

CITY OF HUDSON  
PLAN COMMISSION  
THURSDAY, SEPTEMBER 29, 2016  
CITY HALL COUNCIL CHAMBERS  
505 THIRD STREET  
7:30 A.M.

1. Call To Order
2. Discussion And Possible Action On  
September 13, 2016 meeting minutes

Documents:

[PC MINUTES \(DRAFT\) - 9-13-16.PDF](#)

3. Discussion And Possible Action On  
final development plans, 8487 sq. ft. commercial building, 2161-2181 Badger Drive -  
Hudson Center Holdings LLC

Documents:

[PC 3 9-29-16.PDF](#)

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

Dennis D. Darnold  
Secretary

Posted in lobbies & website - 9/23/16; emailed to *Star-Observer* - 9/23/16

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.

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

**Others present:** Brian Elwood, Russ Kiviniemi, Len Schreiber, David Robson, Brian Zeller, Alan Catchpool, Dan Burnam, Kip Peters, Chris Larson and Denny Darnold

The meeting was called to order by Chairman O'Connor at 7:02 p.m.

A motion was made by Rhoades, seconded by Potter to approve the August 23, 2016 meeting minutes.

**Motion carried.**

**Final development plans, Xcel Energy / Hudson Service Center, 26,400 sq. ft. office / service center and 8,400 sq. ft. cold storage buildings, 2001 Old Highway 35 S, southeast quadrant of STH 35 and Hanley Road – Northern States Power Wisconsin / Xcel Energy.** Darnold noted that the concept plan review approval required the submittal of the communication tower plans to be reviewed with the final development plans. As of today, the communication tower plans have not been submitted so the final development plan review should not include the communication tower as part of approval consideration. The tower plans will need to be submitted and reviewed at an upcoming meeting in October.

Darnold noted that there were few city staff comments and that the stormwater plan was accepted with the condition that any plan submittals / correspondence to be sent to Wisconsin Department of Transportation will be also be sent to the city.

Len Schreiber reviewed plan revisions made for the final development plan submittal including a minor change in the building extending the building further to the north; grading to include curb and rip rap on the north end of the lot area and less drainage will go to the STH 35 right of way; hydrant will be extended to the northwest part of the lot area; and the domestic service (2") and water suppression service (8") will be separated.

Darnold recommended that the final development plans for the proposed Xcel Energy / Hudson Service Center be recommended for approval to the Common Council, with the exception for the communication tower that will be reviewed upon receipt of the plans, and with the condition that the plans be revised per fire department, city engineer and stormwater consultant before building permit(s) are issued.

A motion was made by Casanova, seconded by Rhoades to recommend approval of the final development plans for the proposed Xcel Energy / Hudson Service Center to the Common Council, with the exception of the communication tower that will be reviewed upon receipt of the plans, and with the condition that the plans be revised per fire department, city engineer and storm water consultant before building permit(s) are issued. **Motion carried.**

**Concept development plans, Hudson Center - Lot 7, 8,487 sq. ft. commercial building, 2161 – 2181 Badger Drive – Hudson Center Holdings, LLC.** Darnold explained this project is located in the Hudson Commercial Center (former visitor center site) generally located west of Gateway Boulevard and north of Crest View Drive. Access will be from Badger Drive. Alan Catchpool and Dan Burnam, project engineer and architect, reviewed the proposed project noting that the building will be on the easterly side of the development, drive-thru lane on the east side of the building and 73 off-street parking stalls on the west side. Two tenants have been determined – Panera Bread (bakery and restaurant) and Five Guys (restaurant). The buildings will have similar architectural features as the buildings on the south side of Badger Drive with red brick.

Darnold recommended approval of the concept development plans for the proposed Hudson Center - Lot 7 commercial building at 2161 – 2181 Badger Drive with final plan submittal to incorporate city staff review comments.

A motion was made by Rhoades, seconded by Potter to approve the concept development plans for the Hudson Center - Lot 7 commercial building at 2161 – 2181 Badger Drive with final development plans to incorporate city staff review comments. **Motion carried.**

**Development plans, well and water treatment facility, southeast quadrant of STH 35 and Stageline Road – Hudson Public Utilities.** Darnold reviewed the location being east of STH Highway 35 and south of Stageline Road. Access to the site needs to be determined, but the preferred access is through the south part of the Church of Latter Day Saints property via Old Highway 35. The alternative access is through the Hudson Meadows subdivision from Old Highway 35.

Kip Peters, Director, Hudson Utilities noted that the Utility Commission that met prior to the plan commission meeting has changed the color of the building from a dark (mocha) brown to a sandstone color which will be consistent with the water treatment facility at Hanley Road and Enloe Street. The plans have been sent to the WisDNR for approval. Peters noted that a backwash pond will be constructed to accept water that is discharged after the filters have been backwashed / cleaned. The project will take about one year to construct.

Casanova noted that the backwash pond at Weitkamp Park has not been an issue.

A motion was made by Casanova, seconded by Potter to recommend approval of the development plans for the well / treatment facility at well site No. 10 with the condition that the plans be amended per city staff review and that the color of the building will be modified to a sandstone color. **Motion carried.**

Plan Commission  
September 13, 2016

**DRAFT – 9-16-16**

**Other matters for discussion purposes only or placement on future agendas.** Darnold noted that the next two plan commission meetings are tentatively scheduled for Tuesday, September 27 and Tuesday, October 4 with both meetings at 7:00 p.m.

A motion was made by Casanova, seconded by Potter to adjourn. **Motion carried.** 7:30 p.m.

Respectfully submitted,  
Dennis Darnold, Secretary

DEVELOPMENT PLAN REVIEW  
City of Hudson, Wisconsin

Project name and applicant:

Hudson Center Lot 7, David Robson

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Project location:

South of Highway 94, North of Crest View Drive, West of Carmichael Road in the Old Wisconsin DOT travel Center.

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Proposed building material and colors (provide a description of the materials and treatment or colors):

Facades:

A mix of brick, architectural precast, EIFS, metal panel and Aluminum windows.

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Roofs:

A flat parapet roof for most of the building with a gable roof on one end.

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Windows, entrances, dock facilities, awnings, canopies, accent details or other details:

Aluminum windows and entrances

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Attach color elevations, perspectives, illustrations or photos that may assist in explaining building materials proposed.

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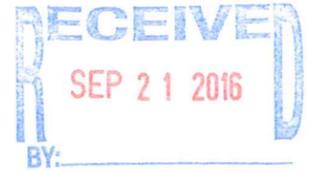
12/05

# SITE DEVELOPMENT PLANS

# HUDSON CENTER LOT 7

# BADGER DRIVE

## HUDSON, WISCONSIN



**CITY OF HUDSON GENERAL NOTES:**

**PRECONSTRUCTION CONFERENCE**

- A PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED BY THE ENGINEER TO ENSURE THE UNDERSTANDING OF AND COMPLIANCE WITH THE APPROVED PROJECT DRAWINGS AND SPECIFICATIONS, AND TO DISCUSS THE SCHEDULE, METHODS, AND MEANS OF CONSTRUCTION AND ALL OTHER MATTERS NECESSARY TO PLANNING THE PROJECT WORK. IF A PRECONSTRUCTION MEETING IS NOT HELD PRIOR TO CONSTRUCTION, THE PROJECT WILL BE HALTED UNTIL ONE IS HELD.
- ALL PERTINENT PARTIES SHALL ATTEND OR BE REPRESENTED, AND SPECIFICALLY THE CONTRACTOR'S JOB SITE SUPERVISOR/FOREMAN SHALL BE IN ATTENDANCE.
- AT A MINIMUM, THE FOLLOWING ITEMS SHOULD BE DISCUSSED AT OR RECEIVED PRIOR TO THE PRECONSTRUCTION CONFERENCE:
  - PROJECT SCHEDULE - SUBMITTED IN BAR CHART FORM PRIOR TO THE PRECONSTRUCTION CONFERENCE FOR REVIEW AND APPROVAL.
  - LIST OF SUBCONTRACTORS.
  - LIST OF MATERIAL SUPPLIERS.
  - LIST OF TESTING COMPANIES.
  - APPLICABLE PERMITS REQUIRED.
- THE LOCATIONS OF CONSTRUCTION FACILITIES, STAGING AREAS, PRODUCT STOCKPILES, MATERIAL STORAGE, AND TEMPORARY CONSTRUCTION SHOULD BE DECIDED UPON AT THE PRECONSTRUCTION CONFERENCE AND SHALL BE REMOVED UPON COMPLETION OF WORK.

**COORDINATION BY CONTRACTOR**

- COORDINATE SCHEDULING AND WORK OF THE VARIOUS SECTIONS OF THE PROJECT SPECIFICATIONS TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS.
- COOPERATE WITH OTHERS PERFORMING WORK WITHIN AND ADJACENT TO THE PROJECT SITE. COORDINATE THE SEQUENCE OF THE WORK OF THIS PROJECT AND THE USE OF PROJECT SPACE WITH THE WORK OF OTHERS AS NECESSARY TO THE EFFICIENT AND ORDERLY PROGRESS OF THE DEVELOPMENT OF THE PROJECT SITE AS A WHOLE.
- CONTRACTOR AND/OR SUBCONTRACTOR SHALL HAVE APPROVED SET OF DRAWINGS AND SPECIFICATIONS ON PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

**INSPECTION AND MATERIALS TESTING**

- ANY WORK ON PUBLIC WORKS INFRASTRUCTURE SHALL BE WITNESSED BY PUBLIC WORKS PERSONNEL, THE CITY ENGINEER, AND/OR AUTHORIZED RESIDENT PROJECT REPRESENTATIVE PRIOR TO ACCEPTANCE BY THE CITY. NOTIFY PUBLIC WORKS OR CITY ENGINEER 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- ALL INSPECTORS AND LAB TECHNICIANS MUST BE CERTIFIED BY THE WISCONSIN HIGHWAY TECHNICIAN CERTIFICATION PROGRAM OR SUPERVISED BY APPROVED PERSONNEL FROM CITY OF HUDSON.

**DEVELOPER'S RESPONSIBILITY**

- THE DEVELOPER OR THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE TO FURNISH THE CITY WITH THE FOLLOWING:
  - AS-BUILT/RECORD DRAWINGS (AS OUTLINED ELSEWHERE IN THESE STANDARD SPECIFICATIONS).
  - COPIES OF RECORDED EASEMENTS.
  - COPIES OF ALL APPLICABLE QUALITY CONTROL AND/OR MATERIALS TEST RESULTS.
  - STATEMENT SAYING CONSTRUCTION WAS ACCOMPLISHED ACCORDING TO THESE APPROVED SPECIFICATIONS.
  - PAYMENT FOR ALL COSTS ASSOCIATED WITH INSPECTION BY THE CITY ENGINEER.
  - PAYMENT FOR ALL COSTS (I.E.: LABOR, MATERIALS, TRANSPORTATION, AND LAB) ATTRIBUTED TO THE PROPER METHODS AND PROCEDURES INVOLVED WITH ALL APPLICABLE TESTS AND PUNCH LISTS/DEFECTIVE WORK NOTICES.

**PERMITS AND LICENSES**

- ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE PROJECT SHALL BE SECURED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL ALSO PAY ALL PUBLIC UTILITY CHARGES, GOVERNMENTAL CHARGES, AND INSPECTION FEES ASSOCIATED WITH REQUIRED PERMITS AND LICENSES.

**PRIVATE UTILITIES**

- CONTRACTOR SHALL NOTIFY DIGGER'S HOTLINE AT 1 (800) 242-8511 PRIOR TO EXCAVATION FOR LOCATION OF UNDERGROUND UTILITY LINES.
- NOTIFY LOCAL UTILITY COMPANY PERSONNEL OF SCHEDULE AND SEQUENCE OF WORK SO THAT ADEQUATE CONTROL MEASURES CAN BE TAKEN TO LOCATE AND PROTECT EXISTING UTILITY LINES.
- COOPERATE WITH LOCAL UTILITY COMPANY PERSONNEL IN LOCATING, MOVING, PROTECTING, AND WORKING AROUND IN-PLACE UNDERGROUND FACILITIES.

**SITE MAINTENANCE**

- CONTRACTOR SHALL MAINTAIN STOCKPILES, EXCAVATIONS, ACCESS ROADS, AND ALL OTHER WORK AREAS FREE FROM DUST. CONTRACTOR SHALL EMPLOY DUST ABATEMENT TECHNIQUES WHENEVER A DUST NUISANCE OR HAZARD OCCURS, OR AS DIRECTED BY PUBLIC WORKS PERSONNEL OR THE CITY ENGINEER. COMPLY WITH ALL LOCAL ORDINANCES.

**CITY OF HUDSON GENERAL NOTES (CONT.):**

**SITE MAINTENANCE (CONT.)**

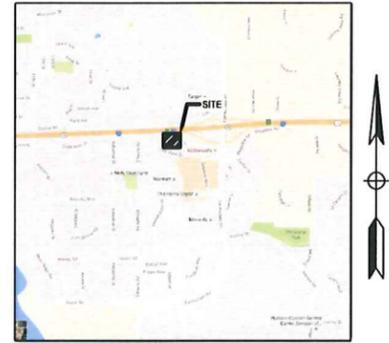
- PROTECT HAZARDOUS WORK AREAS AND HAZARDOUS MATERIAL STORAGE AREAS.
- PROTECT TREES, UNLESS SPECIFICALLY INDICATED FOR REMOVAL ON THE PROJECT DRAWINGS.
- CLEAN ACCESS ROADS AND HAUL ROUTES WITH MECHANICAL STREET SWEEPER.
- IF CONTRACTOR FAILS TO MAINTAIN PROJECT SITE, PUBLIC WORKS OR THE CITY ENGINEER WILL PROVIDE WRITTEN NOTICE OF CONTRACTOR'S DEFECTIVE WORK. CONTRACTOR WILL BE GIVEN 24 HOURS FROM THE NOTICE TO CLEAN PROJECT SITE. AFTER THE 24 HOURS, PUBLIC WORKS OR CITY ENGINEER MAY CORRECT AND REMEDY THE DEFECTIVE WORK WITH ALL ASSOCIATED COSTS INCURRED CHARGED TO CONTRACTOR.

**EROSION AND SEDIMENT CONTROL**

- CONTRACTOR SHALL IMPLEMENT APPROPRIATE EROSION CONTROL MEASURES TO PREVENT EROSION AND CONTROL SEDIMENT FROM LEAVING PROJECT SITE.
- COMPLY WITH CITY OF HUDSON CODE 106-20, INCLUDING SUBMITTING AND ADHERING TO AN EROSION AND SEDIMENT CONTROL PLAN. ALSO COMPLY WITH RECOMMENDED PRACTICES AS DESCRIBED IN "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES".
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES. PROTECT STORM SEWER INLETS FROM RUNOFF BY ENCLOSED CATCH BASINS IN ACCORDANCE WITH DETAIL PLATES NO. ERO-3 TO ERO-6.
- INSTALL SILT FENCE WHERE REQUIRED OR AS DIRECTED TO CONTROL EROSION UNTIL VEGETATION IS ESTABLISHED IN ACCORDANCE WITH DETAIL PLATE NO. ERO-2.
- FURNISH AND APPLY WATER FOR DUST CONTROL AND COMPACTION WITHIN THE PROJECT SITE AS NECESSARY. THIS SHALL INCLUDE APPLICATION OF WATER ON WEEKENDS AND HOLIDAYS IF NECESSARY, AS DETERMINED BY PUBLIC WORKS OR THE CITY ENGINEER.

**TRAFFIC CONTROL**

- IF PROPOSED IMPROVEMENTS WILL NECESSITATE LANE CLOSURES OR INTERNAL TRAFFIC CONTROL, SIGNING TO EXISTING ROADWAYS, CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN IN PROPER ORDER ALL TRAFFIC CONTROL DEVICES NEEDED TO GUIDE, WARN, CONTROL, AND PROTECT TRAFFIC THROUGHOUT THE PROJECT SITE. ALL TRAFFIC CONTROL DEVICES AND OTHER PROTECTIVE MEASURES SHALL CONFORM TO THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WSDOT STANDARD SPECIFICATIONS.
- REMOVE AND DISPOSE OF ALL TRAFFIC CONTROL DEVICES AT THE CONCLUSION OF THE PROJECT.
- MAINTAIN TRAFFIC TO LOCAL RESIDENTS AND BUSINESS AT ALL TIMES, UNLESS A TRAFFIC CONTROL/DETOUR PLAN PROVIDING FOR OTHER PROVISIONS/ACCESS HAS BEEN PREPARED AND APPROVED BY CITY ENGINEER.
- IF AND WHERE REQUIRED, FLAGGERS' S AND HOW THEY ARE USED SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE WISCONSIN MUTCD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OR REPLACEMENT OF ALL TRAFFIC CONTROL DEVICES WHICH BECOME DAMAGED, MOVED, OR DESTROYED; OF ALL LIGHTS WHICH CEASE TO FUNCTION PROPERLY; AND OF ALL BARRICADE WEIGHTS WHICH ARE DAMAGED, DESTROYED, OR OTHERWISE FAIL TO STABILIZE THE BARRICADES. THE TRAFFIC CONTROL DEVICES SHALL BE CHECKED AT LEAST TWICE DAILY, INCLUDING ONCE AT THE END OF THE WORKDAY FOR PROPER ALIGNMENT, PROPER VISIBILITY, AND REFLECTIVELY TO ENSURE THAT ALL TRAFFIC CONTROL DEVICES REQUIRED BY THE CONSTRUCTION CONFORM TO THE MUTCD. THE CHECK SHALL INCLUDE IMMEDIATE CORRECTION OF DEFICIENCIES. AT LEAST 1 NIGHT TIME INSPECTION SHALL BE MADE EACH WEEK.
- THE CONTRACTOR SHALL NOT DEPOSIT MATERIALS, STORE MATERIALS, OR PARK EQUIPMENT ON OR ALONGSIDE ANY ROADWAY OPEN TO TRAFFIC IF IT IN ANYWAY INTERFERES WITH THE SAFE FLOW OF TRAFFIC. THE CONTRACTOR SHALL KEEP THE "OPEN TO TRAFFIC" SECTIONS OF ROADWAY FREE FROM DEBRIS, DIRT, ETC. AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE SUCH PROTECTIVE DEVICES AS MAY BE NECESSARY TO PROTECT TRAFFIC AND PEDESTRIANS FROM ALL HAZARDS OF DROP-OFFS AND OPENINGS OF ANY NATURE, FROM FALLING OBJECTS, SPLATTER, AND OTHER HAZARDS WHICH MAY EXIST DURING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLASHERS, SNOW FENCE, AND OTHER MEANS TO PROTECT HIS WORK AND TO PROTECT PEDESTRIANS USING THE AREA ADJUTING HIS WORK.
- KEEP ALL TRAFFIC CONTROL SIGNS AND DEVICES IN A LEGIBLE CONDITION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO REMOVING GRIME AND DUST DEPOSITED ON ANY DEVICE BY CONSTRUCTION, TRAFFIC, OR NATURAL CAUSES, OR WHEN REQUESTED BY THE CITY OR CITY ENGINEER.



**Vicinity Map**  
Not to Scale

**OWNER**

HUDSON HOLDINGS, LLC  
1274 HIGHWAY 25  
HUDSON, WI 54016  
MR. DAVID ROSSON  
PHONE: (651) 248-0390  
MR. BRIAN ZELLER  
PHONE: (651) 325-3038

**ARCHITECT**

AYRES ASSOCIATES, INC.  
215 NORTH SECOND STREET, SUITE 204  
RIVER FALLS, WI 54022  
PHONE: (715) 426-4908  
FAX: (715) 426-5886  
MR. MATTHEW FRISBIE, AIA

**CIVIL CONSULTANT**

CEI ENGINEERING INC. 2025  
CENTRE POINTE, BLVD 210  
MENDOTA HEIGHTS, MN 55120  
PHONE: (651) 452-8960  
FAX: (651) 452-1149  
MR. ALAN CATCHPOOL, PE

**DEVELOPER**

DEFERCK COMMERCIAL CONTRACTING  
1505 HIGHWAY 65  
NEW RICHMOND, WI 54017  
PHONE: (715) 243-0531

**CEI Engineering Associates, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS  
2025 Centre Pointe Blvd., Suite 210 (651)452-8960  
Mendota Heights, MN 55120 (651)452-1149

**CEI GENERAL NOTES:**

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:  
  
TOPOGRAPHY: CORNERSTONE LAND SURVEYING, INC.  
BOUNDARY: 200 EAST CHESTNUT STREET SUITE #200  
STILLWATER, MN 55082  
PHONE: (651) 275-8989  
FAX: (651) 275-8976  
MR. DAN THURMES  
  
CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS TO THE SELLER/OWNER.
- WARRANTY/DISCLAIMER:**  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTINGENT BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- WETLANDS NOTE:**  
ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HUDSON PUBLIC WORKS DEPT. TECHNICAL SPECIFICATIONS DATED FEBRUARY, 2010 AND PER CITY OF HUDSON PUBLIC WATER UTILITIES WATER DISTRIBUTION TECHNICAL SPECIFICATIONS DATED APRIL 23, 2012.

**PLAN INDEX:**

- COVER SHEET
- DEMOLITION PLAN
- SITE PLAN
- UTILITY PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- LANDSCAPE PLAN
- CEI DETAIL SHEET
- CITY DETAIL SHEET

**APPROVED DATE**

CITY OF HUDSON PLANNING COMMISSION	_____
CITY OF HUDSON CITY COUNCIL	_____
CITY OF HUDSON UTILITIES	_____
CITY OF HUDSON ENGINEERING	_____
WISCONSIN DNR	_____

**RESOURCE LIST:**

<b>CITY ENGINEER</b> TOM SYPKO CITY OF HUDSON CITY HALL 505 THIRD STREET HUDSON, WI 54016 PHONE: (715) 386-4767 FAX: (715) 386-3385	<b>COMMUNITY DEVELOPMENT DIRECTOR</b> DENNY DARRICOLD CITY OF HUDSON CITY HALL 505 THIRD STREET HUDSON, WI 54016 PHONE: (715) 386-4776 FAX: (715) 386-3385
<b>WISCONSIN DEPT. OF NATURAL RESOURCES</b> JIM DEVLIN 680 SPRUCE STREET BALDWIN, WI 54002 PHONE: (715) 684-2914 FAX: (715) 684-5940	<b>WATER DEPARTMENT</b> KIP PETERS CITY OF HUDSON CITY HALL 505 THIRD STREET HUDSON, WI 54016 PHONE: (715) 386-4765 FAX: (715) 386-3385
<b>CABLE SERVICE</b> JOE BROWN/EGG PHONE: (651) 607-4041	<b>ELECTRIC/GAS SERVICE</b> XCEL ENERGY 1201 LINCOLN ONE ROAD HUDSON, WI 54016 STEVEN JOHNSON PHONE: (715) 377-1810 JANVIE HOEJE PHONE: (715) 386-4708
<b>PHONE/FIBER OPTIC SERVICE</b> SBC 220 WEST WISCONSIN AVE. WAUKESHA, WI 53186 RICK PODOLAK PHONE: (715) 839-5565 FAX: (715) 839-5929	<b>BUILDING DEPARTMENT</b> DAVID GRAY, BUILDING INSPECTOR CITY OF HUDSON 505 THIRD STREET HUDSON, WI 54016 PHONE: (715) 386-4775 FAX: (715) 386-3385
<b>FIRE PREVENTION &amp; INSPECTION</b> MILPERUCA, FIRE INSPECTOR CITY OF HUDSON 505 THIRD STREET HUDSON, WI 54016 PHONE: (715) 386-5561	

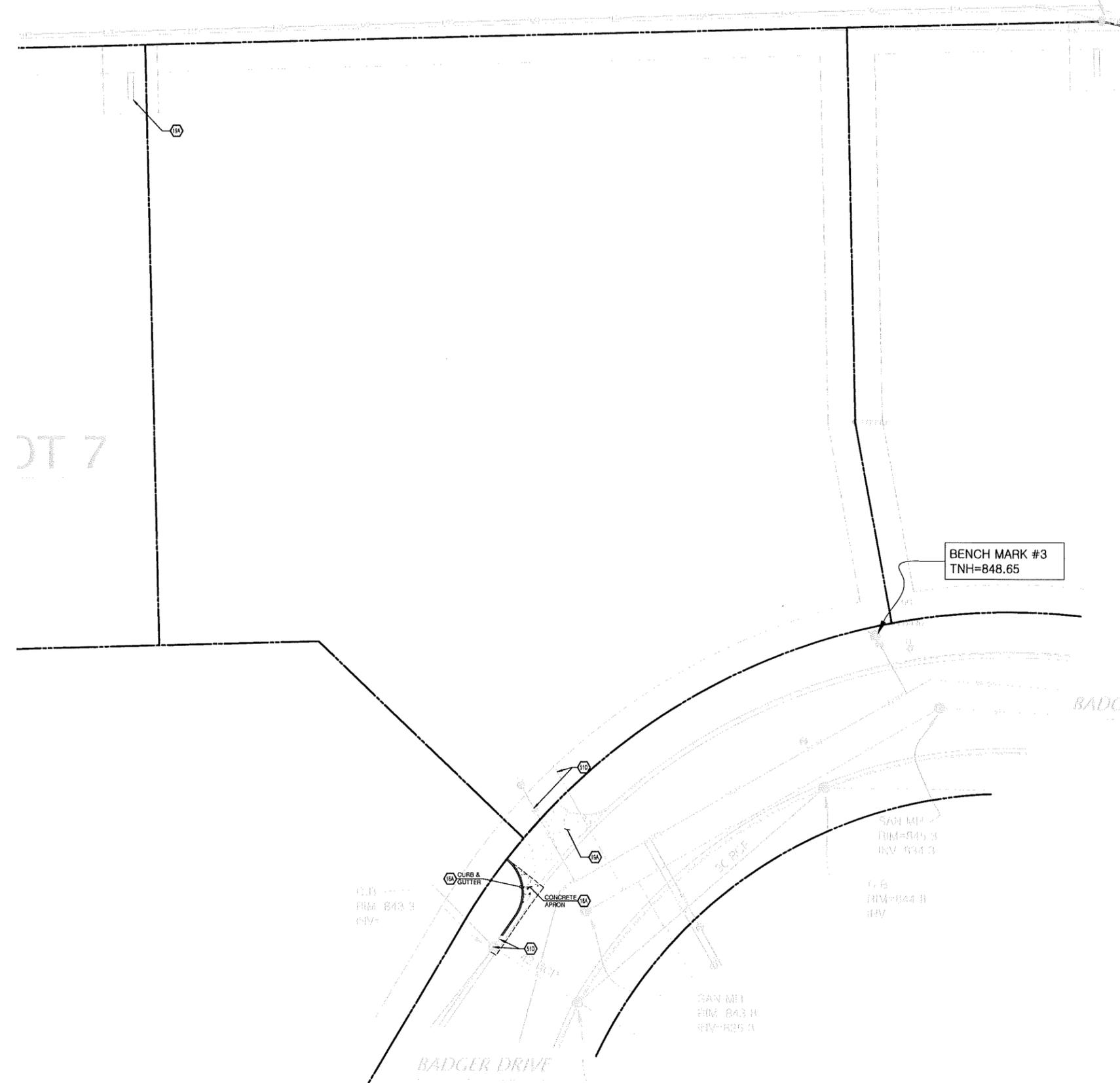
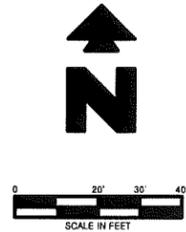


JOB NO.: 29732	DWG NAME: 29732-PROJ
DATE: 9/20/16	SHEET NO.: 1
5:02 PM	REV: 0

PROJECT: HUDSON CENTER LOT 7 BADGER DRIVE HUDSON, WISCONSIN

INTERSTATE HIGHWAY 94

FOUND 1" IRON PIPE AT CSM CORNER



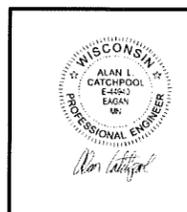
EXISTING	
○	DENOTES FOUND MONUMENT
○	DENOTES SET MONUMENT
W.V.	WATER VALVES
H	HYDRANT
C.B.	CATCH BASIN/STORM MH
S.M.H.	SANITARY MANHOLE
L.P.	LIGHT POLE
---	FIBER LINE
---	WATER LINE
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	CURB
---	CONCRETE

- GENERAL DEMOLITION NOTES**
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE 'STANDARD SITE WORK SPECIFICATIONS'.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
  - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
  - THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
  - ENGINEER'S NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- DEMOLITION NOTES**
- 1BA EXISTING TO BE REMOVED.
  - 1BA EXISTING TO REMAIN.
  - 51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.

BENCH MARK #3  
TNH=848.65

JOB # 20732 DRAWING: 20732-PROJ.dwg LAST SAVED BY: ARENSCH LOCATION: p:\20000\20732\0\Drawings\Design\Rev-1\20732-PROJ.dwg



20732	9/20/16	AC	AC	A/R	A/R
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
<b>CEI Engineering Associates, Inc.</b>					
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2025 Centre Pointe Blvd., Suite 210 Mendota Heights, MN 55120			(651)452-6960 (651)452-1149		
<b>HUDSON CENTER LOT 7</b>					
<b>BADGER DRIVE</b>					
<b>HUDSON, WISCONSIN</b>					
<b>DEMO PLAN</b>				REV DATE 9/20/16	SHEET NO. 2
				REV-0	

INTERSTATE HIGHWAY 94

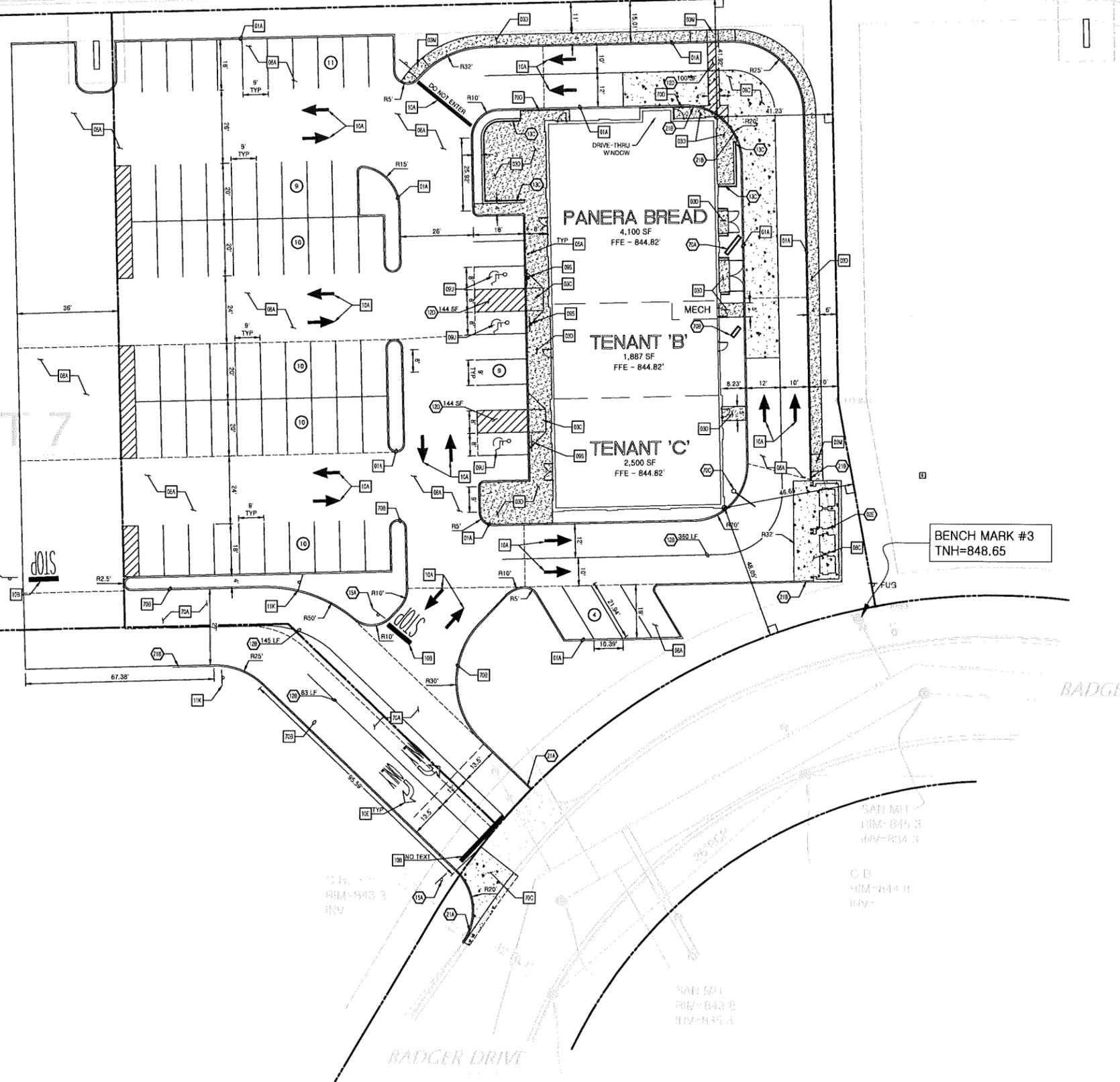
FOUND IRON PIPE AT CSM CORNER



Know what's below.  
Call before you dig.



LOT 7



BENCH MARK #3  
TNH=848.65

**EXISTING**

○	DENOTES FOUND MONUMENT	---	FIBER LINE
⊕	DENOTES SET MONUMENT	---	WATER LINE
⊕	WATER VALVES	---	STORM SEWER LINE
⊕	HYDRANT	---	SANITARY SEWER LINE
⊕	CATCH BASIN/STORM MH	---	CURB
⊕	SANITARY MANHOLE	---	CONCRETE
⊕	LIGHT POLE		

**PROPOSED**

---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER SEE DETAIL 1A
●	BUILDING CONTROL POINT
○	PROPOSED PARKING SPACES
---	LIMITS OF SIDEWALKS & CONCRETE APRONS (PER ARCH. PLANS)

- GENERAL SITE NOTES**
- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - B. ALL CURB RETURN RADI SHALL BE 3'. AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
  - C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER SHALL BE INSTALLED PER DETAIL 01A & 70B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 8A / 8B / 8C OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER SITE PLAN.
  - D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
  - E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 9S.

- SITE NOTES**
- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
  - 12B 4 INCH TRAFFIC WHITE ALIGNMENT STRIPES (TYP.).
  - 12D 4 INCH WIDE PAINTED WHITE STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
  - 13C LIMITS OF WALL (PER STRUCTURAL PLANS)
  - 15A STOP SIGN.
  - 21A TAPER CURB TO MATCH EXISTING CURB.
  - 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
  - 70A MENU, CANOPY AND SPEAKER (PER PANERA PLANS).
  - 70B PREVIEW MENU (PER PANERA PLANS).
  - 70C HEIGHT BAR (PER PANERA PLANS).

- SITE DETAILS**
- 01A TYPE 'A' CONCRETE CURB AND GUTTER
  - 03C WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
  - 03D CONCRETE SIDEWALK
  - 03M WHEELCHAIR RAMP IN SIDEWALK
  - 05A GUARD POST
  - 06A STANDARD DUTY ASPHALT PAVING
  - 06C HEAVY DUTY CONCRETE PAVING
  - 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
  - 09U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
  - 10A TRAFFIC FLOW ARROW
  - 10B STOP BAR
  - 10E RIGHT LEFT TURN ONLY PAVEMENT MARKING
  - 11K NO PARKING FIRE LANE SIGN
  - 70A TYPICAL ROAD SECTION / HEAVY DUTY PAVEMENT
  - 70B CONCRETE CURB AND GUTTER PER CITY OF HUDSON PLATE STR-1
  - 70C COMMERCIAL DRIVEWAY CONCRETE APRON WITH CURB STR-5
  - 70D PATIO BOLLARD RAILING

**GENERAL SITE INFORMATION**

TOTAL SITE AREA	295,930 SF (6.79 ACRE)
TOTAL IMPERVIOUS AREA	62,038 SF (20.96%)
TOTAL PERVIOUS AREA	233,892 SF (79.04%)

**ACCESSIBLE PARKING**

VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	2 REQUIRED	2 PROVIDED
TOTAL	3 REQUIRED	3 PROVIDED

**PARKING RATIO**

	BUILDING SQ.FT.	NO. of SPACES	RATIO/200 sq.ft.
RETAIL	8,487	73	1.70

29732  
GEI PROJECT NO. 9/20/16  
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AC AC A/R A/R  
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**HUDSON CENTER LOT 7**  
BADGER DRIVE  
HUDSON, WISCONSIN

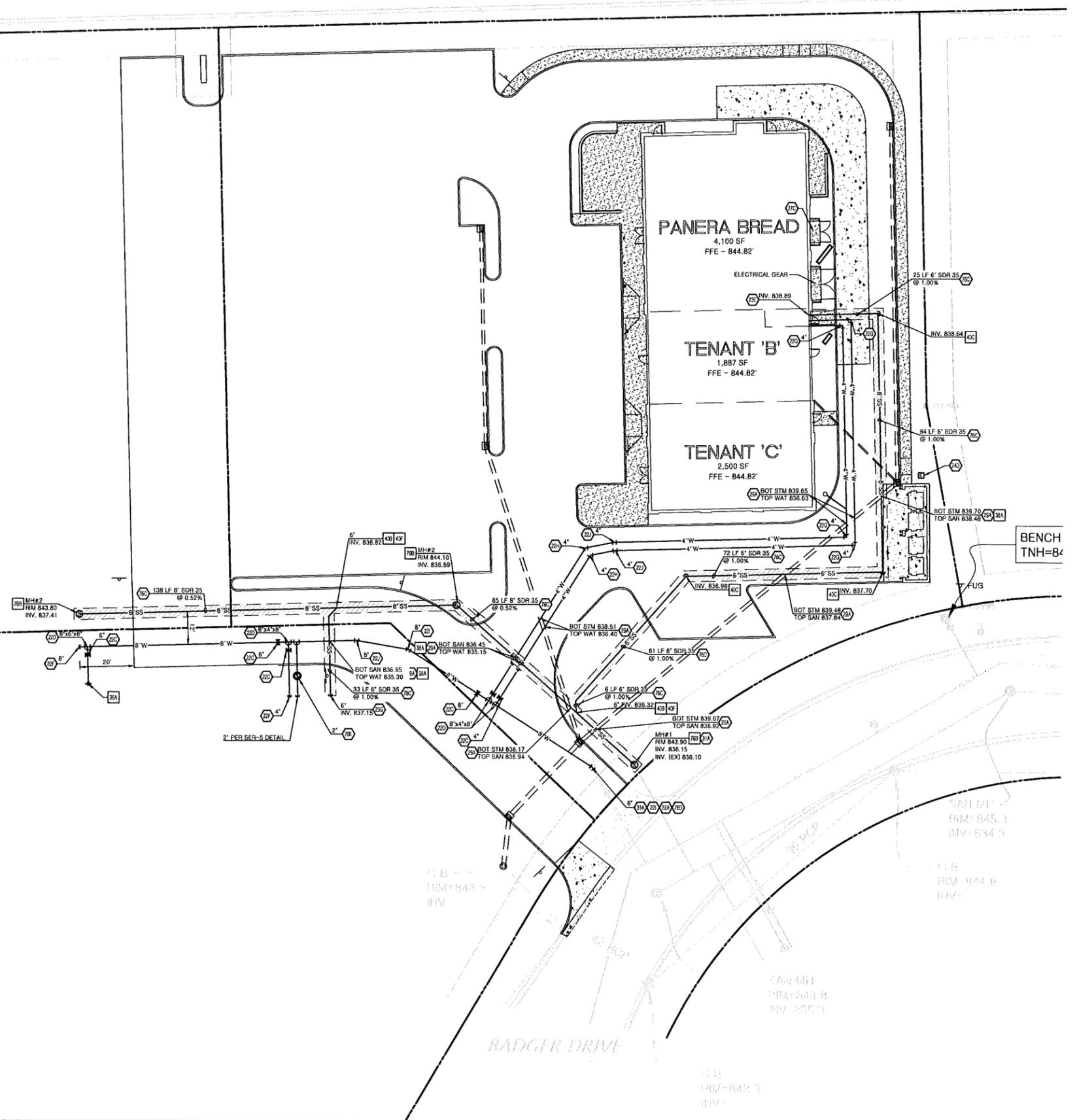
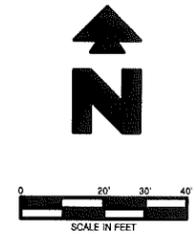
**SITE PLAN**

REV DATE	SHEET NO.
9/20/16	3
REV-0	

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INTERSTATE HIGHWAY 94



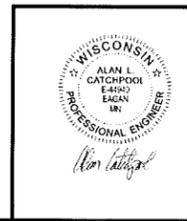
EXISTING		PROPOSED	
○	DENOTES FOUND MONUMENT	---	RIGHT OF WAY LINE
⊕	DENOTES SET MONUMENT	---	STORM DRAIN
⊕	WATER VALVES	---	X" G GAS SERVICE
⊕	HYDRANT	---	X" SS SANITARY SEWER SERVICE
⊕	CATCH BASIN/STORM MH	---	X" W WATER SERVICE
⊕	SANITARY MANHOLE	---	UGE ELECTRIC LINE
⊕	LIGHT POLE	---	UGT TELEPHONE LINE
⊕		⊕	CATCH BASIN
		⊕	SEWER MANHOLE
		⊕	STORM SEWER JUNCTION MANHOLE
		⊕	INSULATE ALL STORM SEWER AND WATER MAIN OR SERVICE CROSSINGS / INSULATE ENTIRE SANITARY SEWER
		---	FIBER LINE
		---	WATER LINE
		---	STORM SEWER LINE
		---	SANITARY SEWER LINE
		---	CURB
		---	CONCRETE

- GENERAL UTILITY NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HUDSON PUBLIC WORKS DEPT. TECHNICAL SPECIFICATIONS DATED FEBRUARY 2010 AND PER CITY OF HUDSON PUBLIC WATER UTILITIES WATER DISTRIBUTION TECHNICAL SPECIFICATIONS DATED APRIL 23, 2012.
  - ALL WATER MAINS SHALL BE CLASS 52, DIP WITH 7.5' MIN. COVER.
  - WATER SERVICE LINES 4" AND GREATER SHALL BE DIP. SMALLER LINES SHALL BE TYPE 'K' COPPER.
  - ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC, WITH 6' MIN. COVER.
  - ALL SANITARY SEWER SERVICES 8" SHALL BE SCHEDULE 40 WITH 1% MIN SLOPE (1/8" PER FOOT).
  - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
  - INSULATE ALL STORM SEWER AND WATER MAIN OR SERVICE CROSSINGS PER CITY PLATE WAT-4. INSULATE ALL STORM CROSSINGS TO EQUATE TO AN EQUIVALENT 8" OF COVER.
  - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
  - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS, ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER CITY OF HUDSON PLATE BED-1. ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST RESTRAINT PER CITY OF HUDSON DETAILS. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER CITY OF HUDSON PLATE BED-2.
  - INSTALL 4" INSULATION, 8' WIDE ALONG ENTIRE LENGTH OF SANITARY SEWER AND SANITARY SERVICES.

- UTILITY NOTES**
- POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
  - M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
  - M.J. TEES WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
  - M.J. CAP/PLUG WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
  - 90 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
  - 45 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
  - 22-1/2 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
  - 11-1/4 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
  - SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
  - PROPOSED ELECTRIC TRANSFORMER.
  - SANITARY SEWER CAP/PLUG TO BE MONUMENTED OR MARKED WITH T-POST (SEE SIZES THIS SHEET).
  - MAINTAIN MIN. 18 INCHES VERTICAL SEPARATION.
  - LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
  - INSULATE ENTIRE RUN OF 8" SANITARY SEWER WITH 4" OF POLYSTYRENE INSULATION, 8' WIDE (PER CITY OF HUDSON DETAIL, PLATE NO. WAT-4).
  - CONTRACTOR TO PRESSURE TEST, PER CITY STANDARDS, THE EXISTING LATERAL STUB BEFORE CONNECTING. THIS CAN BE ACCOMPLISHED BY UTILIZING THE EXISTING 1" COPPER BLEED LINE PRIOR TO ABANDONING.
  - 2" CURB STOP PER CITY OF HUDSON STANDARDS.

- UTILITY DETAILS**
- FIRE HYDRANT ASSEMBLY PER CITY OF HUDSON PLATE NO. WAT-2
  - SANITARY SEWER SERVICE CONNECTION
  - SANITARY SEWER CLEAN OUT WITH TRAFFIC RELATED LIDS
  - SANITARY SEWER SERVICE WYE
  - SANITARY MANHOLE PER CITY OF HUDSON PLATE NO. SAN-1

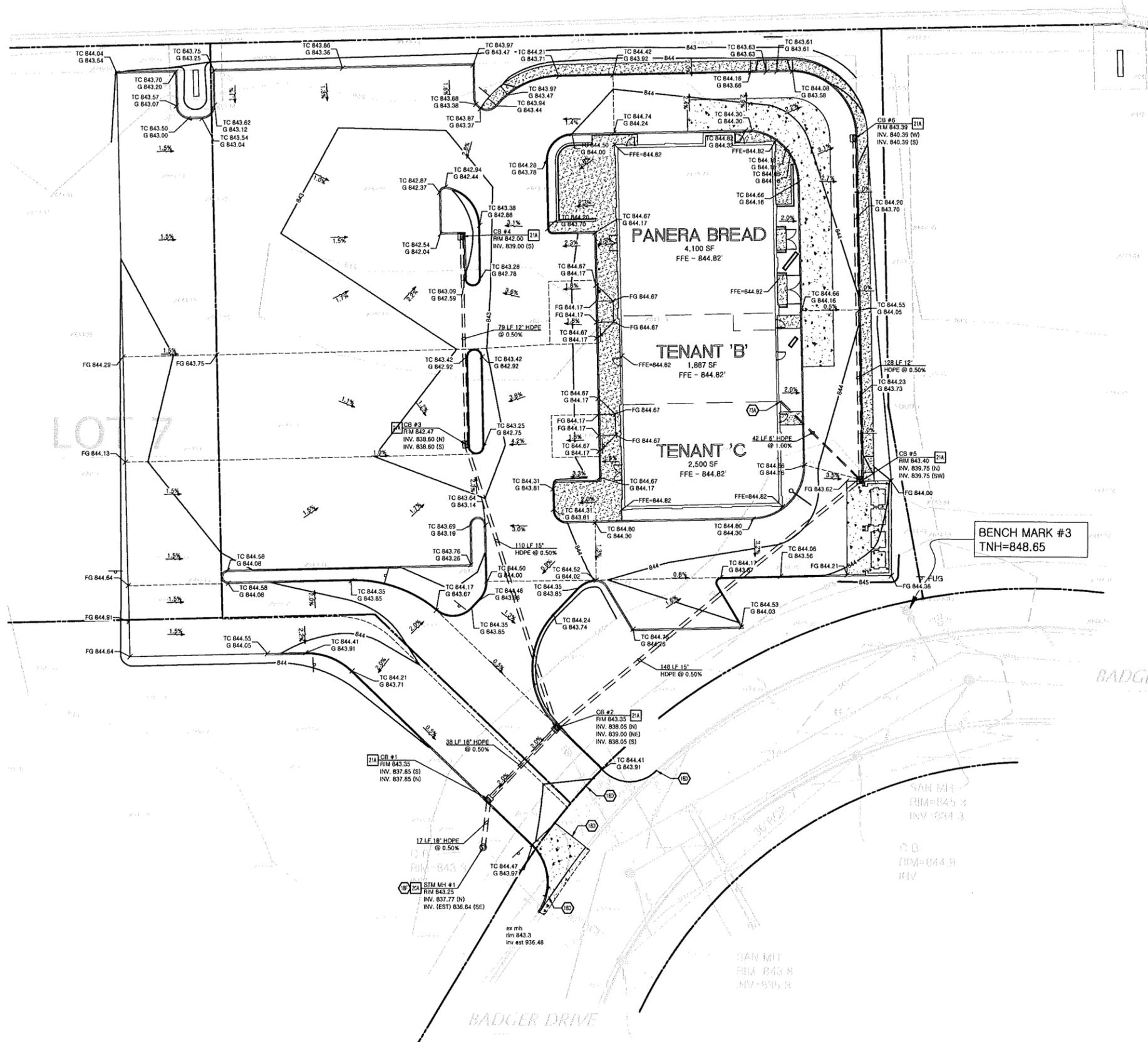
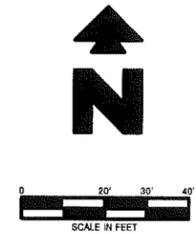
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<b>HUDSON CENTER LOT 7</b>					
BADGER DRIVE HUDSON, WISCONSIN					
REV DATE		REV DATE		SHEET NO.	
9/20/16		REV-0		4	
<b>UTILITY PLAN</b>					

INTERSTATE HIGHWAY 94

FOUND 1" IRON  
PIPE AT CSM  
CORNER



**EXISTING**

○	DENOTES FOUND MONUMENT	---	FIBER LINE
○	DENOTES SET MONUMENT	---	WATER LINE
○	WATER VALVES	---	STORM SEWER LINE
○	HYDRANT	---	SANITARY SEWER LINE
○	CATCH BASIN/STORM MH	---	CURB
○	SANITARY MANHOLE	---	CONCRETE
○	LIGHT POLE		

**PROPOSED**

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CENTERLINE
---	LOT LINE
---	EASEMENT LINE
---	CONTOUR ELEVATIONS
---	STORM DRAIN
---	SPOT ELEVATIONS:
FS	FINISHED SLAB
TC	TOP OF CURB
FG	FINISHED GRADE
ALL SPOT ELEVATIONS ARE PAVEMENT UNLESS OTHERWISE NOTED.	
---	DRAINAGE ARROW

- GENERAL UTILITY NOTES**
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
  - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SOODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
  - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
    - ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY OF HUDSON STANDARD SPECIFICATIONS.
    - ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

- GRADING NOTES**
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
  - 18F CONNECT TO EXISTING STORM DRAIN PIPE
  - 73A CONNECT TO INTERNAL ROOF DRAIN SYSTEM (PER MECH PLANS)

- GRADING DETAILS**
- 20A JUNCTION BOX (PER CITY OF HUDSON DETAIL STO-2)
  - 21A CURB INLET (PER CITY OF HUDSON DETAIL STO-3)

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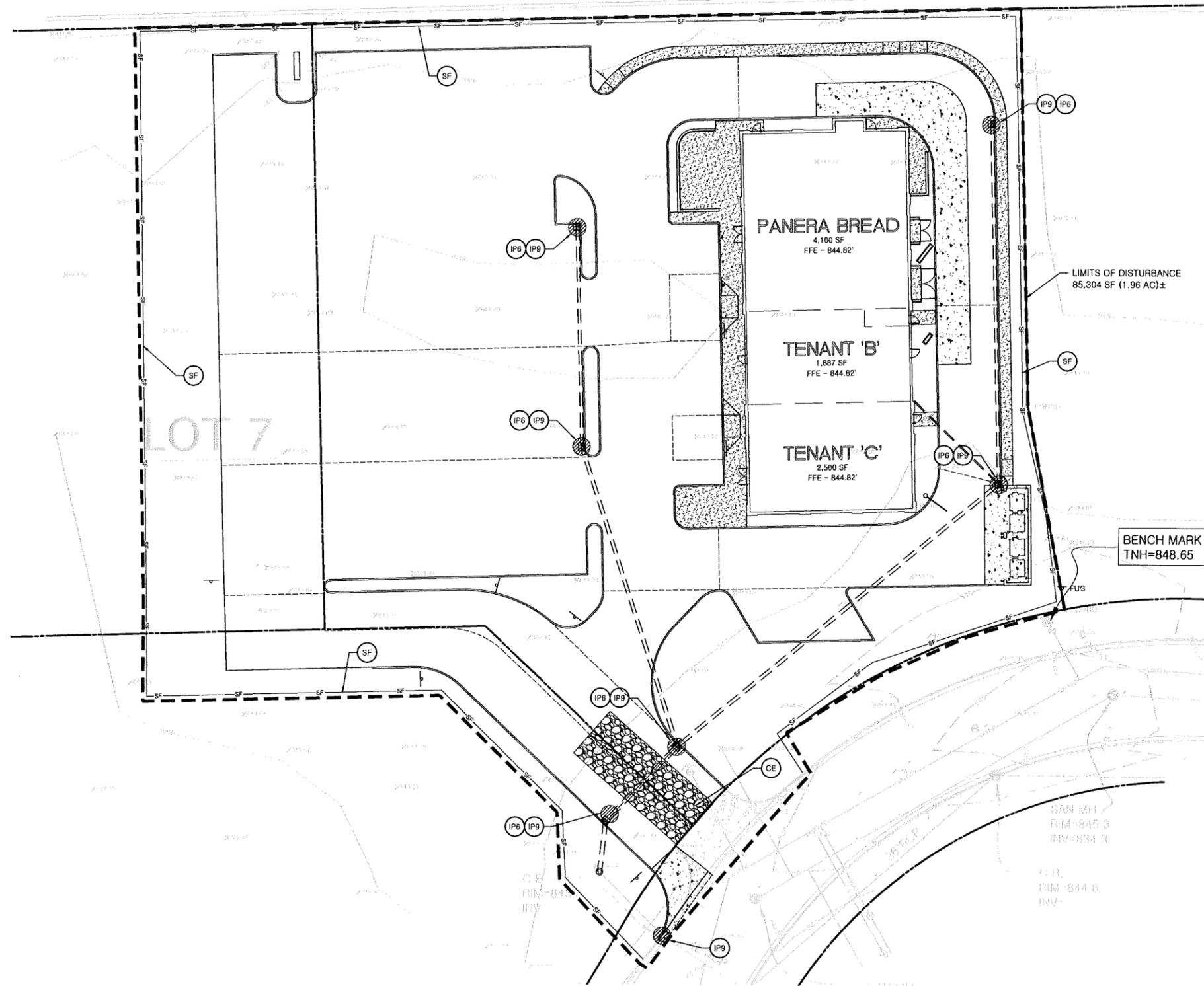
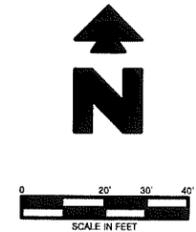
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**HUDSON CENTER LOT 7**  
 BADGER DRIVE  
 HUDSON, WISCONSIN

**GRADING PLAN**  
 REV DATE: 9/20/16  
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 SHEET NO. 5



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EXISTING	
⊕	DENOTES FOUND MONUMENT
⊙	DENOTES SET MONUMENT
⊕	WATER VALVES
⊕	HYDRANT
⊕	CATCH BASIN/STORM MH
⊕	SANITARY MAN-HOLE
⊕	LIGHT POLE
---	FIBER LINE
---	WATER LINE
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	CURB
---	CONCRETE

EROSION DETAILS	
---	TEMPORARY SILTATION FENCE PER CITY OF HUDSON STANDARD DETAIL PLATE ERO-2
⊕	TEMPORARY INLET PROTECTION FOR CATCH BASIN PER CITY OF HUDSON STANDARD DETAIL PLATE ERO-3
⊕	TEMPORARY CATCH BASIN INLET PROTECTION FOR AFTER PAVING PER CITY OF HUDSON STANDARD DETAIL PLATE ERO-6
⊕	TEMPORARY STONE CONSTRUCTION ENTRANCE

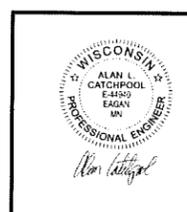
GENERAL EROSION NOTES (CONT.)

- MAINTENANCE**
- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
  - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREA SHOULD BE FERTILIZED AND RESEED AS NEEDED.
  - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
  - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
  - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

GENERAL EROSION NOTES

- |  |   |   |  |  |
|--|---|---|--|--|
| <p>A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF WISCONSIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.</p> <p>B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.</p> <p>C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.</p> | <p>D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.</p> <p>E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.</p> <p>F. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE. ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.</p> <p>G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 14 DAYS AND MULCHED WITHIN 7 DAYS AFTER COMPLETING THE SEEDED.</p> | <p>H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.</p> <p>J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.</p> <p>K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.</p> <p>L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ALSO ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.</p> <p>M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.</p> | <p>N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.</p> <p>O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.</p> <p>P. SEEDED SHALL BE IN ACCORDANCE WITH WISDOT SPEC. SECTION 630. MULCHING SHALL BE IN ACCORDANCE WITH WISDOT SPEC. SECTION 627. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.</p> <p>Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.</p> <p>R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS &amp; UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.</p> <p>S. ALL SLOPES GREATER THAN 3:1 REQUIRE WISDOT CLASS 1, TYPE A EROSION MAT.</p> | <p><b>SEQUENCE OF CONSTRUCTION</b></p> <ol style="list-style-type: none"> <li>INSTALL STABILIZED CONSTRUCTION ENTRANCES.</li> <li>PREPARE TEMPORARY PARKING AND STORAGE AREA.</li> <li>CONSTRUCT THE SILT FENCES ON THE SITE.</li> <li>CLEAR AND GRUB THE SITE.</li> <li>BEGIN GRADING THE SITE.</li> <li>TEMPORARILY SEED DENUDED AREAS.</li> <li>INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.</li> <li>INSTALL INLET PROTECTION DEVICES.</li> <li>INSTALL RIP RAP AROUND OUTLET STRUCTURES.</li> <li>PREPARE SITE FOR PAVING.</li> <li>PAVE SITE.</li> <li>COMPLETE GRADING AND INSTALL PERMANENT SEEDED AND PLANTING.</li> <li>REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).</li> </ol> |
|--|---|---|--|--|

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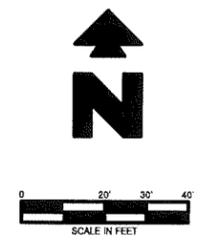
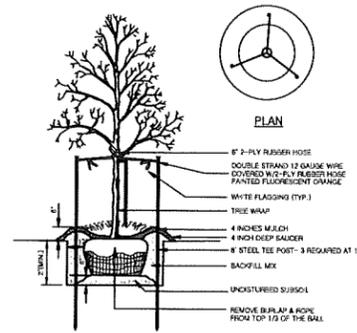
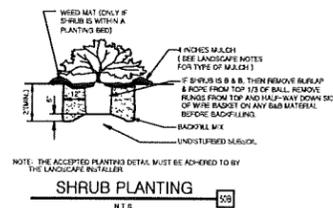
29732	9/20/16	AC	AC	A/R	A/R
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
<b>CEI Engineering Associates, Inc.</b>					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
2025 Centre Pointe Blvd., Suite 210 Mendota Heights, MN 55120					
(651)452-8990 (651)452-1149					
<b>HUDSON CENTER LOT 7</b>					
BADGER DRIVE HUDSON, WISCONSIN					
<b>EROSION CONTROL PLAN</b>				REV DATE 9/20/16 REV-0	SHEET NO. 6

**TREE LIST**

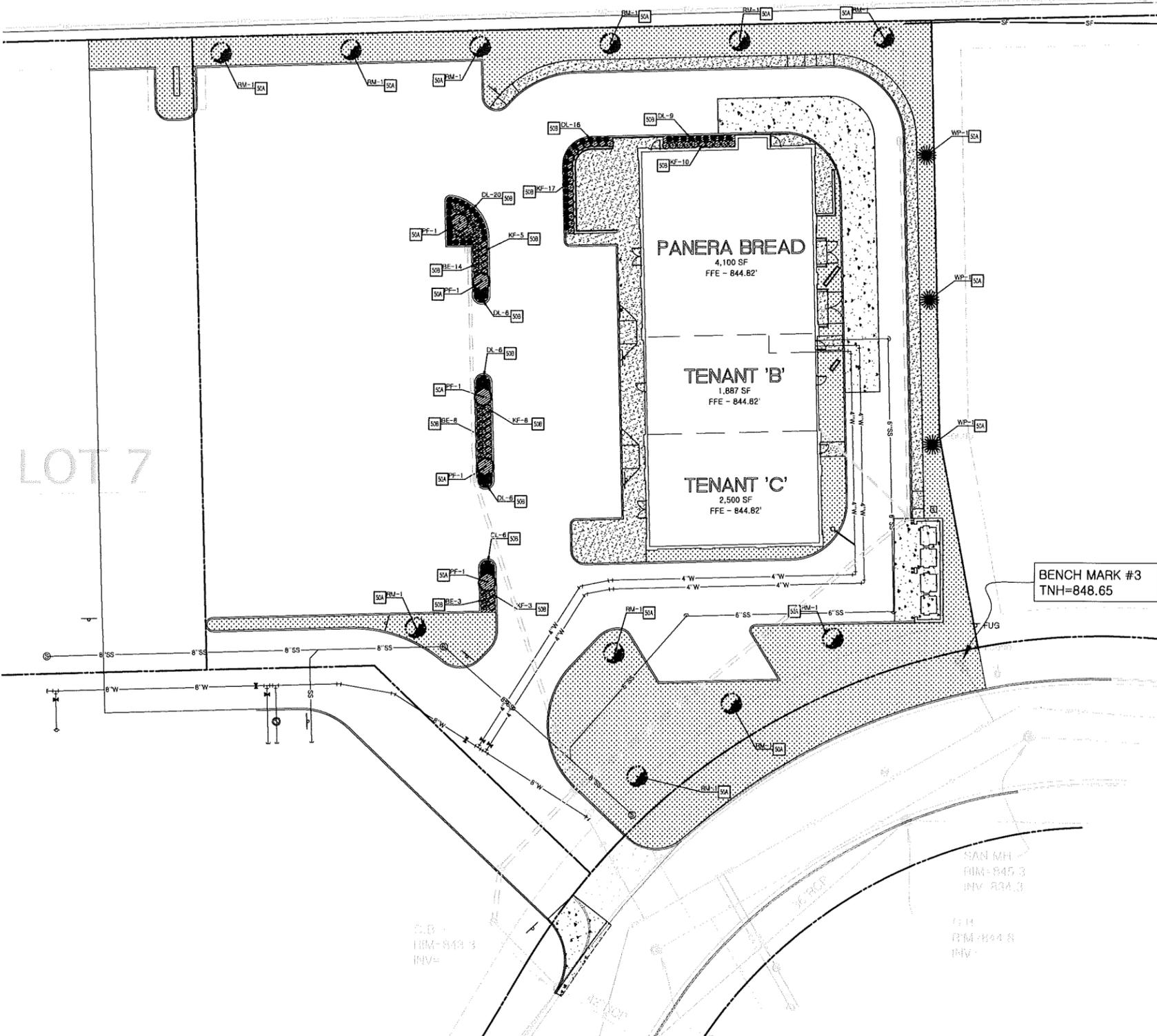
SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
WP	3	3	EASTERN WHITE PINE <i>Pinus strobus</i>	CONT.	MIN 6' TALL	PLANT AS SHOWN
PF	5	5	PRAIRIE FIRE CRABAPPLE <i>Malus 'Prairie Fire'</i>	CONT.	1.5' CAL.	PLANT AS SHOWN
RM	10	10	RED MAPLE <i>Acer rubrum</i>	CONT.	2.5' CAL.	PLANT AS SHOWN
		16				

**SHRUB LIST**

SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
KF	43	43	KARL FOERSTER - REED GRASS <i>Calamagrostis x Acutiflora</i>	CONT.	1 GAL.	PLANT AS SHOWN
DL	69	69	DAYLILIES <i>Heimerocallis</i>	CONT.	1 GAL.	PLANT AS SHOWN
BE	25	25	GOLDSTRUM BLACK EYED SUSAN <i>Rudbeckia fulgida 'goldstrum'</i>	CONT.	#2 POT	PLANT AS SHOWN
		137				



INTERSTATE HIGHWAY 94 CORNER



**EXISTING**

△	DENOTES FOUND MONUMENT	---	FIBER LINE
□	DENOTES SET MONUMENT	---	WATER LINE
○	WATER VALVES	---	STORM SEWER LINE
◇	HYDRANT	---	SANITARY SEWER LINE
⊕	CATCH BASIN/STORM MH	---	CURB
⊙	SANITARY MANHOLE	---	CONCRETE
⊙	LIGHT POLE		

**PROPOSED LEGEND**

[Pattern]	NEW SEED
[Pattern]	MULCH / ROCK

**LANDSCAPE DETAILS**

50A	TREE PLANTING
50B	SHRUB PLANTING

- GENERAL LANDSCAPE NOTES**
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
  - NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
  - ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS, AND SHALL CONFORM TO Mn/DOT SPECIFICATIONS.
  - ALL DISTURBED AREAS NOT SHOWN AS SOD ON THE LANDSCAPE PLAN SHALL BE AS FOLLOWS: FERTILIZERS SHALL BE APPLIED PER MANUFACTURERS SPECIFICATIONS AND TILLED INTO THE TOPSOIL PRIOR TO PLACING SOD. MULCH: SHREDDED HARDWOOD MULCH 2" DEPTH SHALL CONFORM TO Mn/DOT SPECIFICATIONS 388; TOPSOIL: 4" DEPTH THAT IS PULVERIZED, SCREENED AND FREE OF HEAVY CLAY, COARSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS. SHALL MEET THE REQUIREMENTS OF Mn/DOT SPECIFICATIONS 387 FOR SELECT TOPSOIL BORROW. SOD: SHALL CONFORM TO Mn/DOT SPECIFICATION 387 (TYPE A LAWN) ALL SLOPES GREATER THAN 4:1 SHALL BE STAKED AS APPROPRIATE TO PREVENT SOD SLIPPAGE.
  - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SIX INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.
  - A FULLY DESIGNED IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY IRRIGATION CONTRACTOR. IRRIGATION DESIGNER SHALL BE RESPONSIBLE FOR SIZING AND SPECIFYING BACKFLOW PREVENTER IN ACCORDANCE WITH LOCAL CODES.

GREEN SPACE REQUIREMENT	20%
GREEN SPACE PROVIDED	78.0%
PLANTING SCHEDULE	UNION COMPLETING OF BUILDING CONSTRUCTION. NOT TO EXCEED 45 DAYS AFTER CONSTRUCTION.
SOD SCHEDULE	UNION COMPLETING OF BUILDING CONSTRUCTION. NOT TO EXCEED 45 DAYS AFTER CONSTRUCTION.
ESTIMATED CONSTRUCTION COSTS	\$18,000
SITE PERIMETER	1015'
CONIFEROUS TREES REQUIRED	4 (30%-60% OF TREES)
CONIFEROUS TREES PROVIDED	9
DECIDUOUS TREES REQUIRED	10 (1 PER 75' OF PERIMETER)
DECIDUOUS TREES PROVIDED	15
SHRUBS REQUIRED	21 (1 PER 50' SITE PERIMETER)
SHRUBS PROVIDED	161

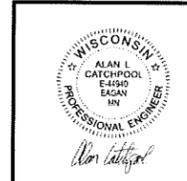
29/32	9/20/16	AC	AC	A/R	A/R
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

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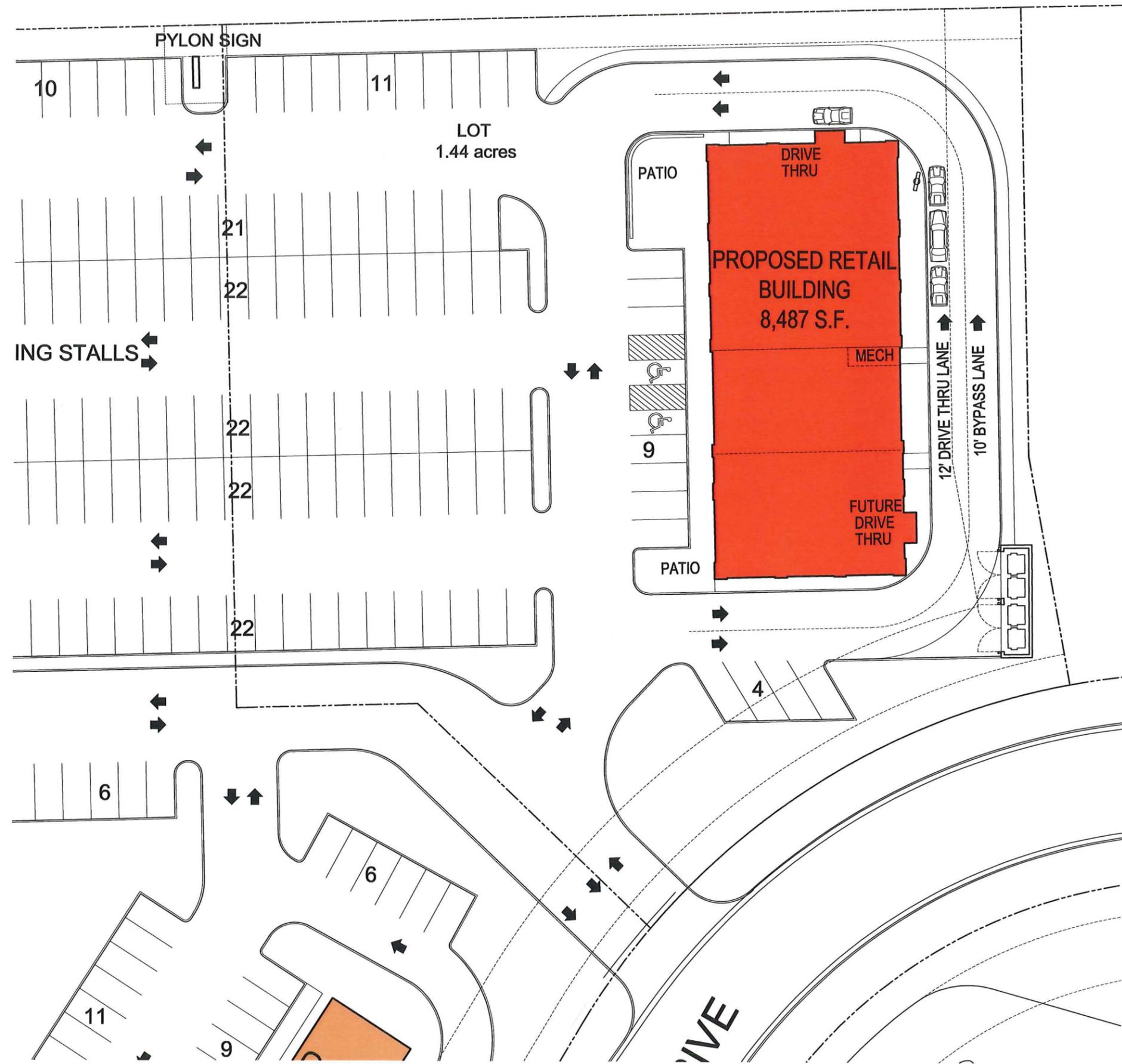
2025 Centre Pointe Blvd., Suite 210  
Mendota Heights, MN 55120  
(651) 452-8960  
(651) 452-1149

**HUDSON CENTER LOT 7**  
BADGER DRIVE  
HUDSON, WISCONSIN

**LANDSCAPE PLAN** REV DATE 9/20/16 REV-0 SHEET NO. 7



2016 09 29 10:00 AM 29732.DWG (Drawing) Design View: 1 29732-PROJ.dwg



1 PRELIMINARY SITE PLAN  
 A1.1 SCALE: 1/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.  
 NUMBER:

MARK	DATE	DESCRIPTION

NEW BUILDING FOR HUDSON CENTER LOT 7  
 HUDSON, WI

**AVRES ASSOCIATES**  
 River Falls Office  
 215 N. Second Street Suite 204  
 River Falls, WI 54222  
 (715) 426-4208  
 Fax: (715) 426-5866

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PROJECT NO. 08-XXXX

**A1.1**

18 AUGUST 2016

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NUMBER:

MARK	DATE	DESCRIPTION

NEW BUILDING FOR HUDSON CENTER LOT 7  
HUDSON, WI

**AVRES ASSOCIATES**

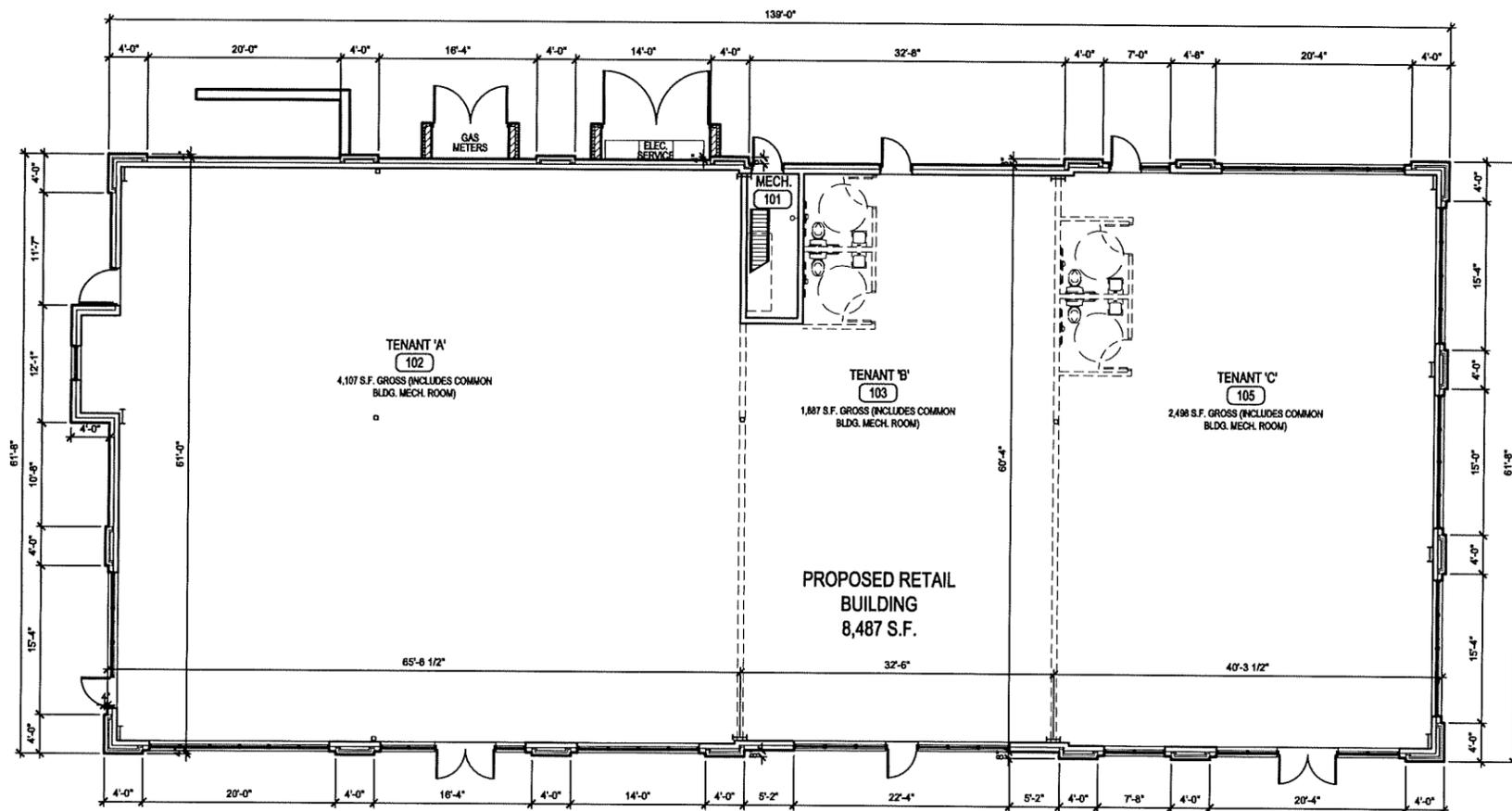
BRUCE W. AVRES, Architect  
275 N. State Street, Suite 204  
River Falls, Wisconsin 54222  
(715) 425-4800  
Fax: (715) 426-5866

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**A2.1**

16 AUGUST 2016

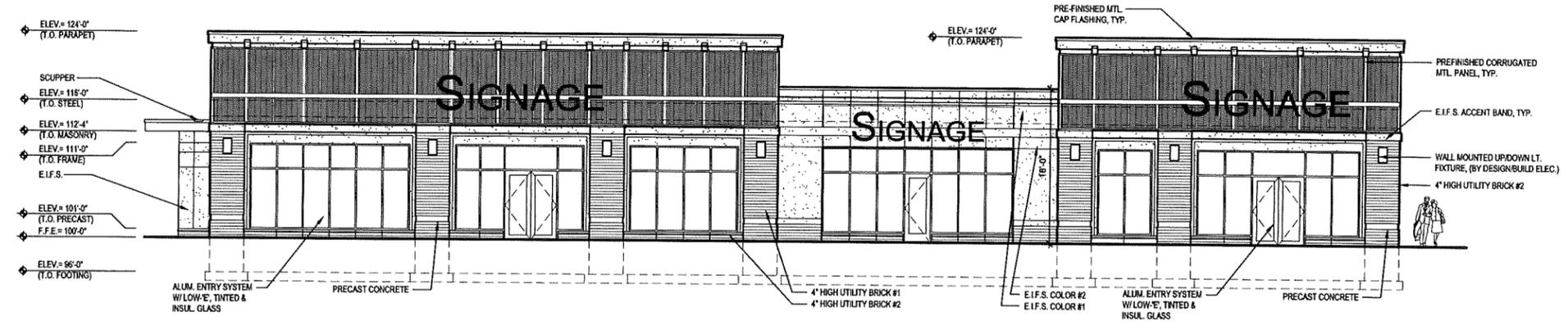


1 PRELIMINARY FLOOR PLAN  
A2.1 SCALE: 1/8" = 1'-0"

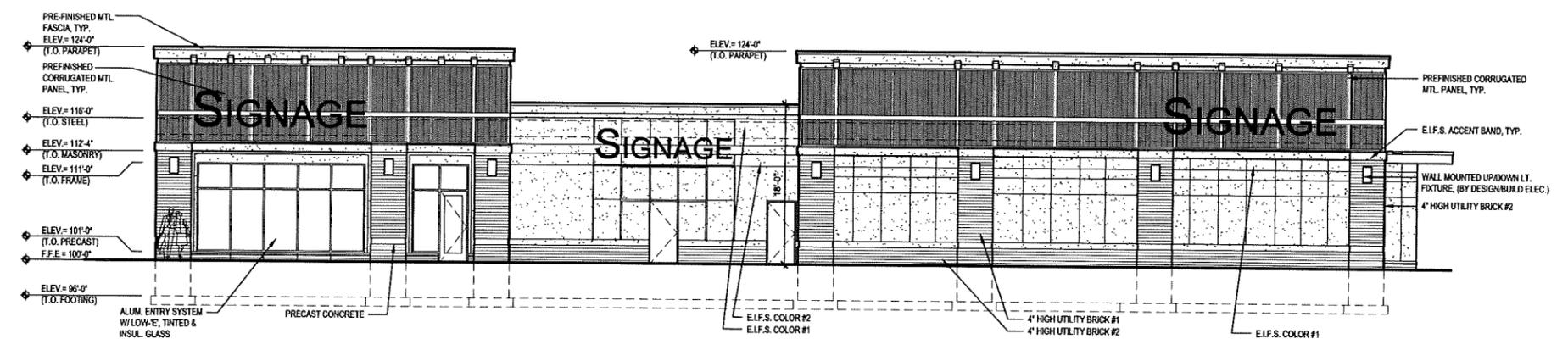
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NUMBER:

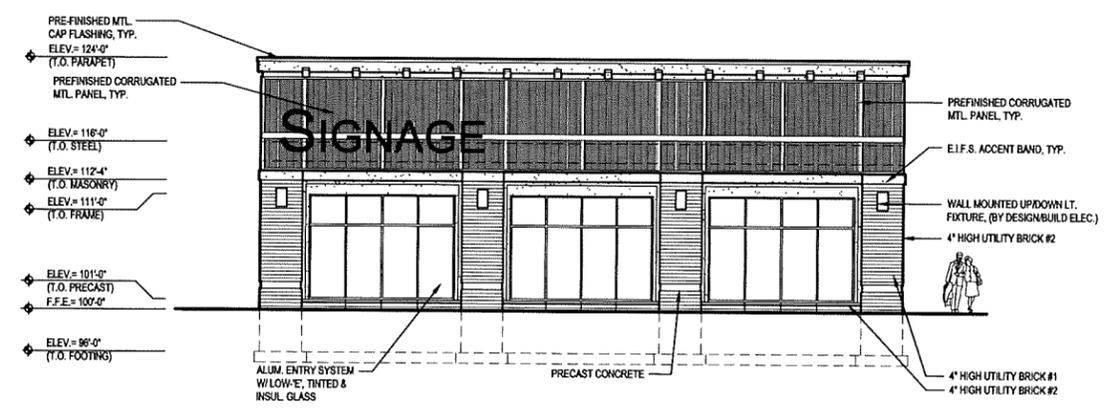
MARK	DATE	DESCRIPTION



1 PRELIMINARY WEST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



2 PRELIMINARY EAST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



3 PRELIMINARY SOUTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



4 PRELIMINARY NORTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

NEW BUILDING FOR  
HUDSON CENTER LOT 7  
HUDSON, WI

**AVRES ASSOCIATES**  
 River Falls Office  
 2116 N. Second Street, Suite 204  
 River Falls, Wisconsin 54022  
 (715) 425-4909  
 Fax: (715) 425-5666

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**A3.1**

16 AUGUST 2016