

PLAN COMMISSION OF THE CITY OF HUDSON, WISCONSIN

**Tuesday, February 2, 2020 6:00 p.m.
Council Chambers of City Hall, 505 Third Street & via Zoom**

To access the meeting please use the link or phone number below. If you cannot access the meeting via the methods below or need any special accommodations please contact Aaron Reeves at 715-716-5741 or areeves@hudsonwi.gov.

Join Zoom Meeting

<https://us02web.zoom.us/j/89168607351?pwd=RHJFd1ZkRjQ3Y3RkMGQ2ZThCQ1NKdz09>

Meeting ID: 891 6860 7351

Password: 672409

Call-In Phone Number: 1-312-626-6799

This meeting can also be viewed live via YouTube (River Channel) and Facebook (@hudsonriverchannel) as well as on Community Access TV Channel 15.

AGENDA

(Click on agenda items highlighted in blue to access documents related to that item)

1. Call to Order
2. [Discussion and possible action on January 5, 2021 meeting minutes](#)
3. Public Hearings
4. New Business
 - A. [Discussion and possible action on a downtown design review certificate for 411 Second Street – Creative Color, Inc.](#)
 - B. [Discussion and possible action on Riverfront Square concept development plans, preliminary certificate of compliance and preliminary downtown design review at 106 Buckeye Street – Riverfront Properties Inc. Old Business](#)
5. Communications and Items for Future Agendas
6. Adjournment

Emily Boles, Acting Secretary

Posted on City website and emailed to *Star-Observer* on 1/29/2021.

Notice is hereby given that a majority of the City Council or an official City Committee/Commission 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 or City Committee/Commission will not take any formal action at this meeting.



REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, January 5, 2020

The meeting was held via Zoom Video Conference and was made accessible through the Zoom meeting log-in, call-in phone number and also viewed live via YouTube, Facebook, and Community Access TV Channel 15.

The Plan Commission meeting was called to order by Acting Chairman Morrisette at 6:35 p.m.

COMMISSION MEMBERS PRESENT. Rich O'Connor, Randy Morrisette, Mary Claire Potter, Frank Rhoades, Kurt TeWinkel, and Fred Yoerg.

COMMISSION MEMBERS ABSENT. Pat Casanova.

STAFF MEMBERS IN ATTENDANCE. Emily Boles and Tiffany Weiss.

OTHERS PRESENT. Bob Hanson, Wendy Hanson, David Estreen, Karen Neset, Mike Schendel, and others present.

Discussion and possible action on December 8, 2020 meeting minutes. Motion by Yoerg, seconded by Morrisette to approve the minutes of the December 8, 2020 Plan Commission meeting. All Ayes (6). Motion Carried.

PUBLIC HEARINGS.

Public hearing on a conditional use permit (CUP) application for garage height to exceed 20 feet at 809 Third Street – Robert & Wendy Hanson. O'Connor opened the public hearing and asked for public comments. Mike Schendel, 808 Second Street, stated that he is "all for the project" and is in support of the project as a great improvement to the community.

Karen Neset, 727 Third Street, said she had a conversation with Bob and was pleased that the Hanson's were sensitive to the architecture and historic nature of the neighborhood. Neset stated their only concern was that the garage not be used as a rental unit which was addressed in the conditions of approval.

Emily Boles, Community Development Executive Assistant, noted that staff received a phone call from Jim Eulberg, owner of 819 Third Street, on December 9, 2020 stating he had no problems or concerns about the proposed garage project. Yoerg stated that the neighbor to north at 817 Third Street was not commenting. O'Connor asked for any further public comments. Motion by Yoerg, seconded by Morrisette to close the public hearing. All Ayes (6). Motion Carried.

NEW BUSINESS.

Discussion and possible action on a conditional use permit (CUP) application for garage height to exceed 20 feet at 809 Third Street – Robert & Wendy Hanson Tiffany Weiss, City Planner, reviewed the staff report. Potter asked if the garage replacement was the only work being performed. Wendy Hanson stated that in addition to the garage they planned a small mudroom addition to the house. Motion by Yoerg, seconded by Rhoades to approve a conditional use permit for the construction of a 23 ft 9.5 in garage height at 809 Third Street with the following conditions:

1. Property owner to obtain Building Permit as needed prior to construction activities.
2. Property owner must obtain necessary Conditional Use Permit approval from the Common Council.
3. The detached garage space shall not be used as an accessory dwelling unit.
4. Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.



REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, January 5, 2020

5. All conditions run with the land and are binding upon the property owner and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original property owner from meeting any conditions.

All Ayes (6). Motion Carried.

Discussion and possible action on a downtown design review certificate for 517 Second Street – SignArt USA
Weiss reviewed the staff report. Motion by Morrissette, seconded by Yoerg to approve the downtown design review certificate for 517 Second Street to install a projecting sign, wall sign, and door vinyl decal. All Ayes (6). Motion Carried.

OLD BUSINESS. None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS. None.

Potter asked when the Plan Commission will see updates for the comprehensive plan. Weiss stated that they were working on creating focus groups for the business districts and then draft chapters would be brought forward.

ADJOURNMENT.

Motion by Morrissette, seconded by TeWinkel to adjourn at 6:45 p.m. All ayes (6). Motion Carried.

Respectfully submitted,
Emily Boles, Acting Secretary



505 Third Street
Hudson, Wisconsin 54016
ph: (715)-386-4765 fx: (715)386-3385
www.hudsonwi.gov

TO: Plan Commission
FROM: Community Development
DATE: 2 February 2021
SUBJECT: Discussion and possible action on a downtown design review certificate for 411 Second Street – Creative Color, Inc.

BACKGROUND:

The applicant, on behalf of the business owner, has submitted requests for a sign permit and downtown design review certificate to permit a projecting sign and wall sign at 411 Second Street. The projecting sign is proposed to be 4 ft² in area and will extend 2 feet out of the wall. The sign is proposed to be internally lit. Per Municipal Code Chapter 202-6(C)(9), projecting signs are only permitted in the B-3 zone and must be under 20 ft² in area. Projecting signs must also not extend more than 4 feet out of the wall.

The halo-illuminated channel lettering wall sign is proposed to be 21 ft² in area and will be on the building's east façade, facing Second Street. Per Municipal Code Chapter 202-6(C)(1)(a), the total 10% maximum allowance of walls signs for this building's façade is 24.7 ft².

Staff has found that all proposed signage for 411 Second Street meets all municipal code dimensional requirements.

STAFF RECOMMENDATION:

Recommends approval of the downtown design review certificate.

ACTION REQUESTED:

Approve the downtown design review certificate for 411 Second Street to install a projecting sign and wall sign for 4 North Beauty Collective.

ATTACHMENTS:

Downtown Design Review Certificate Application
Proposed Signage Rendering

Prepared by: Tiffany Weiss, Associate City Planner
Through: Mike Johnson, AICP, Community Development Director



Application for:
**CERTIFICATE OF DESIGN REVIEW
DOWNTOWN OVERLAY DISTRICT**
(As per Municipal Code § 255-17.1-10)

505 Third Street • Hudson, WI 54016 • (715)386-4776

www.hudsonwi.gov

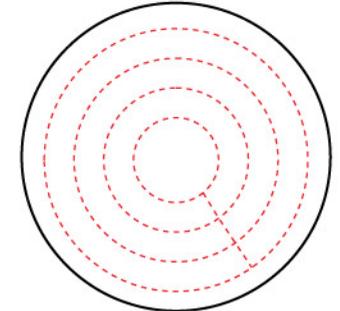
Date		
Applicant Name		
Mailing Address		
Phone	Email	
Property/Building Owner		
Site Location		
(number) (street) (other information)		
Site Location Notes (if applicable)		
Scope of Permit – Include all new building construction, any exterior alterations or additions to existing buildings, all new parking lots and their landscaping, all new signage, and changes to existing color.		
PERMIT CONSIDERATION – OFFICE USE ONLY		
Conditions of Approval:		
Plan Commission	Approved / Denied	_____
Design Review Committee	Approved / Denied	_____
Common Council	Approved / Denied	_____
		Date



White Areas = Illuminated Area
Double Sided Fabricated Aluminum Blade Sign Cabinet

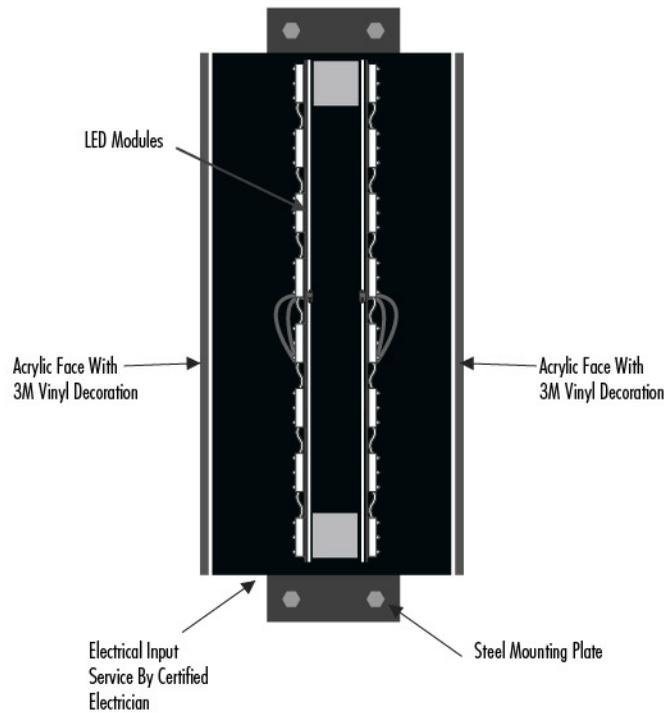


3M Dark Gray 180c Vinyl Decoration
Mounted To .118" White Acrylic



WHITE Principal LED Illumination

SIDE VIEW - (MAIN BLADE SIGN)



SECTION ASSEMBLY DETAIL
Typical Internally Illuminated (LEDs)
Small Channel Letter/Logo (Raceway Mounted)



FRONT VIEW - (MAIN BLADE SIGN)



SPECIFICATIONS: (QUT 1 SET)

- *Fabricated Aluminum Blade Sign
- 6" .063 Aluminum Return
- Aluminum Structural Framework
- Stiff Arm Mounting Brackets
- (.118) Acrylic Face w/ 3M Vinyl Decoration & 1/2" Knock Through Acrylic
- Illuminated With Principal (White) LED
- Wiring: 120V/277V Remote LED Power Supply
- Elect. Out: Mounted to Wall & External Disconnect

3M Dark Gray 180c

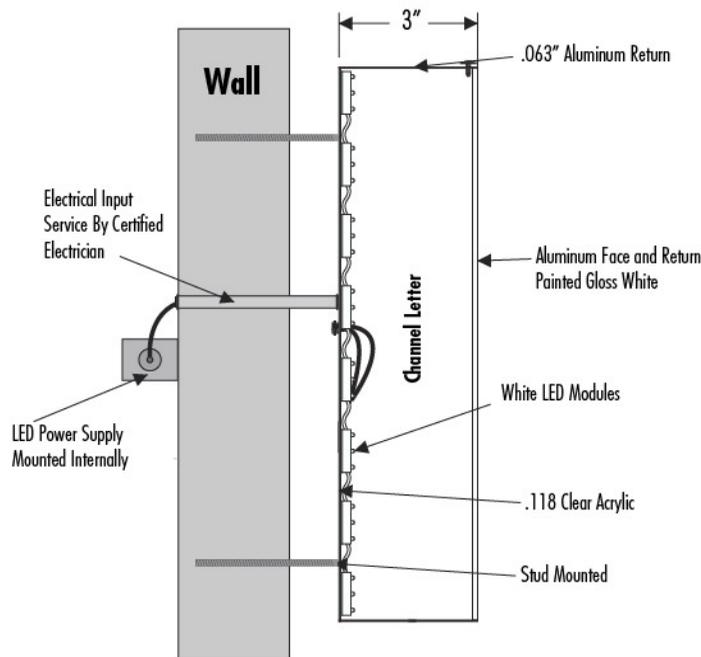
4North Beauty Collective

.063" Aluminum Returns w/ White Finish

4North Beauty Collective

WHITE Principal LED Illumination - HALO Reverse Illuminated

SIDE VIEW - (MAIN SIGN)

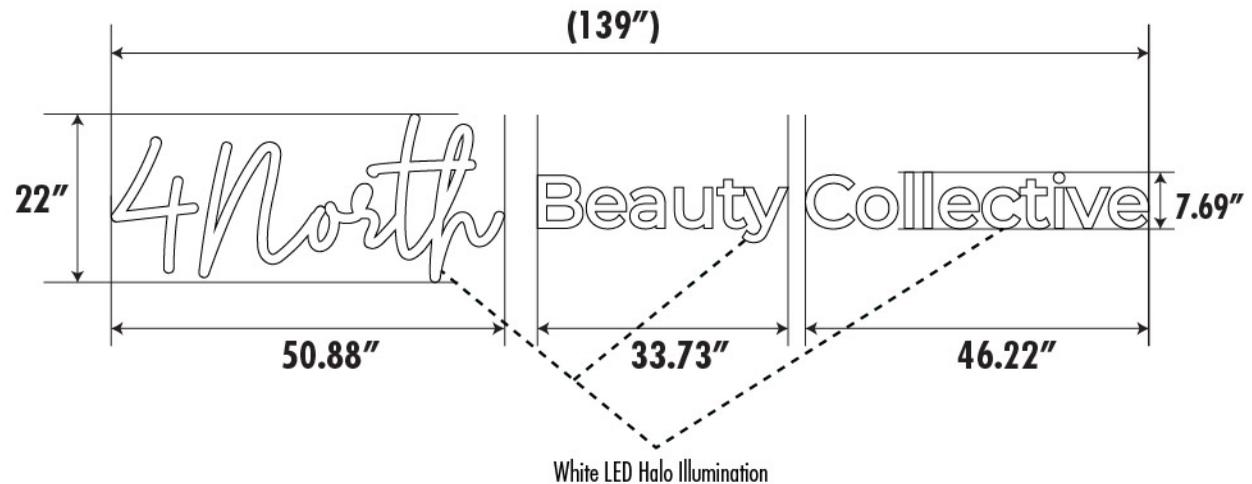


SECTION ASSEMBLY DETAIL

Typical Internally Illuminated (LEDs)
Small Channel Letter/Logo (Raceway Mounted)



FRONT VIEW - (MAIN SIGN)



SPECIFICATIONS: (QUT 1 SET)

- *4 North Beauty Collective - Exterior Mounted Halo Illuminated Channel Letters
- 3" (.063) Aluminum Return (White Painted Letterset)
- (.118) Clear Acrylic Back
- Illuminated With Principal (White) LED (Back)
- Wiring: 120V/277V Remote LED Power Supply
- Elect. Out: Stud Mounted 1" Spacers

White



4 North Beauty Collective



YOU ARE ALL



BEAUTIFUL

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- Signs
- Design
- Vehicle Wraps
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- & More

CREATIVECOLORSTUDIO.COM

TEL: 952.746.4164

9635 Girard Ave. S.
Minneapolis, MN 55431
fax: 952.746.4134

CUSTOMER: 4 North Beauty Collective

DATE: 12/22/2020

PROJECT: Exterior Signage



505 Third Street
Hudson, Wisconsin 54016
ph: (715)-386-4765 fx: (715)386-3385
www.hudsonwi.gov

TO: Plan Commission

FROM: Community Development

DATE: 2 February 2021

SUBJECT: Discussion and possible action on Riverfront Square concept development plans, preliminary certificate of compliance and preliminary downtown design review at 106 Buckeye Street – Riverfront Properties Inc.

INTRODUCTION & BACKGROUND:

Riverfront Properties Inc. has submitted concept development plans for redevelopment at 106 Buckeye Street. They propose to remove the existing building and develop a new 4-story structure with both office and condominium space. The exterior of the building will be a combination of stucco, stone and metal. Exterior color examples are attached. The overall height is indicated to be just under 45 feet. The applicant hosted a neighborhood meeting on February 27, 2020.

The applicant has submitted a Certificate of Compliance application for multi-family use. Four condominium units ranging from 1350-1650 sq. ft. are proposed in the plans for the building's third and fourth floors. Parking for the residents will be provided in the form of an interior automated parking garage system containing 9 spaces. Handicap parking will be provided both inside the garage (x1) and outside (x1). Additionally, four business office spaces are in the building's first and second floors with shared bathroom accommodations on each floor.

The 2009 Comprehensive Plan Land Use Designation of 106 Buckeye is 'Downtown Commercial'. Per the Comprehensive Plan, this land use is defined as a "mix of office, retail, institutional, and open space". This property also falls within Hudson Planning District 1, also referred to as the "Historic Downtown District". Recommendations from the 2009 Comprehensive Plan for this district that pertain to this development project include:

- Preserving the historic architecture of buildings within the district.
- Providing incentives for multiple-use application of buildings.
- Providing incentives to create and maintain private/public plazas, connections, and spaces.
- Creating incentives for public/private partnerships for parking.
- Providing incentives to encourage property owners to work together.

NR 116 Requirements

As the fill is required to be at least 2-ft above the reference flood elevation, the applicant will be required to receive approval of a Conditional Letter of Map Revision based on Fill (CLOMR-F) prior to construction of footings and foundation. Then the applicant will be responsible for certifying that the fill has been placed in accordance with the approved CLOMR-F before commencing vertical construction. Finally, the applicant will need to

apply for and receive approval of a Letter of Map Revision based on Fill (LOMR-F). If the CLOMR-F or LOMR-F are not approved, the building will violate the City's floodplain ordinance and cannot be occupied. The applicant is requesting the City of Hudson sign on to the CLOMR-F/LOMR-F as the "sponsor" while the applicant is the responsible party for preparing the application with supporting documentation.

At its November 13th, 2019 meeting, the Board of Appeals heard variance applications for 106 Buckeye regarding:

- 1) a reduction in fill extension from 15 feet to 1.05 feet
(NR 116.13(2)(b)(2) & City Code 253-4.3(B)(1))
- 2) an elevator underrun pit to be permitted 3 feet below the regional flood elevation
(NR 116.13(2)(a) & City Code 253.4.3(B)(2))

The variance to reduce fill extension from 15 feet to 1.05 feet was approved for the west and north property lines, but action was postponed on the request to reduce fill extension adjacent to the south property line as there is no existing code requirement that the south building face align with the south property line. The variance to permit the elevator underrun pit to be 3 feet below the regional flood elevation was approved.

RELEVANT CODE SECTIONS AND DISCUSSION:

Dimensional

The proposed building at its tallest point (SW corner) is 8-ft taller than the tallest point of River City Center across the street, but still falls within the 45-ft maximum structure height requirement in the B-3 Zone and under NR 118 guidelines. Additionally, the building is also proposed to be 20-ft closer to the roadway than River City Center.

Parking

For business offices, one parking space is required for every 200 ft² of usable floor space (total area of commercial space is 4,832 ft²). Additionally, 2 parking spaces per 1- or 2-bed condo unit are required, with at least one being in a garage. Because this property is in the B-3 District, only half the parking is required as per [Chapter 255-48\(H\)\(3\)\(s\)](#), therefore a total of 17 spaces are required. In the proposed plan set, a total of 10 spaces are provided. As parking on site is short by 7 spaces, these shall be paid for in lieu-of-parking fees to meet [Chapter 255-48\(H\)\(3\)\(s\)\(1\)](#). All other parking on site will be available for the 4 condo units as well as for some commercial parking.

Landscaping

Proposed green space on site will be exactly 20%, with most tree plantings located in the rear of the building and bushes beneath the building overhang. There are planned to be 8 understory trees and 3 overstory trees, equating to an amount of 7 'full' trees. However, [Chapter 255-34\(C\)\(4\)](#) states that "no more than 50% of required trees shall be understory". As each understory tree is counted as 0.5 trees, up to 6 understory trees could be used to fulfill this requirement. Two additional understory trees serve as 'extras' and are not counted as part of this requirement. Additionally, [Chapter 255-34\(C\)\(5\) requires at least 30% of tree plantings to be coniferous. 6 of the trees \(54%\) are planned to be coniferous.](#) The plans also include several trees to be planted outside of the property along the south property boundary. These are not included in the overall tree count. Lastly, Chapter 255-34(C)(6) requires all tree plantings to be at least 15 lineal feet apart. The current landscaping plan does not provide a scale, so staff is unable to calculate whether all trees proposed on site are 15 feet apart or not. Due to this, staff is considering this code section to be unmet at this time.

Other Standards

A trash enclosure is required as per [Chapter 255-57\(G\)\(2\)](#). The applicant has noted that their garbage receptacles are to be placed inside the garage as part of the automated parking structure.

Proposed signage on north façade will be included in this downtown design review. However, it will still require a sign permit application and fee payment prior to sign installation. The proposed building must comply with NR 118 St. Croix National Scenic Riverway requirements, including but not limited to requirements regarding façade materials and colors and internally lit signage visible from the St. Croix River.

Downtown Overlay District Standards

The architectural style was explained by the architect as “Modern French. Subtle stucco colors are used consistently, creating a unique mix of facades on each street you walk down. This style was chosen to both enhance and blend with the Rivertown architecture of the Hudson community.” Although Modern French is not a distinct historic style permitted in the B-3 District, the more general ‘Moderne’ is permitted.

Further details of Downtown Design Review Standards are outlined in [Chapter 255-17.10\(A\)\(1\)\(b\)](#) in which all B-3 properties must incorporate a sufficient amount of the following:

Design Elements:
Pedestrian-positive experience
Building height variety
Building depth variety
Parallel parking
Close-by and integral structure/shared parking
“collar” mixed-use frontages
Buffered/hidden parking lots
Limited residential frontages
Continuous sidewalks
Spatially contained streetscapes and walkways
Trellises/pergolas
Decks/terraces
Balconies
“French” (shallow) balconies
Colonnades/Columns
Arcades/Arched columns
Walks “obstructed” by retail vendor uses
Trees located in the boulevard, parking lot and plaza areas
Crosswalk texture and color changes
Reduced-length crosswalks
Created spaces
Light wells
Plazas
Greens
Squares
Niches

Sitting areas
Fountain areas
Reveals
Jogs
Projections
Roof overhangs
Pilasters
Recessed entries
Roof sections and extensions
Cornice details
Brackets
Parapets
Compatible antenna structures
Chimneys/groups
Roof railings
Steps of stories at some building end facades
Bay/bow window groups
Transition banding/lines
Recess banding/lines
Vertical divisions with historic references
Tower overlooks
Horizontal divisions with historic references
Historic-reference signage

The building orientation is planned to face westward, toward the St Croix River. However, [Chapter 255-17.10\(A\)\(3\)](#) requires that corner buildings be “orientated to the corner and both public streets.” Although corner orientation is required, corner entrances into the building are not. It also mentions that “both street-facing facades and/or site design elements or amenities shall be built up to the established building façade line on each block for at least 50% of the length of their facades. The remaining 50% of façade may be set back up to 30ft to emphasize entries or create outdoor seating and gathering areas” and that “front yard areas shall be landscaped and/or hard surfaced as pedestrian-friendly spaces, with amenities such as benches and planters provided.”

The requirements of [Chapter 255-17.10\(A\)\(5\)\(a\)](#) require the architect to provide ground level expression/distinction through one or more of the following architectural designs: intermediate cornice line, sign band, awning/arcade or portico, change in building materials/texture or detailing, and/or a change in window shape or treatment. The architect explained compliance with this section, stating “*The base of the building has a natural buff/limestone that is naturally seen on St. Croix River bluffs, which sets the stage for the smooth two-tone subdued muddy color, mix of brown, green and gray like the color of tree bark, stucco finish. An intermediate cornice has been added to create a distinct separation from the main level and the floors above. In addition, the North and West façade columns are stone which matches the retaining wall, Black windows and doors with mullions dividing the panes are enhanced with Hurricane shutters on all exterior elevations. The top cornice completes the façade, with black iron railing and layered roof parapet detail.*” In addition to these requirements, there are other design elements noted in [Chapter 255-17.10\(A\)\(5\)\(b\)](#) that require multistory buildings to be designed with a defined base, middle, and top through the use of variations in detailing, color and materials as well as incorporating articulated tops and/or through the use of human scale

elements along the base of the building (windows, texture, projections, awnings and canopies, ornaments, etc.).

CONSIDERATION:

- **Approve the concept development plans, preliminary certificate of compliance, and preliminary downtown design review as presented.** In this instance, a recommendation of approval of the request would be forwarded to city staff to continue to the final development plan review project phase. The concept plans and supporting documentation will need to be forwarded to the Common Council for consideration of the request to sponsor the CLOMR-F/LOMR-F applications. Additionally, a finding that the proposed concept development plans meet the intent of municipal code and the Downtown Overlay Design requirements would be recommended by staff to include in the motion should the Plan Commission recommend approval. The following conditions should be included in the motion as well:
 - 1) That the applicant places a site scale on the landscaping plan prior to final development plan consideration by the Plan Commission and Common Council.
 - 2) That all site improvements adhere to the approved development and construction process within the city.
 - 3) That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
 - 4) Property owner must obtain final development plan, final certificate of compliance, and final downtown design review approval from the Plan Commission and Common Council.
 - 5) Applicant must provide an engineered floodproofing plan for the elevator pit in accordance with Wisconsin Administrative Code NR 116.16.
 - 6) Applicant must obtain all applicable Wisconsin DNR and FEMA approvals including CLOMR-F and LOMR-F applications.
 - 7) That the applicant be responsible for certifying that the fill has been placed in accordance with the approved CLOMR-F before commencing vertical construction
 - 8) That the applicant obtains Common Council approval to apply for and receive approval of a Letter of Map Revision based on Fill (LOMR-F). If the CLOMR-F or LOMR-F are not approved, the building will violate the City's floodplain ordinance and shall not be occupied.
 - 9) Applicant must obtain all applicable Building Permits and State Plan Approvals.

- **Deny the concept development plans, preliminary certificate of compliance, and preliminary downtown design review as presented.** In this instance, a recommendation of denial of the request would be forward back to city staff to continue working with the developer until it is found the project proposal meets the intent of municipal code and the Downtown Overlay Design requirements.

- **Postpone the concept development plans, preliminary certificate of compliance, and preliminary downtown design review as presented.** In this instance, a recommendation to postpone would be forwarded back to city staff. A finding that there is a necessity for further research, comment and analysis on a specific item would be recommended by staff to include in the motion should the Plan Commission recommend postponing action on the application.

ATTACHMENTS:

Concept Development Plans

Architectural Renderings

Downtown Design Review Certificate Summary with Exterior Materials Photograph

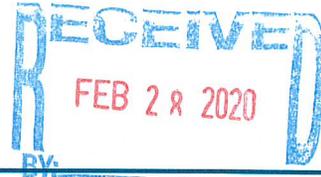
Green Space & Landscaping Plan and Narrative

Prepared by: Tiffany Weiss, Associate City Planner

Through: Mike Johnson, AICP, Community Development Director



Application for:
DEVELOPMENT PLAN SUBMITTAL & REVIEW
 (As per Municipal Code § 255-85, 255-88 and 255-89)



505 Third Street • Hudson, WI 54016 • (715)386-4776

www.hudsonwi.gov

Date 2-18-2020	
Applicant Name RIVERFRONT PROPERTIES, Inc.	
Mailing Address 106 BUCKINGHAM ST #202 HUDSON, WI 54016	
Phone 715 808 8220	Email rich@brucelenzenesignbuild.com
Property/Building Owner RIVERFRONT PROPERTIES, Inc.	
Project Name RIVERFRONT SQUARE	
Project Location 106 BUCKINGHAM ST <small>(number) (street) (other information)</small>	
Project Location Details (if applicable)	

FILING FEE

- Multiple Family Residence \$1,250.00
- Commercial \$1,250.00
- Industrial \$1,250.00
- Planned Unit Development \$2,200.00

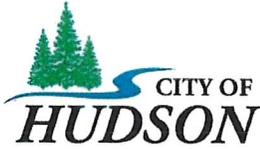
Please see the City of Hudson Development Review Packet for complete submission requirements.

Number of plan copies to be submitted:

- (2) 24" x 36"
- (6) 11" x 17"
- Electronic submittal


 Applicant Signature

Application # 2020-005	Receipt # 71491	Date 3/2/2020
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Application for:
DEVELOPMENT PLAN SUBMITTAL & REVIEW
(As per Municipal Code § 255-85, 255-88 and 255-89)

505 Third Street • Hudson, WI 54016 • (715)386-4776

www.ci.hudson.wi.us

Project Name

RIVERFRONT SQUARE

Applicant Name

RIVERFRONT PROPERTIES, INC.

Project Location

106 BUCKING ST HUDSON, WI 54016
(number) (street) (other information)

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

Facades:

STUCCO, STONE & METAL TRIMS AND AWNINGS

SEE ATTACHED PHOTO

Roofs:

FLAT PARAPET ROOF

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

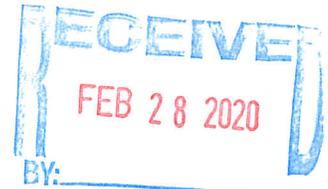
ANDERSON OR MARVIN CLAD WINDOWS WITH METAL
BAHAMA AWNINGS & TRELLIS AT 4TH FLOOR
METAL RAIL ACCENTS

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





Application for:
CERTIFICATE OF COMPLIANCE
 (As per Municipal Code § 255-77)



505 Third Street • Hudson, WI 54016 • (715)386-4776

www.hudsonwi.gov

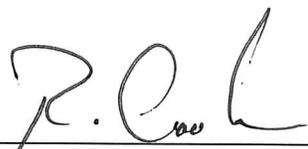
Date 2/28/20	
Applicant Name RIVERFRONT PROPERTIES, INC	
Mailing Address 106 BUCKLEY ST #202 HUDSON, WI 54016	
Phone 715 808 8220	Email rich@bruceleuten.designbuild.com
Property/Building Owner RIVERFRONT PROPERTIES, INC.	
Project Name RIVERFRONT SQUARE	
Project Location 106 BUCKLEY ST. HUDSON, WI 54016 <small>(number) (street) (other information)</small>	
Project Location Details (if applicable)	

The following are to be included with the application:

- Development plans of the proposed use.
- Requirements as per Municipal Code §255-77
- Application fee (nonrefundable) of **\$200.00** payable to the City of Hudson.

Number of plan copies to be submitted:

- (2) 24" x 36"
- (6) 11" x 17"
- Electronic submittal


 Applicant Signature

Application # 2020-006	Receipt # 71491	Date 3/2/2020
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Riverfront Square Neighborhood Meeting Notes

Questions:

- 1) **How will you accommodate parking for the residential owners? Answer: We plan to utilize an automated parking system that will stack the vehicles 3 high by 5 wide in the garage portion of the building.**
- 2) **What will the build exterior materials be? Answer: They are proposed to be a combination of Stucco, Stone and metal. (We had samples at the meeting to show colors) The base of the structure will be a stone veneer and the body will be stucco. All the metal accents are proposed as black metal.**
- 3) **How tall is the building? Answer: The building including mechanical overruns will be just under the 45 foot height limit for this area of downtown.**
- 4) **Have you considered the entire building as condos? Answer: We have not, we plan to continue having our offices in the building and due to the size of the property we would not be able to accommodate enough parking for additional residential units.**
- 5) **Will the main floor be at the same level as the current building? Answer: No, the current guidelines require that we raise the floor 2 feet. The benefit to all of us is that the building will no longer be in the flood fringe.**
- 6) **What size are the condos? Answer: (We had plans at the meeting to reference) the units will range in size from 1350 sq. ft. to 1650 sq. ft.**
- 7) **How many bedrooms will be in the condos? Answer: The examples we have on our plan are 2 bedrooms. However, the units can be customized however the buyer wants prior to construction.**
- 8) **How will you accommodate staging materials for the project? Answer: As proposed the building will be panelized. That greatly reduces the area needed for both materials and waste removal. The majority of the framing materials will be off loaded directly from a trailer right into position in the structure. That will minimize the need to stock pile materials on site during construction. What materials will need to be staged will easily fit on the eastern portion of our site.**
- 9) **How much will the condos be? Answer: They will start at approximately \$600/sf but again, since we are offering these as a custom unit the pricing can vary.**
- 10) **What type of tenants are you looking for in the commercial space? Answer: We plan to use approximately a third of the space as our offices and showroom. The remainder will be leased out to similar type businesses. We are looking for tenants that have office ours during the day so as not to be in conflict with the residential units above.**

There were also lots of side conversations around the plans and the renderings that were at the meeting. I will include a copy of the comment cards from the attendees that left them.

**Riverfront Square Neighborhood Meeting
February 27th, 2020**

Comment Card

Name: Mike Kennedy
Address: 16 N First Street
Phone: 612 221 5723
Email: MKennedy@WildRiverMarketg.com

Comments: Fully Support the New Building Proposed

**Riverfront Square Neighborhood Meeting
February 27th, 2020**

Comment Card

Name: David K. Snyder
Address: 14241 Kirby Ave Hugo, MN. 55038
Phone: 651-955-1346
Email: David@JohnsonTurner.com

Comments: GOT some questions answered,
MAY have a few more

**Riverfront Square Neighborhood Meeting
February 27th, 2020**

Comment Card

Name: MATT FISCHER
Address: 109 12th St Hudson, WI 54016
Phone: 612-991-6639
Email: MATT@KACHudson.com

Comments: _____

**Riverfront Square Neighborhood Meeting
February 27th, 2020**

Comment Card

Name: Bob Treise
Address: 116 Buckeye
Phone: 715-386-8066
Email: stcroixseskglobal.net

Comments: Attractive- nice colors- Asset to Hudson

**Riverfront Square Neighborhood Meeting
February 27th, 2020**

Comment Card

Name: Macy Westerham
Address: 1419 Boulder Ct Hudson
Phone: 715-410-7742
Email:

Comments: Thank you for sharing your
plans.
Please phone if you need support

**Riverfront Square Neighborhood Meeting
February 27th, 2020**

Comment Card

Name: JACK PORWOLL
Address: 16 N 1st ST
Phone: 612-819-1013
Email: JACKPORWOLL@GMAIL.COM

Comments: Total support of the building

**Riverfront Square Neighborhood Meeting
February 27th, 2020**

Comment Card

Name: RON JANSEN
Address: SEMC MARINA
Phone: 651-485-4176
Email: rjansen2018@gmail.com

Comments: SEMC IS FULLY SUPPORTIVE AS
PRESENTED. GREAT ADDITION TO
INDUS

**Riverfront Square Neighborhood Meeting
February 27th, 2020**

Comment Card

Name: Gerry Ries
Address: 16 FIRST ST
Phone: 651-308-8276
Email: gries@yahoo.com

Comments: I would like to see the building built,



RIVERFRONT
SQUARE
SIGNAGE
SIGNAGE

100
FIRST
STREET



The logo for Heins Nursery is enclosed in a double-line rectangular border. The word "HEINS" is written in a large, bold, sans-serif font. Below it, the word "nursery" is written in a smaller, lowercase, serif font.

HEINS
nursery

December 15, 2020

City of Hudson, WI
Attn: Mike Johnson

Re: Riverfront Square

Dear Mr. Johnson:

The following is a brief description for care of the trees and plants proposed on the landscape plan for Riverfront Square, Hudson WI for Bruce Lenzen Design Build.

Light, water and maintenance requirements under the portico:
Perennials will be low light perennials such as Hosta, Ferns and Daylilies. The dwarf crabapple trees will do okay in a low light environment, they just won't bloom as much as they normally would in a normal light environment. The Coralburst Crab matures at 8-10' height and is quite drought tolerant after initial planting period.

The planting beds under any structure will have drip irrigation, installed to provide the 1" of water required by trees and plants per week. The drip system will be on a separate zone in the automatic sprinkler system so to provide even water distribution. Typical weeding and once per year fertilization is required.

The flowering crab trees are also very disease resistant and compact rounded growers with little trimming needed. Hydrangeas could also be substituted as they require less light. That could be discussed at a later date.

Sincerely,

Rick Moeller
Heins Nursery

RIVERFRONT SQUARE MIXED USE BUILDING

106 BUCKEYE ST HUDSON WI



OWNER:
RIVER FRONT PROPERTIES, INC.
106 BUCKEYE ST. #202
HUDSON, WI 54016
651-329-4060

ARCHITECT:
GLEESON ARCHITECTS
1175 HIGHWAY 36 EAST
ST. PAUL, MN. 55109
651-246-1841

STRUCTURAL ENGINEER:
LINDAU COMPANIES, INC.
1074 OLD HIGHWAY 35
HUDSON, WI 54016
651-301-9462

SURVEYOR/SITE PLANNING:
SONNETAG CONSULTING, LLC.
616 TOWER ROAD
HUDSON, WI 54016
651-334-3332

PROJECT DESCRIPTION

DEMOLITION OF EXISTING THREE STORY MIXED USE BUILDING TO BE REPLACED WITH FOUR STORY WOOD FRAMED WITHOUT BASEMENT AND CONTAINING 8 OCCUPANCY ON FIRST AND SECOND FLOOR AND 12 OCCUPANCY ON THIRD AND FOURTH FLOOR.

ALL DETAILS, CALCULATIONS, UL AND/OR ASTM RATINGS OF FIRE ASSEMBLY ELEMENTS WILL BE PROVIDED AND SUBMITTED FOR INSPECTION AND APPROVAL OF DESIGNER AND BUILDING OFFICIAL ALONG WITH SHOP AND SAMPLES FROM THE CONTRACTOR AND/OR INSTALLER PRIOR TO START OF CONSTRUCTION.

HEIGHT OF BUILDING

FOUR STORIES WITH NO BASEMENT. 45 FT. MAXIMUM ALLOWED FOR LOCATION BY ORDINANCE.

AREA OF SITE

8321 SQ. FT.

GROSS FLOOR AREAS

FIRST FLOOR = 4422 SQ. FT. INCLUDES GARAGE
SECOND FLOOR = 5884 SQ. FT. INCLUDES GARAGE
THIRD FLOOR = 5132 SQ. FT.
FOURTH FLOOR = 5132 SQ. FT.
TOTAL FLOOR AREA = 21,270 SQ. FT.

NET FLOOR AREAS

S2 FIRST FLOOR = 2
B FIRST FLOOR = 27
B SECOND FLOOR = 30
R2 THIRD FLOOR = 24
R2 FOURTH FLOOR = 24
TOTAL OCCUPANT LOAD = 107

OCCUPANT LOADS

TYPE OF CONSTRUCTION

VFIVEA WITH SPRINKLERS

LOCATION ON SITE

OPEN ON THREE SIDES AND THREE FEET AND ZERO ON SOUTH SIDE PROPERTY LINE SEE SHEET C3

EXITING

TWO EXITS REQUIRED AND PROVIDED ON ALL FLOORS TRAVEL DISTANCE IS GREATER THAN 1/3 DIAGONAL OF BUILDING ON EACH FLOOR AS REQUIRED EXIT WIDTH IN ALL INSTANCES IS GREATER THAN FORTY FOUR INCHES COMMON PATH OF TRAVEL WILL BE MAINTAINED AS REQUIRED.

AREA SEPERATION

FIRST FLOOR: TWO HOUR BETWEEN B AND S2
SECOND FLOOR: TWO HOUR BETWEEN B AND S2
THIRD FLOOR: ONE HOUR BETWEEN UNITS (R2 OCCUPANCY ONLY)
FOURTH FLOOR: ONE HOUR BETWEEN UNITS (R2 OCCUPANCY ONLY)

HORIZONTAL SEPERATION

FIRST FLOOR AND SECOND FLOOR: NONE WITH OPEN STAIR
SECOND FLOOR AND THIRD FLOOR: ONE HOUR REQUIRED; TWO PROVIDED BETWEEN B AND R2
THIRD FLOOR AND FOURTH FLOOR: ONE HOUR REQUIRED; TWO PROVIDED BETWEEN R2 AND R2
ROOF: ONE HOUR FLOOR ASSEMBLY IS TWO HOURS PROVIDED ON ALL FLOORS

PLUMBING

FIRST AND SECOND FLOOR B OCCUPANCY HAVE FIXTURE AMOUNTS AS REQUIRED WITH REQUIRED ADA PROVISIONS
THIRD AND FOURTH FLOOR R2 OCCUPANCY HAVE FIXTURE AMOUNTS AS REQUIRED WITH REQUIRED ADA PROVISIONS

ACCESSIBILITY

ALL FLOORS ARE ACCESSIBLE BY COMMERCIAL ELEVATOR AS REQUIRED FIRST FLOOR ENTRANCE IS ACCESSIBLE AT GRADE ONE ACCESSIBLE PARKING STALL IS PROVIDED WITH REQUIRED SIGNAGE AS REQUIRED ALL DWELLING UNITS ARE TYPE B AS REQUIRED

SYMBOL INDEX

- [F] FIRE EXTINGUISHER
- [X] EXIT LIGHT
- [E] EMERGENCY BACKUP LIGHT

* 5/8" FIRESHIELD GYPSUM BOARD
* RC-1 SOUND CHANNEL
* 2 X 6 WOOD STUDS 16" O.C.
* 5 1/2" FIBERGLASS INSULATION R-19
* 5/8" SOUNDBREAK XP GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

P1 INTERIOR WALLONE HOUR FIRE RATING UL-U344
1/2" = 1'-0"

* 5/8" FIRESHIELD GYPSUM BOARD
* 2 X 4 WOOD STUDS 16" O.C.
* 5/8" FIRESHIELD GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

P5-INTERIOR WALL ONE HOUR FIRE RATING UL-U305/U314
1/2" = 1'-0"

* 5/8" FIRESHIELD GYPSUM BOARD
* 2 X 4 WOOD STUDS 16" O.C.
* 5/8" FIRESHIELD GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

P6-INTERIOR WALL ONE HOUR FIRE RATING UL-U305/U314
1/2" = 1'-0"

* 5/8" FIRESHIELD GYPSUM BOARD
* 2 X 6 WOOD STUDS 16" O.C.
* 5/8" FIRESHIELD GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

P7-INTERIOR WALL ONE HOUR FIRE RATING UL-U305/U314
1/2" = 1'-0"

HORIZONTAL RATING DESIGNATION

ROOF-UL-L521 SEE DETAILS A15.1/A18.1
FOURTH FLOOR-UL-L521 SEE DETAILS A18.1/A18.2
THIRD FLOOR-UL-L521 SEE DETAILS A15.1/A18.1/A18.2
SECOND FLOOR-UL-L521 SEE DETAILS A15.1/A18.1/A18.2
FIRST FLOOR-SLAB ON GRADE

* STUCCO ON LATH
(2) LAYERS "DOUBLE-D" WRAP
* 5/8" "DENS GUARD" SHEATHING
* 2 X 6 STUDS 16" O.C.
* 5 1/2" FIBERGLASS INSULATION R-19
* POLY VAPOR BARRIER
* 5/8" FIRE SHIELD C GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

WALL A EXTERIOR ONE HOUR FIRE RATING UL-U327
1/2" = 1'-0"

* STUCCO ON LATH
(2) LAYERS "DOUBLE-D" WRAP
* 5/8" "DENS GUARD" SHEATHING
* 2 X 6 STUDS 16" O.C.
* 5 1/2" FIBERGLASS INSULATION R-19
* POLY VAPOR BARRIER
(2) LAYERS 5/8" FIRE SHIELD C GYPSUM BOARD
THIS IS A TWO HOUR FIRE RATED WALL

WALL B EXTERIOR TWO HOUR FIRE RATING UL-U334
1/2" = 1'-0"

* STUCCO ON LATH
(2) LAYERS "DOUBLE-D" WRAP
* 5/8" "DENS GUARD" SHEATHING
* 2 X 6 STUDS 16" O.C.
* 5 1/2" FIBERGLASS INSULATION R-19
* POLY VAPOR BARRIER
* 1" AIR SPACE
* 2 X 6 STUDS 16" O.C.
* 5/8" FIRE SHIELD C GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

WALL C EXTERIOR ONE HOUR FIRE RATING UL-U341
1/2" = 1'-0"

* (2) LAYERS 5/8" FIRE SHIELD C GYPSUM BOARD
* 2 X 4 STUDS 16" O.C.
* (2) LAYERS 5/8" FIRE SHIELD C GYPSUM BOARD
* 2 X 6 STUDS 16" O.C.
* 5 1/2" FIBERGLASS INSULATION R-19
* POLY VAPOR BARRIER
* 5/8" FIRE SHIELD C GYPSUM BOARD
* 5/8" "DENS GUARD" SHEATHING
THIS IS A TWO HOUR FIRE RATED WALL

WALL D EXTERIOR TWO HOUR FIRE RATING UL-U334
1/2" = 1'-0"

* STUCCO ON LATH
(2) LAYERS "DOUBLE-D" WRAP
* 5/8" "DENS GUARD" SHEATHING
(1) LAYER 5/8" "DENS GUARD" SHEATHING
* 2 X 6 STUDS 16" O.C.
* 7 1/4" FIBERGLASS INSULATION R-25
* POLY VAPOR BARRIER
(2) LAYERS 5/8" FIRE SHIELD C GYPSUM BOARD
THIS IS A TWO HOUR FIRE RATED WALL

WALL E EXTERIOR TWO HOUR FIRE RATING UL-U341
1/2" = 1'-0"

* 5/8" FIRESHIELD GYPSUM BOARD
* RC-1 SOUND CHANNEL
* 2 X 6 WOOD STUDS 16" O.C.
* 5 1/2" FIBERGLASS INSULATION R-19
* 5/8" SOUNDBREAK XP GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

P1 INTERIOR WALLONE HOUR FIRE RATING UL-U344
1/2" = 1'-0"

* 5/8" FIRESHIELD GYPSUM BOARD
* 2 X 4 WOOD STUDS 16" O.C.
* STAGGERED ON 2 X 6 PLATES
* 5 1/2" FIBERGLASS INSULATION R-19
* 5/8" SOUNDBREAK XP GYPSUM BOARD
* 5/8" FIRESHIELD GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

P2-INTERIOR WALL ONE HOUR FIRE RATING UL-U340
1/2" = 1'-0"

(2) LAYERS 5/8" FIRE SHIELD C GYPSUM BOARD
* 2 X 4 STUDS 16" O.C.
(2) LAYERS 5/8" FIRE SHIELD C GYPSUM BOARD
* 2 X 6 STUDS 16" O.C.
* 5 1/2" FIBERGLASS INSULATION R-19
* POLY VAPOR BARRIER
(2) LAYERS 5/8" FIRE SHIELD C GYPSUM BOARD
THIS IS A TWO HOUR FIRE RATED WALL

P3-INTERIOR WALL TWO HOUR FIRE RATING UL-U301
1" = 1'-0"

(1) LAYER 5/8" FIRE SHIELD C GYPSUM BOARD
* 2 X 6 STUDS 16" O.C.
* 1" AIR SPACE
* 2 X 6 STUDS 16" O.C.
(1) LAYER 5/8" FIRE SHIELD C GYPSUM BOARD
THIS IS A ONE HOUR FIRE RATED WALL

P4-INTERIOR WALL ONE HOUR FIRE RATING UL-U341
1/2" = 1'-0"

* STUCCO ON LATH
(2) LAYERS "DOUBLE-D" WRAP
* 5/8" "DENS GUARD" SHEATHING
* 2 X 6 STUDS 16" O.C.
* 5 1/2" FIBERGLASS INSULATION R-19
* POLY VAPOR BARRIER
(2) LAYERS 5/8" FIRE SHIELD C GYPSUM BOARD
THIS IS A TWO HOUR FIRE RATED WALL

WALL F EXTERIOR TWO HOUR FIRE RATING UL-U341
1/2" = 1'-0"

Sheet Number	Sheet Name
A0	TITLE SHEET
A0.1	Landscape Plan
A1	FRONT/WEST ELEVATION
A2	LEFT/NORTH ELEVATION
A3	RIGHT/SOUTH ELEVATION
A4	REAR/EAST ELEVATION
A5	FOUNDATION
A6	FIRST FLOOR
A6.1	FIRST FLOOR CEILING
A7	SECOND FLOOR
A7.1	SECOND FLOOR CEILING
A8	THIRD FLOOR
A8.1	THIRD FLOOR CEILING
A9	FOURTH FLOOR
A9.1	FOURTH FLOOR CEILING
A10	ROOF
A11	SECTION 1
A12	SECTION 2
A12.1	WALL SECTION
A13	SECTION 3
A14	SECTION 4
A15	SECTION A
A15.1	WALL SECTIONS
A16	SECTION B
A17	SECTION C
A18	SECTION D
A18.1	WALL SECTIONS
A18.2	WALL SECTIONS
A19	PROFESSIONAL SEAL
A20	INTERIOR ELEVATIONS
A21	ROOM/WINDOW SCHEDULES
A22	DOOR SCHEDULE AND TYPES
A26	THIRD FLOOR CONDOS
A27	FOURTH FLOOR CONDOS

STRUCTURAL SHEET LIST	
SHEET NO.	SHEET NAME
S0	STRUCTURAL NOTES
S1.0	FOUNDATION/FIRST FLOOR PLAN
S1.1	SECOND FLOOR PLAN
S1.2	THIRD FLOOR PLAN
S1.3	FOURTH FLOOR PLAN
S1.4	ROOF FLOOR PLAN
S2.0	DETAILS
S3.0	WOOD FRAMING DETAILS
S3.1	WOOD FRAMING DETAILS
S3.2	SHEAR WALL DETAILS
S3.3	SHEAR WALL SCHEDULE

14 STRUCTURAL SHEET LIST
1/2" = 1'-0"

CONSTRUCTION NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING RATED FIRE SEPERATION ASSEMBLIES WHEN SHOWN ON PLAN AND THAT THESE ASSEMBLIES ARE IN ACCORDANCE WITH ASTM E119 PROCEDURES AND AS WELL AS UL263.
- 2) ALL PENETRATIONS OF HORIZONTAL ASSEMBLIES SHALL BE INSTALLED PER IBC CHAPTER 714 THROUGH 722.

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

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
1175 HIGHWAY 36 EAST
SAINT PAUL, MINNESOTA 55109-2007
TELEPHONE: 651-246-1841
dgarhitects@hotmail.com

REVISIONS

- 7-12-2019
- 8-16-2019
- 8-21-2019
- 9-25-2019

RIVERFRONT SQUARE PERMIT

TITLE SHEET

Date: _____

A0



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



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 ARCHITECTS + PLANNERS
 1175 HIGHWAY 36 EAST
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 TELEPHONE: 651-246-1841
 dgarchitects@hotmail.com

REVISIONS

- 7-12-2019
- 8-16-2019
- 8-21-2019
- 9-25-2019

RIVERFRONT
 SQUARE
 PERMIT

FRONT/WEST
 ELEVATION

Date 4-24



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 ARCHITECTS + PLANNERS
 1175 HIGHWAY 36 EAST
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 TELEPHONE: 651-246-1841
 dgarchitects@hotmail.com

REVISIONS

- 7-12-2019
- 8-16-2019
- 8-21-2019
- 9-25-2019

RIVERFRONT
 SQUARE
 PERMIT

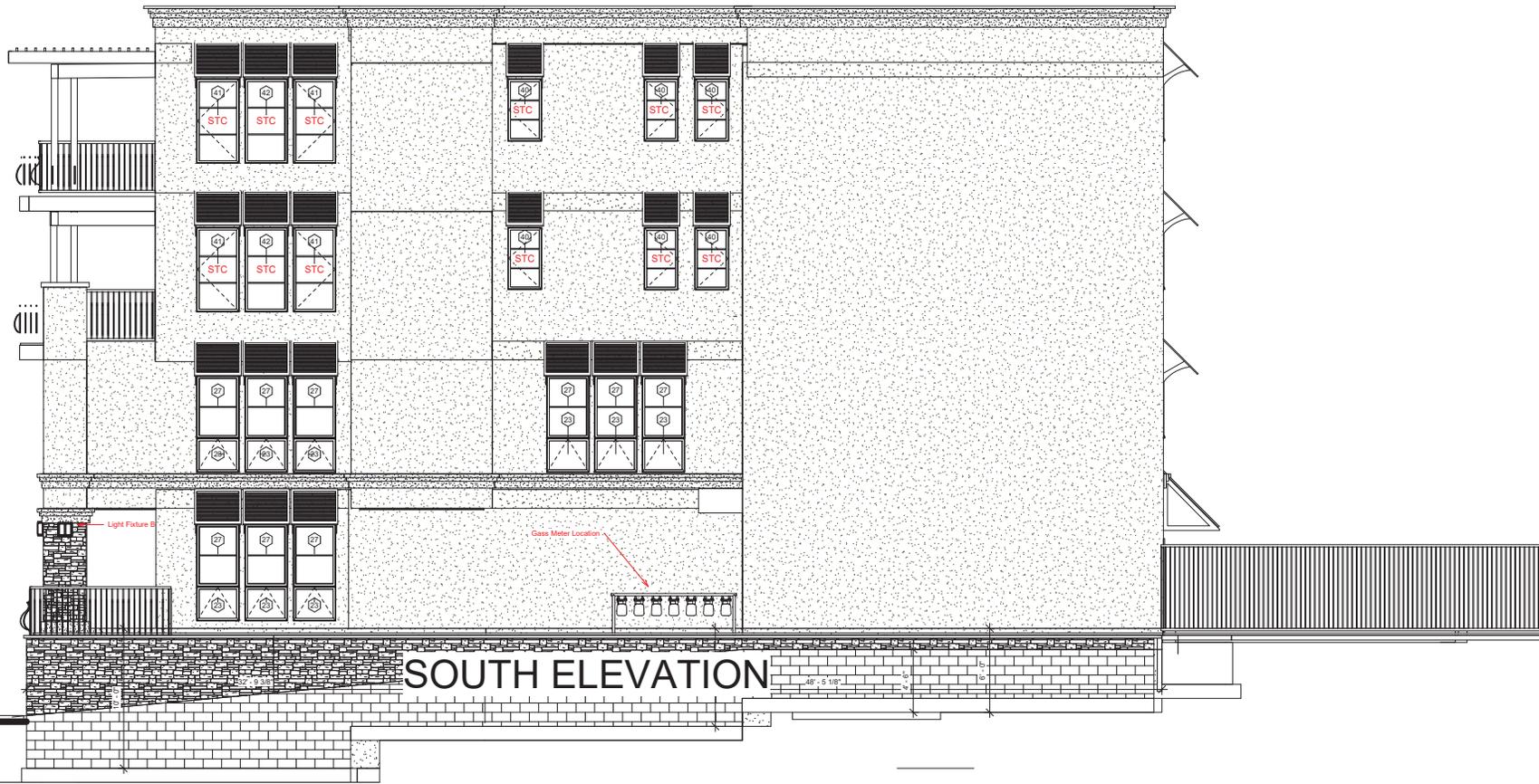
LEFT/NORTH
 ELEVATION

Date 4-24



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Daniel J. Gleeson



SOUTH ELEVATION

GLEESON ARCHITECTS
 ARCHITECTS + PLANNERS
 1175 HIGHWAY 36 EAST
 SAINT PAUL, MINNESOTA 55109-2007
 TELEPHONE: 651-246-1841
 dgarchitects@hotmail.com

REVISIONS

- 7-12-2019
- 8-16-2019
- 8-21-2019
- 9-25-2019

RIVERFRONT
 SQUARE
 PERMIT

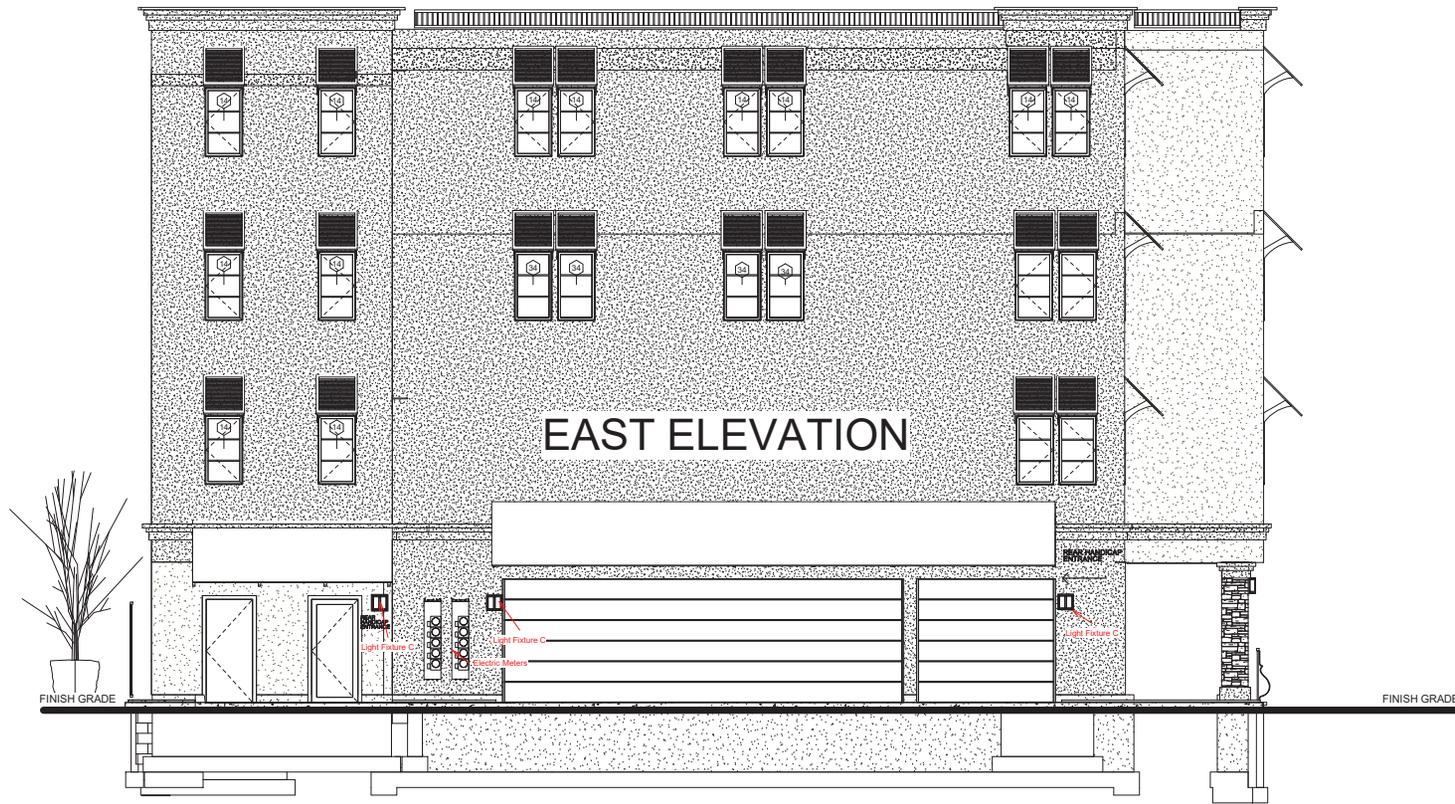
RIGHT/SOUTH
 ELEVATION

Date 4-24



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Daniel J. Gleeson



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REVISIONS

- 7-12-2019
- 8-16-2019
- 8-21-2019
- 9-25-2019

RIVERFRONT
 SQUARE
 PERMIT

REAR/EAST
 ELEVATION

Date 4-24

① REAR/EAST ELEVATION
 1/4" = 1'-0"



<i>Submitted To</i>	Bruce Lenzen Design Build 106 Buckeye Street Suite 202 Hudson, WI 54016	
<i>Phone</i>		<i>Prop. No.</i> 25452
<i>Job Name</i>	River Front Square	<i>Designer</i> RM
<i>Job Location</i>	Hudson, WI	<i>Date</i> 10/20/202

<i>Product Name</i>	<i>Qty</i>	<i>Description</i>	<i>Rate</i>	<i>Extend Amt</i>
ARBORVITAE, TECHNY	7	6' BB	385.00	2,695.00
OAK, REGAL PRINCE/KS	6	3"	830.00	4,980.00
BIRCH, HERITAGE	2	2 1/2"	475.00	950.00
CRABAPPLE, CORALBURST	4	2.5"	500.00	2,000.00
PINE, SWISS STONE	4	6'	780.00	3,120.00
SPIREA, NEON FLASH	6	18" # H	60.00	360.00
BOXWOOD, GREEN VELVET	24	15" #5	98.00	2,352.00
GOLDEN TIARA HOSTA	20	#1	23.00	460.00
FEATHERREED GRASS	30	#1	25.50	765.00
ST CLOUD GRANITE W/FABRIC 3" DEPTH	24	TON 3/4"	170.00	4,080.00
COLORED MULCH 3" DEPTH, NO FABRIC	8	CY	95.00	760.00
DIAMOND BLOCK RETAINING WALL STATE GRAY	600	SF	31.00	18,600.00
CAP UNITS	200		27.00	5,400.00
IRRIGATION SYSTEM	1		3,900.00	3,900.00
SOD	200	SY	4.80	960.00

<i>Subtotal</i>	\$51,382.00
<i>Sales Tax</i>	_____
<i>Payments</i>	_____
<i>Total</i>	\$51,382.00

THIS IS AN ESTIMATE ONLY. FINAL PRICE MAY VARY DUE TO ACTUAL QUANTITIES INSTALLED.
NOTES: All rough and final grading to be done by others. Soil grades established at house foundation to be approved by General Contractor before landscape work is commenced. We assume no liability for damage or repair that occurs due to settling at the foundation. All materials, tools, equipment and labor shall be furnished to complete those operations as detailed on this sheet in a substantial and workmanlike manner. This proposal is subject to revision if not accepted within 30 days and is subject to extra charge for concealed contingencies. If proposal is not accepted in its entirety, prices may vary.

WARRANTY: All plants (except annuals, perennials, non-hardy roses, sod, and seed) shall be guaranteed to survive for a period of one year from planting and any that fail to survive shall be replaced once, provided payment terms are met, plants are properly watered and receive adequate care, and plants have not suffered mechanical damage or been damaged by an act of God. Replacements will be made at our convenience within thirteen months from the date of installation. Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.
Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

Acceptance of Proposal -- Payment of one-half down required to place order and schedule installation. Balance of payment due upon receipt of invoice for all materials/ labor installed. Past due accounts subject to 1 1/2% monthly finance charge. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance _____
Signature _____

SHRUB PLANTING

1. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

DECIDUOUS TREE PLANTING

1. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

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8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

CONIFEROUS TREE PLANTING

1. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAINT PAUL'S LANDSCAPE STANDARDS AND SPECIFICATIONS.

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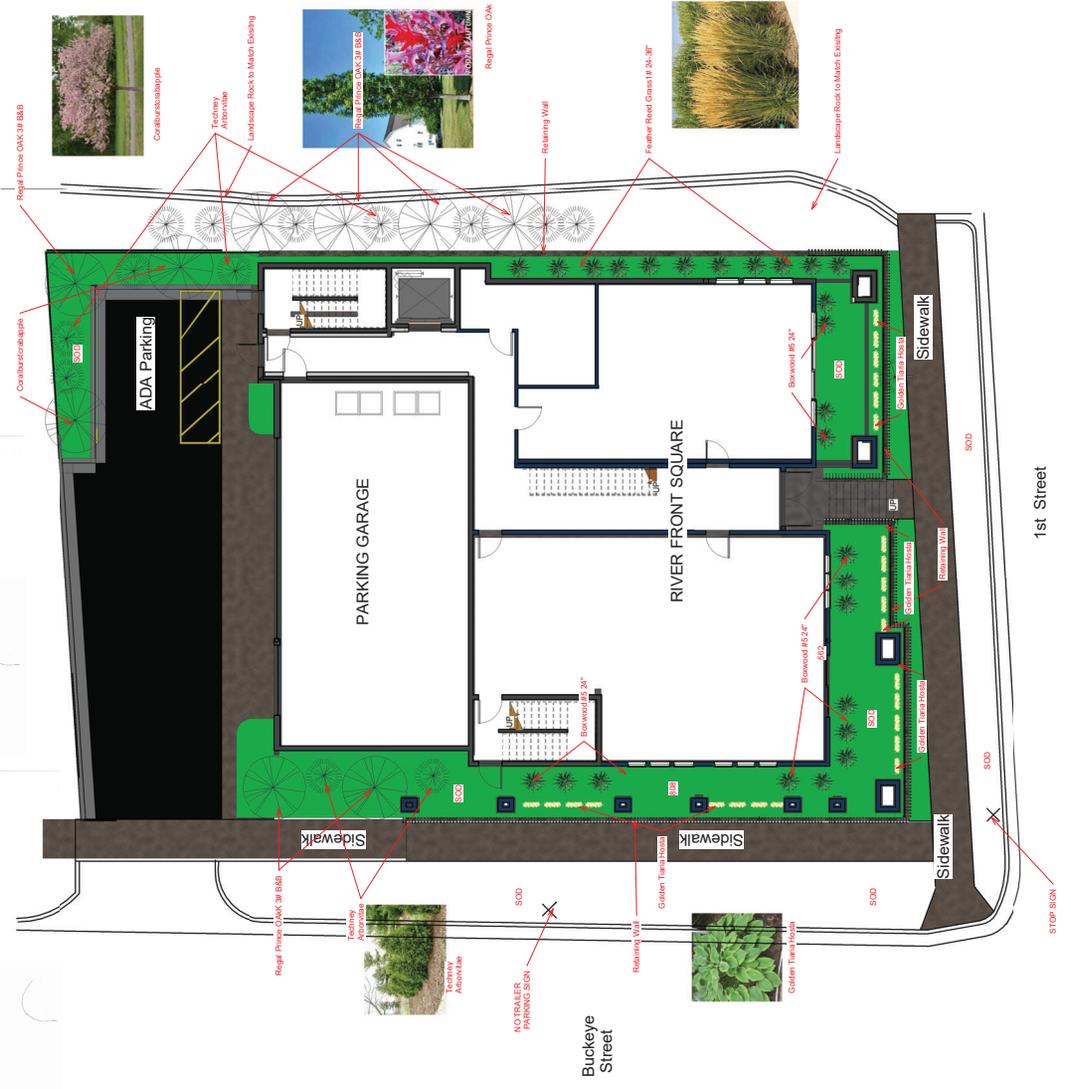
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4805 COTTAGE GROVE DRIVE WOODBURY, MN (951) 798-2022

PROJECT: RIVERFRONT SQUARE
TITLE: LANDSCAPE PLAN

REVISIONS:
 DATE: 12-22-20
 SCALE: N/A
 DRAWN BY: RM

4-24

RIVERFRONT SQUARE PERMIT

Landscape Plan

7-12-2019
 8-16-2019
 8-21-2019
 9-25-2019

REVISIONS

GLEESON ARCHITECTS ARCHITECTS + PLANNERS
 1175 HIGHWAY 36 EAST
 SAINT PAUL, MINNESOTA 55109-2007
 TELEPHONE: 651-246-1841
 dgarchitects@hotmail.com

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

[Signature]

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
PROPERTY INFORMATION FORM

O.M.B. NO. 1660-0015
 Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.63 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form may be completed by the property owner, property owner's agent, licensed land surveyor, or registered professional engineer to support a request for a Letter of Map Amendment (LOMA), Conditional Letter of Map Amendment (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional Letter of Map Revision Based on Fill (CLOMR-F) for existing or proposed, single or multiple lots/structures. In order to process your request, all information on this form must be completed **in its entirety**, unless stated as optional. **Incomplete submissions will result in processing delays.** Please check the item below that describes your request:

<input type="checkbox"/> LOMA	A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural grade) would not be inundated by the base flood.
<input type="checkbox"/> CLOMA	A letter from DHS-FEMA stating that a proposed structure that is not to be elevated by fill (natural grade) would not be inundated by the base flood if built as proposed.
<input type="checkbox"/> LOMR-F	A letter from DHS-FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.
<input checked="" type="checkbox"/> CLOMR-F	A letter from DHS-FEMA stating that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

Fill is defined as material from any source (including the subject property) placed that raises the ground to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. **Fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in a Special Flood Hazard Area (SFHA) is considered natural grade.**

Has fill been placed on your property to raise ground that was previously below the BFE?

Yes No

If yes, when was fill placed?

mm/dd/yyyy

Will fill be placed on your property to raise ground that is below the BFE?

Yes* No

If yes, when will fill be placed?

05/01/2020

mm/dd/yyyy

* If yes, Endangered Species Act (ESA) compliance must be documented to FEMA prior to issuance of the CLOMR-F determination (please refer page 4 to the MT-1 instructions).

1. Street Address of the Property (if request is for multiple structures or units, please attach additional sheet referencing each address and enter street names below):

106 Buckeye St. - Hudson, WI 54016

2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed):

Lot 12 and the north 1/2 of Lot 11, Block A of the Plat of Aldrich's Add'n, except the East 31 feet - Located in Gov Lot 2, Section 25, T29N, R20W

3. Are you requesting that a flood zone determination be completed for (check one):

Structures on the property? What are the dates of construction? 06/2020 (MM/YYYY)

A portion of land within the bounds of the property? (A certified metes and bounds description and map of the area to be removed, certified by a licensed land surveyor or registered professional engineer, are **required**. For the preferred format of metes and bounds descriptions, please refer to the MT-1 Form 1 Instructions.)

The entire legally recorded property?

4. Is this request for a (check one):

Single structure

Single lot

Multiple structures (How many structures are involved in your request? List the number: _____)

Multiple lots (How many lots are involved in your request? List the number: _____)

In addition to this form (MT-1 Form 1), please complete the checklist below. **ALL** requests must include one copy of the following:

- Copy of the effective FIRM panel on which the structure and/or property location has been accurately plotted (property inadvertently located in the NFIP regulatory floodway will require Section B of MT-1 Form 3)
- Copy of the Subdivision Plat Map for the property **(with recordation data and stamp of the Recorder's Office)**
OR
- Copy of the Property Deed **(with recordation data and stamp of the Recorder's Office)**, **accompanied by** a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FIRM panel.
- Form 2 – Elevation Form. If the request is to remove the structure, and an Elevation Certificate has already been completed for this property, it may be submitted in lieu of Form 2. If the request is to remove the entire legally recorded property, or a portion thereof, the lowest lot elevation must be provided on Form 2.
- Please include a map scale and North arrow on all maps submitted.

For LOMR-Fs and CLOMR-Fs, the following must be submitted in addition to the items listed above:

- Form 3 – Community Acknowledgment Form

For CLOMR-Fs, the following must be submitted in addition to the items listed above:

- Documented ESA compliance, which may include a copy of an Incidental Take Permit, an Incidental Take Statement, a “not likely to adversely affect” determination from the National Marine Fisheries Service (NMFS) or the U.S. Fish and Wildlife Service (USFWS), or an official letter from NMFS or USFWS concurring that the project has “No Effect” on proposed or listed species or designated critical habitat. Please refer to the MT-1 instructions for additional information.

Please do not submit original documents. Please retain a copy of all submitted documents for your records.

DHS-FEMA encourages the submission of all required data in a digital format (e.g. scanned documents and images on Compact Disc [CD]). Digital submissions help to further DHS-FEMA's Digital Vision and also may facilitate the processing of your request.

Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-1 Form Instructions located at http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm.

Processing Fee (see instructions for appropriate mailing address; or visit http://www.fema.gov/fhm/frm_fees.shtm for the most current fee schedule)

Revised fee schedules are published periodically, but no more than once annually, as noted in the **Federal Register**. Please note: single/multiple lot(s)/structure(s) LOMAs are fee exempt. The current review and processing fees are listed below:

Check the fee that applies to your request:

- \$325 (single lot/structure LOMR-F following a CLOMR-F)
- \$425 (single lot/structure LOMR-F)
- \$500 (single lot/structure CLOMA or CLOMR-F)
- \$700 (multiple lot/structure LOMR-F following a CLOMR-F, or multiple lot/structure CLOMA)
- \$800 (multiple lot/structure LOMR-F or CLOMR-F)

Please submit the Payment Information Form for remittance of applicable fees. Please make your check or money order payable to:

National Flood Insurance Program.

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name (required): **Bruce Lenzen**

Company (if applicable): **Riverfront Properties, LLC.**

Mailing Address (required):

106 Buckeye St. - Hudson, WI 54016

Daytime Telephone No. (required): **(651) 329-4060**

E-Mail Address (optional): By checking here you may receive correspondence electronically at the email address provided:

bruce@brucelenzendesignbuild.com

Fax No. (optional):

Date (required)

Signature of Applicant (required)

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.**

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

- NFIP Community Number: 555558 Property Name or Address: **106 Buckeye St.**
- Are the elevations listed below based on **existing** or **proposed** conditions? (Check one)
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain)
- Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
 If yes, what is the date of the current re-leveling? / (month/year)
- What is the elevation datum? NGVD 29 NAVD 88 Other (explain)
 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
 Local Elevation +/- ft. = FIRM Datum
- Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. **44.97093** Long. **-92.75776**
 Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. **44.97093** Long. **-92.75775**

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
106 Buckeye St.	11&12	A	687.1	694.0	692.0	FIRM (55109C0307)

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Joseph Granberg	License No.: S-2295	Expiration Date: 01/30/2022
Company Name: GS Land Solutions, LLC.	Telephone No.: 715-246-7529	<div style="border: 2px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> Seal (optional) </div>
Email: joe@gslandsolutions.com	Fax No.	
Signature:	Date:	

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
 Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ACKNOWLEDGMENT FORM

O.M.B. NO. 1660-0015
 Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) **OR** to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. **The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays.** Please refer to the MT-1 instructions for additional information about this form.

Community Number: 555558 Property Name or Address: 106 Buckeye St. - Hudson, WI

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision.

Community Comments:

Community Official's Name and Title: <i>(Please Print or Type)</i>	Telephone No.:
--	----------------

Community Name: City of Hudson	Community Official's Signature: (required)	Date:
--	--	-------

B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: <i>(Please Print or Type)</i>	Telephone No.:
--	----------------

Community Name:	Community Official's Signature (required):	Date:
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FEDERAL EMERGENCY MANAGEMENT AGENCY
PAYMENT INFORMATION FORM

Community Name: City of Hudson

Project Identifier:

THIS FORM MUST BE MAILED, ALONG WITH THE APPROPRIATE FEE, TO THE ADDRESS BELOW OR FAXED TO THE FAX NUMBER BELOW.

Please make check or money order payable to the National Flood Insurance Program.

Type of Request:

- MT-1 application }
 MT-2 application }

LOMC Clearinghouse
847 South Pickett Street
Alexandria, VA 22304-4605
Attn.: LOMC Manager

- EDR application }

FEMA Project Library
847 South Pickett Street
Alexandria, VA 22304-4605
FAX (703) 212-4090

Request No. (if known): _____ Check No.: _____ Amount: _____

INITIAL FEE* FINAL FEE FEE BALANCE** MASTER CARD VISA CHECK MONEY ORDER

*Note: Check only for EDR and/or Alluvial Fan requests (as appropriate).

**Note: Check only if submitting a corrected fee for an ongoing request.

COMPLETE THIS SECTION ONLY IF PAYING BY CREDIT CARD

CARD NUMBER

EXP. DATE

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	—	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	—	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	—	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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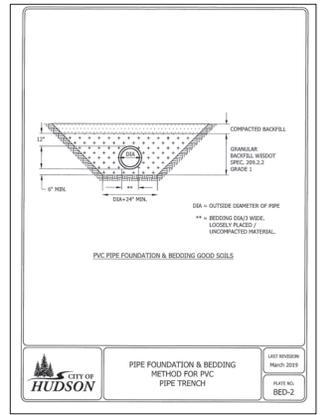
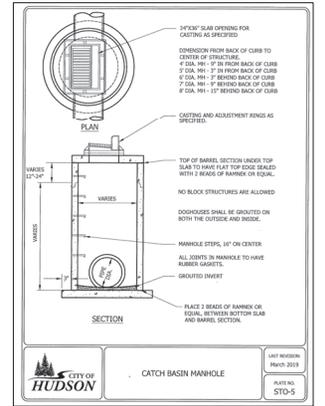
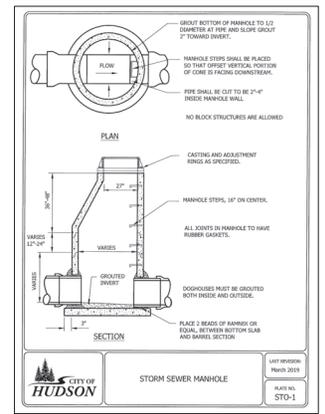
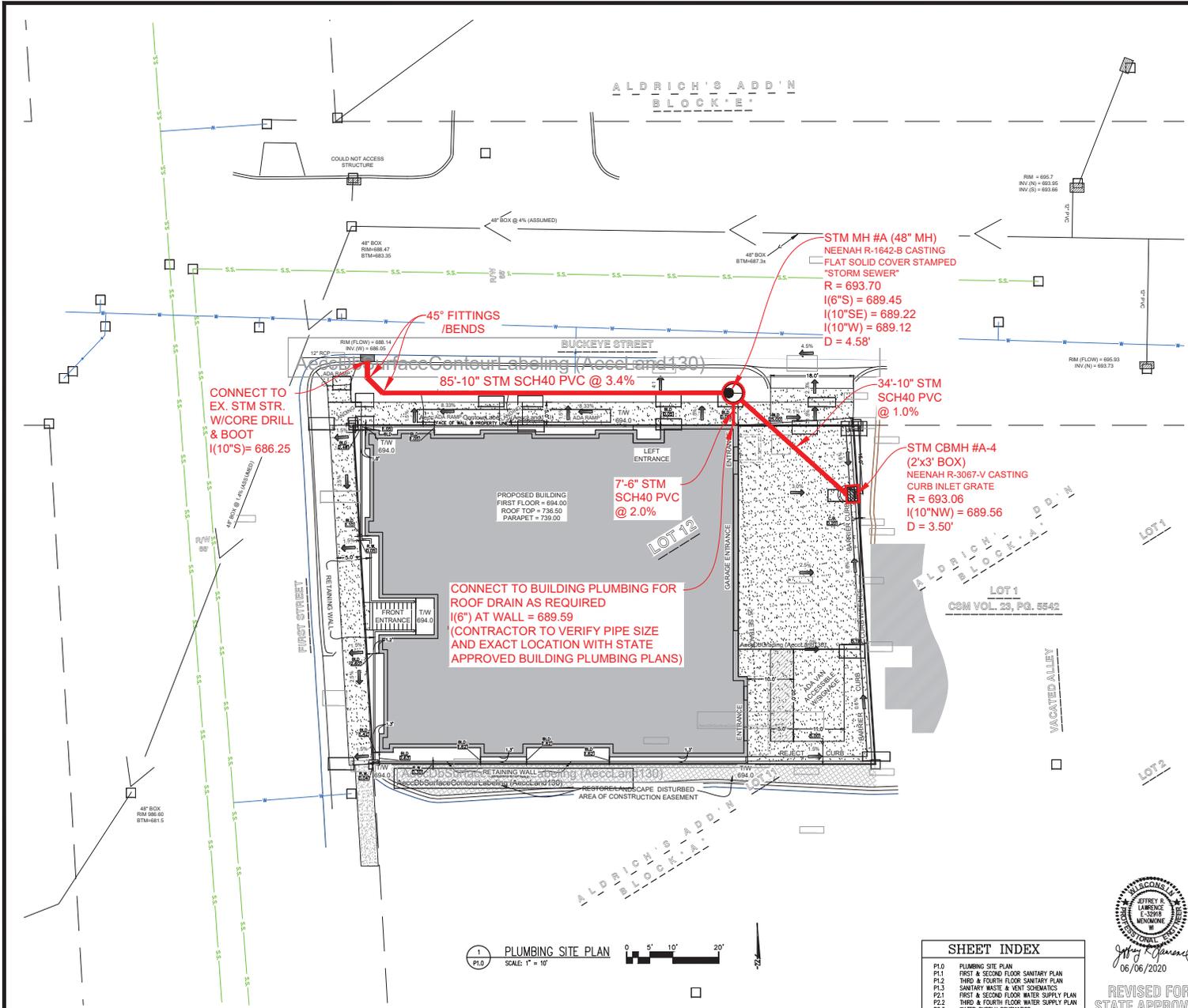
<input type="text"/>	<input type="text"/>	—	<input type="text"/>	<input type="text"/>
Month			Year	

_____ Date _____ Signature _____

NAME (AS IT APPEARS ON CARD): _____
(please print or type)

ADDRESS: _____
(for your credit card receipt—please print or type)

DAYTIME PHONE: _____



1 PLUMBING SITE PLAN
SCALE: 1" = 10'

SHEET INDEX	
P1.0	PLUMBING SITE PLAN
P1.1	FIRST & SECOND FLOOR SANITARY PLAN
P1.2	THIRD & FOURTH FLOOR SANITARY PLAN
P1.3	SANITARY WASTE & VENT SCHEMATICS
P2.1	FIRST & SECOND FLOOR WATER SUPPLY PLAN
P2.2	THIRD & FOURTH FLOOR WATER SUPPLY PLAN
P2.3	WATER SUPPLY SCHEMATICS
P3.1	PLUMBING FIXTURE SCHEDULES AND DETAILS
P4.1	ROOF DRAIN PLAN & SCHEDULES

REVISOR FOR STATE APPROVAL
06-06-2020

DRAWN BY: JRL CHECKED BY: JRL DATE: 06/10/19 ENG. FILE: 92202P10 REV. FILE: DRAWINGS S&N Land Surveying JOB NUMBER: 922-002	NAME: MH DATE: 06/16/20 REVISION: REVISION DESCRIPTION: STORM SEWER REVISION
PROJECT: PROPOSED PROJECT FOR: RIVERFRONT SQUARE HUDSON, WISCONSIN 54016 SHEET NO. P1.0	AUTH-CONSULTING / ASSOCIATES 488 Parkside Drive E. Hudson, WI 54001 PH: 715-252-0400 FAX: 715-252-0400

ALDRICH'S ADD'N
BLOCK 111

BUCKEYE STREET

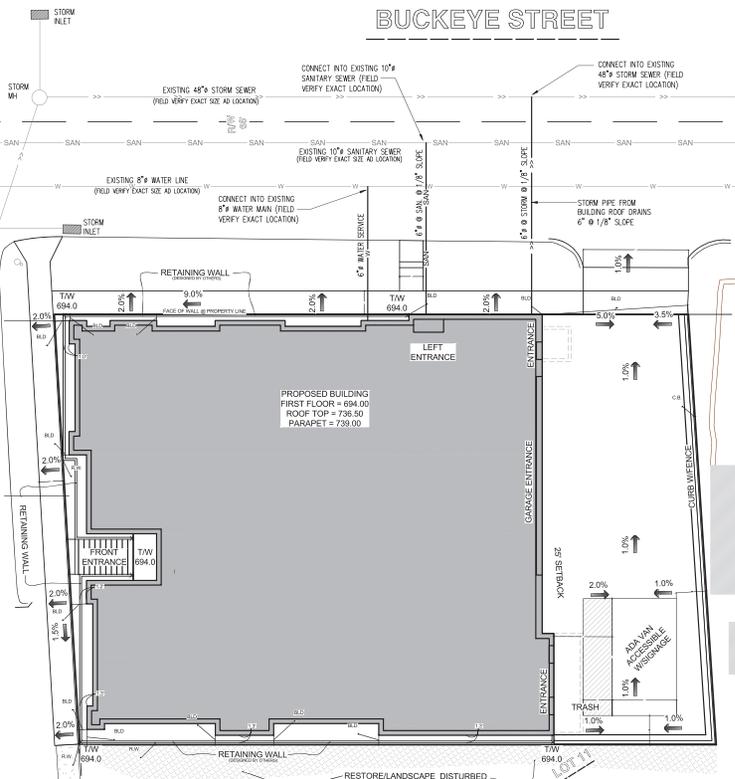
FIRST STREET

ALDRICH'S ADD'N
BLOCK 111

LOT 1
CSM VOL. 23, PG. 5542

VACATED ALLEY

LOT 2



PROPOSED BUILDING
FIRST FLOOR = 694.00
ROOF TOP = 726.50
PARAPET = 739.00

PLUMBING SITE PLAN
SCALE: 1" = 10'



SHEET INDEX	
P1.0	PLUMBING SITE PLAN
P1.1	FIRST & SECOND FLOOR SANITARY PLAN
P1.2	THIRD & FOURTH FLOOR SANITARY PLAN
P1.3	SANITARY WASTE & VENT SCHEMATICS
P1.4	FIRST & SECOND FLOOR WATER SUPPLY PLAN
P1.5	THIRD & FOURTH FLOOR WATER SUPPLY PLAN
P1.6	WATER SUPPLY SCHEMATICS
P1.7	PLUMBING FIXTURE SCHEDULES AND DETAILS
P1.8	ROOF DRAIN PLAN & SCHEDULES

RELEASED FOR
STATE APPROVAL
06-20-2019

NO.	REVISION DESCRIPTION	DATE

DESIGNED BY: JRL	CHECKED BY: JRL
DATE: 05/10/19	DATE: 05/10/19
DWG FILE: 9224022P10	DWG FILE: 9224022P10
REF FILE: DRAWINGS	REF FILE: DRAWINGS

ACa

 AUTH CONSULTING ASSOCIATES

300 Park Street
 Waukegan, WI 54981
 Phone: 920-941-1677
 Fax: 920-941-1682

PROJECT: PROPOSED PROJECT FOR:
 RIVERFRONT SQUARE
 HUDSON, WISCONSIN 54016
 SHEET NO. P1.0

SITE PLAN

RIVERFRONT SQUARE RECONSTRUCTION

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
1175 HIGHWAY 36 EAST
SAINT PAUL, MN 55109
TELEPHONE: 651-246-1841
dgarchitects@hotmail.com

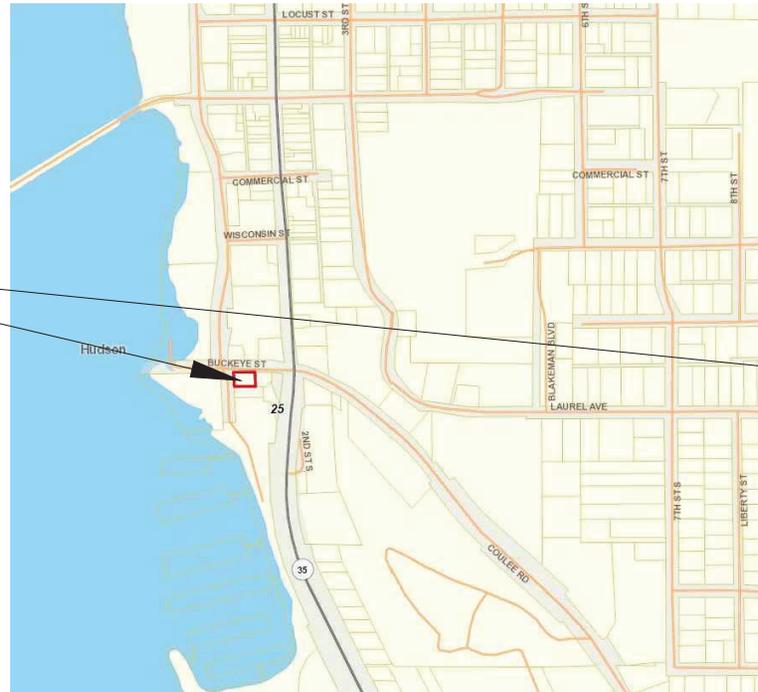
**SONNENTAG
CONSULTING, LLC.**

616 TOWER RD.
HUDSON, WI 54016
PH. 651-334-3332

PROJECT:
RIVERFRONT SQUARE
RIVERFRONT PROPERTIES,
INC.
106 BUCKEYE ST.
HUDSON, WI 54016

STANDARD LEGEND	
(unless otherwise noted)	
	PROPERTY LINE
	EXISTING 5FT CONTOUR
	EXISTING 1FT CONTOUR
	EXISTING SPOT ELEVATION
	TOP OF SLAB ELEVATION
	TOP OF WALL ELEVATION
	EXISTING BITUMINOUS EDGE
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE EDGE
	EXISTING TREES AND BUSHES
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING UNDERGROUND FIBER OPTICS LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING OVERHEAD ELECTRIC LINE
	SOIL BORING
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING ELECTRIC PEDESTAL OR TRANSFORMER
	EXISTING LIGHT POLE
	EXISTING GAS METER
	TRAFFIC SIGNAL
	ELECTRIC MANHOLE
	EXISTING SIGN, TRAFFIC OR PRIVATE
	FOUND COUNTY SECTION CORNER MONUMENT (AS NOTED)
	FOUND J.L.M. SURVEY MARKER
	FOUND IRON BAR DISTURBED
	FOUND 1.25" OUTSIDE DIAMETER IRON PIPE
	FOUND 0.75" OUTSIDE DIAMETER IRON PIPE
	FOUND 0.50" SURVEY MONUMENT
	FOUND SPIKE
	SET 3/4" DIAMETER BY 18" LONG REBAR
	SET SPIKE
	SET LATH
	RECORDED DISTANCE

PROJECT LOCATION



LOCATION MAP
N.T.S.



GENERAL CONSTRUCTION NOTES

1. ALL UNDERGROUND HAZARDS AND UTILITIES MUST BE INVESTIGATED PRIOR TO CONSTRUCTION. NOTIFICATION OF EFFECTED UTILITY COMPANIES IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT DIGGER'S HOTLINE BEFORE COMMENCING CONSTRUCTION.
2. THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. CIVIL ENGINEERING, STRUCTURAL ENGINEERING, BUILDING DESIGN, LANDSCAPING PLAN, SANITARY DESIGN, UTILITY CONNECTIONS, ETC BY OTHERS.

SHEET INDEX

SHEET	SHEET DESCRIPTION
1	TITLE SHEET/LOCATION MAP
2	BOUNDARY SURVEY
3	SITE PLAN
4	GREEN SPACE REQUIREMENTS

THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM GPS OBSERVATIONS.

DRAWN BY:	JMS		
CHECKED BY:	JWG		
DATE:	01/17/19		
DWG FILE:	174-(RIVERFRONT)		
REF FILE:	157-(LENZEN/BUCKEYE)		
JOB NUMBER:	174-(RIVERFRONT)		
REVISION	DESC.	STAFF	DATE
	PRELIMINARY	JMS	01/17/19
	RELEASED FOR REVIEW	JMS	06/06/19
	CITY PLAN COMMISSION	JMS	02/18/20
	STORMWATER COLLECTION	JMS	06/19/20
	REVISED BUILDING LAYOUT	JMS	12/22/20

TITLE SHEET

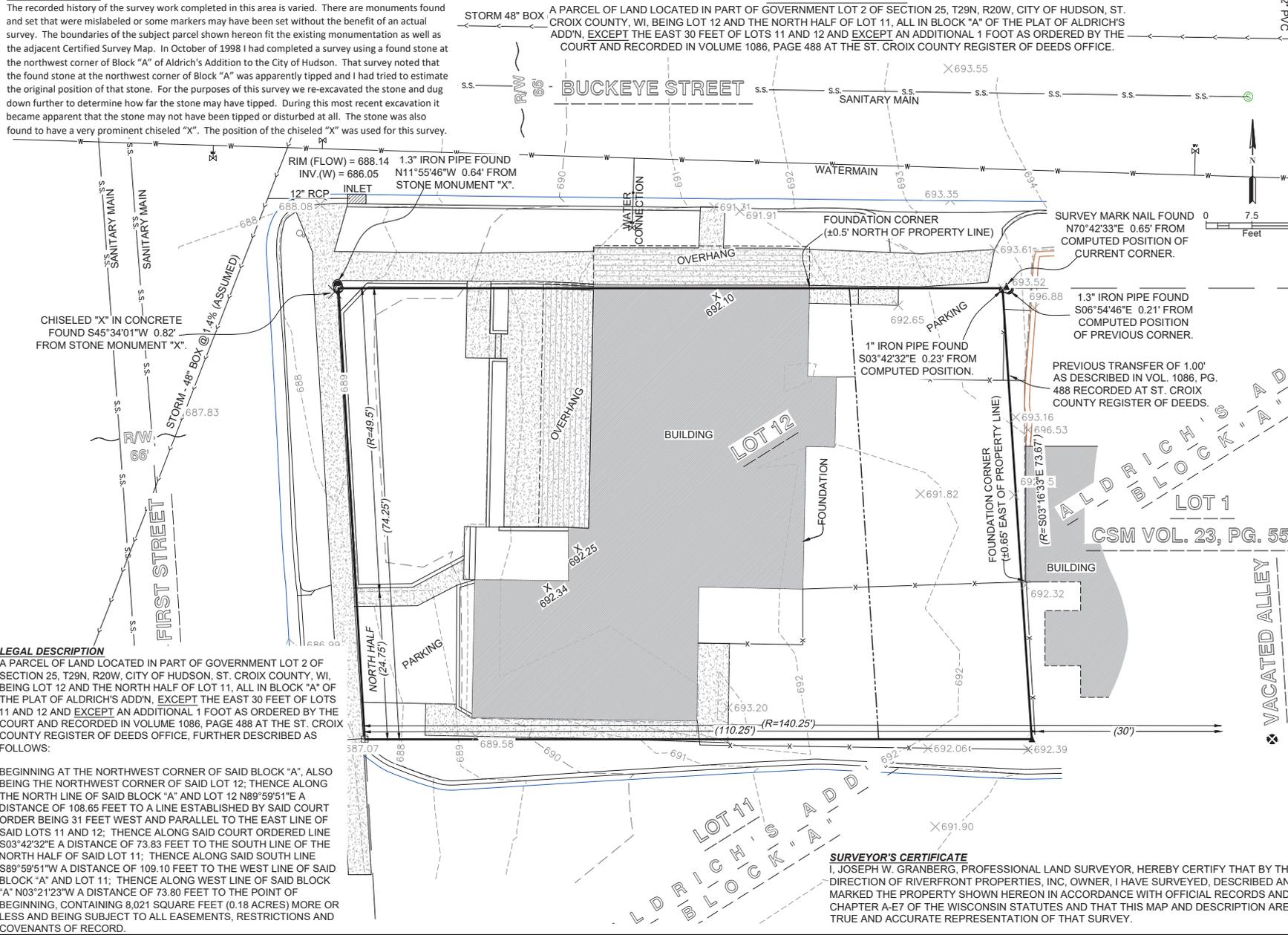
SHEET NO.
1 OF 4

SURVEYOR'S REPORT

The recorded history of the survey work completed in this area is varied. There are monuments found and set that were mislabeled or some markers may have been set without the benefit of an actual survey. The boundaries of the subject parcel shown hereon fit the existing monumentation as well as the adjacent Certified Survey Map. In October of 1998 I had completed a survey using a found stone at the northwest corner of Block "A" of Aldrich's Addition to the City of Hudson. That survey noted that the found stone at the northwest corner of Block "A" was apparently tipped and I had tried to estimate the original position of that stone. For the purposes of this survey we re-excavated the stone and dug down further to determine how far the stone may have tipped. During this most recent excavation it became apparent that the stone may not have been tipped or disturbed at all. The stone was also found to have a very prominent chiseled "X". The position of the chiseled "X" was used for this survey.

MAP OF SURVEY

A PARCEL OF LAND LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 25, T29N, R20W, CITY OF HUDSON, ST. CROIX COUNTY, WI, BEING LOT 12 AND THE NORTH HALF OF LOT 11, ALL IN BLOCK "A" OF THE PLAT OF ALDRICH'S ADD'N, EXCEPT THE EAST 30 FEET OF LOTS 11 AND 12 AND EXCEPT AN ADDITIONAL 1 FOOT AS ORDERED BY THE COURT AND RECORDED IN VOLUME 1086, PAGE 488 AT THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE.



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LAND SOLUTIONS
GRANBERG & SONNENTAG
PH. 715-246-7529

PROJECT:
PROPERTY SURVEY
RIVERFRONT PROPERTIES,
INC.
106 BUCKEYE ST.
HUDSON, WI 54016

- LEGEND:**
- PROPERTY LINE
 - - - INDEX CONTOUR
 - - - INTERMEDIATE CONTOUR
 - XXX.XX SPOT ELEVATION
 - - - EXISTING BITUMINOUS EDGE
 - - - EXISTING BACK OF CURB
 - - - EXISTING CURB FLOW LINE
 - - - EXISTING CONCRETE
 - - - EXISTING RETAINING WALL
 - ⊗ FOUND "X" IN STONE MONUMENT
 - FOUND IRON BAR
 - FOUND 1.3" OUTSIDE DIAMETER IRON PIPE
 - FOUND 1" OUTSIDE DIAMETER IRON PIPE
 - ⊗ FOUND SURVEY MARK NAIL
 - ⊗ FOUND PK NAIL
 - ⊗ SET SURVEY MARK NAIL
 - ⊗ SET CONTROL SPIKE

THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM GPS OBSERVATIONS.

DRAWN BY:	JMS		
CHECKED BY:	JWG		
DATE:	07/16/18		
DWG FILE:	157-LEZENEN (BUCKEYE)		
REF FILE:			
JOB NUMBER:	157-LEZENEN (BUCKEYE)		
REVISION	DESC.	STAFF	DATE
RELEASED FOR REVIEW		JMS	07/16/18
FINAL CERTIFICATION		JMS	12/04/18
STORMWATER COLLECTION		JMS	06/19/20
REMOVED BUILDING LOCATION		JMS	12/22/20

* INDICATES NO CHANGE FROM PREVIOUS VERSION

PROPERTY SURVEY
SHEET NO.
2 OF 4

LEGAL DESCRIPTION

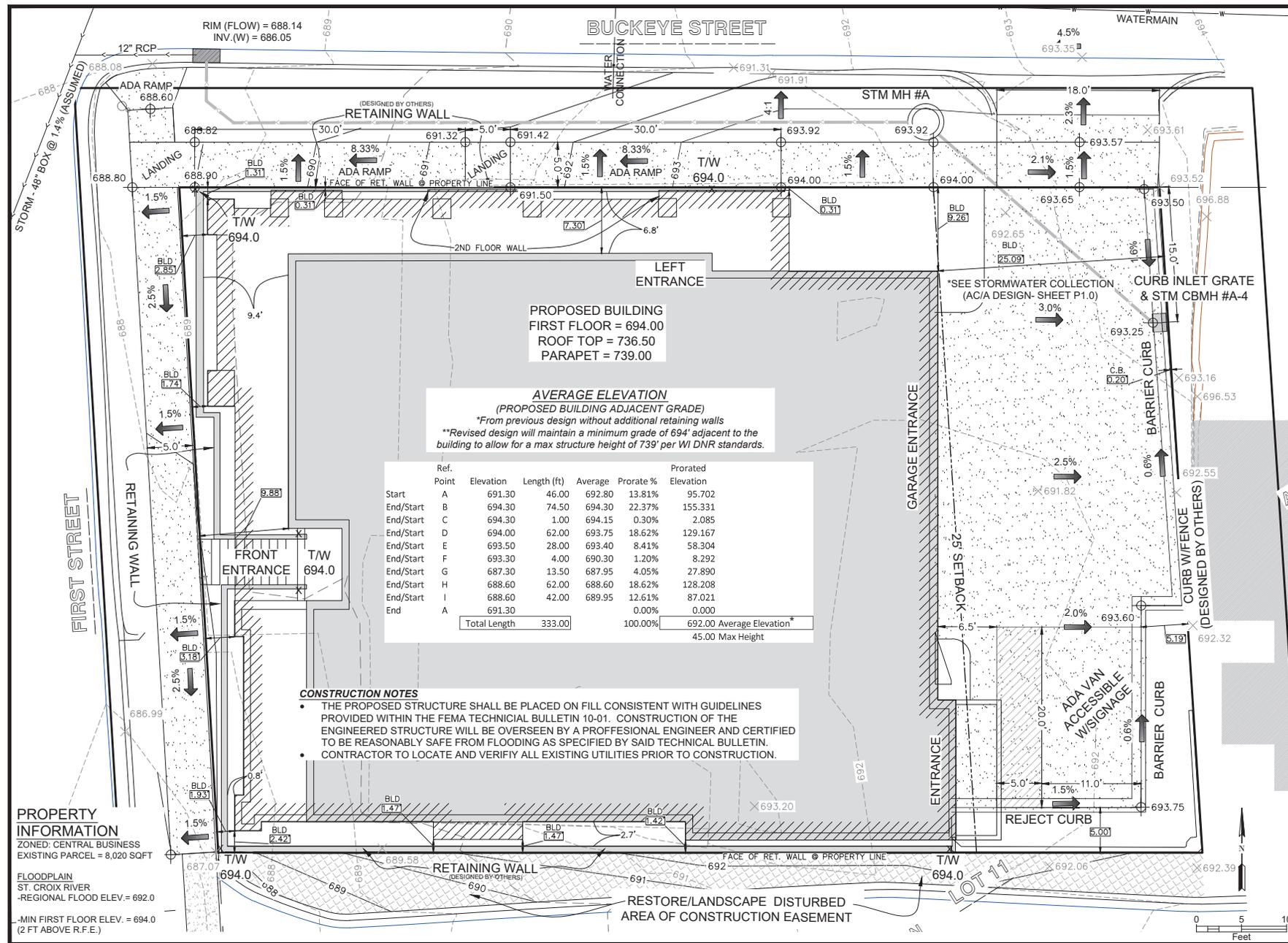
A PARCEL OF LAND LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 25, T29N, R20W, CITY OF HUDSON, ST. CROIX COUNTY, WI, BEING LOT 12 AND THE NORTH HALF OF LOT 11, ALL IN BLOCK "A" OF THE PLAT OF ALDRICH'S ADD'N, EXCEPT THE EAST 30 FEET OF LOTS 11 AND 12 AND EXCEPT AN ADDITIONAL 1 FOOT AS ORDERED BY THE COURT AND RECORDED IN VOLUME 1086, PAGE 488 AT THE ST. CROIX COUNTY REGISTER OF DEEDS OFFICE, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK "A", ALSO BEING THE NORTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE NORTH LINE OF SAID BLOCK "A" AND LOT 12 N89°59'51"E A DISTANCE OF 108.65 FEET TO A LINE ESTABLISHED BY SAID COURT ORDER BEING 31 FEET WEST AND PARALLEL TO THE EAST LINE OF SAID LOTS 11 AND 12; THENCE ALONG SAID COURT ORDERED LINE S03°42'32"E A DISTANCE OF 73.83 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 11; THENCE ALONG SAID SOUTH LINE S89°59'51"W A DISTANCE OF 109.10 FEET TO THE WEST LINE OF SAID BLOCK "A" AND LOT 11; THENCE ALONG WEST LINE OF SAID BLOCK "A" N03°21'23"W A DISTANCE OF 73.80 FEET TO THE POINT OF BEGINNING, CONTAINING 8,021 SQUARE FEET (0.18 ACRES) MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

SURVEYOR'S CERTIFICATE

I, JOSEPH W. GRANBERG, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF RIVERFRONT PROPERTIES, INC., OWNER, I HAVE SURVEYED, DESCRIBED AND MARKED THE PROPERTY SHOWN HEREON IN ACCORDANCE WITH OFFICIAL RECORDS AND CHAPTER A-67 OF THE WISCONSIN STATUTES AND THAT THIS MAP AND DESCRIPTION ARE A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY.

BUCKEYE STREET



PROPOSED BUILDING
 FIRST FLOOR = 694.00
 ROOF TOP = 736.50
 PARAPET = 739.00

AVERAGE ELEVATION
 (PROPOSED BUILDING ADJACENT GRADE)
 *From previous design without additional retaining walls
 **Revised design will maintain a minimum grade of 694' adjacent to the building to allow for a max structure height of 739' per WI DNR standards.

Ref. Point	Elevation	Length (ft)	Average	Prorate %	Prorated Elevation
Start A	691.30	46.00	692.80	13.81%	95.702
End/Start B	694.30	74.50	694.30	22.37%	155.331
End/Start C	694.30	1.00	694.15	0.30%	2.085
End/Start D	694.00	62.00	693.75	18.62%	129.167
End/Start E	693.50	28.00	693.40	8.41%	58.304
End/Start F	693.30	4.00	690.30	1.20%	8.292
End/Start G	687.30	13.50	687.95	4.05%	27.890
End/Start H	688.60	62.00	688.60	18.62%	128.208
End/Start I	688.60	42.00	689.95	12.61%	87.021
End A	691.30		0.00%	0.00%	
Total Length 333.00			100.00%		692.00 Average Elevation*
					45.00 Max Height

CONSTRUCTION NOTES

- THE PROPOSED STRUCTURE SHALL BE PLACED ON FILL CONSISTENT WITH GUIDELINES PROVIDED WITHIN THE FEMA TECHNICAL BULLETIN 10-01. CONSTRUCTION OF THE ENGINEERED STRUCTURE WILL BE OVERSEEN BY A PROFESSIONAL ENGINEER AND CERTIFIED TO BE REASONABLY SAFE FROM FLOODING AS SPECIFIED BY SAID TECHNICAL BULLETIN.
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PROPERTY INFORMATION
 ZONED: CENTRAL BUSINESS
 EXISTING PARCEL = 8,020 SQFT
 FLOODPLAIN
 ST. CROIX RIVER
 -REGIONAL FLOOD ELEV. = 692.0
 -MIN FIRST FLOOR ELEV. = 694.0
 (2 FT ABOVE R.F.E.)

RESTORE/LANDSCAPE DISTURBED AREA OF CONSTRUCTION EASEMENT

GLEESON ARCHITECTS
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 1175 HIGHWAY 36 EAST
 SAINT PAUL, MN 55109
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 dgarchitects@hotmail.com

SONNENTAG CONSULTING, I.L.C.

616 TOWER RD.
 HUDSON, WI 54016
 PH. 651-334-3332

PROJECT:
 RIVERFRONT SQUARE
 RIVERFRONT PROPERTIES, INC.
 106 BUCKEYE ST.
 HUDSON, WI 54016

- LEGEND:**
- EXISTING
 - PROPERTY LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - EXISTING BITUMINOUS EDGE
 - EXISTING BACK OF CURB
 - EXISTING CURB FLOW LINE
 - EXISTING CONCRETE
 - EXISTING RETAINING WALL

- PROPOSED**
- 5FT CONTOUR
 - 1FT CONTOUR
 - DIRECTION OF FLOW
 - PROPOSED SPOT ELEVATION
 - TOP OF RETAINING WALL
 - DIMENSION PERPENDICULAR TO PROPERTY LINE

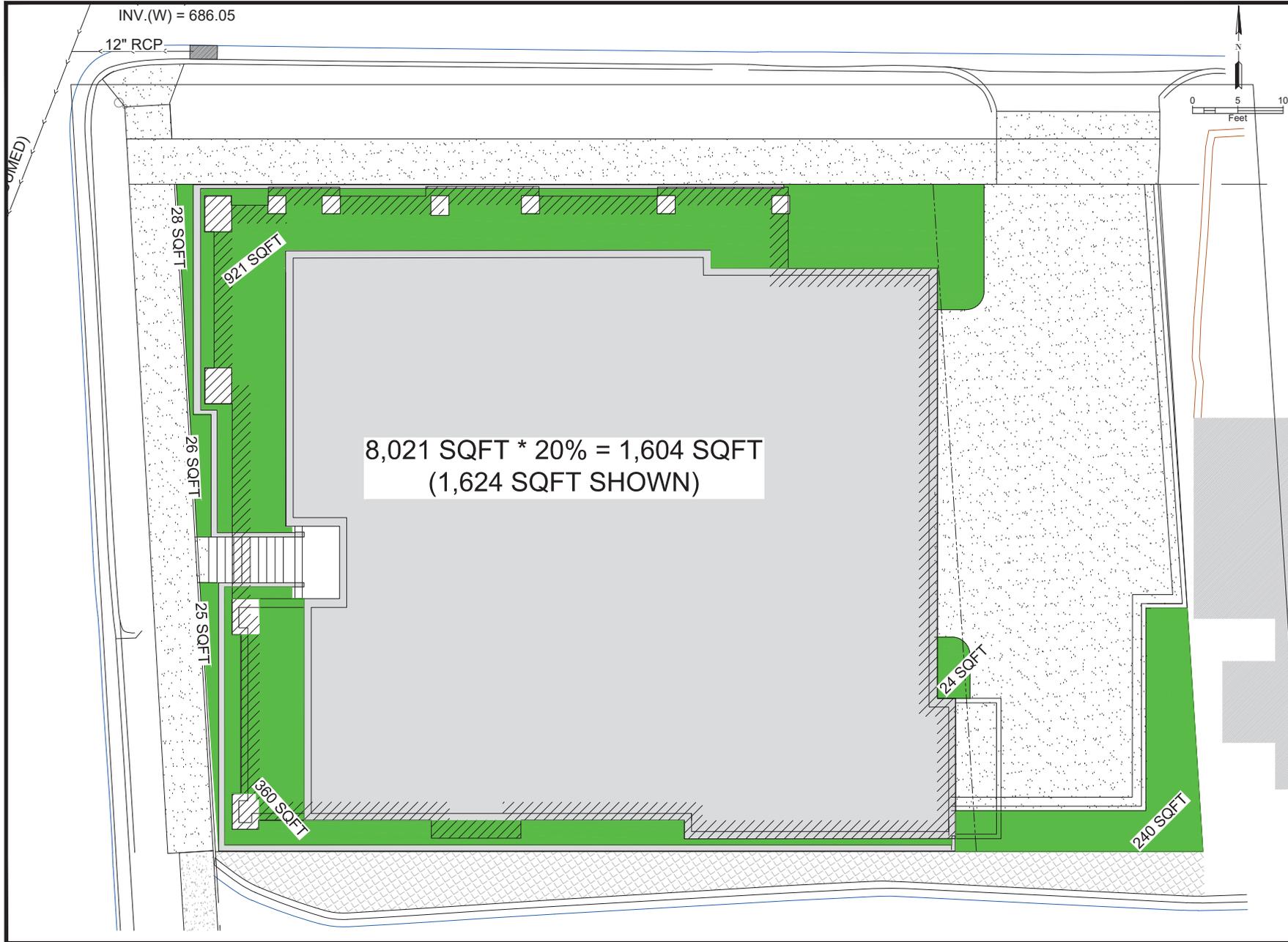
THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM GPS OBSERVATIONS.

DRAWN BY: JMS
 CHECKED BY:
 DATE: 01/17/19
 DWG FILE: 174-(RIVERFRONT)
 REF FILE: 157-LENZEN(BUCKEYE)
 JOB NUMBER: 174-(RIVERFRONT)

REVISION	DESC.	STAFF	DATE
PERIMETER WALL	JMS	04/26/19	
ADDITIONAL DIMENSIONS	JMS	05/31/19	
RELEASED FOR REVIEW	JMS	06/06/19	
CITY PLANS COMMISSION	JMS	04/15/20	
STORMWATER COLLECTION LAYOUT	JMS	06/19/20	
REVISED BUILDING LAYOUT	JMS	12/22/20	

SITE PLAN
 SHEET NO. 3 OF 4





SONNENTAG
CONSULTING, LLC.

616 TOWER RD.
HUDSON, WI 54016
PH. 651-334-3332



PROJECT:
PROPERTY SURVEY
RIVERFRONT PROPERTIES,
INC.
106 BUCKEYE ST.
HUDSON, WI 54016

- LEGEND:
- PROPERTY LINE
 - EXISTING BITUMINOUS EDGE
 - EXISTING BACK OF CURB
 - EXISTING CURB FLOW LINE
 - EXISTING CONCRETE
 - EXISTING RETAINING WALL

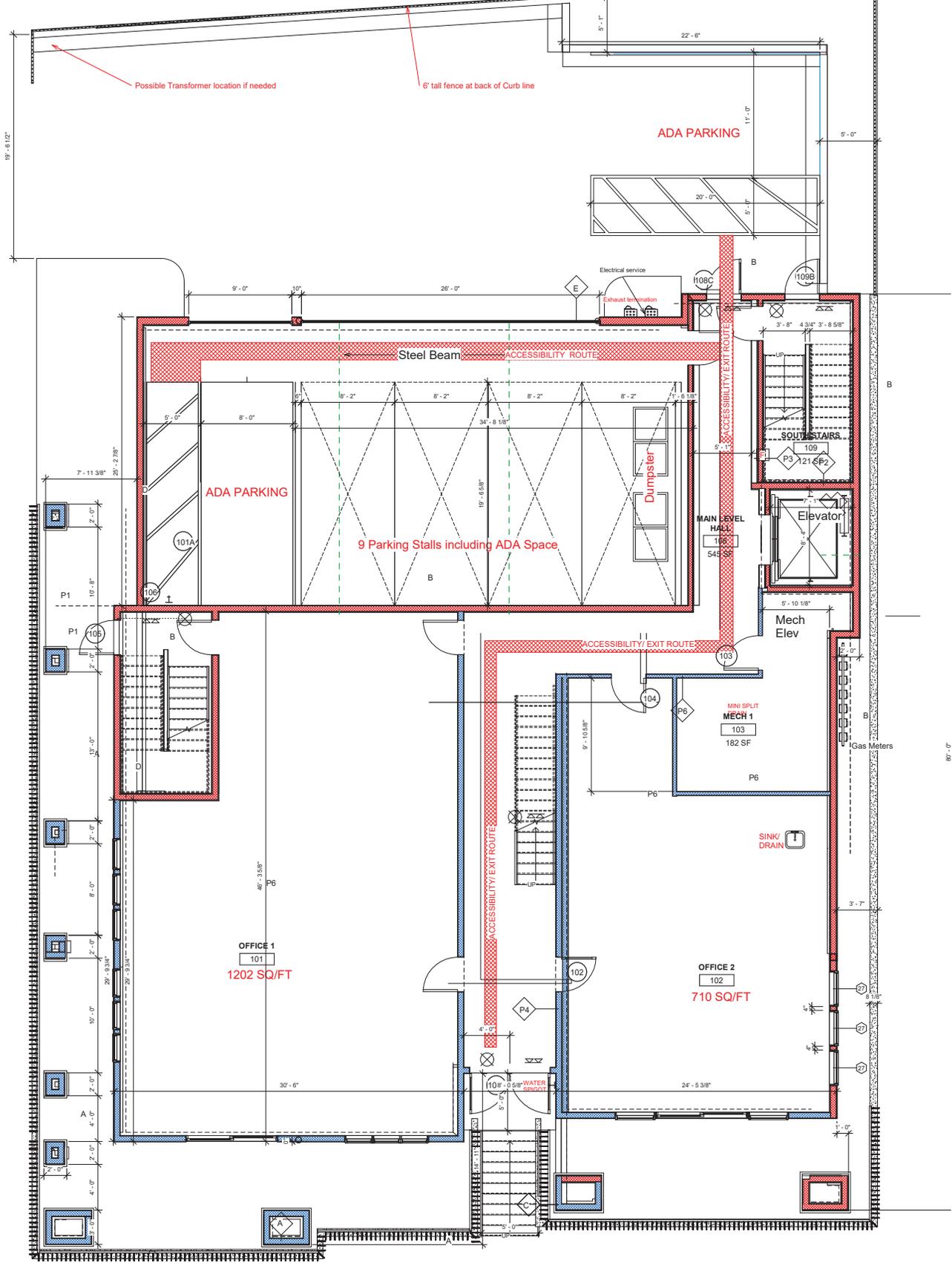
THE ELEVATIONS SHOWN ARE ON
NAVD 1988 DATUM DERIVED FROM
GPS OBSERVATIONS.

DRAWN BY: JMS
CHECKED BY: JWG
DATE: 07/26/18
DWG FILE: 157-LENZEN (BUCKEYE)
REF FILE:

JOB NUMBER: 157-LENZEN (BUCKEYE)

REVISION DESC.	STAFF	DATE
RELEASED FOR REVIEW	JMS	10/07/20
REVISED BUILDING LOCATION	JMS	12/22/20

GREEN SPACE

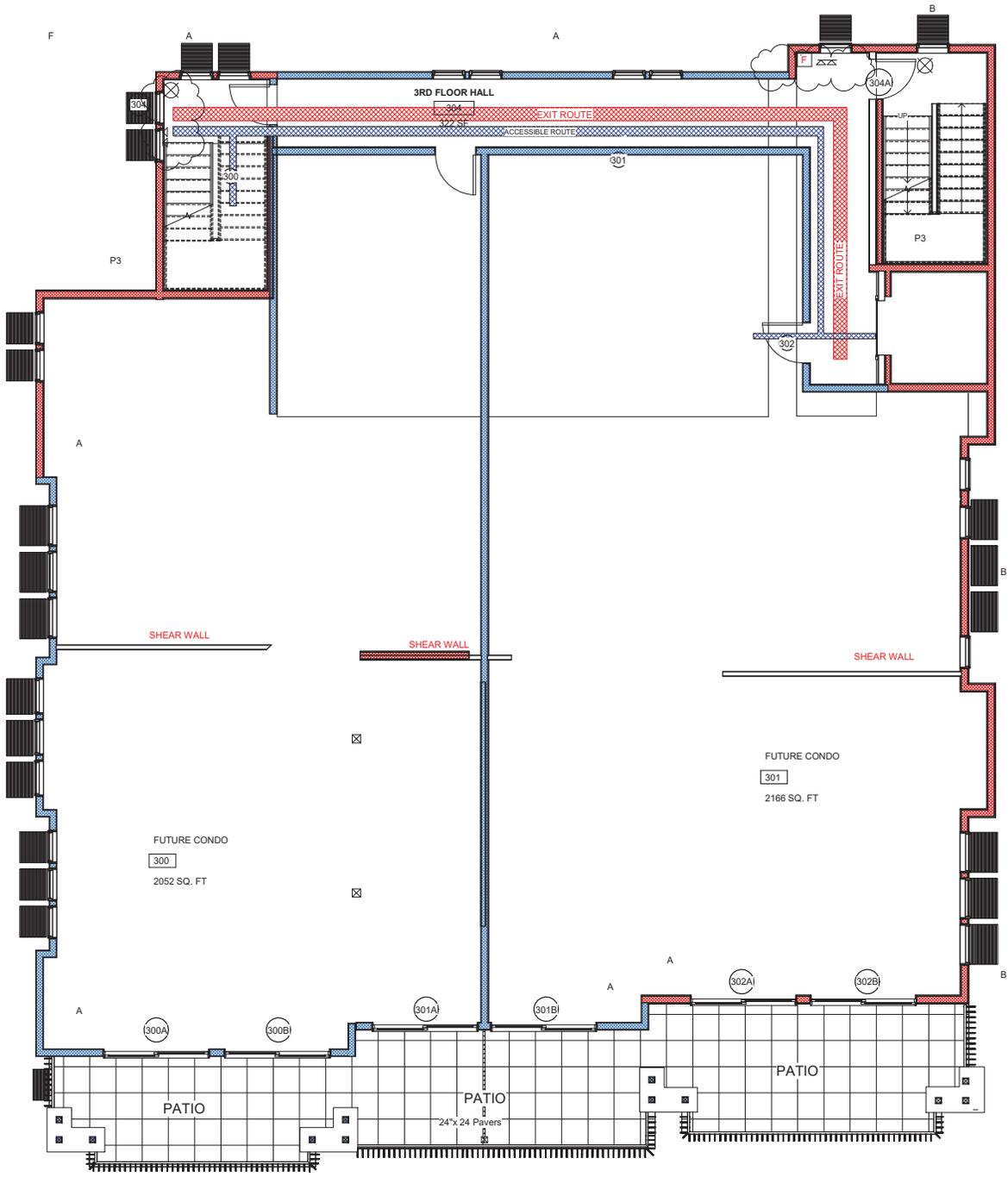


9-25-2019	8-21-2019	8-16-2019	7-12-2019
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REVISIONS

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dgarchitects@hotmail.com

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



A8

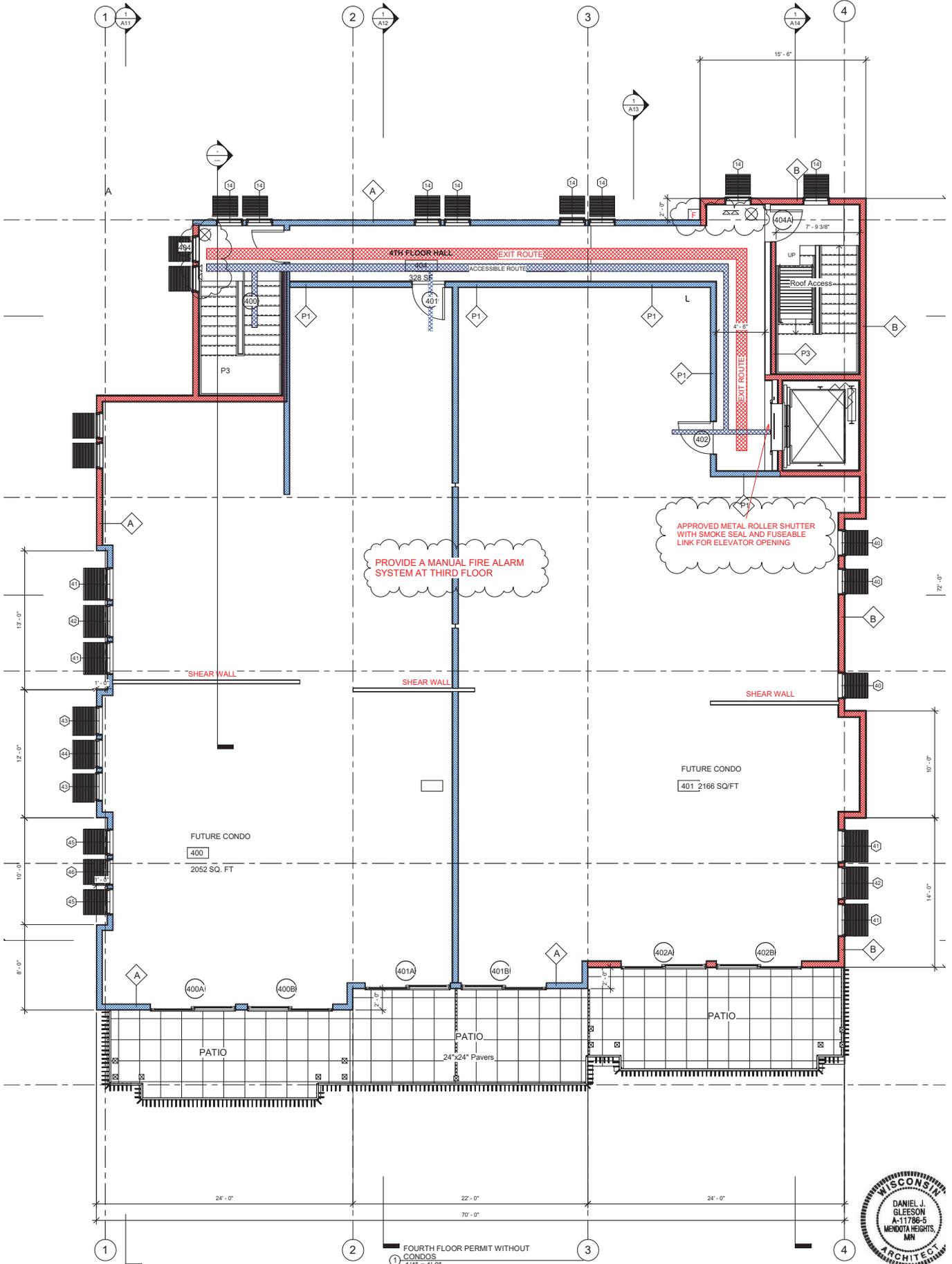
THIRD FLOOR
RIVERFRONT
SQUARE
PERMIT

REVISIONS	9-25-2019
	8-21-2019
	8-16-2019
	7-12-2019

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[Signature]



PROVIDE A MANUAL FIRE ALARM SYSTEM AT THIRD FLOOR

APPROVED METAL ROLLER SHUTTER WITH SMOKE SEAL AND FUSEABLE LINK FOR ELEVATOR OPENING



FOURTH FLOOR PERMIT WITHOUT CONDOS
1/4" = 1'-0"

A9

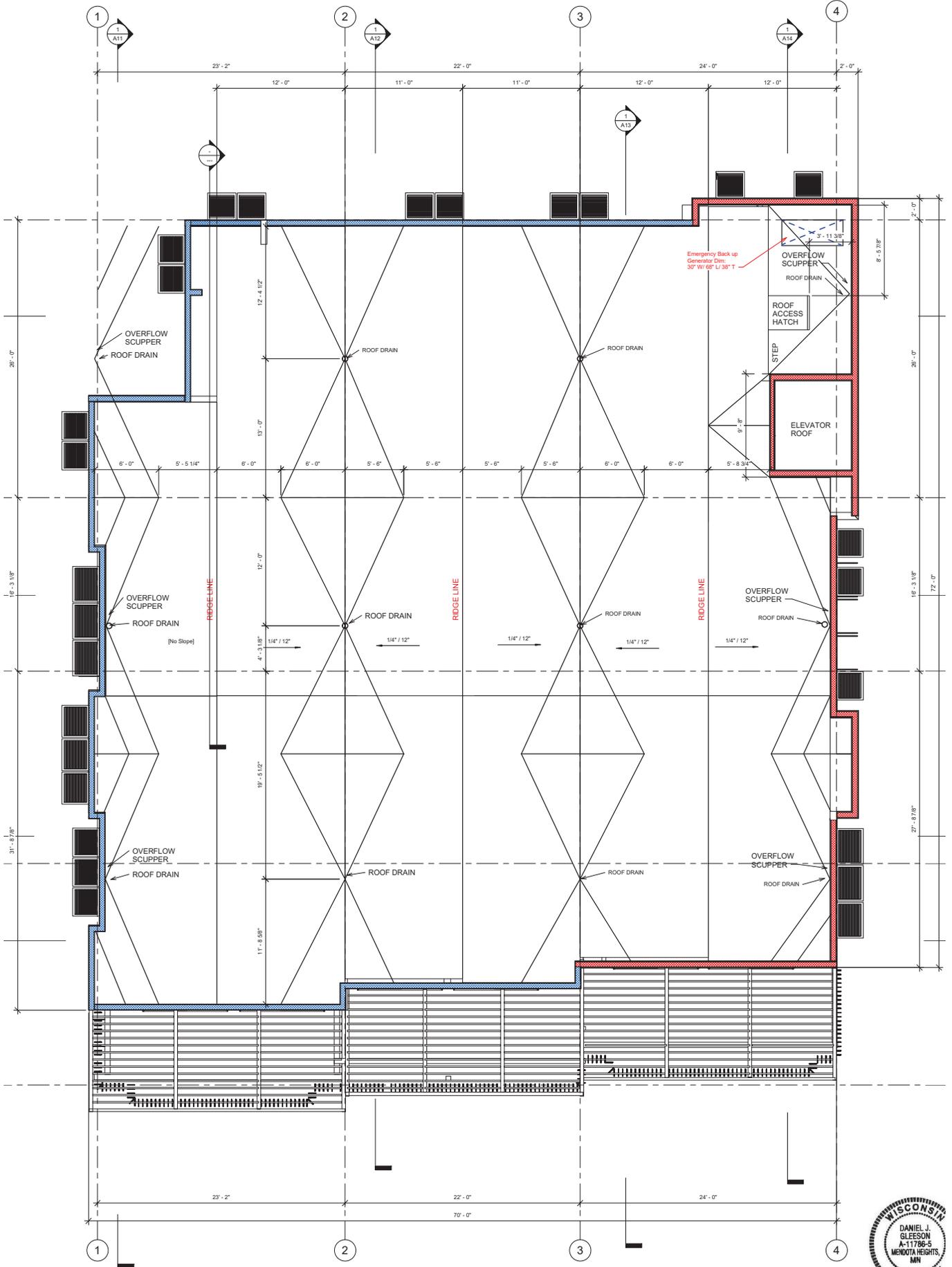
FOURTH FLOOR
RIVERFRONT
SQUARE
PERMIT

- 9-25-2019
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- 7-12-2019

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A10	RIVERFRONT SQUARE PERMIT	ROOF	6/11/19
	RIVERFRONT SQUARE PERMIT	ROOF	6/11/19
	RIVERFRONT SQUARE PERMIT	ROOF	6/11/19
	RIVERFRONT SQUARE PERMIT	ROOF	6/11/19

REVISIONS	9-25-2019 8-21-2019 8-16-2019 7-12-2019
GLEESON ARCHITECTS ARCHITECTS + PLANNERS 1175 HIGHWAY 36 EAST SAINT PAUL, MINNESOTA 55109-2007 TELEPHONE: 651-246-1841 dgarchitects@hotmail.com	

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Daniel J. Gleeson