°49'16"W
RW OVERALL	C13	135.00	68.31	67.59	N16°40'55"W	28°59'37"	N31°10'44"W	N02°11'07"W
LOT 22	C13	135.00	64.29	63.68	N17°32'10"W	27°17'08"	N31°10'44"W	N03°53'36"W
OUTLOT 5	C13	135.00	4.02	4.02	N03°02'22"W	1°42'29"	N03°53'36"W	N02°11'07"W
OUTLOT 5	C14	149.34	159.01	151.60	N28°19'05"E	61°00'23"	N02°11'07"W	N58°49'16"E
RW	C14	149.34	120.14	116.92	N20°51'40"E	46°05'35"	N02°11'07"W	N43°54'28"E
OUTLOT 3	C14	149.34	38.87	38.76	N51°21'52"E	14°54'48"	N43°54'28"E	N58°49'16"E
OUTLOT 3	C15	125.00	123.57	118.60	N30°30'03"E	56°38'27"	N58°49'16"E	N02°10'49"E
OUTLOT 5	C15	125.00	10.16	10.16	N56°29'32"E	4°39'27"	N58°49'16"E	N54°09'49"E
OUTLOT 1	C15	125.00	113.41	109.56	N28°10'19"E	51°59'00"	N54°09'49"E	N02°10'49"E
OUTLOT 2	C16	125.00	29.98	29.91	N04°41'23"W	13°44'25"	N02°10'49"E	N11°33'36"W
OUTLOT 2	C17	34.00	35.79	34.16	N18°35'48"E	60°18'49"	N11°33'36"W	N48°45'13"E
OUTLOT 2	C18	60.00	201.69	119.27	N47°32'55"W	192°36'15"	N48°45'13"E	S36°08'58"W
OUTLOT 2	C19	34.00	35.79	34.16	S66°18'22"W	60°18'49"	S36°08'58"W	N83°32'13"W
OUTLOT 2	C20	125.00	35.75	35.63	S88°16'14"W	16°23'07"	N83°32'13"W	S80°04'40"W
OUTLOT 2	C21	34.00	22.59	22.18	N80°53'10"W	38°04'20"	S80°04'40"W	N61°51'00"W
OUTLOT 3	C22	60.00	293.39	77.00	S21°55'51"E	280°09'43"	N61°51'00"W	N17°59'17"E
OUTLOT 2	C22	60.00	132.64	107.23	S54°49'05"W	126°39'51"	N61°51'00"W	S08°30'51"E
OUTLOT 1	C22	60.00	127.51	104.84	S69°23'50"E	121°45'59"	S08°30'51"E	N49°43'10"E
OUTLOT 4	C22	60.00	33.22	32.81	N33°51'13"E	31°43'53"	N49°43'10"E	N17°59'17"E
OUTLOT 3	C23	34.00	36.84	35.07	N49°01'59"E	62°05'23"	N17°59'17"E	N80°04'40"E
OUTLOT 3	C24	75.00	133.65	116.66	S48°52'15"E	102°06'09"	N80°04'40"E	S02°10'49"W
OUTLOT 1	C25	75.00	74.14	71.16	S30°30'03"W	56°38'27"	S02°10'49"W	S58°49'16"W
OVERALL	C26	199.34	187.18	180.38	S31°55'13"W	53°48'06"	S58°49'16"W	S05°01'10"W
OULOT 1	C26	199.34	51.88	51.74	S51°21'52"W	14°54'48"	S58°49'16"W	S43°54'28"W
LOT 23	C26	199.34	135.30	132.71	S24°27'49"W	38°53'18"	S43°54'28"W	S05°01'10"W
LOT 25	C27	125.00	67.31	66.50	N76°45'33"W	30°51'09"	S87°48'53"W	N61°19'58"W
LOT 27	C28	37.06	29.15	28.41	N38°47'53"W	45°04'10"	N61°19'58"W	N16°15'48"W
RW OVERALL	C29	60.00	235.69	110.84	S51°12'07"W	225°04'10"	N16°15'48"W	S61°19'58"E
LOT 27	C29	60.00	10.31	10.30	N21°11'17"W	9°50'57"	N16°15'48"W	N26°06'45"W
LOT 28	C29	60.00	57.66	55.47	N53°38'36"W	55°03'43"	N26°06'45"W	N81°10'28"W
LOT 29	C29	60.00	46.31	45.16	S76°42'59"W	44°13'05"	N81°10'28"W	S54°36'27"W
LOT 30	C29	60.00	38.12	37.48	S36°24'20"W	36°24'15"	S54°36'27"W	S18°12'12"W
LOT 31	C29	60.00	50.27	48.82	S05°48'03"E	48°00'30"	S18°12'12"W	S29°48'18"E
LOT 32	C29	60.00	33.02	32.60	S45°34'08"E	31°31'40"	S29°48'18"E	S61°19'58"E
RW OVERALL	C30	175.00	94.23	93.10	S76°45'33"E	30°51'09"	S61°19'58"E	N87°48'53"E
LOT 35	C30	175.00	29.39	29.36	S66°08'42"E	9°37'27"	S61°19'58"E	S70°57'25"E
LOT 36	C30	175.00	64.84	64.47	S81°34'16"E	21°13'42"	S70°57'25"E	N87°48'53"E
LOT 38	C31	185.00	68.54	68.15	S20°33'55"E	21°13'38"	S09°57'06"E	S31°10'44"E
RW OVERALL	C32	530.00	270.62	267.69	S42°42'31"W	29°15'17"	S57°20'10"W	S28°04'53"W
LOT 39	C32	530.00	144.60	144.15	S49°31'13"W	15°37'54"	S57°20'10"W	S41°42'16"W
LOT 40	C32	530.00	126.02	125.72	S34°53'34"W	13°37'23"	S41°42'16"W	S28°04'53"W
RW OVERALL	C33	60.00	213.99	117.30	S11°00'06"W	204°20'49"	N66°49'30"W	N88°49'41"E
LOT 45	C33	60.00	22.52	22.39	N77°34'40"W	21°30'20"	N66°49'30"W	N88°19'50"W
LOT 46	C33	60.00	39.18	38.48	S72°57'53"W	37°24'34"	N88°19'50"W	S54°15'36"W
LOT 47	C33	60.00	48.45	47.15	S31°07'18"W	46°16'35"	S54°15'36"W	S07°59'01"W

CURVE TABLE

CURVE DESCRIPTION	CURVE NUMBER	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING IN	TANGENT BEARING OUT
LOT 48	C33	60.00	44.30	43.30	S13°09'58"E	42°17'58"	S07°59'01"W	S34°18'57"E
LOT 49	C33	60.00	39.16	38.47	S53°00'52"E	37°23'50"	S34°18'57"E	S71°42'47"E
LOT 50	C33	60.00	20.38	20.28	S81°26'33"E	19°27'32"	S71°42'47"E	N88°49'41"E
LOT 53	C34	34.00	15.75	15.61	S77°53'50"E	26°32'58"	N88°49'41"E	S64°37'21"E
RW OVERALL	C35	530.00	123.52	123.24	S15°59'50"W	13°21'13"	S22°40'26"W	S09°19'13"W
LOT 54	C35	530.00	120.08	119.83	S16°10'59"W	12°58'55"	S22°40'26"W	S09°41'31"W
OUTLOT 7	C35	530.00	3.44	3.44	S09°30'22"W	0°22'18"	S09°41'31"W	S09°19'13"W
OUTLOT 7	C36	170.00	73.49	72.92	N36°17'30"W	24°46'12"	N48°40'36"W	N23°54'24"W
OUTLOT 7	C37	270.00	156.58	154.39	N07°17'35"W	33°13'37"	N23°54'24"W	N09°19'13"E
OVERALL RW	C38	470.00	406.06	393.55	N34°04'15"E	49°30'03"	N09°19'13"E	N58°49'16"E
OUTLOT 8	C38	470.00	339.78	332.43	N30°01'52"E	41°25'18"	N09°19'13"E	N50°44'31"E
LOT 55	C38	470.00	40.21	40.19	N53°11'33"E	4°54'05"	N50°44'31"E	N55°38'36"E
LOT 56	C38	470.00	26.07	26.07	N57°13'56"E	3°10'40"	N55°38'36"E	N58°49'16"E
RW OVERALL	C39	470.00	260.83	257.49	S74°43'09"W	31°47'46"	N58°49'16"E	S89°22'58"E
LOT 64	C39	470.00	19.64	19.64	N60°01'05"E	2°23'39"	N58°49'16"E	N61°12'55"E
LOT 65	C39	470.00	121.04	120.70	N68°35'34"E	14°45'18"	N61°12'55"E	N75°58'13"E
LOT 66	C39	470.00	120.15	119.84	N83°17'38"E	14°38'49"	N75°58'13"E	S89°22'58"E
RW OVERALL	C40	475.00	631.96	586.37	S38°43'53"W	76°13'42"	S00°37'02"W	S76°50'44"W
LOT 66	C40	475.00	98.27	98.10	S06°32'39"W	11°51'13"	S00°37'02"W	S12°28'15"W
LOT 67	C40	475.00	79.87	79.78	S17°17'17"W	9°38'03"	S12°28'15"W	S22°06'18"W
LOT 68	C40	475.00	79.87	79.78	S26°55'20"W	9°38'03"	S22°06'18"W	S31°44'21"W
LOT 69	C40	475.00	79.87	79.78	S36°33'22"W	9°38'03"	S31°44'21"W	S41°22'24"W
LOT 70	C40	475.00	79.87	79.78	S46°11'25"W	9°38'03"	S41°22'24"W	S51°00'27"W
LOT 71	C40	475.00	79.87	79.78	S55°49'28"W	9°38'02"	S51°00'27"W	S60°38'29"W
LOT 72	C40	475.00	75.71	75.62	S65°12'26"W	9°07'54"	S60°38'29"W	S69°46'23"W
LOT 73	C40	475.00	58.63	58.60	S73°18'34"W	7°04'21"	S69°46'23"W	S76°50'44"W
RW OVERALL	C41	125.00	179.56	164.52	S35°41'36"W	82°18'16"	S76°50'44"W	S05°27'32"E
LOT 75	C41	125.00	61.02	60.42	S62°51'35"W	27°58'19"	S76°50'44"W	S48°52'25"W
LOT 76	C41	125.00	59.41	58.85	S35°15'28"W	27°13'55"	S48°52'25"W	S21°38'30"W
LOT 77	C41	125.00	53.74	53.32	S09°19'36"W	24°37'49"	S21°38'30"W	S02°59'19"E
LOT 78	C41	125.00	5.39	5.39	S04°13'25"E	2°28'13"	S02°59'19"E	S05°27'32"E
RW OVERALL	C42	125.00	63.83	63.14	S20°05'15"E	29°15'27"	S05°27'32"E	S34°42'59"E
LOT 79	C42	125.00	52.01	51.64	S17°22'43"E	23°50'22"	S05°27'32"E	S29°17'54"E
LOT 80	C42	125.00	11.82	11.82	S32°00'26"E	5°25'05"	S29°17'54"E	S34°42'59"E
LOT 81	C43	100.00	29.62	29.51	S43°12'05"E	16°58'11"	S34°42'59"E	S51°41'10"E
RW OVERALL	C44	34.00	37.09	35.28	S20°26'05"E	62°30'09"	S51°41'10"E	S10°48'59"W
LOT 81	C44	34.00	28.44	27.62	S27°43'11"E	47°55'58"	S51°41'10"E	S03°45'12"E
LOT 82	C44	34.00	8.65	8.62	S03°31'54"W	14°34'11"	S03°45'12"E	S10°48'59"W
RW OVERALL	C45	60.00	220.18	115.84	N85°41'23"E	210°15'13"	S10°48'59"W	N19°26'14"W
LOT 82	C45	60.00	53.07	51.35	S14°31'14"E	50°40'27"	S10°48'59"W	S39°51'28"E
LOT 83	C45	60.00	42.46	41.58	S60°07'46"E	40°32'35"	S39°51'28"E	S80°24'03"E
LOT 84	C45	60.00	42.45	41.58	N79°19'41"E	40°32'33"	S80°24'03"E	N59°03'24"E
LOT 85	C45	60.00	44.14	43.15	N37°58'54"E	42°09'00"	N59°03'24"E	N16°54'24"E
LOT 86	C45	60.00	38.06	37.42	N01°15'55"W	36°20'38"	N16°54'24"E	N19°26'14"W
RW OVERALL	C46	34.00	37.09	35.26	N11°48'51"E	62°30'10"	N19°26'14"W	N43°03'56"E
LOT 86	C46	34.00	27.55	26.80	N03°46'29"E	46°25'26"	N19°26'14"W	N26°59'12"E
LOT 87	C46	34.00	9.54	9.51	N35°01'34"E	16°04'44"	N26°59'12"E	N43°03'56"E
LOT 87	C47	100.00	55.33	54.63	N27°12'53"E	31°42'06"	N43°03'56"E	N11°21'50"E
RW OVERALL	C48	475.00	304.93	299.72	N29°45'17"E	36°46'55"	N11°21'50"E	N48°08'45"E
LOT 89	C48	475.00	39.57	39.56	N13°45'02"E	4°46'24"	N11°21'50"E	N16°08'14"E
LOT 90	C48	475.00	79.50	79.41	N20°55'56"E	9°35'23"	N16°08'14"E	N25°43'37"E
LOT 91	C48	475.00	79.50	79.41	N30°31'19"E	9°35'24"	N25°43'37"E	N35°19'01"E
LOT 92	C48	475.00	79.50	79.41	N40°06'43"E	9°35'23"	N35°19'01"E	N44°54'24"E
LOT 93	C48	475.00	26.86	26.85	N46°31'35"E	3°14'21"	N44°54'24"E	N48°08'45"E
RW OVERALL	C49	525.00	435.50	423.12	N24°22'54"E	47°31'43"	N48°08'45"E	N00°37'02"E
LOT 93	C49	525.00	38.30	38.29	N46°03'21"E	4°10'48"	N48°08'45"E	N43°57'57"E
LOT 94	C49	525.00	62.56	62.52	N40°33'07"E	6°49'39"	N43°57'57"E	N37°08'18"E
LOT 95	C49	525.00	62.56	62.52	N33°43'28"E	6°49'39"	N37°08'18"E	N30°18'39"E
LOT 96	C49	525.00	62.56	62.52	N26°53'50"E	6°49'39"	N30°18'39"E	N23°29'00"E
LOT 97	C49	525.00	65.67	65.63	N19°54'00"E	7°10'01"	N23°29'00"E	N16°18'59"E
LOT 98	C49	525.00	66.73	66.68	N12°40'31"E	7°16'56"	N16°18'59"E	N09°02'03"E
LOT 99	C49	525.00	77.12	77.05	N04°49'32"E	8°25'01"	N09°02'03"E	N00°37'02"E
LOT 99	C50	220.00	149.76	146.89	S68°46'40"E	39°00'10"	S88°16'45"E	S49°16'35"E
OUTLOT 10	C51	280.00	311.28	295.49	S81°07'28"E	63°41'46"	S49°16'35"E	N67°01'39"E
OUTLOT 9	C52	10.00	24.14	18.69	N41°51'15"W	138°19'14"	N27°18'22"E	S68°59'08"W
OUTLOT 9	C53	525.00	72.02	71.97	S72°54'56"W	7°51'36"	S68°59'08"W	S76°50'44"W
OUTLOT 9	C54	75.00	107.74	98.71	S35°41'36"W	82°18'16"	S76°50'44"W	S05°27'32"E
OUTLOT 9	C55	75.00	38.30	37.88	S20°05'15"E	29°15'27"	S05°27'32"E	S34°42'59"E
OUTLOT 9	C56	50.00	116.87	92.02	N78°19'26"E	133°55'11"	S34°42'59"E	N11°21'50"E
OUTLOT 9	C57	525.00	146.08	145.61	N19°20'06"E	15°56'32"	N11°21'50"E	N27°18'22"E
OUTLOT 1	C58	1039.29	139.93	139.82	S03°12'34"E	7°42'52"	S00°38'52"W	S07°04'00"E

LOT AREA TABLE

LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET	O.L. NO.	SQUARE FEET
1	19,415	34	8,987	67	9,009	1	1,529,275
2	11,470	35	9,273	68	9,121	2	160,625
3	9,825	36	12,728	69	9,062	3	60,422
4	9,825	37	9,640	70	8,945	4	51,286
5	10,592	38	13,678	71	9,283	5	17,150
6	10,681	39	13,712	72	9,455	6	2,707
7	10,150	40	10,808	73	8,891	7	479,239
8	9,825	41	8,083	74	8,564	8	120,526
9	9,961	42	6,933	75	11,690	9	39,338
10	11,308	43	7,360	76	14,460	10	137,783
11	11,305	44	6,421	77	10,379	11	13,417
12	11,561	45	6,277	78	9,262		
13	9,825	46	8,478	79	10,600		
14	10,163	47	34,249	80	9,021		
15	9,858	48	29,971	81	10,007		
16	9,858	49	8,394	82	11,565		
17	9,858	50	6,539	83	22,075		
18	10,150	51	7,612	84	18,790		
19	9,890	52	6,878	85	15,475		
20	9,891	53	7,798	86	13,227		
21	11,542	54	8,706	87	12,119		
22	8,540	55	5,630	88	10,359		
23	12,157	56	6,086	89	9,625		
24	9,988	57	6,622	90	9,249		
25	10,087	58	6,941	91	8,904		
26	11,830	59	7,130	92	8,753		
27	12,326	60	7,318	93	8,443		
28	10,598	61	7,507	94	10,073		
29	11,250	62	7,604	95	10,474		
30	22,269	63	7,327	96	10,442		
31	17,166	64	6,653	97	9,074		
32	24,387	65	12,567	98	9,112		
33	12,150	66	13,351	99	15,625		

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

Map data ©2016 Google Imagery ©2016 Digital Globe, USDA Farm Service Agency

GERRARD CORPORATION

HUDSON, WISCONSIN

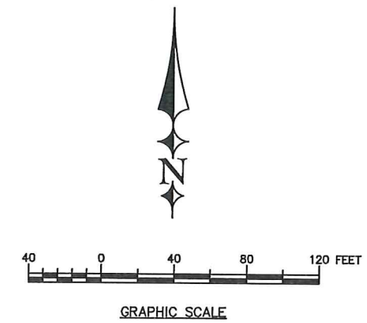
MIXED USE

CONCEPT PLAN

ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

www.ericksoncivilsite.com



LEGEND:

- EXISTING BOUNDARY
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED OPEN SPACE

LAYOUT NOTES

1) TOTAL SITE AREA = 4.33 ACRES
2) 5,460 SQ. FT. COMMERCIAL PROPOSED (30% OF BUILDING FOOTPRINT)
3) 18,200 SQ. FT. TOTAL BUILDING FOOTPRINT
4) PROPOSED PARKING = 135 STALLS
   1:200 FOR COMMERCIAL = 55 STALLS
   80 STALLS FOR RESIDENTIAL = 1.11 / UNIT
5) PROPOSED APARTMENT UNITS
6) FOUR STORY BUILDING (RESIDENTIAL UPPER THREE FLOORS)
6) 24-FT DRIVE ISLE(S) AND 19-FT PARKING BAYS

May 27, 2016

Notice of Public Hearings
City of Hudson Common Council
Rezonings and Comprehensive Plan Amendment

NOTICE IS HEREBY GIVEN that the city of Hudson, Wisconsin Common Council will hold three public hearings on Monday, August 1, 2016 starting at 6:55 p.m., city hall council chambers, 505 Third Street, Hudson, Wisconsin.

The first public hearing is to invite comment on a request by Northern States Power Company, Wisconsin to rezone 21 acres located at the southeast quadrant of STH 35 and Hanley Road from B-2, General Business District and R-1, One-family Residential District to I-1, Light Industrial District and to amend the 2009 City of Hudson Comprehensive Plan future land use designation from General Business to Industrial. The legal description of the property is part of the NE1/4, NW1/4, Section 4, T29N, R19W, City of Hudson, St. Croix County, Wisconsin.

The second public hearing is to invite comment on a request by Jeanne DuBois to rezone the property at 620 Third Street from R-2, Two-family Residential District to B-3, Central Business District. The legal description is the north 52 feet of Lot 9, Block 2, Andrew's Addition to Buena Vista, City of Hudson, St. Croix County, Wisconsin.

The third public hearing is to invite comment on a request by DPB Investments Limited Partnership to rezone the property at 614 Third Street from R-2, Two-family Residential District to B-3, Central Business District. The legal description is part of Lot 8 and part of Lot 9, Block 2, Andrew's Addition to Buena Vista, City of Hudson, St. Croix County, Wisconsin.

If you have comments / questions in regard to this matter please contact Dennis Darnold, Community Development Director, City Hall, 505 Third Street, Hudson, WI 54016, 715/386-4776, ext. 160 or ddarnold@ci.hudson.wi.us.

Submitted this 6th day of July, 2016,
LeAnne Addy, City Clerk

Publish in *Hudson Star-Observer*, Class II notice with insertions on July 14, 2016 and July 21, 2016; send affidavit of publication

Post in city hall lobbies (3) – July 14, 2016

CC:	Common Council	Neighborhood properties	City Dept. Heads
	Plan Commission	*Hudson Star-Observer*	
	Devin Willi	City hall lobbies (3)	
	Cathy Munkittrick	Town of Troy	
	Dennis Darnold	St. Croix County	

CITY OF HUDSON

APPLICATION TO REZONE PROPERTY

RECEIVED
JUN 14 2016
BY:

DATE 6-10-16

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

the SE corner of Hwy 35 and Hanley Rd.

and legally described as: see attached legal description.

Parcel Identification No(s): 040-1013-50-000, 236-2043-00-000

FROM:			TO:		
( )	AR	Agriculture Residential	( )	AR	Agriculture Residential
( )	C-1	Conservation	( )	C-1	Conservation
( )	C-2	Conservation Recreational Lands	( )	C-2	Conservation Recreational Lands
(✓)	R-1	One-Family Residential	( )	R-1	One-Family Residential
( )	R-2	Two-Family Residential	( )	R-2	Two-Family Residential
( )	RT	Transitional Two-Family	( )	RT	Transitional Two-Family
( )	RM-1	Multiple Family	( )	RM-1	Multiple Family
( )	RM-2	Multiple Family	( )	RM-2	Multiple Family
( )	RM-3	Multiple Family	( )	RM-3	Multiple Family
( )	RM-4	Multiple Family	( )	RM-4	Multiple Family
( )	B-1	Local Business	( )	B-1	Local Business
(✓)	B-2	General Business	( )	B-2	General Business
( )	B-3	Central Business	( )	B-3	Central Business
( )	I-1	Light Industrial	(✓)	I-1	Light Industrial
( )	I-2	General Industrial	( )	I-2	General Industrial
( )	OFC	Office	( )	OFC	Office
( )	PUB	Public or Quasi-public	( )	PUB	Public or Quasi-public
( )	PS	Planned Study	( )	PS	Planned Study
( )	PRD	Planned Residential District	( )	PRD	Planned Residential District
( )	PCD	Planned Commercial District	( )	PCD	Planned Commercial District
( )	PID	Planned Industrial District	( )	PID	Planned Industrial District

Map of area to be included with application.

APPLICATION TO REZONE PROPERTY
Page 2

Reason(s) for request: Northern States Power, WI plans to construct a new service center on the property.

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

Property Owner (Signature) | Property Owner (Signature)

Matt Boehlke - Director Real Estate Services, As agent for NSPW
Property Owner (Written) | Property Owner (Written)

1414 W. Hamilton Ave
Street Address | Street Address

Eau Claire, WI 54701
City/State/Zip | City/State/Zip

612-330-6527 Matthew.M.boehlke@xcelenergy.com
Phone No./Fax No./e-mail | Phone No./Fax No./e-mail

Mailing Address

Contact person if other than property owner: Xcel Energy, Real Estate Services

414 Nicollet Mall, Mezz | Minneapolis, MN 55401
Street Address | City/State/Zip

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.

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. 55779 Dated: 6-16-16

11-19-93/7-7-97 Rev/4-13-06 Rev

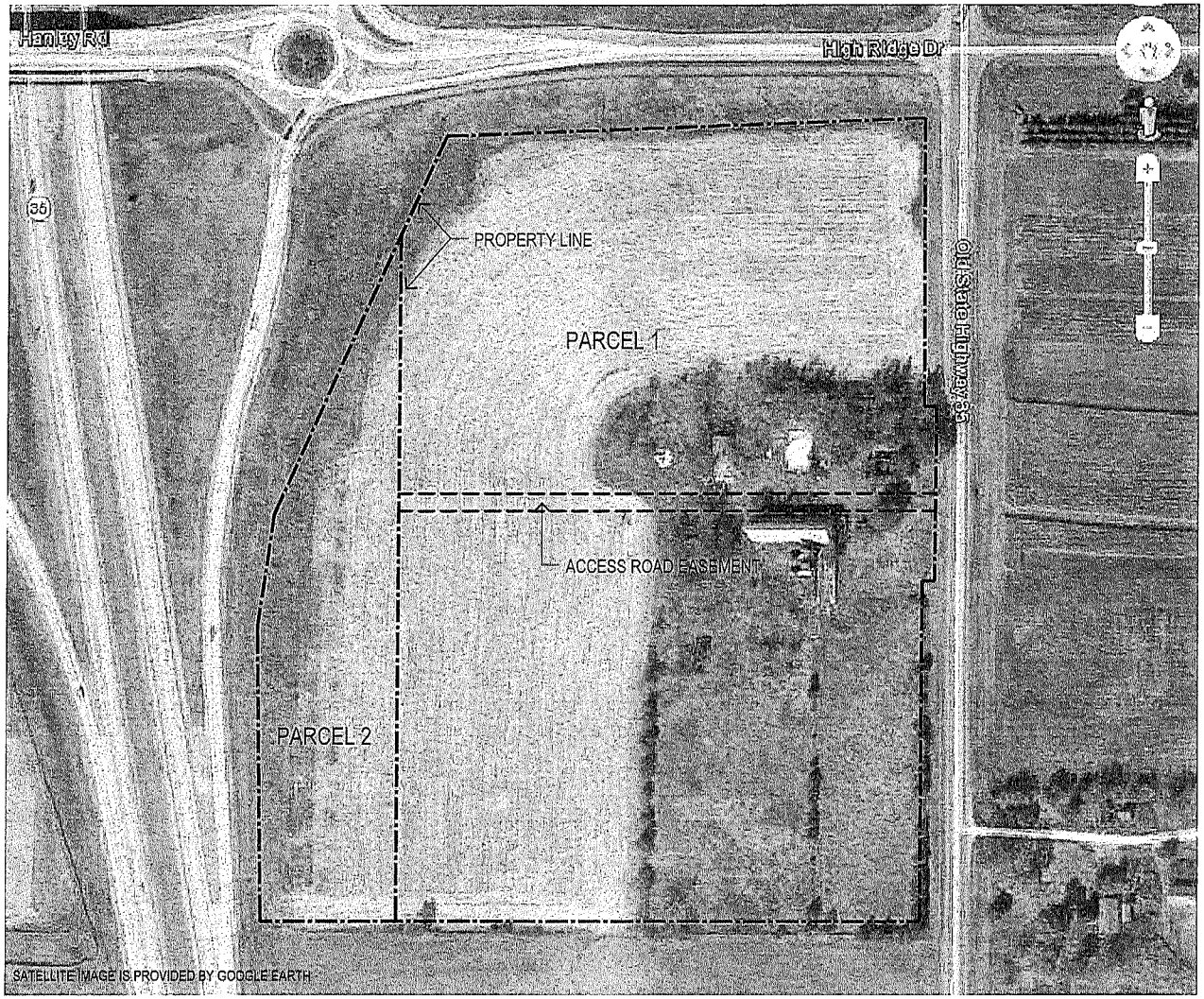
Parcel 1:

Part of the NE1/4 of the NW1/4 of Section 4, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, described as follows: Commencing at the North Quarter Corner of said Section 4; thence N89°51'01" West (on the North line of the NW1/4 of said Section 4) a distance of 50.00 feet to the point of beginning of the parcel to be herein described; thence along the West right-of-way of S.T.H. "35", go S00°26'29" West 546.60 feet; thence S89°33'31" East 17.00 feet; thence S00°26'29" West 243.00 feet; thence N89°33'31" West 17.00 feet; thence S00°26'29" West 468.63 feet; thence leaving said right-of-way go N89°48'33" West (on the South line of the NE1/4 of the NW1/4 of said Section 4) a distance of 724.00 feet; thence N00°26'29" East 1257.71 feet; thence S89°51'01" East (on the North line of the NW1/4 of said Section 4) a distance of 724.00 feet to the point of beginning of the above described parcel Except that part to State of Wisconsin in Vol. 1141 of Rec., Pg. 602, as Doc. No. 534337 and in Vol. 1141 of Rec., Pg. 604, as Doc. No. 534338.

Parcel 2:

Part of the NE1/4 of the NW1/4 of Section 4, Township 28 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin Except a parcel of land more fully described as follows: Commencing at the North Quarter Corner of said Section 4; thence N89°51'01" West (on the North line of the NW1/4 of said Section 4) a distance of 50.00 feet to the point of beginning of the parcel to be herein described; thence along the West right-of-way of S.T.H. "35", go S00°26'29" West 546.60 feet; thence S89°33'31" East 17.00 feet; thence S00°26'29" West 243.00 feet; thence N89°33'31" West 17.00 feet; thence S00°26'29" West 468.63 feet; thence leaving said right-of-way go N89°48'33" West (on the South line of the NE1/4 of the NW1/4 of said Section 4) a distance of 724.00 feet; thence N00°26'29" East 1257.71 feet; thence S89°51'01" East (on the North line of the NW1/4 of said Section 4) a distance of 724.00 feet to the point of beginning of the above described parcel and except that part to State of Wisconsin in Vol. 1137 of Rec., Pg. 05, as Doc. No. 532948; and in Vol. 2666 of Rec., Pg. 222, as Doc. No. 775762.

Tax ID No.: 040-1013-50-000 and 236-2043-00-000



EXISTING SITE PLAN

RSP

Xcel Energy®

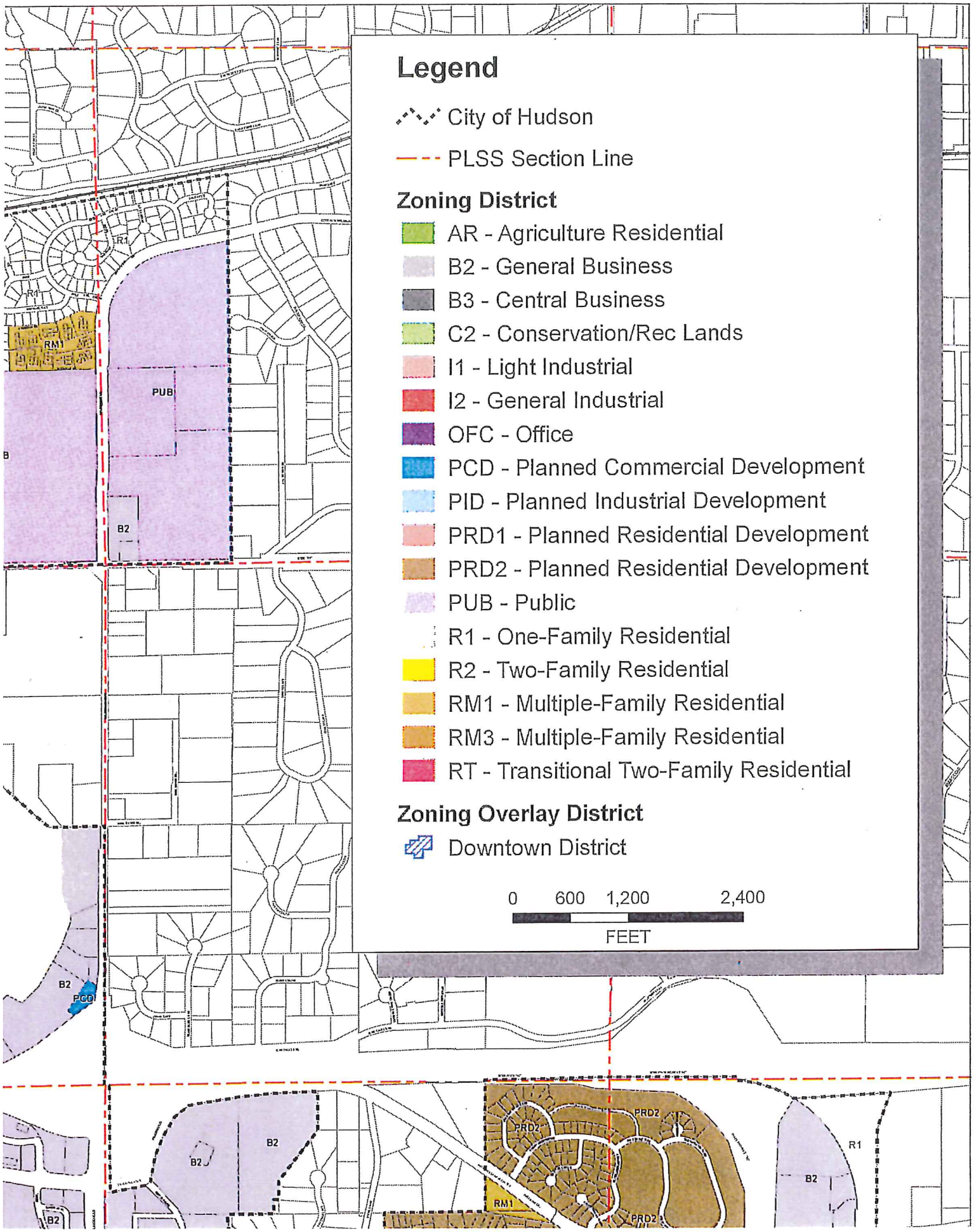
0 75' 150' 300'

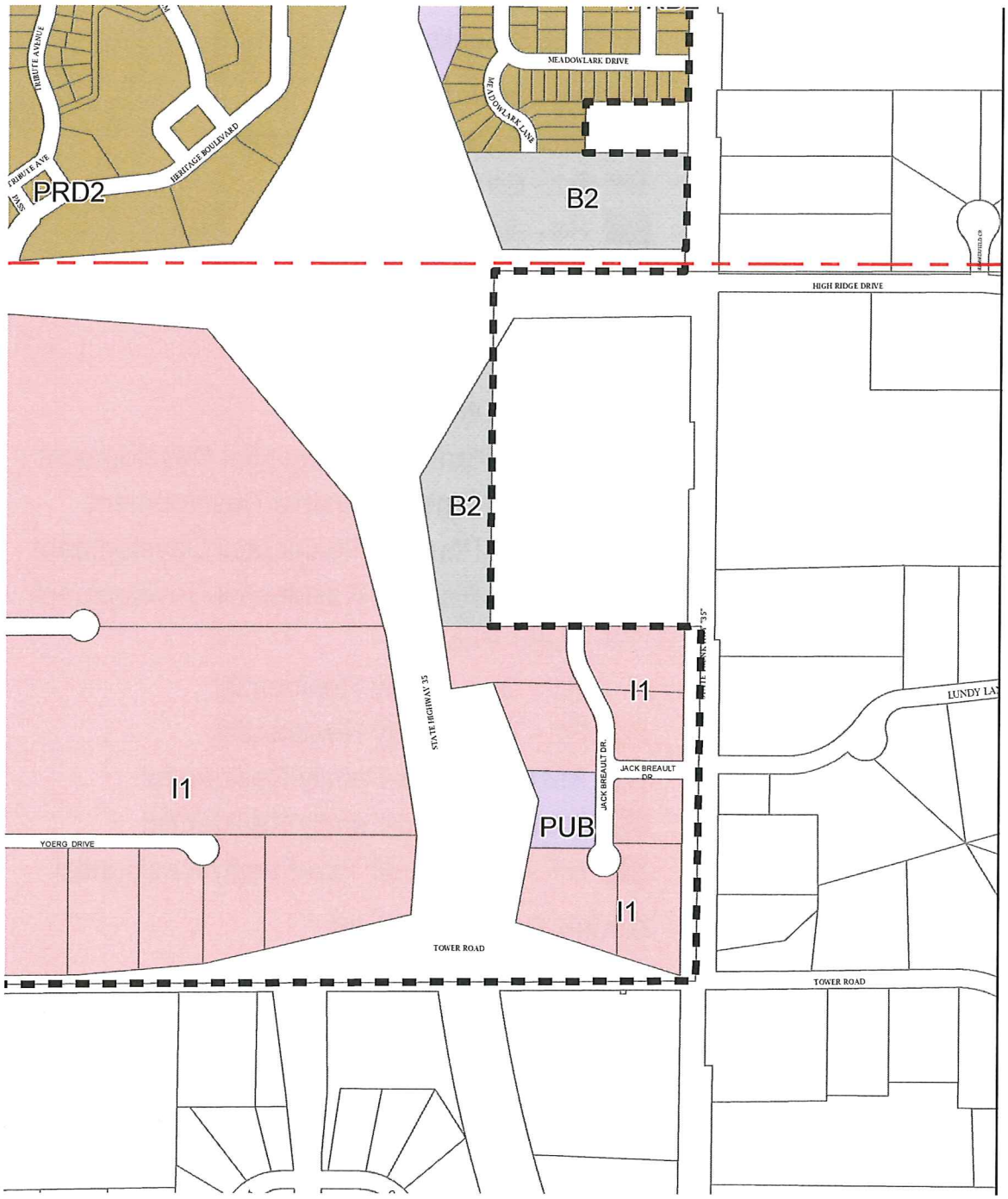
SCALE: 1" = 150'-0"

NORTH

DATE
12-8-15

SHEET NO.
AE1


Legend
City of Hudson
PLSS Section Line
Zoning District
AR - Agriculture Residential
B2 - General Business
B3 - Central Business
C2 - Conservation/Rec Lands
I1 - Light Industrial
I2 - General Industrial
OFC - Office
PCD - Planned Commercial Development
PID - Planned Industrial Development
PRD1 - Planned Residential Development
PRD2 - Planned Residential Development
PUB - Public
R1 - One-Family Residential
R2 - Two-Family Residential
RM1 - Multiple-Family Residential
RM3 - Multiple-Family Residential
RT - Transitional Two-Family Residential
Zoning Overlay District
Downtown District
0 600 1,200 2,400
FEET
R1
RM1
PUB
B2
PCD
PRD2
RM1

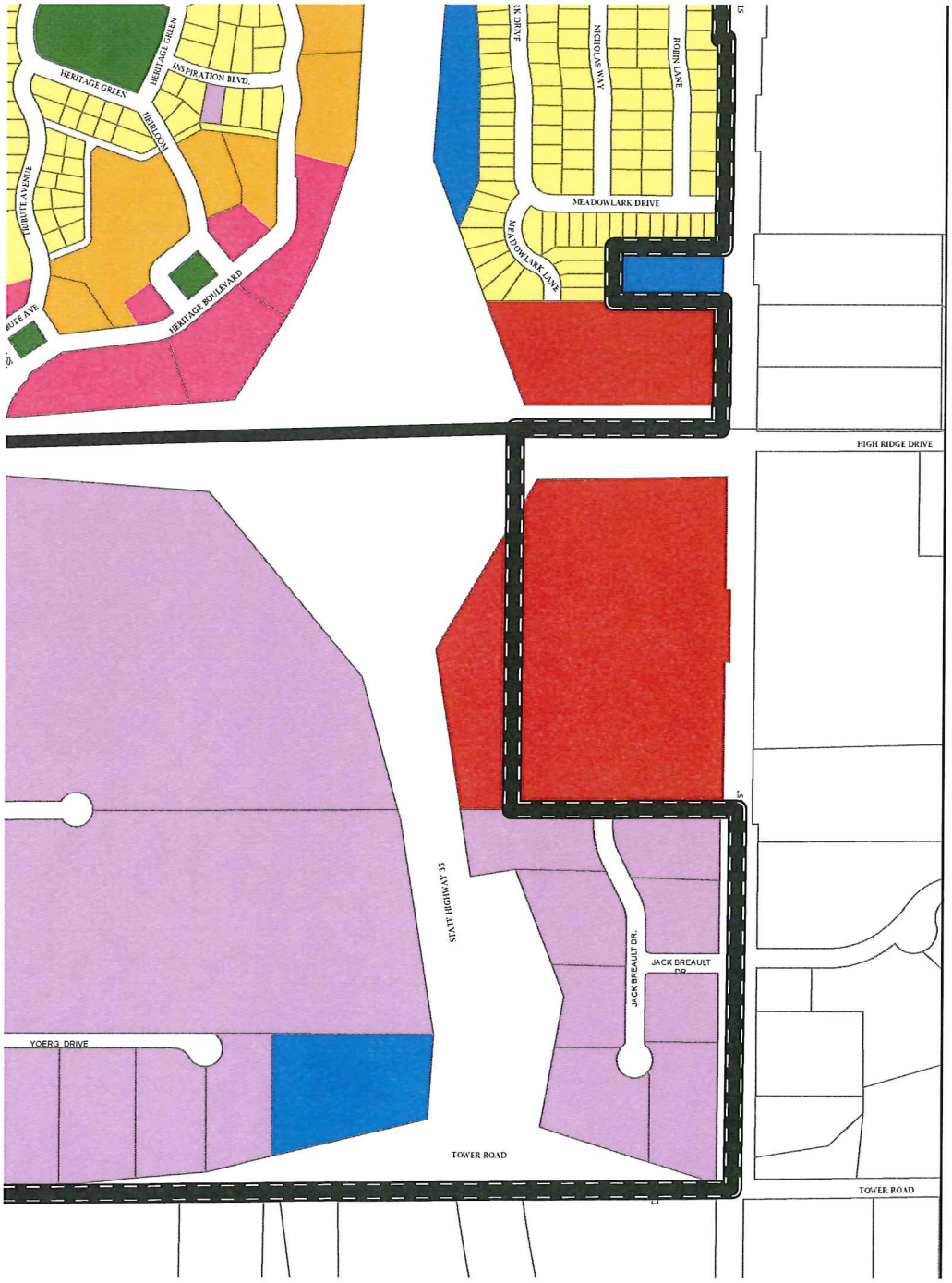

TRIBUTE AVENUE
TRIBUTE AVE
HERITAGE BOULEVARD
PRD2
MEADOWLARK DRIVE
MEADOWLARK LANE
B2
HIGH RIDGE DRIVE
B2
I1
I1
PUB
I1
JACK BREAULT DR.
JACK BREAULT DR.
YOERG DRIVE
TOWER ROAD
TOWER ROAD
LUNDY LA

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


HERITAGE GREEN
HERITAGE GREEN
INSPIRATION BLVD.
JUBILEOU
FOURTH AVENUE
HERITAGE BOULEVARD
NICHOLAS WAY
ROBIN LANE
MEADOWLARK DRIVE
MEADOWLARK LANE
HIGH RIDGE DRIVE
STATE HIGHWAY 55
JACK BREAULT DR.
JACK BREAULT DR
YOERG DRIVE
TOWER ROAD
TOWER ROAD

Notice of Public Hearings
City of Hudson Common Council
Rezonings and Comprehensive Plan Amendment

NOTICE IS HEREBY GIVEN that the city of Hudson, Wisconsin Common Council will hold three public hearings on Monday, August 1, 2016 starting at 6:55 p.m., city hall council chambers, 505 Third Street, Hudson, Wisconsin.

The first public hearing is to invite comment on a request by Northern States Power Company, Wisconsin to rezone 21 acres located at the southeast quadrant of STH 35 and Hanley Road from B-2, General Business District and R-1, One-family Residential District to I-1, Light Industrial District and to amend the 2009 City of Hudson Comprehensive Plan future land use designation from General Business to Industrial. The legal description of the property is part of the NE1/4, NW1/4, Section 4, T29N, R19W, City of Hudson, St. Croix County, Wisconsin.

The second public hearing is to invite comment on a request by Jeanne DuBois to rezone the property at 620 Third Street from R-2, Two-family Residential District to B-3, Central Business District. The legal description is the north 52 feet of Lot 9, Block 2, Andrew's Addition to Buena Vista, City of Hudson, St. Croix County, Wisconsin.

The third public hearing is to invite comment on a request by DPB Investments Limited Partnership to rezone the property at 614 Third Street from R-2, Two-family Residential District to B-3, Central Business District. The legal description is part of Lot 8 and part of Lot 9, Block 2, Andrew's Addition to Buena Vista, City of Hudson, St. Croix County, Wisconsin.

If you have comments / questions in regard to this matter please contact Dennis Darnold, Community Development Director, City Hall, 505 Third Street, Hudson, WI 54016, 715/386-4776, ext. 160 or ddarnold@ci.hudson.wi.us.

Submitted this 6th day of July, 2016,
LeAnne Addy, City Clerk

Publish in *Hudson Star-Observer*, Class II notice with insertions on July 14, 2016 and July 21, 2016; send affidavit of publication

Post in city hall lobbies (3) – July 14, 2016

CC:	Common Council	Neighborhood properties	City Dept. Heads
	Plan Commission	*Hudson Star-Observer*	
	Devin Willi	City hall lobbies (3)	
	Cathy Munkittrick	Town of Troy	
	Dennis Darnold	St. Croix County	

CITY OF HUDSON

APPLICATION TO REZONE PROPERTY

RECEIVED
JUN 17 2016
BY:

DATE 6-17-16

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

620 3rd Street Hudson WI 54016

and legally described as: North 52ft of Lot 9 Blk 2 Andrew's Addition to Buena Vista City of Hudson St Croix County Wisconsin

FROM:	TO:
( ) AR Agriculture Residential	( ) AR Agriculture Residential
( ) C-1 Conservation	( ) C-1 Conservation
( ) C-2 Conservation Recreational Lands	( ) C-2 Conservation Recreational Lands
(X) R-1 One-family Residential	( ) R-1 One-family Residential
(X) R-2 Two-family Residential	( ) R-2 Two-family Residential
( ) RT Transitional Two-family	( ) RT Transitional Two-family
( ) RM-1 Multiple Family	( ) RM-1 Multiple Family
( ) RM-2 Multiple Family	( ) RM-2 Multiple Family
( ) RM-3 Multiple Family	( ) RM-3 Multiple Family
( ) B-1 Local Business	( ) B-1 Local Business
( ) B-2 General Business	( ) B-2 General Business
( ) B-3 Central Business	(X) B-3 Central Business
( ) I-1 Light Industrial	( ) I-1 Light Industrial
( ) I-2 General Industrial	( ) I-2 General Industrial
( ) OFC Office	( ) OFC Office
( ) PUB Public or Quasi-public	( ) PUB Public or Quasi-public
( ) PS Planned Study	( ) PS Planned Study

For the following reason(s): Sale

I certify that I have paid the $200.00 nonreimbursable filing fee and the ~~$250.00~~ ~~review deposit~~ that was receipted as #55948 dated 6-29-16. waived per DA

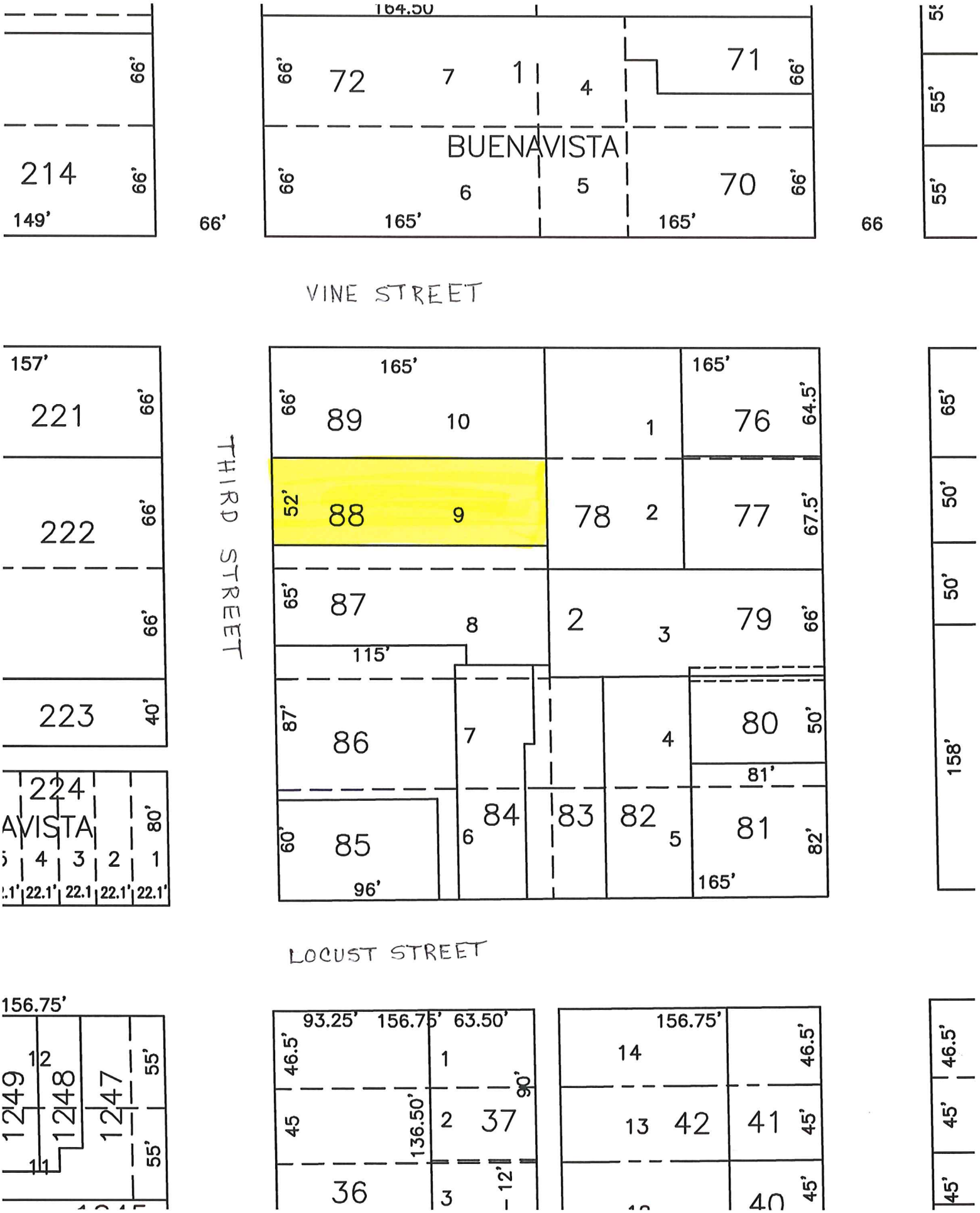
Property Owner

Property Owner

(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.)

(Hearings normally take place 15 minutes before (6:45 p.m.) a regular meeting of the Common Council 4 to 5 weeks after the meeting when the initial application was submitted. You will receive notice of hearing in the mail. If the Common Council reacts favorably to this request, the ordinance becomes effective the day after publication.)

11-19-93



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VINE STREET
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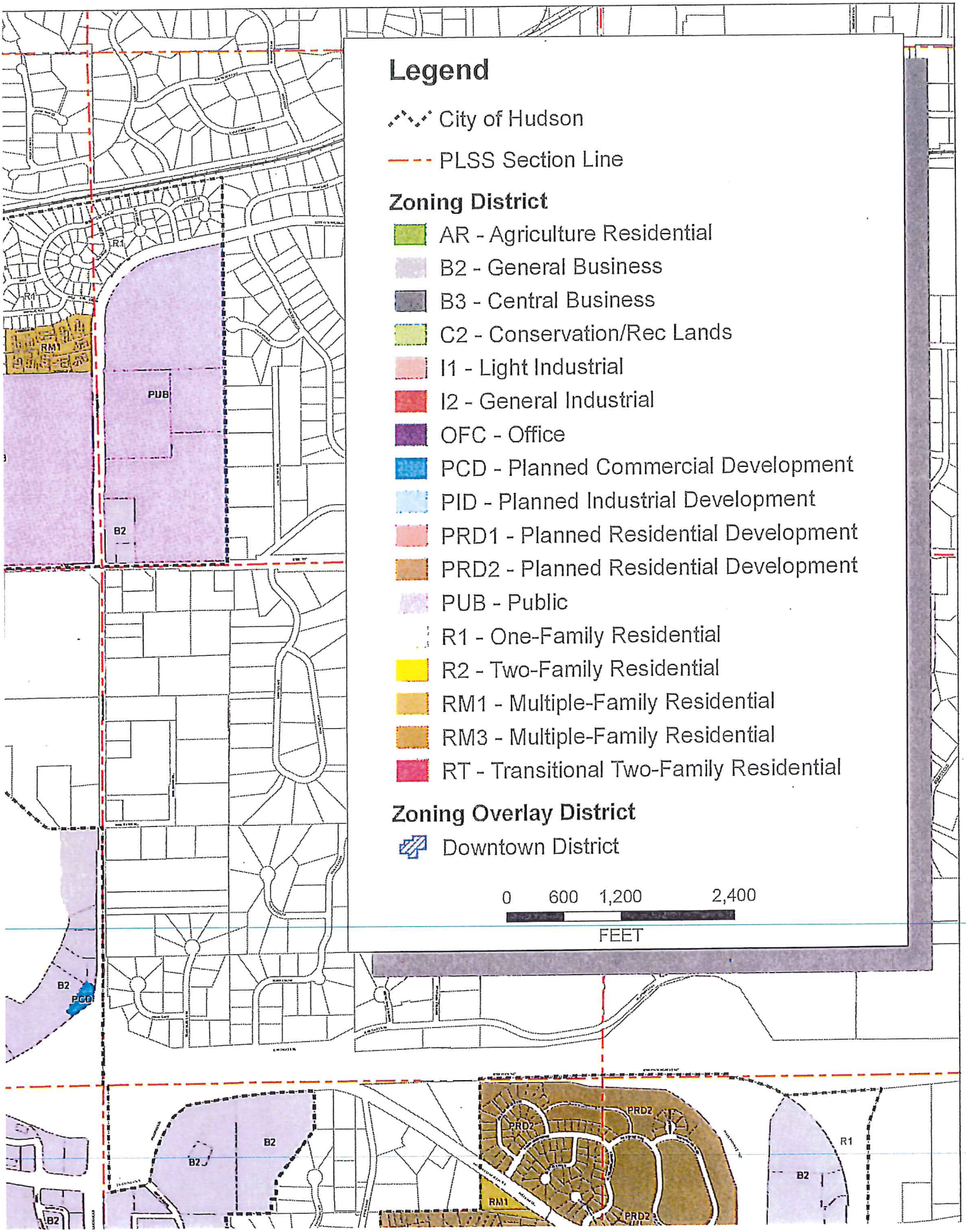
158'


Legend
City of Hudson
PLSS Section Line
Zoning District
AR - Agriculture Residential
B2 - General Business
B3 - Central Business
C2 - Conservation/Rec Lands
I1 - Light Industrial
I2 - General Industrial
OFC - Office
PCD - Planned Commercial Development
PID - Planned Industrial Development
PRD1 - Planned Residential Development
PRD2 - Planned Residential Development
PUB - Public
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Zoning Overlay District
Downtown District
0 600 1,200 2,400
FEET
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R4
RM1
PUB
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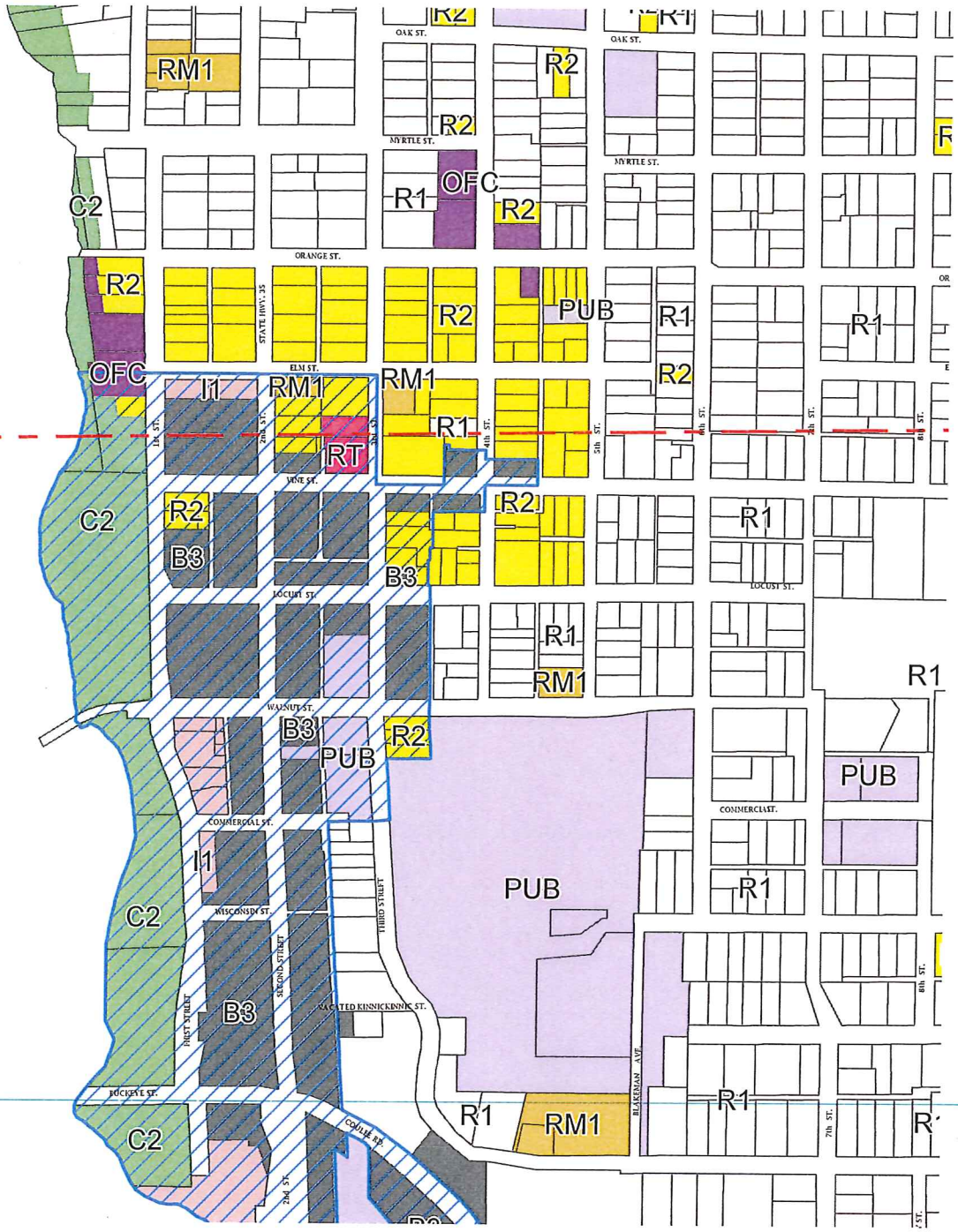

RM1
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OAK ST.
MYRTLE ST.
OFC
R1
C2
ORANGE ST.
STATE HWY. 35
PUB
ELM ST.
I1
RT
VINE ST.
B3
LOCUST ST.
WALNUT ST.
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WISCONSIN ST.
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COULEE RD.
BLAKEMAN AVE.
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Notice of Public Hearings
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	Dennis Darnold	St. Croix County	

CITY OF HUDSON

APPLICATION TO REZONE PROPERTY

RECEIVED
JUL 06 2016
BY:

DATE July 6, 2016

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

614 3RD STREET

and legally described as:

ANDREW'S ADD TO BUENA VISTA PT OF
L8, 9, 10 BLK 2 AS DESC IN VOL 145, P. 348

Parcel Identification No(s): 236-0087-00-000

FROM:		TO:	
( ) AR	Agriculture Residential	( ) AR	Agriculture Residential
( ) C-1	Conservation	( ) C-1	Conservation
( ) C-2	Conservation Recreational Lands	( ) C-2	Conservation Recreational Lands
( ) R-1	One-Family Residential	( ) R-1	One-Family Residential
(✓) R-2	Two-Family Residential	( ) R-2	Two-Family Residential
( ) RT	Transitional Two-Family	( ) RT	Transitional Two-Family
( ) RM-1	Multiple Family	( ) RM-1	Multiple Family
( ) RM-2	Multiple Family	( ) RM-2	Multiple Family
( ) RM-3	Multiple Family	( ) RM-3	Multiple Family
( ) RM-4	Multiple Family	( ) RM-4	Multiple Family
( ) B-1	Local Business	( ) B-1	Local Business
( ) B-2	General Business	( ) B-2	General Business
( ) B-3	Central Business	(✓) B-3	Central Business
( ) I-1	Light Industrial	( ) I-1	Light Industrial
( ) I-2	General Industrial	( ) I-2	General Industrial
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( ) PUB	Public or Quasi-public	( ) PUB	Public or Quasi-public
( ) PS	Planned Study	( ) PS	Planned Study
( ) PRD	Planned Residential District	( ) PRD	Planned Residential District
( ) PCD	Planned Commercial District	( ) PCD	Planned Commercial District
( ) PID	Planned Industrial District	( ) PID	Planned Industrial District

Map of area to be included with application.
PARCEL IS NUMBER 87 ON ATTACHED MAP, AND WE CURRENTLY OWN NUMBER 86.

APPLICATION TO REZONE PROPERTY
Page 2

Reason(s) for request: It is our intention to add multiple-family housing that would be compatible and in conjunction with the building we currently own at 606 third street (Building to South of this location), as reviewed with the Community Development Director

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

DPB INVESTMENTS LIMITED PARTNERSHIP
by Duwayne Bakke

Property Owner (Signature) | Property Owner (Signature)

Property Owner (Written) | Property Owner (Written)

727 12th Street
Street Address | Street Address

Hudson, WI 54016
City/State/Zip | City/State/Zip

612-308-6104 (dabakke@comcast.net)
Phone No./Fax No./e-mail | Phone No./Fax No./e-mail

Contact person if other than property owner: _____

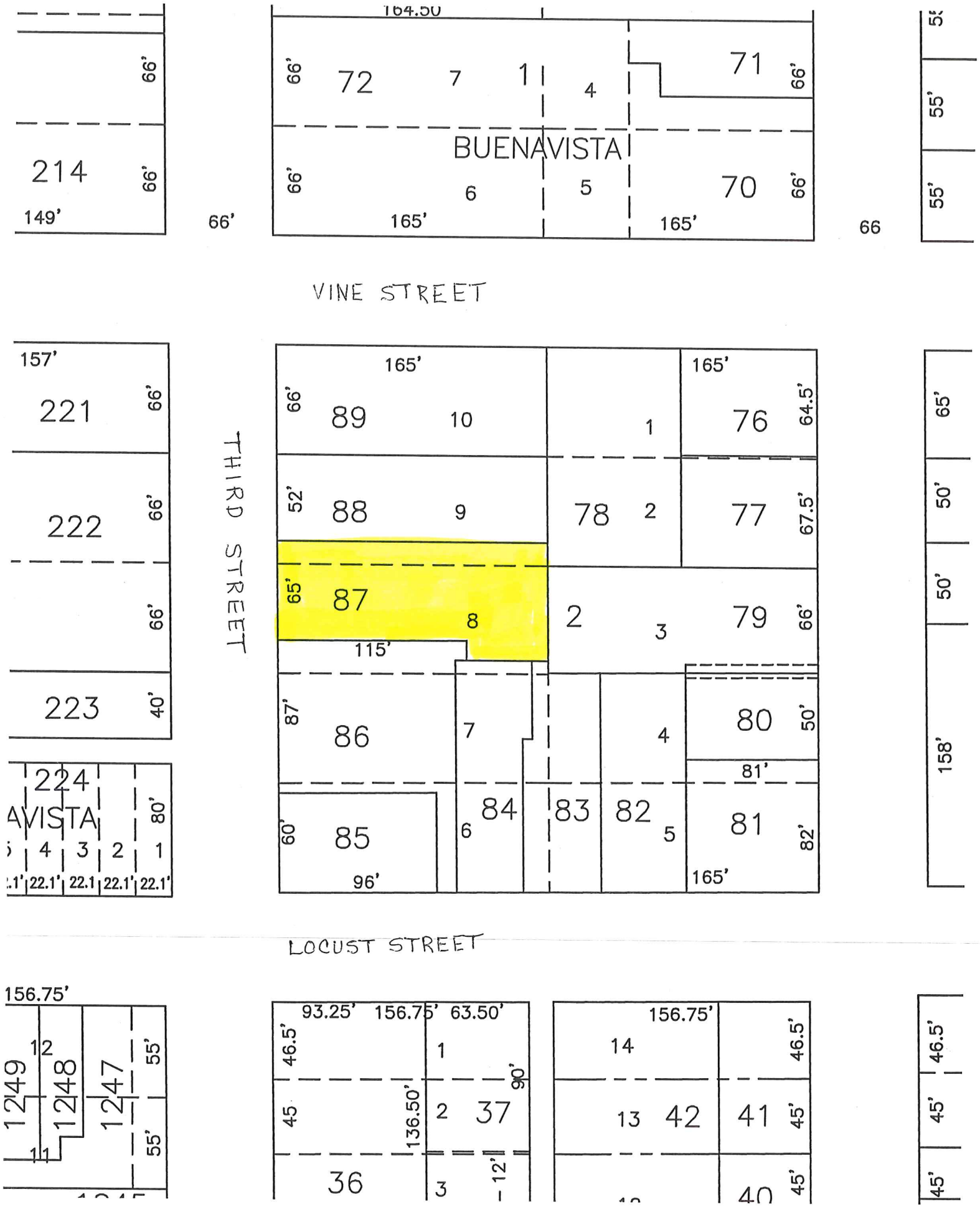
Street Address | City/State/Zip

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.

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. 56029 Dated: 7-6-16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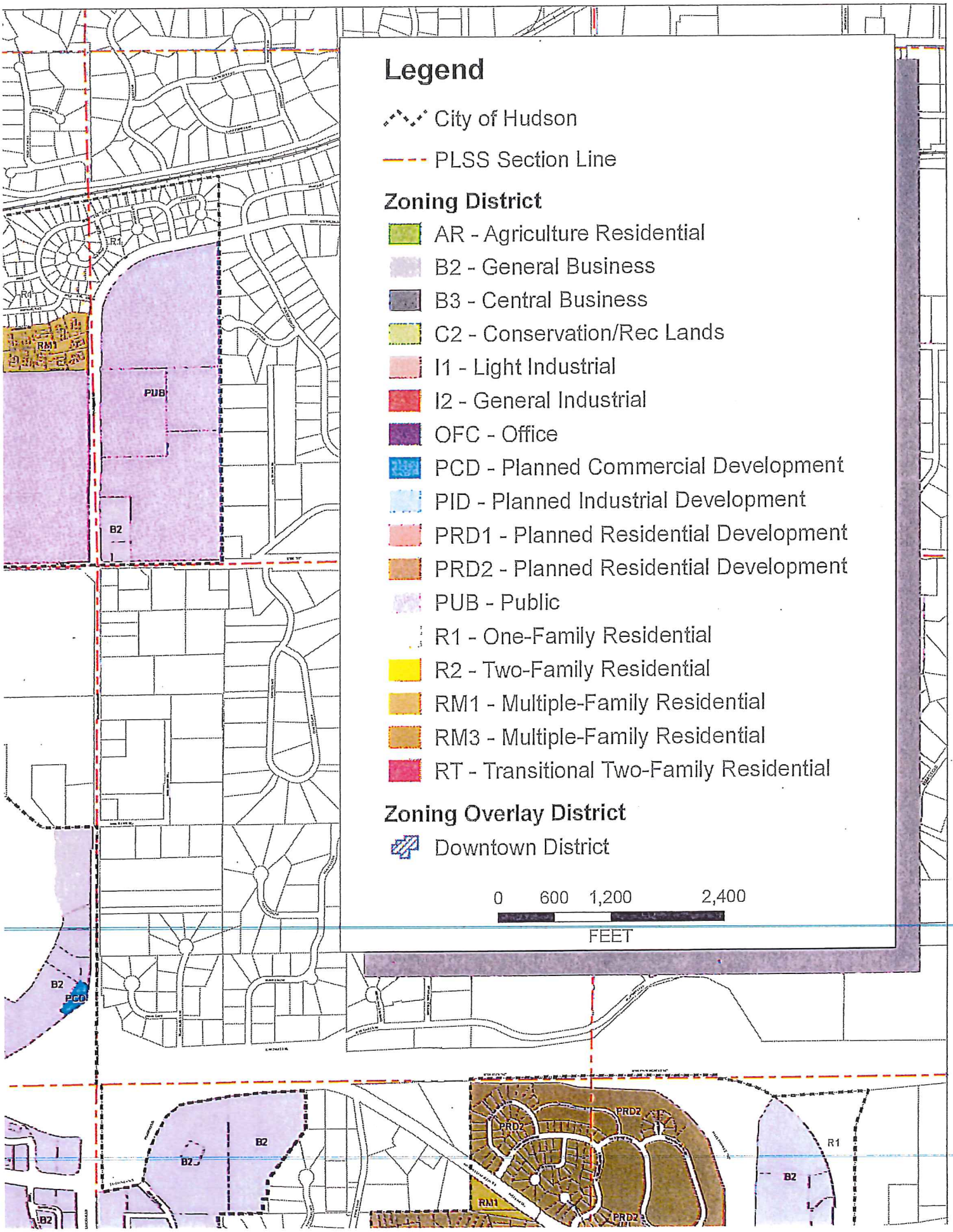
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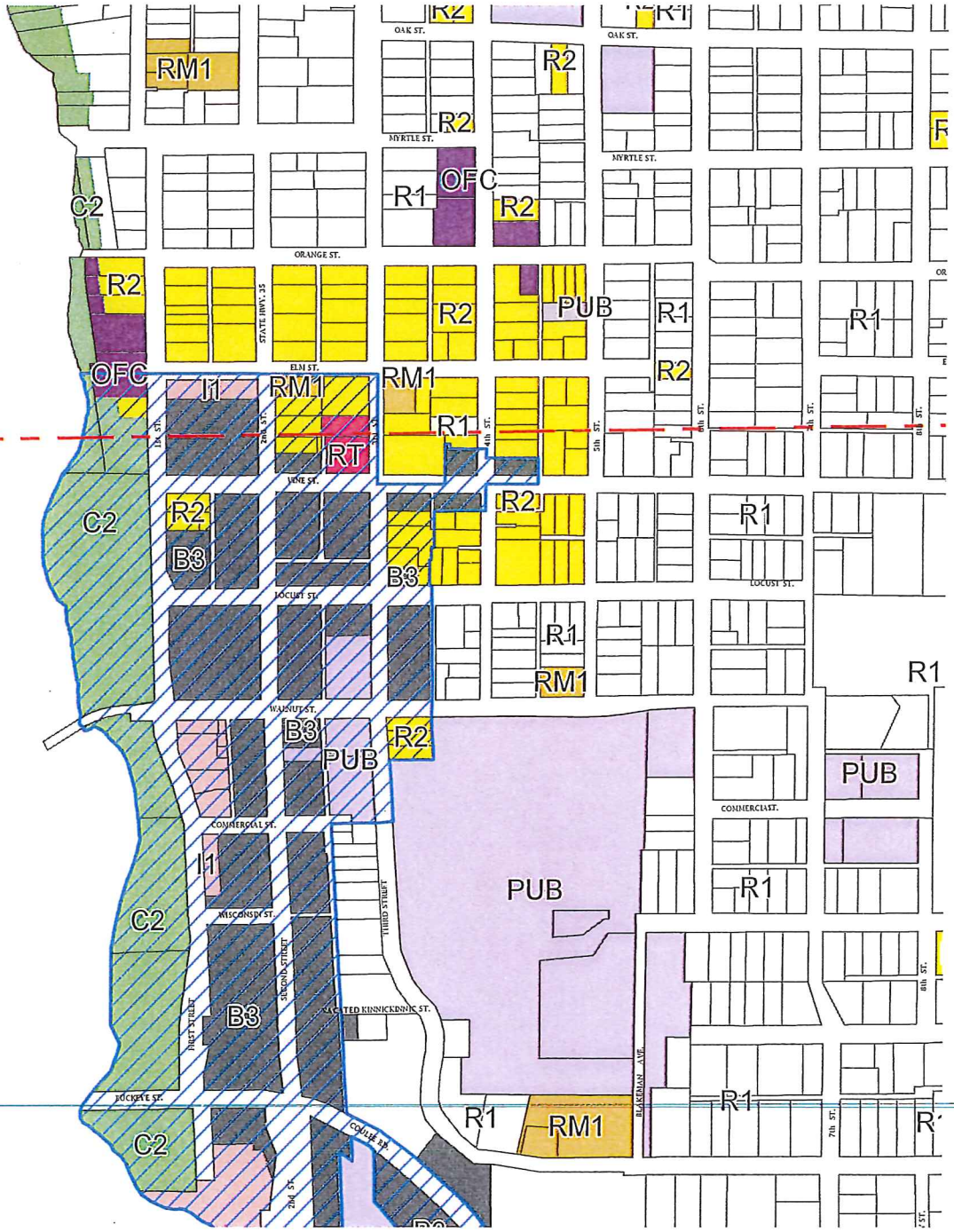

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B3

SURVEYOR'S NOTES

1) BLOCK CORNER IRONS MISSING OR LAYING HORIZONTAL.
2) FOUND IRON IS 0.18' SOUTH OF BLOCK LINE.
3) FOUND IRON IS 0.04' NORTH OF BLOCK LINE.
4) NO DOCUMENTS OF RECORD MATCH THE EAST-WEST POSITION OF THIS FOUND IRON.
5) THE UTILITY SHED AS SHOWN ENCROACHES ABOUT 1.2'
6) THIS FOUND IRON FITS PLATTED LINE BUT NOT DISTANCE. A NEW IRON WAS SET FOR THE LOT CORNER.
7) PURSUANT TO A QUIT CLAIM DEED FROM ST. CROIX PARK, INC., OWNER AND GRANTOR, TO THE CITY OF HUDSON, GRANTEE, AS RECORDED NOV. 1, 1968, IN VOLUME 446, AT PAGES 588 AND 589, TITLE TO THE EASTERLY 20 FEET OF LOT 4, BLOCK 6, IS VESTED IN THE CITY OF HUDSON. ACCORDINGLY, THAT QUIT CLAIM DEED FROM ST. CROIX PARK, INC., TO ARTHUR AND JUDITH ALGER, AS RECORDED JUNE 8, 1970, IN VOLUME 463, AT PAGE 243, WHICH DEED DESCRIBES THE EASTERLY 10 FEET OF THE SAME LOT 4, BLOCK 6, IS WITHOUT STANDING DUE TO THE GRANTOR HAVING NO REMAINING TITLE TO CONVEY. I AM UNAWARE OF ANY OTHER DEEDS OF RECORD, RELATIVE TO THE ABOVE DESCRIBED PROPERTY, CONVEYING TITLE FROM THE CITY OF HUDSON TO THE ARTHUR E. ALGER REVOCABLE TRUST.

SURVEYOR'S CERTIFICATE

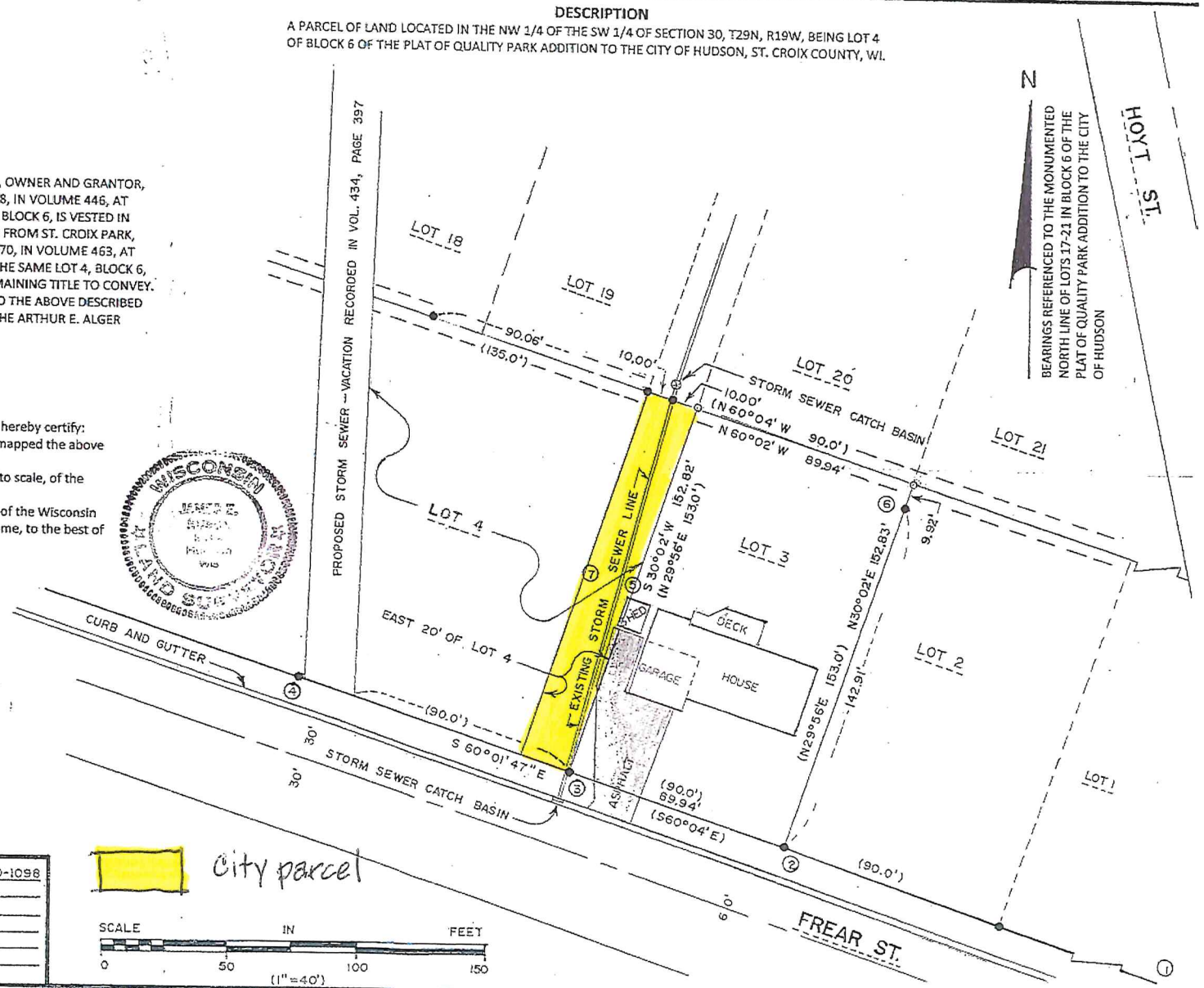
I, James E. Rusch, Wisconsin Professional Land Surveyor S-1376, hereby certify:
That by direction of Arthur Alger, owner, I have surveyed and mapped the above described real estate;
That the attached map is an accurately drawn representation, to scale, of the above described real estate and improvements; and
That I have fully complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code in surveying, mapping and describing the same, to the best of my professional knowledge, understanding and belief.

James E. Rusch, PLS

WISCONSIN JAMES E. RUSCH S-1376 LAND SURVEYOR

DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 30, T29N, R19W, BEING LOT 4 OF BLOCK 6 OF THE PLAT OF QUALITY PARK ADDITION TO THE CITY OF HUDSON, ST. CROIX COUNTY, WI.



LEGEND

- 5' WIDE UTILITY EASEMENT PARALLEL WITH LOT LINE
- 1' I.D. STEEL PIPE FOUND
- 18" X 1" O.D. STEEL PIPE WEIGHING 1.13 Lbs. PER FOOT, PLACED
- STREET CENTER LINE

RUSCH SURVEYING
952 155th Ave.
New Richmond, WI 54017
(715) 246-9571 office
(651) 491-3685 mobile
jrusch@frontier.com

Proj. No. 400-1098
Drawn by HND
Checked by JER
Revised

Sheet 1 of 1

PUBLIC WORKS COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
DECEMBER 29, 2015

MEMBERS PRESENT: Chairman John Hoggatt and Tom McCormick

ABSENT: Jim Webber

OTHERS PRESENT: Tom Zeuli, Kip Peters, Tom Syfko, Todd Hentges, Christine Barres, Mark Vermilyea and others.

Meeting was called to order by Chairman Hoggatt at 5:30 p.m.

CONSIDERATION OF PUBLIC WORKS COMMITTEE MEETING MINUTES MOTION by Hoggatt, second by McCormick, to approve the November 25, 2015 Public Works Committee meeting minutes. MOTION CARRIED.

DISCUSSION AND POSSIBLE ACTION ON THE POLICY FOR YARD WASTE PICKUP AT VALLEY COMMONS LOCATED IN RED CEDAR CANYON Hoggatt referred to the email from Cities Management regarding the pickup of yard waste in Red Cedar Canyon Row Townhomes on Valley Commons. He noted the street is a private street and in accordance to page 4 of the city contract it states all yard waste will be picked up curbside.

Todd Hentges, Advanced Disposal, stated all yard waste pickup in the city is done curbside. He commented on issues with the need to educate the public on what is acceptable for yard waste pickup and what will not be picked up.

Mark Vermilyea, representing Red Cedar Canyon Board, understood the program and would address the yard waste pickup concerns with the residents.

Zeuli mentioned the need for all city residents to keep the trash cans off the streets due to snowplowing in the winter and street sweeping in the summer months. Hentges noted that Xmas tree pickup will be on Fridays through the middle of January. It was recommended information be posted on the city website regarding the pickup of Xmas trees.

DISCUSSION AND POSSIBLE ACTION ON THE REQUEST FOR THE CITY OF HUDSON TO DEED A 20 FOOT WIDE PARCEL LOCATED WEST OF 1511 FREAR STREET, PARCEL HAS A STORM WATER MAIN THAT EXISTS – ANGELA & ANTHONY HERRERA Zeuli referred to the email request from Angela and Anthony Herrera for consideration by the city to deed the easterly 10 feet of property to the Herraras. Zeuli stated a summary from 1953 to current was provided by Liz Moline, noting the easement is for stormwater maintenance of the existing storm water line. Zeuli noted a utility shed and driveway currently encroaches the city's easement in this area.

The overall Board recommended the city attorney review the request and agreed to the transfer of property to the Herreras and recommended a 30 foot utility easement for the area due to future maintenance of the storm water pipe. It was noted that all costs associated with the transfer be the responsibility of the property owner. This item was referred to a future agenda.

DISCUSSION AND POSSIBLE ACTION ON THE COSTS ASSOCIATED WITH THE PAINTING OF CROSSWALKS ON CARMICHAEL ROAD, COULEE ROAD & CREST VIEW DRIVE

11-17-1953 Quality Park Addition plat recorded

5-01-1967 City Council referred the petition of St. Croix Park Inc. to relocate the alleys in blocks 6 & 7 in Quality Park Addition to the plan commission

5-08-1967 Plan commission recommended vacation of (platted) alleys (part of lots 4, 5, 17, and 18 of block 6 and part of lots 4 and 5 of block 7) in exchange for a 20 foot wide perpetual easement on west line of lots 4 & 19, block 6 and east line of lot 4, block 7

5-15-1967 City Council accepted request to vacate alley and to hold hearing on July 3, 1967

7-03-1967 City Council held hearing and adopted resolution to discontinue and vacate alleys (vacation recorded as Vol. 434/Page 397)

7-24-1967 Easement for storm sewer was recorded as Document No. 289092, Book 434/Page 482

10-07-1968 City Council referred request of St. Croix Park Inc. to release easement for storm sewer (southwest corner lot 4, block 6 across the easterly 20 feet of lot 18, block 6 and then easterly 20 feet of lot 4, block 7) to the plan commission

10-07-1968 City Council accepted a new easement for storm sewer (easterly 20 feet of lot 4 & 19, block 6 and continuing through lot 3, block 7 to pond)

10-14-1968 Plan commission recommended the easement vacation request be approved

10-21-1968 City Council adopted resolution to release, vacate and quit claim to St. Croix Park, Inc. the easement for storm sewer

11-01-1968 Quit Claim Deed was recorded as Document No. 294200, Book 446/Pages 588-589 for the release of previous easement and states ". . does hereby Grant, Bargain, Quitclaim, and Convey . . ." a new location (easterly 20 feet of lots 4 & 19, block 6 and lot 3, block 7 to northwest corner of lot 3)

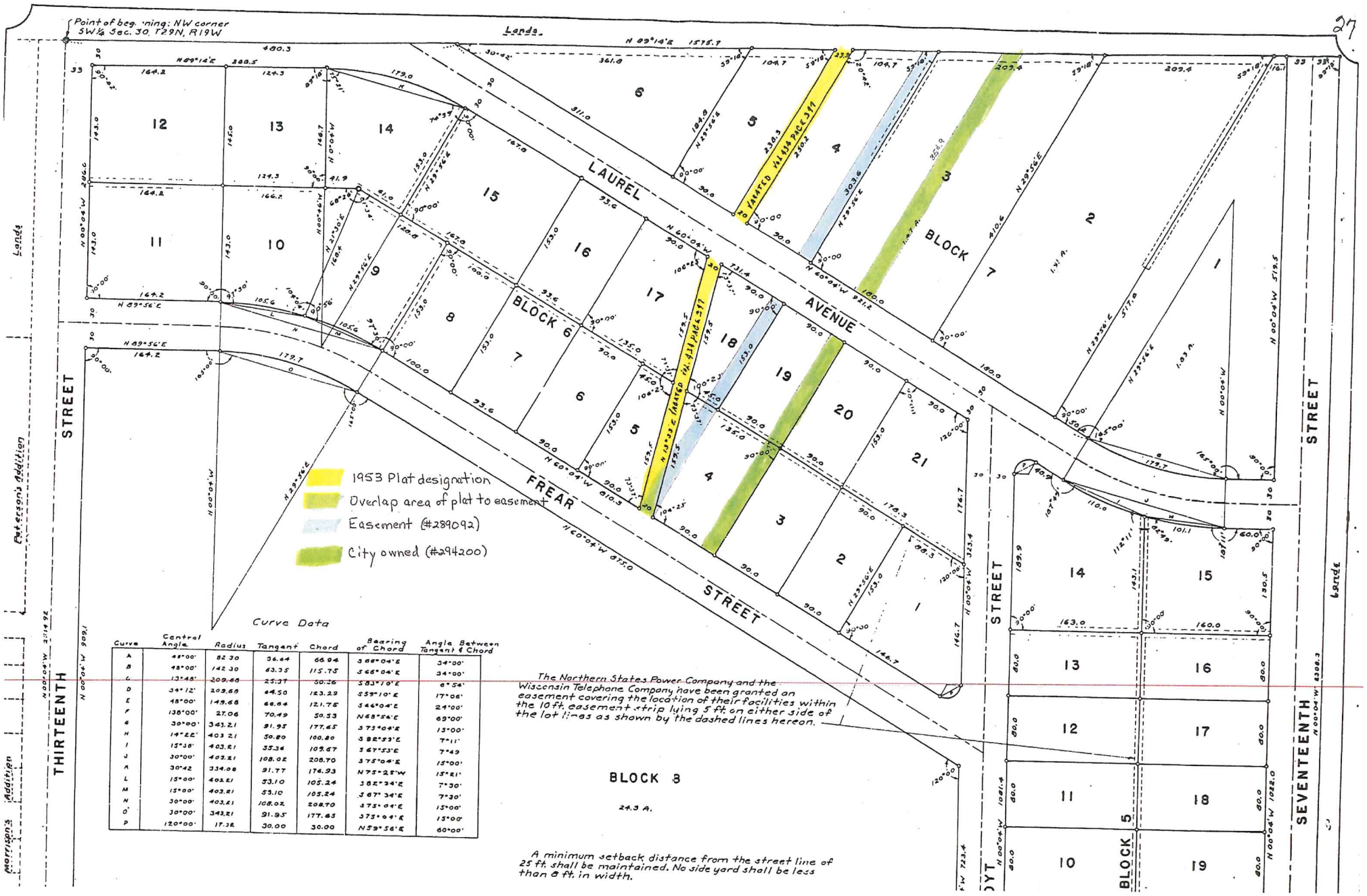
7-20-1970 St. Croix Park, Inc. sold to Arthur E/Judith L Alger the east 10 feet of lot 4, block 6, subject to the sewer easement to the City of Hudson and subject to an easement to the public to use the westerly 5 feet for a pedestrian walkway from Frear Street to Laurel Avenue (recorded as Document No. 301363, Book 463/Page 243)

The property was in the process of being sold in October 2015. During the title search, it was determined that what was thought to be a 20 foot storm sewer easement (Document No. 294200) was actually a transfer of ownership to the City. Therefore, St. Croix Park, Inc. did not own the east 10 feet (Document No. 301363) to be able to sell it to the Algers.

A survey of the property was completed by Rusch Surveying providing an overview of the current status. The city confirmed that there is an existing storm sewer within the described area.

A sale did take place from Arthur E/Karen A Alger to Anthony C/Angela D Herrera (recorded as Document No. 1020627 for lot 3, block 6 and Document No. 1020478 for the east 10 feet of lot 4, block 6).

Anthony and Angela Herrera are now requesting that the city deed the easterly 10 feet of lot 4, block 6 to them with a utility easement for the storm sewer. Due to the fact that their utility shed and driveway encroach upon this area (see survey map), they are also requesting acceptance of the encroachment.



Curve	Central Angle	Radius	Tangent	Chord	Bearing of Chord	Angle Between Tangent & Chord
A	48°00'	82.30	36.44	66.94	S 66°04' E	24°00'
B	48°00'	142.30	63.35	115.75	S 66°04' E	24°00'
C	13°48'	209.68	25.37	50.26	S 83°10' E	6°54'
D	34°12'	209.68	64.50	123.29	S 59°10' E	17°06'
E	48°00'	149.68	66.64	121.76	S 44°04' E	24°00'
F	136°00'	27.06	70.49	50.53	N 68°56' E	68°00'
G	30°00'	343.21	91.95	177.65	S 75°04' E	15°00'
H	19°22'	403.21	50.80	100.80	S 82°53' E	7°11'
I	15°38'	403.21	55.34	109.67	S 67°53' E	7°49
J	30°00'	403.21	108.02	208.70	S 75°04' E	15°00'
K	30°42	334.08	91.77	174.93	N 75°25' W	15°21'
L	15°00'	403.21	53.10	105.24	S 82°34' E	7°30'
M	15°00'	403.21	53.10	105.24	S 67°34' E	7°30'
N	30°00'	403.21	108.02	208.70	S 75°04' E	15°00'
O	30°00'	343.21	91.95	177.65	S 75°04' E	15°00'
P	120°00'	17.32	30.00	30.00	N 59°56' E	60°00'

July 6, 2016

Mike and Angela Herrera
1511 Frear Street
Hudson, WI 54016

Dear Mike and Angela,

This letter is to inform you that your request for the City of Hudson to deed a 10 foot parcel located west of 1511 Frear Street will be on the July 18th Common Council meeting at 7:00 p.m. The City of Hudson Public Works Committee has recommended that this move forward for further discussion. It was also noted that all costs associated with the transfer be the responsibility of the property owner. If the Council approves your request, issues to be addressed include the process required to dispose of public property, an easement area to be identified for future maintenance of the storm sewer line, survey to identify the area to be transferred as well as the easement, obtain a legal description(s), city attorney review of legal document(s), and terms of the transfer.

The Council meeting is open to the public, and you are welcome to attend. I will get back to you after the meeting. Please free to contact me at (tomzeuli@ci.hudson.wi.us) (715-386-4767 ext 114).
Best Regards,

Tom Zeuli
Public Works Director