



Agenda

Regular Council Meeting

Monday, February 15, 2021 @ 7:00 PM

Council Chambers

Join Zoom Meeting

<https://us02web.zoom.us/j/89583768575?pwd=Z0VldDY5MjFYaUFndjdEZVNRMkgxdz09>

Meeting ID: 895 8376 8575

Passcode: 693249

or Dial: 312.626.6799

Page

Public comments will not be taken during the Council meeting on any agenda item that is not listed as a Public Hearing. If you have comments on an agenda item please contact your Council representative and/or the Mayor to provide your input prior to the meeting. Council contact information can be found here, <https://www.hudsonwi.gov/317/Mayor-and-Common-Council> or you may email the Mayor and all Council Members here, mayorandcouncil@hudsonwi.gov or you can call 715-386-4765.

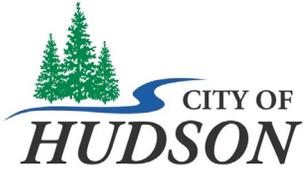
1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. CLERKS ROLL CALL
3. PRESENTATIONS
 - a. Burton Field Skating Rinks Presentation - Jeana Anderson 4 - 16
[Burton Park Skating Rink Presentation 2.15.21](#)
4. PUBLIC HEARINGS
 - a. Public Hearing regarding final special assessments for 2020 Mill & Overlay Project (Industrial Street and Stageline Road)
 - b. Discussion and possible action regarding adoption of the final special assessments, Resolution #4-21 for 2020 Mill & Overlay Project (Industrial Street and Stageline Road) 17 - 25
[Public Hearing and adoption of final assessments for 2020 Mill & Overlay Project](#)
5. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT
Comments are limited to five (5) minutes; must address items not listed on the agenda; are limited to issues that have an impact of the City of Hudson, and that the Common Council may address at a future meeting and must not include endorsements of any candidates or other electioneering. An exception to the five (5) minute limits may be made at the discretion of the Mayor. As presiding officer, the Mayor, may allow public comment on agenda items during discussion by the Common Council following a motion and a second being made on said agenda item. The Mayor may place time limits on individual comments as he or she deems necessary.
6. DISCUSSION AND POSSIBLE ACTION ON CONSENT AGENDA ITEMS
All items listed under the consent agenda will be approved as one motion. There will be no separate discussion of these items. If further discussion is desired by the council members or by the public, the item may be removed from the consent agenda and considered separately.
 - a. Approve the meeting minutes from the February 1, 2021 Regular Council 26 - 29

	Meeting	
	Regular Council - 01 Feb 2021 - Minutes - Pdf	
b.	Approve the claims in the amount of \$421,229.38 Council Claims 2-15-2021	30
c.	Approve Operator Licenses as listed on the list sheet Operator License applications 2021 0215	31
d.	Place of file the January 12, 2021 Public Utility Commission meeting minutes January 12 2021 PUC Meeting Minutes	32 - 33
e.	Approve re-appointment of Suzy Korum to the Public Utilities Commission with a term ending September 30, 2023 Korum Appointment to PUC	34
f.	Approve the purchase of Body and Squad Cameras for the Police Department Body and squad camera	35 - 37
g.	Approve the placement of a temporary placement of a sled structure/holder at Vine Street sledding hill Vine Street Sledding Hill structure	38 - 40
7.	UNFINISHED BUSINESS	
8.	NEW BUSINESS	
a.	Discussion and possible action on Resolution 3-21: Chippewa - St. Croix Rail Commission Resolution 3-21 Rail Commission	41 - 44
b.	Discussion and possible action on a sponsorship of NR116 CLOMR-F and LOMR-F applications for Riverfront Square at 106 Buckeye Street - Riverfront Properties Inc. Riverfront Square (106 Buckeye) - CLOMR-F and LOMR-F	45 - 74
c.	Discussion and possible action on public comments during Council Meetings Citizen Comments 2.15.21	75 - 82
d.	Discussion and possible action on agenda preparation Agenda Prep 2.15.21	83
e.	Discussion and possible action regarding Diversity Committee Diversity Comm 2.15.21	84
f.	Discussion and possible action on a motion to rescind the motion adopted on September 8, 2020 to deny approval of Ordinance 15-20 and Resolution 16-20 declaring an Emergency in the City of Hudson & Establishing COVID 19 prevention and control measures Mask Vote Rescind 2.15.21	85
9.	COMMUNICATIONS AND RECOMMENDATIONS OF THE MAYOR	
10.	COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS	
a.	City Attorney and/or City Staff	

11. ADJOURNMENT

Rich O'Connor, Mayor

Some agenda items may be taken up earlier in the meeting, or in a different order than listed. Upon reasonable notice, an interpreter or other auxiliary aids will be provided at the meeting to accommodate the needs of the public. Please contact the City Clerk at 715-386-4765, ext. 140.



SUBMITTED TO: Mayor and Common Council

DATE: February 15, 2021

SUBMITTED BY: Aaron S. Reeves, City Administrator ^{AR}

REGARDING: Citizen Presentation – Burton Field Skating Rinks

BACKGROUND:

Jeana Anderson has requested to give a brief presentation to the Council.

STAFF RECOMMENDATION:

SKATING AT BURTON FIELD



JANUARY 9, 2021



MAJOR ISSUES

1. Delayed Opening of rinks each season
 - ▶ January 26, 2021
2. Lack of regular flooding and daily maintenance
3. Lack of supplies for users' safety and enjoyment

DECEMBER 30, 2020



FEBRUARY 3, 2021



WHERE THE BREAKDOWN HAPPENS

- ▶ The rinks are not consistently flooded in December to build up a thick base of ice.
- ▶ Once season is open, snow is not removed and rinks are not re-flooded as needed

REASONS GIVEN FOR THE ISSUES

- ▶ Parks personnel have to plow streets
- ▶ Weather report predicts a day or two of warmer weather
- ▶ Battle over which budget should fund the water expense
- ▶ Grounds need to be better leveled

WHAT THE COMMUNITY WANTS

- ▶ The rinks to open in December, weather permitting. At least daily flooding until a thick base of ice is established
- ▶ The rinks to be open during Christmas vacation and school release days
- ▶ Basic, daily maintenance by Parks Department. Flood and clear heavy snow
- ▶ The warming house to be open; does not have to be staffed
- ▶ Shovels, brooms, mats, benches, skate training “chairs”
- ▶ Permanent rinks with liners

COMMUNITY IS WILLING TO SUPPORT

- ▶ Volunteers will help flood rink
- ▶ Hudson Havoc players will give free skating lessons and help with rink
- ▶ Community can add a River Hockey tournament as part of Hudson Hot Air Affair

FINAL WORDS

- ▶ Public Skate at the Hudson Hockey arena is open for only 1 hour a week, Sundays 6-7pm
- ▶ **PLEASE HELP!** Parents are desperate to get their kids off screens and recreating outdoors, especially in winter
- ▶ Skating rinks serve all ages; when kids have outgrown playgrounds and sledding hills
- ▶ Does Hudson want ice skating and playing hockey to be a privilege only enjoyed by those who can pay thousands of dollars a year to join HHA??

THANK YOU FOR YOUR TIME!
ON BEHALF OF THE KIDS &
FAMILIES IN HUDSON



Requests to the City Council regarding the public skating rinks at Burton Field

In order to maximize the usage and enjoyment of the public skating rinks in Hudson, community members request the following commitment from the City:

1. The rinks to open in December, weather permitting. At least daily flooding until a thick base of ice is established.
2. The rinks to be open during Christmas vacation and school release days.
3. Basic, daily maintenance by Parks Department. Clear heavy snow and flood as needed.
4. The warming house to be open (in non- Covid times); It does not have to be staffed.
5. Basic supplies ice maintenance and safety supplies. This includes shovels, brooms, outdoor transition mats, benches, skate training "chairs"
6. Extended hours on the weekend. Please consider keeping rinks open until 9:00 pm on Friday and Saturday nights.
7. Permanent rinks with liners.

Respectfully Submitted by: Jeana Anderson, Hudson resident



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

TO: Common Council

FROM: Dean Chamberlain – City Engineer

DATE: February 10, 2021 (for February 15, 2021 meeting)

SUBJECT: **4A & 4B** – 2020 Mill & Overlay Project Public Hearing and Adoption of Resolution 04-21 Finalizing Special Assessments

BACKGROUND:

The City has substantially completed work on the 2020 Mill & Overlay Project on Industrial Street and Stageline Road. Due to project bids varying from the Engineer's Estimate and the quantity of work actually performed, some special assessment amounts increased compared to the preliminary estimates and thus require a public hearing to adopt the revised assessment amounts.

For future projects, the City Attorney, City Engineer, and Finance Director have identified a revised procedure for adopting special assessments that will streamline the process for future projects to hopefully avoid needing to hold this hearing in the future.

The revised final special assessment amounts, a comparison of the preliminary and final special assessment amounts, and an example letter that was sent to the affected property owners are provided in the attachment to this agenda item.

RECOMMENDED ACTION:

Staff recommends adoption of Resolution 04-21 which authorizes staff to proceed with the billing process for collecting special assessments.

If Resolution 04-21 is not approved, staff would request direction on how to proceed.

Prepared by: Dean Chamberlain, PE - City Engineer

Attachments:

- Resolution 04-21
- Revised final special assessments
- Comparison of preliminary and final special assessment amounts
- Example letter sent to property owners

**CITY OF HUDSON
RESOLUTION #04-21**

**FINAL RESOLUTION REVISING AND ADOPTING
SPECIAL ASSESSMENTS**

**2020 MILL & OVERLAY PROJECT
Industrial Street (Crest View Drive to Hanley Road)
Stageline Road (Carmichael Road to 530' east of Center Drive)**

WHEREAS, the Common Council of the City of Hudson, Wisconsin held a duly noticed public hearing at the City Hall at 7:00pm on the 15th of February, 2021, for the purpose of hearing all interested persons concerning the amended final special assessment amounts prepared by the City Engineer on the substantially-completed public improvements consisting of the milling of the top layer of asphalt pavement, replacement of deficient sections of curb & gutter and driveway pavement, construction of a new top layer of pavement, and other appurtenant construction adjacent to parcels along Industrial Street (Crest View Drive to Hanley Road) and Stageline Road (Carmichael Road to 530' east of Center Drive); and

WHEREAS, the Common Council heard all persons who desired to speak concerning this project at the Public Hearing; and

WHEREAS, the process to amend and adopt the final special assessment amounts has followed the requirements of Wisconsin Statute 66.0703(10);

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Hudson, Wisconsin:

1. That all of the revised assessments reflect the actual work performed on the project site and are hereby confirmed;
2. The City Engineer and City Clerk are hereby directed to issue the Installment Notice required by Wisconsin Statute 66.0715;
3. Assessments will be billed upon adoption of this resolution. Assessments may be paid when billed or in installments according to the following schedule:

\$500 or Less	1 year
\$501 to \$1,000	2 years
\$1001 to \$2,500	3 years
\$2,501 to \$5,000	5 years
\$5,001 or greater	10 years

Unpaid assessments shall follow the requirements of Wisconsin Statutes 66.0715. No deferral of the assessment will be allowed for this project;

4. Per the City's Special Assessment Policy, failure to pay special assessment installments during January shall have a late payment penalty of 1% per month, commencing February 1st, added to subsequent payments;
5. The City Clerk shall publish this Resolution as a Class I Notice in the assessment district and shall mail a copy of this Resolution and a statement of the final assessment against the benefitted property to every property owner whose name appears on the assessment roll whose post office address is known or can, with reasonable diligence, be ascertained;
6. All other processes not otherwise listed in this resolution but required by Wisconsin Statutes for adoption and billing of special assessments shall be followed.

Dated this 15th day of February, 2021

Approved:

Rich O'Connor, Mayor

Attest:

Becky Eggen, City Clerk

Approved: _____

Published: _____

Mailed to Property Owners: _____

FINAL ASSESSMENT SUMMARY

2020 Mill & Overlay Project

Assessments developed by: DGC Date: 1/22/2021 Total Parcels Assessed: 20
 Rates Used: Final Project Costs Assessment Policy Version: 10/16/2000

Plats within Project Limits

Unplatted Lands	5298-CSM 22-5298 236-2006	IMPORTANT DATES:	
0762-CSM 03-0762 236-79	5964-CSM 26-5964 236-2014	Notice of Intent to Pay In Full:	March 17, 2021
04-079-HUDSON INDUSTRIAL PARK 236/1980		Notice of Reversal of Intent to Pay In Full:	October 2, 2021
1160-CSM 04-1160 236-82		Payment Due Date:	November 1, 2021
2145-CSM 08-2145 236-89			
0726-CSM 03-0726 236-78			
02-038-BAN TARA LOT 1 CONDO 236/2007			

Item	Total Assessed	Deferred	Activate	Notes / Remarks
Replacement of Driveway Pavement and Aprons	\$ 24,723.82	\$ -	\$ 24,723.82	
Replacement of Curb & Gutter	\$ 63,413.23	\$ -	\$ 63,413.23	
Special Assessment Administrative Rates for Planning and Admin	\$ 1,322.05	\$ -	\$ 1,322.05	
TOTAL ASSESSED =	\$ 89,459.10	\$ -	\$ 89,459.10	

X:\Engineering\Projects\Ongoing Projects\2020 Mill & Overlay\Quantities and Assessments 5.xlsx\Property Information

NO.	OWNER INFORMATION	PARCEL ADDRESS	PARCEL NO.	PARCEL INFORMATION	ITEM	PROPOSED ASSESSMENT (SEE CALCULATIONS FOR DETAILS)	NOTES/REMARKS
1	West Lake Builders Inc. PO Box 703 Hudson, WI 54016	1714 Crest View Drive	236-1767-00-000	LOT: N/A BLOCK: N/A PLAT: N/A LEGAL DESCRIPTION (IF NO PLAT): SEC 31 T29N R19W FROM NW COR GO N1619.99' & S273.13' TO S ROW I94 & POB S123.3' E200' N142.9' TO SWLY ROW W111.65' THENCE W90' TO POB	Driveway Pavement - Replacement	\$ 1,052.55	
					Curb & Gutter - Replacement	\$ 1,134.42	
					Planning and Administration Fee	\$ 32.80	
					TOTAL ASSESSED =	\$ 2,219.77	
2	Chelsea Properties LLC 56 E Broadway Ave #206 Forest Lake, MN 55025	805 Industrial Street	236-1680-02-010	LOT: BLOCK: PLAT: LEGAL DESCRIPTION (IF NO PLAT): SEC 31 T29N R19W PRT NE NW FR NW COR SEC 31 TO E1578.16 FT & S258.76FT TO POB: N79DE 07' E50.9FT S123.3FT E200FT S 1021.88 FT W 250 FT N 1135.48 FT TO POB EXC PRT AS IN 1025666	Driveway Pavement - Replacement	\$ 2,032.40	
					Curb & Gutter - Replacement	\$ 4,605.19	
					Planning and Administration Fee	\$ 99.56	
					TOTAL ASSESSED =	\$ 6,737.15	
3	Store SPE Mills Fleet 2016-1 LLC PO Box 971 Brainerd, MN 56401	1001 Industrial Street	236-1680-03-010	LOT: BLOCK: PLAT: LEGAL DESCRIPTION (IF NO PLAT): SEC 31 T29N R19W PRT NW COM S 1/4 COR SEC 31 TH N 3093.62'; TH W 1781.47' TO E ROW SWASEY ST; TH N 66' TO N ROW BEAUDRY BLVD AND POB; TH N 790.6'; TH W 33'; TH N 281.99'; TH E 1032.65'; TH S 1072.43'; TH W 1000.61' TO POB	Driveway Pavement - Replacement	\$ 8,592.40	Includes new valley gutters at driveway locations.
					Curb & Gutter - Replacement	\$ 6,771.99	
					Planning and Administration Fee	\$ 230.47	
					TOTAL ASSESSED =	\$ 15,594.86	
4	WWS Properties LLC PO Box 838 Hudson, WI 54016	1300 Industrial Street	236-1680-07-000	LOT: BLOCK: PLAT: LEGAL DESCRIPTION (IF NO PLAT): SEC 31 T29N R19W 6 ACRE PLAT IN SE1/4 OF NW1/4 EXC PT TO CITY FOR STREET AS DESC 863/ 584 (465' X 533.8')	Driveway Pavement - Replacement	\$ 932.12	
					Curb & Gutter - Replacement	\$ 2,208.37	
					Planning and Administration Fee	\$ 47.11	
					TOTAL ASSESSED =	\$ 3,187.60	
5	St Croix Ventures LLC 9855 W 78th Street Suite 100 Eden Prairie, MN 55344	1401 Industrial Street	236-1680-10-000	LOT: 1 BLOCK: PLAT: 0762-CSM 03-0762 236-79 LEGAL DESCRIPTION (IF NO PLAT):	Driveway Pavement - Replacement	\$ 1,036.52	
					Curb & Gutter - Replacement	\$ 2,558.92	
					Planning and Administration Fee	\$ 53.93	
					TOTAL ASSESSED =	\$ 3,649.37	
6	Store Master Funding VIII LLC 1700 Livingstone Road Hudson, WI 54016	1700 Livingstone Road	236-1680-01-008	LOT: 8 & 9 BLOCK: PLAT: 04-079-HUDSON INDUSTRIAL PARK 236/1980 LEGAL DESCRIPTION (IF NO PLAT):	Driveway Pavement - Replacement	\$ 2,736.89	
					Curb & Gutter - Replacement	\$ 5,002.52	
					Planning and Administration Fee	\$ 116.09	
					TOTAL ASSESSED =	\$ 7,855.50	
7	Viking Properties Co. Springer ET AL PO Box 448 Hudson, WI 54016	1531 Industrial Street	236-1680-01-007	LOT: 7 BLOCK: PLAT: 04-079-HUDSON INDUSTRIAL PARK 236/1980 LEGAL DESCRIPTION (IF NO PLAT):	Driveway Pavement - Replacement	\$ 1,105.71	
					Curb & Gutter - Replacement	\$ 2,334.90	
					Planning and Administration Fee	\$ 51.61	
					TOTAL ASSESSED =	\$ 3,492.22	
8	K-4 Properties LLC 136 150th River Falls, WI 54022	1601 Industrial Street	236-1680-01-006	LOT: 6 BLOCK: PLAT: 04-079-HUDSON INDUSTRIAL PARK 236/1980 LEGAL DESCRIPTION (IF NO PLAT):	Driveway Pavement - Replacement	\$ 2,651.26	Includes new valley gutter at driveway location.
					Curb & Gutter - Replacement	\$ 2,356.33	
					Planning and Administration Fee	\$ 75.11	
					TOTAL ASSESSED =	\$ 5,082.70	
9	JD Properties 2 LLC JD Tire 2 Inc 1800 Crest View Drive Hudson, WI 54016	1800 Crest View Drive	236-1679-00-000	LOT: 1 BLOCK: PLAT: 1160-CSM 04-1160 236-82 LEGAL DESCRIPTION (IF NO PLAT):	Driveway Pavement - Replacement	\$ 399.35	
					Curb & Gutter - Replacement	\$ 1,178.08	
					Planning and Administration Fee	\$ 23.66	
					TOTAL ASSESSED =	\$ 1,601.09	
10	Croixland Cleaning Center Inc. 900 Industrial Street Hudson, WI 54016	900 Industrial Street	236-1683-02-000	LOT: 2 BLOCK: PLAT: 2145-CSM 08-2145 236-89 LEGAL DESCRIPTION (IF NO PLAT):	Driveway Pavement - Replacement	\$ 414.92	
					Curb & Gutter - Replacement	\$ 1,052.80	
					Planning and Administration Fee	\$ 22.02	
					TOTAL ASSESSED =	\$ 1,489.74	
11	Croixland Cleaning Center Inc. 900 Industrial Street Hudson, WI 54016	900 Industrial Street	236-1683-01-000	LOT: 1 BLOCK: PLAT: 2145-CSM 08-2145 236-89 LEGAL DESCRIPTION (IF NO PLAT):	Driveway Pavement - Replacement	\$ 870.32	
					Curb & Gutter - Replacement	\$ 1,973.15	
					Planning and Administration Fee	\$ 42.65	
					TOTAL ASSESSED =	\$ 2,886.12	
12	Hudson Ford Investments LLC 2020 Crest View Drive Hudson, WI 54016	901 Industrial Street	236-1683-00-000	LOT: 1 BLOCK: PLAT: 04-079-HUDSON INDUSTRIAL PARK 236/1980 LEGAL DESCRIPTION (IF NO PLAT):	Curb & Gutter - Replacement	\$ 1,419.91	
					Planning and Administration Fee	\$ 21.30	
					TOTAL ASSESSED =	\$ 1,441.21	
13	Peterson Properties of Hudson LLC	1810 Webster Street	236-1681-00-000	LOT: 3 BLOCK:	Driveway Pavement - Replacement	\$ 996.82	

NO.	OWNER INFORMATION	PARCEL ADDRESS	PARCEL NO.	PARCEL INFORMATION	ITEM	PROPOSED ASSESSMENT (\$ SEE CALCULATIONS FOR DETAILS)	NOTES/REMARKS
	PO Box 1036 Winona, MN 55987			BLOCK: PLAT: 0726-CSM 03-0726 236-78 LEGAL DESCRIPTION (IF NO PLAT):	Curb & Gutter - Replacement	\$ 4,144.89	
					Planning and Administration Fee	\$ 77.13	
					TOTAL ASSESSED =	\$ 5,218.84	
14	Claire Erickson Family Limited Partnership 260 Salem Church Road St Paul, MN 55118	1231 Industrial Street	236-1680-06-000	LOT: BLOCK: PLAT: LEGAL DESCRIPTION (IF NO PLAT): SEC 31 T29N R19W 2 ACRE PLAT IN SE1/4 OF NW1/4	Driveway Pavement - Replacement	\$ 1,158.74	
					Curb & Gutter - Replacement	\$ 7,275.13	
					Planning and Administration Fee	\$ 126.51	
					TOTAL ASSESSED =	\$ 8,560.38	
15	St Croix Ventures LLC 9855 W 78th Street, Suite 100 Eden Prairie, MN 55344	1201 Industrial Street	236-1680-08-000	LOT: BLOCK: PLAT: LEGAL DESCRIPTION (IF NO PLAT): PARCEL DESC AS: COMM N1/4 COR SEC 31 TH S ALG F 1320' W723FT TH S380' TO POB TH S362' E226' N362' TH W227' TO POB	Driveway Pavement - Replacement	\$ 743.82	
					Curb & Gutter - Replacement	\$ 6,338.71	
					Planning and Administration Fee	\$ 106.24	
					TOTAL ASSESSED =	\$ 7,188.77	
16	St Croix Ventures LLC 9855 W 78th Street, Suite 100 Eden Prairie, MN 55344	1301 Industrial Street	236-1680-09-000	LOT: BLOCK: PLAT: LEGAL DESCRIPTION (IF NO PLAT): PARCEL IN SE NW & NE SW SEC 31 COMM N1/4 COR SEC 31, TH S ON CTY F 1320' W723' TH S742' FT TO POB TH S723.8' E224' N724' TH W 226' TO POB	Curb & Gutter - Replacement	\$ 6,487.10	
					Planning and Administration Fee	\$ 97.31	
					TOTAL ASSESSED =	\$ 6,584.41	
17	Niro Inc. 1600 O'Keefe Road Hudson, WI 54016	1600 O'Keefe Road	236-1684-00-000	LOT: BLOCK: PLAT: LEGAL DESCRIPTION (IF NO PLAT): PART OF NE SW 31-29-19 AS DESC IN 550/458 & 1064/416	Curb & Gutter - Replacement	\$ 5,926.88	
					Planning and Administration Fee	\$ 88.90	
					TOTAL ASSESSED =	\$ 6,015.78	
18	Ban Tara Holdings I 84 St Croix Trail Lakeland, MN 55043	1001 Pearson Drive	236-2018-01-000	LOT: 1 BLOCK: PLAT: 02-038-BAN TARA LOT 1 CONDO 236/2007 LEGAL DESCRIPTION (IF NO PLAT):	Curb & Gutter - Replacement	\$ 308.30	
					Planning and Administration Fee	\$ 4.62	
					TOTAL ASSESSED =	\$ 312.92	
19	Citizens State Bank 375 Stageline Road PO Box 247 Hudson, WI 54016	375 Stageline Road	236-2020-01-000	LOT: 1 BLOCK: PLAT: 5298-CSM 22-5298 236-2006 LEGAL DESCRIPTION (IF NO PLAT):	Curb & Gutter - Replacement	\$ -	
					Planning and Administration Fee	\$ -	
					TOTAL ASSESSED =	\$ -	
20	Hudson Memorial Hospital Inc 401 Stageline Road Hudson, WI 54016	401 Stageline Road	236-2021-12-001	LOT: 1 BLOCK: PLAT: 5964-CSM 26-5964 236-2014 LEGAL DESCRIPTION (IF NO PLAT):	Curb & Gutter - Replacement	\$ 335.64	
					Planning and Administration Fee	\$ 5.03	
					TOTAL ASSESSED =	\$ 340.67	

No.	PROPERTY OWNER'S NAME 1	PROPERTY OWNER'S NAME 2	MAILING ADDRESS	CITY, STATE, ZIP	PARCEL ID	PROPERTY ADDRESS	PRELIMINARY ASSESSMENT	FINAL ASSESSMENT
1	West Lake Builders Inc.		PO Box 703	Hudson, WI 54016	236-1767-00-000	1714 Crest View Drive	\$ 2,354.09	\$ 2,219.77
2	Chelsea Properties LLC		56 E Broadway Ave #206	Forest Lake, MN 55025	236-1680-02-010	805 Industrial Street	\$ 5,223.67	\$ 6,737.15
3	Store SPE Mills Fleet 2016-1 LLC		PO Box 971	Brainerd, MN 56401	236-1680-03-010	1001 Industrial Street	\$ 16,184.77	\$ 15,594.86
4	WWS Properties LLC		PO Box 838	Hudson, WI 54016	236-1680-07-000	1300 Industrial Street	\$ 3,402.38	\$ 3,187.60
5	St Croix Ventures LLC		9855 W 78th Street Suite 100	Eden Prairie, MN 55344	236-1680-10-000	1401 Industrial Street	\$ 3,589.41	\$ 3,649.37
6	Store Master Funding VIII LLC		1700 Livingstone Road	Hudson, WI 54016	236-1680-01-008	1700 Livingstone Road	\$ 6,860.94	\$ 7,855.50
7	Viking Properties Co. Springer ET AL		PO Box 448	Hudson, WI 54016	236-1680-01-007	1531 Industrial Street	\$ 3,394.22	\$ 3,492.22
8	K-4 Properties LLC		136 150th	River Falls, WI 54022	236-1680-01-006	1601 Industrial Street	\$ 4,190.08	\$ 5,082.70
9	JD Properties 2 LLC	JD Tire 2 Inc	1800 Crest View Drive	Hudson, WI 54016	236-1679-00-000	1800 Crest View Drive	\$ 2,039.95	\$ 1,601.09
10	Croixland Cleaning Center Inc.		900 Industrial Street	Hudson, WI 54016	236-1683-02-000	900 Industrial Street	\$ 1,336.03	\$ 1,489.74
11	Croixland Cleaning Center Inc.		900 Industrial Street	Hudson, WI 54016	236-1683-01-000	900 Industrial Street	\$ 2,946.15	\$ 2,886.12
12	Hudson Ford Investments LLC		2020 Crest View Drive	Hudson, WI 54016	236-1683-00-000	901 Industrial Street	\$ 1,710.96	\$ 1,441.21
13	Peterson Properties of Hudson LLC		PO Box 1036	Winona, MN 55987	236-1681-00-000	1810 Webster Street	\$ 3,731.76	\$ 5,218.84
14	Claire Erickson Family Limited Partnership		260 Salem Church Road	St Paul, MN 55118	236-1680-06-000	1231 Industrial Street	\$ 6,294.52	\$ 8,560.38
15	St Croix Ventures LLC		9855 W 78th Street, Suite 100	Eden Prairie, MN 55344	236-1680-08-000	1201 Industrial Street	\$ 6,548.45	\$ 7,188.77
16	St Croix Ventures LLC		9855 W 78th Street, Suite 100	Eden Prairie, MN 55344	236-1680-09-000	1301 Industrial Street	\$ 7,097.29	\$ 6,584.41
17	Niro Inc.		1600 O'Keefe Road	Hudson, WI 54016	236-1684-00-000	1600 O'Keefe Road	\$ 4,546.67	\$ 6,015.78
18	Ban Tara Holdings I		84 St Croix Trail	Lakeland, MN 55043	236-2018-01-000	1001 Pearson Drive	\$ 841.99	\$ 312.92
19	Citizens State Bank		375 Stageline Road PO Box 247	Hudson, WI 54016	236-2020-01-000	375 Stageline Road	\$ 56.03	\$ -
20	Hudson Memorial Hospital Inc		401 Stageline Road	Hudson, WI 54016	236-2021-12-001	401 Stageline Road	\$ 293.27	\$ 340.67



505 Third Street
Hudson, Wisconsin 54016-1694
FAX: 715-386-3385
www.hudsonwi.gov

Becky Eggen
City Clerk
cityclerk@hudsonwi.gov
715-716-5748 (Office)

To: West Lake Builders Inc.

PO Box 703
Hudson, WI 54016

From: City of Hudson City Clerk, City Engineer, and Finance Director

Re: Notice of Public Hearing for Adoption of Final Special Assessment Amounts and Information on Payment of Special Assessments
2020 Mill & Overlay Project – Industrial Street and Stageline Road

Date: January 22, 2021

Dear Property Owner,

You are receiving this letter because you own property fronting the City of Hudson's 2020 Mill & Overlay Project at parcel **236-1767-00-000**. The project has been substantially completed, and the final special assessments are proposed to be adopted. Since the special assessment amounts have changed from the preliminary assessments to the final assessments, the City is holding a public hearing on February 15, 2021 at the regular City Council meeting, scheduled to begin at 7:00pm.

The preliminary special assessment amount provided at the beginning of the project was **\$2,354.09**. The final special assessment amount is **\$2,219.77**. The difference between the final special assessment amount and the preliminary assessment amount is generally due to the difference between estimated bid prices and actual bid prices and the amount of work estimated to be performed versus the amount of work actually performed. This means that in some cases the final special assessment amount is higher than the preliminary special assessment amount, and in some cases the final special assessment amount is lower than the preliminary special assessment amount.

According to Wisconsin State Statutes and City policy, you have two ways to pay your special assessment amount:

- 1) **Pay In Full:** You may elect to pay the entire special assessment amount in full. In order to use this option, you must follow the following steps:
 - a. You must inform the City by **March 17th, 2021** that you wish to pay in full. If you intend to exercise this option, you must follow the information on the form entitled "Notification of Intent to Pay Special Assessments in Full" located on the City's website at <https://hudsonwi.gov/628/City-Projects> or at City Hall during normal business hours. If you do not submit this form by the noted date, it will be assumed that you are choosing to have the special assessment added to your property taxes (Option 2).

City of Hudson Clerk's Office
City Hall
505 Third Street, Hudson, WI 54016
715-386-4765
cityclerk@hudsonwi.gov

(over)

- b. You have the right to reverse your decision to pay in full by **October 2nd, 2021**. If you choose to reverse your decision to pay special assessments in full, you must follow the information on the form entitled "Notification of Reversal of Decision to Pay Special Assessments in Full" located on the City's website at <https://hudsonwi.gov/628/City-Projects> or at City Hall during normal business hours.
 - c. You must pay the entire special assessment amount no later than **November 1st, 2021**. The City must receive your payment by the noted date to ensure that your special assessment is not applied to your property taxes. To pay the special assessment amount, you must follow the information on the form entitled "Payment Form for Special Assessments" located on the City's website at <https://hudsonwi.gov/628/City-Projects> or at City Hall during normal business hours. Failure to pay the entire special assessment amount by the noted date will result in the entire special assessment amount being placed on property taxes for payment in 2022 regardless of the amount of the special assessment.
- 2) **Place Special Assessment on Property Taxes:** You may allow the cost of the special assessment to be placed on your property taxes with interest charged. If you do not elect to pay the special assessment amount in full, your special assessment will automatically be placed on your property taxes.

The special assessment will be paid over the following time period:

\$500 or Less	1 year
\$501 to \$1,000	2 years
\$1,001 to \$2,500	3 years
\$2,501 to \$5,000	5 years
\$5,001 or greater	10 years

An annual interest rate of 5.00% will be charged on the principal balance with interest accruing beginning on March 18th, 2021. This rate is set at 2% above the City's cost for borrowing the money to fund the project according to the City's Special Assessment Policy.

Please contact any of us with any questions regarding the upcoming public hearing, your special assessment amount, and the special assessment payment process.

Sincerely,



Becky Egger
 City Clerk
cityclerk@hudsonwi.gov
 715-716-5748



Dean Chamberlain
 City Engineer
dchamberlain@hudsonwi.gov
 715-716-5729



Alison Egger
 Finance Director
aegger@hudsonwi.gov
 715-716-5743

CC: City Council



MINUTES

Regular Council Meeting

7:00 PM - Monday, February 1, 2021
 Council Chambers

The City of Hudson Council met in Regular Council on Monday, February 1, 2021 at 7:00 PM in the Council Chambers and via Zoom.

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Common Council meeting was called to order by Mayor Rich O'Connor at 7:00pm and led those in the Pledge of Allegiance.

B. CLERKS ROLL CALL

Council Present: Mayor Rich O'Connor, Alderperson -Dist 1 Randy Morrissette II, Alderperson - Dist 2 Bill Alms, Alderperson - Dist 3 Paul Deziel, Alderperson - Dist 4 Jim Webber, Alderperson - Dist 5 Sarah Atkins Hoggatt, and Alderperson - Dist 6 Joyce Hall

Council Absent:

Staff Present: City Administrator - Aaron Reeves, Clerk - Becky Eggen, Finance Director - Alison Egger, Techonolgy Director - Bryan Watson, City Attorney - Cathy Munkittrick, City Engineer - Dean Chamberlin, Police Chief - Geoff Willems, Assistant City Administrator/Community Development Director - Michael Johnson, Public Works Director - Mike Mroz, and Associate City Planner - Tiffany Weiss

C. PRESENTATIONS

A. *Presentation from the WI Department of Transportation regarding the 2021 STH35/Hanley Road roundabout repaving project*
 DOT gave an overview and steps of the STH 35/Hanley Road repaving project.

D. PUBLIC HEARINGS

A. *Discussion and possible action on amendment(s) to Municipal Code Chapter 99-21; Chickens*

Motion by Alderperson - Dist 2: Bill Alms, second by Alderperson - Dist 3: Paul Deziel to suspend the rules. Roll call vote. Carried unanimously.

Motion by Alderperson -Dist 1: Randy Morrissette II, second by Alderperson - Dist 2: Bill Alms to close the Public Hearing Carried unanimously.

Motion by Alderperson -Dist 1: Randy Morrissette II, second by Alderperson - Dist 3: Paul Deziel to adopt Ordinance 7-21; Chicken code. Carried unanimously.

E. COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT

Comments are limited to five (5) minutes; must address items not listed on the agenda; are limited to issues that have an impact of the City of Hudson, and that the Common Council may address at a future meeting and must not include endorsements of any candidates or other electioneering. An exception to the five (5) minute limits may be made at the discretion of the Mayor. As presiding officer, the Mayor, may allow public comment on agenda items during discussion by the Common Council following a motion and a second being made on said agenda item. The Mayor may place time limits on individual comments as he or she deems necessary.

- A.
- Becca stated she was choosing not to state her address and last name due to safety. She would like safety of citizens address with the current changes of how public comments are handled.
 - Mary Claire Potter, Hudson Chamber of Commerce, thanked the City for the help and support for the lights in the park. She also thanked the Hudson Fire Department, Hudson Police Department and Hudson Public works for their helping with the filming of a second movie taking place within the City.
 - K. Emerson, a downtown resident, questioned why the Citizen Advisory Board was shut down without it being placed on the agenda first. The item was never before the Council. She also requested an update on the threat from the previous meeting as it came in after she stated her name and address; she would like to know how it is being addressed.
 - Kelsey Janetski questioned the transparency of the Council meetings and the person who gave a threat last meeting was not required to give their last name and address.

F. DISCUSSION AND POSSIBLE ACTION ON CONSENT AGENDA ITEMS

All items listed under the consent agenda will be approved as one motion. There will be no separate discussion of these items. If further discussion is desired by the council members or by the public, the item may be removed from the consent agenda and considered separately.

- A. *Approve the meeting minutes from the January 19, 2021 Regular Council Meeting*
Webber pulled item.
- B. *Approve the claims in the amount of \$309,260.34*
- C. *Approve Operator's licenses listed on the list sheet*
- D. *Approve the City Attorney RFP as presented*

Motion by Alderperson -Dist 1: Randy Morrissette II, second by Alderperson - Dist 3: Paul Deziel to approve with Item A pulled. Roll call vote. Carried unanimously.

Motion by Alderperson - Dist 4: Jim Webber, second by Alderperson - Dist 6: Joyce Hall to approve the January 19, 2021 minutes with adding - Council members raised concerns about the project and the impact on current traffic and the long term impacts. Carried unanimously.

G. UNFINISHED BUSINESS

- A. *Discussion and possible action on reinstating Ordinance 8-21; Public Safety State of Emergency*

Motion by Alderperson -Dist 1: Randy Morrissette II, second by Alderperson - Dist 2: Bill Alms to not reinstate Ordinance 8-21; Carried 4-3 (opposed: Alderperson - Dist 4: Jim Webber, Alderperson - Dist 5: Sarah Atkins Hoggatt, and Alderperson - Dist 6: Joyce Hall).

H. NEW BUSINESS

A. *Discussion and possible action to adopt the City of Hudson's Retaining Wall Policy*

Motion by Alderperson - Dist 3: Paul Deziel, second by Alderperson - Dist 5: Sarah Atkins Hoggatt to approve the City's Retaining Policy. Carried unanimously.

B. *Discussion and possible action to amend Ordinance 106-6; Residential Building Permits*

Motion by Alderperson - Dist 5: Sarah Atkins Hoggatt, second by Alderperson - Dist 6: Joyce Hall to suspend the rules. Roll call vote. Carried unanimously.

Motion by Alderperson - Dist 3: Paul Deziel, second by Alderperson - Dist 5: Sarah Atkins Hoggatt to approve the amendment on Ordinance 106-6; Residential Building Permits. Carried unanimously.

C. *Discussion and possible action to amend Ordinance 106-19; Retaining Walls*

Motion by Alderperson - Dist 3: Paul Deziel, second by Alderperson - Dist 6: Joyce Hall to suspend the rules. Roll call vote. Carried unanimously.

Motion by Alderperson - Dist 3: Paul Deziel, second by Alderperson - Dist 6: Joyce Hall to adopt Ordinance Carried unanimously.

D. *Discussion and possible action to amend the City of Hudson's Special Assessment Policy*

Motion by Alderperson - Dist 3: Paul Deziel, second by Alderperson - Dist 5: Sarah Atkins Hoggatt to approve the amended City's Special Assessment Policy. Carried unanimously.

I. COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS

- Sarah Atkins Hoggatt would like to bring back the Citizens Advisory Committee to the Agenda to discuss.
- Joyce Hall would like to bring the topic of the public comments policy on the Agenda. She also would like clarity of how the agenda is formed.
- Deziel will like a brief discussion for the Diversity for the City of Hudson.

J. ADJOURNMENT

Motion by Alderperson -Dist 1: Randy Morrissette II, second by Alderperson - Dist 2: Bill Alms to adjourn at 8:00pm.

Carried unanimously.

I hereby certify the City Clerk has submitted the foregoing minutes to me and hereby my signature approves said minutes and all acts of the Common Council as set froth therein.

Date Approved by Council:

Approved:

Rich O'Connor, Mayor

Attest:

Becky Eggen, City Clerk



SUBMITTED TO: Finance Committee
 DATE: February 15, 2021
 SUBMITTED BY: Kathy Edwards, Accountant

COUNCIL CLAIMS - February 15, 2021				
Fund		A/P Amounts	P/R Amounts	Totals
100	General	111,975.78	119,236.82	231,212.60
290	Police Donations	195.88		195.88
453	2021 Cap Projects	181,801.11		181,801.11
620	Parking	4,398.69	2,186.88	6,585.57
630	Ambulance	1,014.19		1,014.19
640	Storm Sewer	420.03		420.03
	Totals	\$299,805.68	\$ 121,423.70	\$ 421,229.38



SUBMITTED TO: Finance/Common Council
DATE: February 15, 2021
SUBMITTED BY: Karen Duchow, Deputy Clerk
REGARDING: Application(s) for Operator Licenses

ISSUE:

Applications for Operator Licenses are on file in the City Clerk's office and are available for inspection upon request. If approved by Council, the licenses will be issued contingent upon successful completion of a background check and payment of any outstanding debt owed to the City.

STAFF RECOMMENDATION:

Approve the issuance for 3 Regular Operator Licenses for the period of February 16, 2021 to June 30, 2022 to:

Tyler Cordes
Morgan Siler
Madeline Ursino

**PUBLIC UTILITIES COMMISSION MEETING
CITY OF HUDSON, WISCONSIN
TUESDAY, JANUARY 12, 2021**

Chairperson Andy Hassan presiding. Meeting called to order by Hassan at 6:00 p.m.

PRESENT: Andy Hassan Chairperson; Suzy Korum, Vice Chairperson, Joyce Hall, Pat Nolan, and Dave Prissel, Commissioners.

ABSENT: Kurt TeWinkel, Commissioner.

ALSO PRESENT: Kip Peters and Jace Holzemer, Hudson Public Utilities; Mary Wekkin, North Hudson Liaison, and Christy DeMaster, Trilogy Consulting, LLC.

APPROVAL OF DECEMBER 8, 2020 MEETING MINUTES: Motion by Hall, second by Prissel to approve the minutes of the December 8, 2020 Public Utilities Commission meeting. **MOTION CARRIED.**

DISCUSSION AND POSSIBLE ACTION ON UPDATING OF 2020 SEWER RATE STUDY AND CONNECTION FEE STUDY – ORDINANCE 198-10: Peters said the 2020 Sewer Rate and Connection Fee study was adopted by Common Council on July 6, 2020. He said since then there has been the need to make changes to the adopted document. Changes include an amendment to the report to provide documentation of how much is included in the rates for WWTP and general capital accounts and how much are for City and Village collection system accounts. Peters then introduced Christy DeMaster, Trilogy Consulting, LLC. DeMaster then gave a summary of the studies.

Motion by Hall, second by Prissel to approve updating the 2020 Sewer Rate Study and Connection Fee Study – Ordinance 198-10. **MOTION CARRIED.**

DISCUSSION AND POSSIBLE ACTION ON AMENDING ORDINANCE 242-1 SECTION B: Peters presented an issue sheet, the section of the 1983 Water Agreement between the City of Hudson and the Village of North Hudson regarding Utility Management and Meetings, City of Hudson Ordinance 242.1(B), and the proposed ordinance amending Section 242.1(B). Peters said there has been a lack of clarity between the current ordinance and the 1983 Water Agreement. He said this amendment is intended to clarify and establish a clear role for the appointed Village of North Hudson liaison on the Public Utilities Commission.

Motion by Hall, second by Prissel to approve amending Ordinance 242-1(B). **MOTION CARRIED.**

DISCUSSION AND POSSIBLE ACTION ON WELL #5 PUMP & COLUMN REPAIR ISSUE SHEET AND BIDS: Peters presented an issue sheet and the bids received for the project. He said the work is budgeted for this year and recommends the Commission accepted the bid received from Keys Well Drilling in the amount of \$19,005.00.

Motion by Prissel, second by Hall to accept the bid from Keys Well Drilling in the amount of \$19,005.00 for the Well #5 Pump Rehab & Column Repair Project. **MOTION CARRIED.**

DISCUSSION AND POSSIBLE ACTION ON THE WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT – MAGNEY CONSTRUCTION, INC PAY REQUEST #7: Peters presented Magney Construction's Pay Request #7 for the Wastewater Treatment Plant Improvement Project. He said the project is progressing as scheduled.

**PUBLIC UTILITIES COMMISSION MEETING
CITY OF HUDSON, WISCONSIN
TUESDAY, JANUARY 12, 2021**

Motion by Hall, second by Nolan to approve Magney Construction's Pay Request #7, as recommended by SEH, in the amount of \$835,317.93 for the Wastewater Treatment Plant Improvement Project. **MOTION CARRIED.**

DISCUSSION AND POSSIBLE ACTION ON THE WISCONSIN ST TOWER RE-HAB PROJECT – CLASSIC PROTECTIVE COATINGS, INC. FINAL PAY REQUEST: Peters presented the final pay request from Classic Protective Coatings, Inc for the Wisconsin St Tower Re-hab project. He said the project is complete and the tower is on-line.

Motion by Hassan, second by Prissel to approve Classic Protective Coatings final pay request, as recommended by SEH, in the amount of \$ 41,021.15 for the Wisconsin St Tower Re-hab project. **MOTION CARRIED.**

PROJECT UPDATES/PROJECT STATUS REPORT: Peters reviewed the report. He noted:

The Utility is waiting to hear from the State of Wisconsin regarding bids received and project timeline for the Hwy 35 Re-hab Project.

Pember Companies presented the Utility a \$65,000.00 change order as part of the Lake Mallalieu Dam Re-hab Project. He said a meeting was held between all parties involved to discuss the change order and that it was agreed upon to have SEH negotiate and verify the change order request.

Peters then presented a construction summary and photos of the Wastewater Treatment Plant Improvement Project.

The Riverside Dr N. Lift Station generator has been installed with gas service to the generator left to be done.

OTHER BUSINESS FOR INFORMATION PURPOSES ONLY OR FOR UPCOMING AGENDA:

Peters presented a summary of upcoming agenda items he is currently working on including evaluating options with the Public Service Commission (PSC) and the Department of Natural Resources (DNR) on moving forward with the Village of North Hudson becoming their own utility by 2022 or sooner, the cancelation/termination of the existing 1979 Wastewater Agreement and 1991 amendment with the village, the cancelation/termination of the existing 1979 Interceptor Agreement with the village, and establishing a sewer rate/surcharge for the village to recover outstanding and future expenses related to major repairs incurred at the Riverside Dr. N. lift station that are owed to the City of Hudson.

WATER AND WASTEWATER UTILITY'S CASH REPORTS: The water and wastewater utility's monthly cash reports were presented for the Commission's review.

DISCUSSION AND POSSIBLE ACTION ON THE CLAIMS: Motion by Hall, second by Hassan to approve claims as reviewed by Commissioners. **MOTION CARRIED.**

ADJOURNMENT: Motion by Hall, second by Prissel to adjourn. **MOTION CARRIED.** – 6:45 p.m.

Jace Holzemer,
Recording Secretary



HUDSON PUBLIC UTILITIES ISSUE SHEET

DATE: February 15, 2021
SUBMITTED TO: City Council
SUBMITTED BY: Utility Director Peters/Mayor
REGARDING: Public Utilities Commission Appointments

ISSUE: Appointments to the Public Utilities Commission are made by October 31st each year. Suzy Korum's term ended in 2020. The Mayor is seeking re-appointment of Suzy Korum to the Public Utilities Commission with the term ending September 30, 2023.

FUNDING SOURCE:

STAFF RECOMMENDATION:

COMMITTEE RECOMMENDATION:



SUBMITTED TO: Mayor and Council

DATE: February 8, 2020

SUBMITTED BY: Chief Geoff Willems

REGARDING: Purchase of Body and Squad cameras (CIP Item)

BACKGROUND: The Police Department's current body worn and squad cameras are antiquated and in need of replacement. In the Capital Improvement Plan, I identified the replacement of these cameras to new cameras by Genetec. The total cost is \$181,801.11. These new cameras will also replace the cameras in the interview rooms at the police department and has the ability to add cameras to the secure evidence area and lobby of the department at a later time. The storage costs are all built into the cost as it is a cloud based storage solution.

STAFF RECOMMENDATION:

COMMITTEE RECOMMENDATION:

BODY CAMERA AND IN-CAR SYSTEMS						
Mfg. P/N	Category	Description	MSRP	Qty	Price	Ext. Price
HARDWARE						
OADXXXXXAXX1	In-Car	VR-X20 i5 LTE with Blackbox Recording,DVR (VR-X20)-Integrated 8GB RAM + 256GB SSD + 2nd 256GB SSD + Battery Backup + WIFI + GPS + Crash Sensor, DVR mounting bracket, A/V input cable, 4G LTE (EM7511), 1 year hardware warranty	\$4,787.00	18	\$3,497.72	\$62,958.96
OPX01X	In-Car	Display (CU-D50) - 5inch Touch Display, includes cable (16ft)	\$299.00	18	\$230.46	\$4,148.28
ORN06X	In-Car	ZERODARK FHD IP CAMERA CA-NF21-W, (WIND SHIELD MOUNT),INCLUDES CABLE (25FT)	\$320.85	18	\$360.96	\$6,497.28
ORN09X	In-Car	ZERODARK FHD IP CAMERA CA-NF21-180IR, Standard Mount, Camera Only	\$449.00	18	\$346.29	\$6,233.22
591GVS000015	In-Car	Vehicle Antenna - AirGain MultiMax, 3in1, WiFix2-GPSx1, Bolt Mount, 19ft, Black	\$235.00	18	\$155.35	\$2,796.30
OIA01X	In-Car	Mounting Bracket (Visor) - Universal for Display (CU-D50) ONLY	\$49.00	18	\$39.78	\$716.04
OVWX2MXXXXX1	BWC	Body Worn Camera (BC-02),64GB + FHD/HD/WVGA + WiFi + GPS + BLE, 1 year hardware warranty (compatible with magnetic charge cable ORB39X)	\$316.59	28	\$280.89	\$7,864.92
OD2DAU	BWC	Body Worn Camera (BC-02) - 8 Port Multidock with Datamover (MD-02D), includes 90W AC Adapter (US)	\$1,322.47	3	\$1,238.55	\$3,715.65
OTX11X	BWC	Body Worn Camera Bluetooth Trigger Box (TB-02)	\$157.76	18	\$139.55	\$2,511.90
OLX0BX	BWC	Body Worn Camera USB Extension Cable for VD-02, 12.5 ft	\$19.00	18	\$18.73	\$337.14
ORB24X	BWC	Body Worn Camera (BC-02) - Single Port Dock (VD-02), dock ONLY	\$66.06	18	\$64.62	\$1,163.16
ORB41X	BWC	Body Worn Camera dual side magnetic mount	\$59.00	28	\$55.25	\$1,547.00
ORB39X	BWC	Body Worn Camera (BC-02), magnetic quick release charging USB cable	\$69.00	18	\$64.62	\$1,163.16
					Subtotal	\$101,653.01
CLOUD PLAN (ANNUAL, 5 YEAR TERM)						
OUA041	In-Car and BWC	Year 1: Getac Cloud - Yearly Plan 4(Cloud Unlimited, SW maintenance)	\$1,060.00	46	\$500.00	\$23,000.00
					Subtotal	\$23,000.00
INSTALLATION, CONFIGURATION AND TRAINING						
OZX01X	In-Car and BWC	GETAC VIDEO SOLUTION ON-SITE CONSULTING	\$2,700.00	2	\$2,395.55	\$4,791.10
OZX04X	In-Car and BWC	Getac Video Solution - Remote Setup, Configuration, or Pre-Testing - Per day	\$1,400.00	1	\$1,242.14	\$1,242.14
OZX07X	In-Car and BWC	Getac Video On-Site Training - Per day	\$2,700.00	1	\$2,395.55	\$2,395.55
					Subtotal	\$8,428.79
EXTENDED WARRANTY (OPTIONAL, RECOMMENDED, PAID UPFRONT)						
GE-SVBWEXT1Y	BWC	Body Worn Camera (BC-02) - BC-02 Extended Warranty - Year 2	\$62.47	56	\$59.41	\$3,326.96
OVWX2MXXXXX21	BWC	Body Worn Camera (BC-02), 25th month device refresh option program, full upfront, 1 year hardware warranty	\$316.59	28	\$280.89	\$7,864.92
OVWX2MXXXXX41	BWC	Body Worn Camera (BC-02),49th month device refresh option program, full upfront, 1 year hardware warranty	\$316.59	28	\$280.89	\$7,864.92
GE-SVDNEXT4Y	In-Car	DVR + Cameras + Display Extended Warranty - Years 2, 3, 4 & 5	\$849.00	18	\$750.90	\$13,516.20
					Subtotal	\$32,573.00
					In-Car and BWC Total	Year 1
						\$165,654.80
						Year 2
						\$23,000.00
						Year 3
						\$23,000.00
						Year 4
						\$23,000.00
						Year 5
						\$23,000.00

Northland Business Systems Proposal for:

Hudson PD In-Car and BWC Hosted Solution

INTERVIEW ROOM SOLUTION (2 Rooms)						
Mfg. P/N	Category	Description	MSRP	Qty	Price	Ext. Price
HARDWARE						
OAAXXXXAXX1	Interview Room	VR-X20 i3 Only with Blackbox Recording DVR (VR-X20-i3)-Integrated 4GB RAM + 256GB SSD + 2nd 256GB SSD + Battery Backup + WIFI +	\$4,088.00	2	\$2,986.98	\$5,973.96
MM-G01-100	Interview Room	MIC (MM-G01) – Interview Room Microphone, Includes Cable 100 FT	\$89.00	4	\$69.59	\$278.36
OAX02U	Interview Room	DVR (VR-X10) – 150W AC Adapter Kit (US)	\$149.00	2	\$114.91	\$229.82
TBD	Interview Room	1 Multi-View and 1 Covert cameras per interview room, 4 cameras total		1	\$3,000.00	\$3,000.00
					Subtotal	\$9,482.14
CLOUD PLAN (ANNUAL, 5 YEAR TERM)						
OUA041	Interview Room	Year 1: Getac Cloud - Yearly Plan 4 (Cloud Unlimited, SW maintenance)	\$1,060.00	2	\$500.00	\$1,000.00
					Subtotal	\$1,000.00
INSTALLATION, CONFIGURATION AND TRAINING						
OZX01X	Interview Room	GETAC VIDEO SOLUTION ON-SITE CONSULTING	\$2,700.00	1	\$2,395.55	\$2,395.55
NBS1011	Interview Room	Northland Install. Assumes Drop down ceiling and no drilling. Price subject to site survey	\$3,000.00	1	\$2,500.00	\$2,500.00
					Subtotal	\$4,895.55
EXTENDED WARRANTY (OPTIONAL, RECOMMENDED, PAID UPFRONT)						
GE-SVDVEXT4Y	Interview Room	DVR EXTENDED WARRANTY - YEARS 2 - 5	\$499.00	2	\$384.31	\$768.62
					Interview Room Total	Year 1 \$16,146.31
						Year 2 \$1,000.00
						Year 3 \$1,000.00
						Year 4 \$1,000.00
						Year 5 \$1,000.00

GRAND TOTALS	
In-Car, BWC, and Interview Rooms	
Year 1	\$181,801.11
Year 2	\$24,000.00
Year 3	\$24,000.00
Year 4	\$24,000.00
Year 5	\$24,000.00
	<u>\$277,801.11</u>



Michael Mroz
Public Works & Parks Director
505 Third Street
Hudson, Wisconsin 54016
mmroz@ci.hudson.wi.us
ph: 715-716-5746
www.ci.hudson.wi.us

TO: Common Council
FROM: Michael Mroz; Parks & Public Works Director
DATE: February 9, 2021
SUBJECT: Approve the Request to place a temporary sled holder/
structure at the Vine Street Sledding hill- Emily Mandell

BACKGROUND:

At the Park Board meeting held on January 2, 2021, staff was directed to contact the City Attorney to discuss liability concern with the placement of a temporary sled holder/structure at Vine Street Sledding Hill.

(Attached is the proposal noting the specifications and a drawing).

Per discussion with the City Attorney, it is suggested a sign be placed next to the structure stating "**These sleds are donated by private citizens. Use at your own risk**"

Public Works & Park staff will continue to monitor the sledding hill and remove any sleds that are damaged or left on the sledding hill

MOTION by Nese, second by Deziel to approve the placement of a temporary structure at the Vine Street sledding hill and to post signage per the recommendation of the City Attorney. Noted the city staff will monitor the area and remove any items that appear to be damaged. **MOTION CARRIED.**

Vine Street Sled Structure Proposal

Emily Sies-Mandel <emily.ann.sies@gmail.com>

Wed 1/6/2021 4:10 PM

To: Deb Andrews <dandrews@hudsonwi.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Proposal

Hudson community members seek to contribute a temporary sled holder/ structure to be seasonally placed at the Vine Street Sledding Hill. This structure would serve as a free lending library for sleds, and, as such, would help support outdoor recreation opportunities for community members. In addition, this structure would help support a safe form of recreation amidst COVID considerations.

Similar to the "Little Free Library" concept, sleds could be placed in the structure and used by residents. Community members would have the opportunity to take a sled, and use it for recreation, and then return the sled for community use with good stewardship.

Dimensions

22 inches wide

32 inches tall

30 inches deep

Ability to collapse for ease of transport and storage

Dimensions account for varying sled types (saucer, plastic, foam sleds)

Dimensions account for holding 5-7 sleds at any given time

Dimensions account for youth usage

****Attached are prototype drawings that depict dimensions** WILL SEND PHOTOS IN A FOLLOWING, SEPERATE EMAIL**

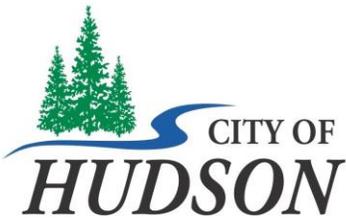
Installation

Construction and installation could occur within a short timeframe to take advantage of the abundant amount of snow. There is identified and confirmed community member support for gathering the materials and building the structure; no funds are being requested in this community-driven project. The proposed location of the structure is within the location "Vine Street Square" as seen in GOOGLE MAPS. The proposed location is on the corner of Cole Street and 10th Street in Hudson.

Specifics

Any additional sleds remaining at the end of the winter sledding season may be stored or donated. Additionally, the shelter could be stored off season and brought out for the winter months, The structure could be secured at the base by sandbags as well. Little to no maintenance is required for this community project.





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

.TO: Common Council
FROM: Community Development
DATE: 15 February 2021
SUBJECT: Discussion and possible action on Resolution 3-21: Chippewa-St. Croix Rail Commission

BACKGROUND INFORMATION:

The City of Hudson has been asked to consider becoming part of the Chippewa-St. Croix Rail Commission. City staff were invited to participate in an informational webinar in mid-December to learn more. The initiative is focused on the creation of a passenger train service from Eau Claire, WI to St. Paul Union Depot. The very preliminary plan calls for leasing existing Union Pacific tracks and having stations in Eau Claire, Menomonie, Baldwin, Hudson/River Falls, Stillwater, and St. Paul. The service would be operated by a private partner, potentially a Chicago-based firm called Corridor Rail Development. Ride-sharing, cabs, and/or buses would provide transportation to and from the stations.

This project is at the start of the planning phases. Various studies and engineering and financial analyses have been completed over the past twenty years by the West Central Wisconsin Rail Coalition. The creation of a commission would establish an independent, multi-jurisdictional body to make decisions.

The following governmental units have been asked to consider being involved: counties of Eau Claire, Chippewa, Dunn, St. Croix, and Pierce; Village of Baldwin, and the cities of Hudson, New Richmond, River Falls, Menomonie, Eau Claire, Chippewa Falls, and Altoona. Participants would each designate a staff member to participate in commission meetings.

RECOMMENDATION:

If desired, the City Council should adopt Resolution 3-21 and direct the City Administrator or their designated representative to participate in future meetings of the Chippewa-St. Croix Rail Commission.

ATTACHMENTS:

Resolution 3-21

Prepared by: Emily Boles, Executive Assistant
 Through: Mike Johnson, AICP, Community Development Director

CITY OF HUDSON
RESOLUTION NO. 3-21

RESOLUTION SUPPORTING THE CREATION OF THE CHIPPEWA-ST. CROIX RAIL
COMMISSION WITH COUNTIES AND MUNICIPALITIES

WHEREAS, the City of Hudson is interested in participating in efforts to expand passenger rail services into western Wisconsin and the Chippewa Valley along the

WHEREAS, the City of Hudson is interested in participating in efforts to expand passenger rail services into western Wisconsin and the Chippewa Valley along the I-94 corridor from St. Paul, Minnesota; and

WHEREAS, every day there are thousands of individuals who travel between the Twin Cities and the St. Croix Valley and the Chippewa Valley for purposes of commuting to work; conducting business; pursuing higher education; engaging in tourism, shopping, and recreation activities; and connecting to travel hubs for national and international travel; and

WHEREAS, both the Wisconsin State Rail Plan and the Minnesota State Rail Plan, federally mandated official transportation plans created by the respective states, include the Twin Cities Eau Claire line as a planned future passenger rail route; and

WHEREAS, over the past several years, the West Central Wisconsin Rail Coalition has worked to develop partners to create a public-private partnership to bring passenger rail service to the West Central Wisconsin area, including the Chippewa Valley and the St. Croix Valley. This coalition was initially formed out of the Momentum West economic development organization and has seen interest or involvement from the counties and municipalities in the I-94 corridor, including the counties of Eau Claire, Chippewa, Dunn, St. Croix and Pierce, and the Village of Baldwin, and the cities of Hudson, New Richmond, River Falls, Menomonie, Eau Claire, Chippewa Falls, and Altoona; and

WHEREAS, the Wisconsin Gateway Corridor Coalition, a similar predecessor initiative, was involved in the bi-state Gateway Corridor Study Alternative Analysis that showed promise for future public transportation in the Twin Cities-Eau Claire corridor; and

WHEREAS, the West Central Rail Wisconsin Coalition and its Passenger Rail Organizing Council has been working with Union Pacific Railroad, owner of the tracks, to implement passenger service, and Union Pacific Railroad has indicated that it will enter into a memorandum of understanding regarding service implementation upon satisfactory completion of an engineering study of the existing Union Pacific Railroad rail line to determine the need for capacity and capital improvements; and

WHEREAS, the continued planning and development of the rail corridor is critical to the transportation needs of the St. Croix Valley and the Chippewa Valley. It is necessary to have a multijurisdictional body independent of any one county or municipality to govern the implementation, creation, and continuation of passenger rail service through the multiple counties

and municipalities that the proposed rail corridor will pass through to oversee the relationship between the private and public sector, coordinate guidelines for site selection and development of stations, apply for federal grant programs, coordinate with jurisdictions in the state of Minnesota, and coordinate with the Wisconsin Department of Transportation and the Federal government; and

WHEREAS, the multijurisdictional body or commission would need to be independent, but supported by the individual counties and municipalities to promote decisions that are independent and made for the best interest of the passenger rail corridor; and

WHEREAS, the purpose of the commission would be to advance the public interest by pursuing the implementation of passenger rail service and other public transportation improvements to serve the St. Croix Valley and the Chippewa Valley; and

WHEREAS, activities that the commission could participate in may include:

- *Identify the public benefits of passenger rail and other public transportation improvements to connect the Chippewa/St. Croix region to the Twin Cities, as well as Madison, Milwaukee, and Chicago.*
- *Identify, support, and facilitate initiatives to implement passenger rail service, including public-private partnerships, sponsors, operators, federal and state funding opportunities, relationships among governments and stakeholders, feasibility studies, and the like.*
- *Pursue opportunities for transit orientated development, value capture financing, and other community-related benefits at station locations to ensure the fullest possible economic benefits from service implementation.*
- *Foster cooperation among Wisconsin and Minnesota governments, agencies, and other entities. Determine the long-term role of the commission, or other organization that might be created to coordinate public involvement in the service, including any legislative or other action that might be needed. Participate in determining the appropriate project roles for this commission, state DOTs, counties and municipalities, private partners and real estate developers, and advocacy or educational organizations like the West Central Rail Coalition.*
- *Determine and coordinate zoning, environmental, safety, and other regulatory related requirements.*
- *Participate in current and future planning processes, including the Wisconsin and Minnesota State Rail Plans, Federal Railroad Administration Midwest Corridor Study, and the local MPO; and*

WHEREAS, creation of a commission will require the individual counties and municipalities to adopt a resolution committing to being a part of and agreeing to assist in the development and creation of the commission and its by-laws, and committing to appointing the appropriate individuals to serve on the commission; and

WHEREAS, initially, it would be beneficial if the counties and municipalities adopting a resolution similar to this one, agreeing to participate in the creation of the Chippewa-St. Croix Rail Commission, each appoint one representative to a committee to create rules and by-laws for the

commission and to recommend enabling resolutions and/or agreements for all participating counties and municipalities. The West Central Wisconsin Rail Coalition shall have at least 2 members appointed to the committee for the creation of the Chippewa-St. Croix Rail commission; and

WHEREAS, pursuant to Wisconsin Statutes Section 66.0301 “municipalities,” including counties, may enter into agreements for the purpose of intergovernmental cooperation, including the development of joint transportation commissions.

NOW, THEREFORE, BE IT RESOLVED that the Hudson City Council supports the creation of the Chippewa-St. Croix Rail Commission, and agrees to commit the necessary staff resources for the development of an intergovernmental agreement and by-laws for the creation of a transportation commission that will oversee the implementation, creation, and continuation of passenger rail service in the Chippewa Valley and St., Croix Valley of Western Wisconsin.

BE IT FURTHER RESOLVED that the City of Hudson commits to development of a transportation rail commission upon the ratification of a resolution of commitment, the same or similar to this resolution, by at least 10 of the 13 of the following governmental bodies: Eau Claire County, Chippewa County, Dunn County, Pierce County and St. Croix County, and the Village of Baldwin, and the cities of Eau Claire, Chippewa Falls, Altoona, Menomonie, New Richmond, River Falls, and Hudson.

BE IT FURTHER RESOLVED that the City Clerk send a copy of this resolution to the clerks of the afore-mentioned counties and municipalities.

Dated this ____ day of February, 2020.

APPROVED:

Rich O’Connor, Mayor

ATTEST:

Becky Eggen, City Clerk
Drafted by City of Hudson



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

TO: Common Council

FROM: Plan Commission

DATE: 15 February 2021

SUBJECT: Discussion and possible action on a sponsorship of NR 116 CLOMR-F and LOMR-F applications for Riverfront Square at 106 Buckeye Street – Riverfront Properties Inc.

BACKGROUND:

Proposed Project:

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.

Variance Information:

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. This postponement of action has led to the current building design not meeting floodplain requirements to move people on the south side of the building in the event of a flood emergency. Meanwhile, the variance to permit the elevator underrun pit to be 3 feet below the regional flood elevation was approved.

Because the developer's variance application for a reduction in fill extension was not approved along the south property line, they shrunk the building design and are now moving forward on an application for CLOMR-F/LOMR-F.

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 from FEMA of a Conditional Letter of Map Revision based on Fill (CLOMR-F) prior to construction of footings and foundation. The purpose of the CLOMR-F is to have FEMA provide a formal statement specifying that this proposed structure, to 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. The applicant is then 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). The purpose of a LOMR-F is to ensure that the structure is physically out of the floodplain and would serve as a formal request to be removed from the FEMA-established floodplain.

If the CLOMR-F or LOMR-F are not approved by FEMA, 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. Sponsorship of this application on the City's behalf means that the City of Hudson has reviewed the proposed project and finds that it meets or exceeds all community floodplain management requirements and that all necessary Federal, State, and local permits will be obtained.

PLAN COMMISSION RECOMMENDATION:

At its February 2nd, 2021 meeting, the Plan Commission recommended approval of the concept development plans, preliminary certificate of compliance, and preliminary downtown design review as presented with the following conditions:

- 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.
- 10) That parking requirements and construction phasing plans be reviewed in detail by city staff and the Plan Commission.

ACTION REQUESTED:

Approve the request of sponsorship in the CLOMR-F application and, when the fill is placed and an elevation certificate is provided by the application, allow city staff to approve of sponsorship of the LOMR-F application for Riverfront Square at 106 Buckeye Street.

ATTACHMENTS:

CLOMR-F and LOMR-F applications

Supporting documents (approved by Plan Commission):

- 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

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)

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION 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 1.25 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:
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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.:
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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

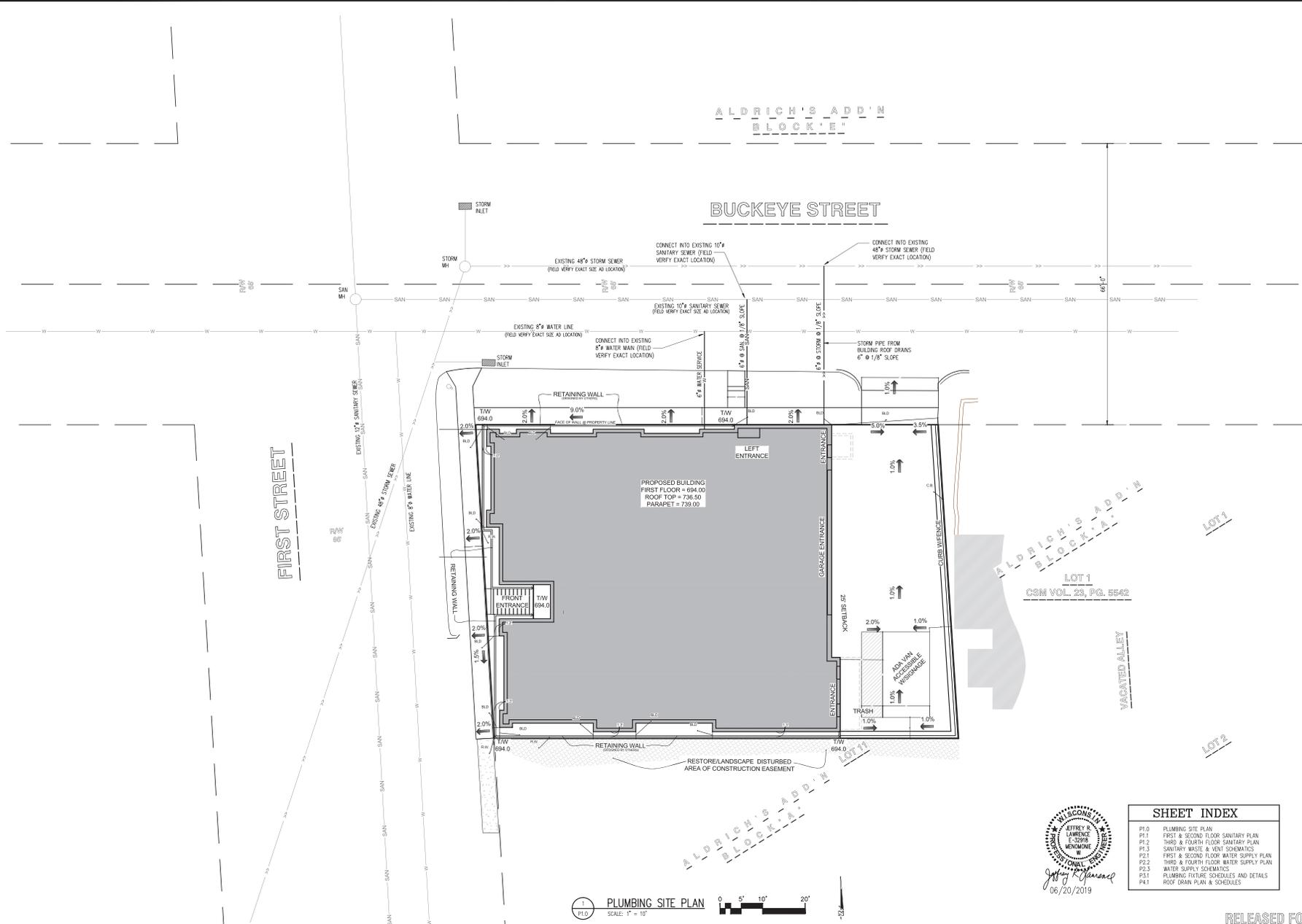
<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">1</td> <td style="width: 25%; text-align: center;">2</td> <td style="width: 25%; text-align: center;">3</td> <td style="width: 25%; text-align: center;">4</td> </tr> </table>	1	2	3	4	-	<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">5</td> <td style="width: 25%; text-align: center;">6</td> <td style="width: 25%; text-align: center;">7</td> <td style="width: 25%; text-align: center;">8</td> </tr> </table>	5	6	7	8	-	<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">9</td> <td style="width: 25%; text-align: center;">10</td> <td style="width: 25%; text-align: center;">11</td> <td style="width: 25%; text-align: center;">12</td> </tr> </table>	9	10	11	12	-	<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">13</td> <td style="width: 25%; text-align: center;">14</td> <td style="width: 25%; text-align: center;">15</td> <td style="width: 25%; text-align: center;">16</td> </tr> </table>	13	14	15	16		<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Month</td> <td style="width: 50%; text-align: center;">Year</td> </tr> </table>	Month	Year
1	2	3	4																							
5	6	7	8																							
9	10	11	12																							
13	14	15	16																							
Month	Year																									

_____ Date _____ Signature _____

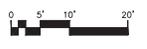
NAME (AS IT APPEARS ON CARD): _____
(please print or type)

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

DAYTIME PHONE: _____



1 P.T.O. 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

PROJECT:	PROPOSED PROJECT FOR: RIVERFRONT SQUARE HUDSON, WISCONSIN
SHEET NO.:	P1.0
DATE:	05/10/19
DWG. FILE:	9220022P1.0
REF. FILE:	DRAWINGS
DRW. NUMBER:	922-002
REVISION DESCRIPTION:	
NAME:	
DATE:	


Auth-Consulting/associates


S&L Land Surveying

COMPANY OFFICE:
 500 Park Street
 Wausau, WI 54981
 PH: 715-335-1400
 FAX: 715-335-1402

PROJECT: PROPOSED PROJECT FOR:
 RIVERFRONT SQUARE
 HUDSON, WISCONSIN





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
651-301-8462

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, U.L. 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

- FIRE EXTINGUISHER
- EXIT LIGHT
- EMERGENCY BACKUP LIGHT

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.

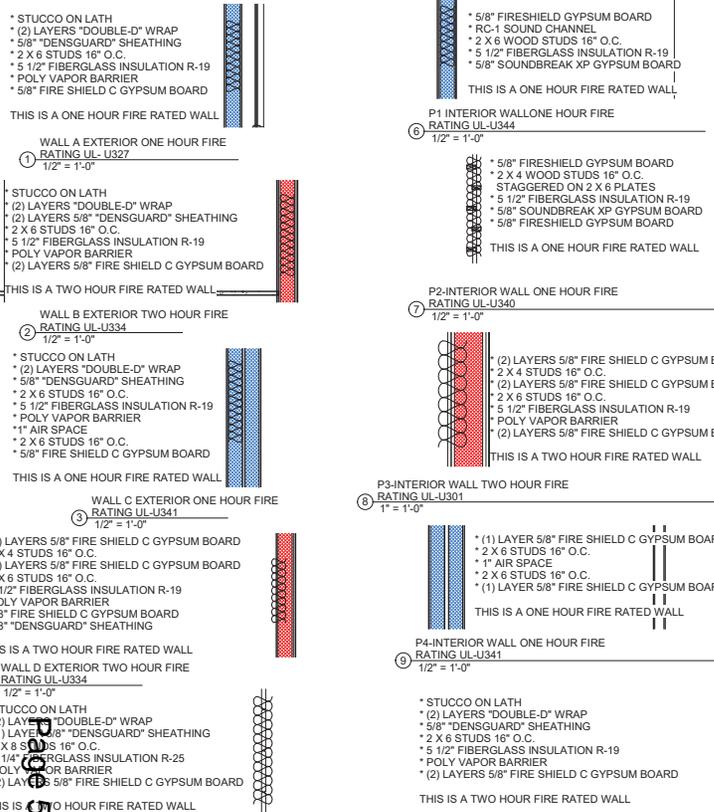
Sheet Number	Sheet Name
A0	TITLE SHEET
A0.1	Landscape Plan
A1	FRONT/WEST ELEVATION
A2	LEFT/NORTH ELEVATION
A3	RIGHT/SOUTH ELEVATION
A4	REAR/EAST ELEVATION
A5	FOUNDATION
A6	FIRST FLOOR
A6.1	FIRST FLOOR CEILING
A7	SECOND FLOOR
A7.1	SECOND FLOOR CEILING
A8	THIRD FLOOR
A8.1	THIRD FLOOR CEILING
A9	FOURTH 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	TITLE SHEET
A20	PROFESSIONAL SEAL
A21	INTERIOR ELEVATIONS
A22	ROOM WINDOW DOOR SCHEDULE AND TYPES
A26	THIRD FLOOR CONDOS
A27	FOURTH FLOOR CONDOS

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 ATTACHMENT #b
TITLE SHEET





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.

Daniel J. Gleeson



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
 FRONT/WEST
 ELEVATION

Date 4-24

Report Attachment #b.

A1



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.



NORTH 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
 LEFT/NORTH
 ELEVATION

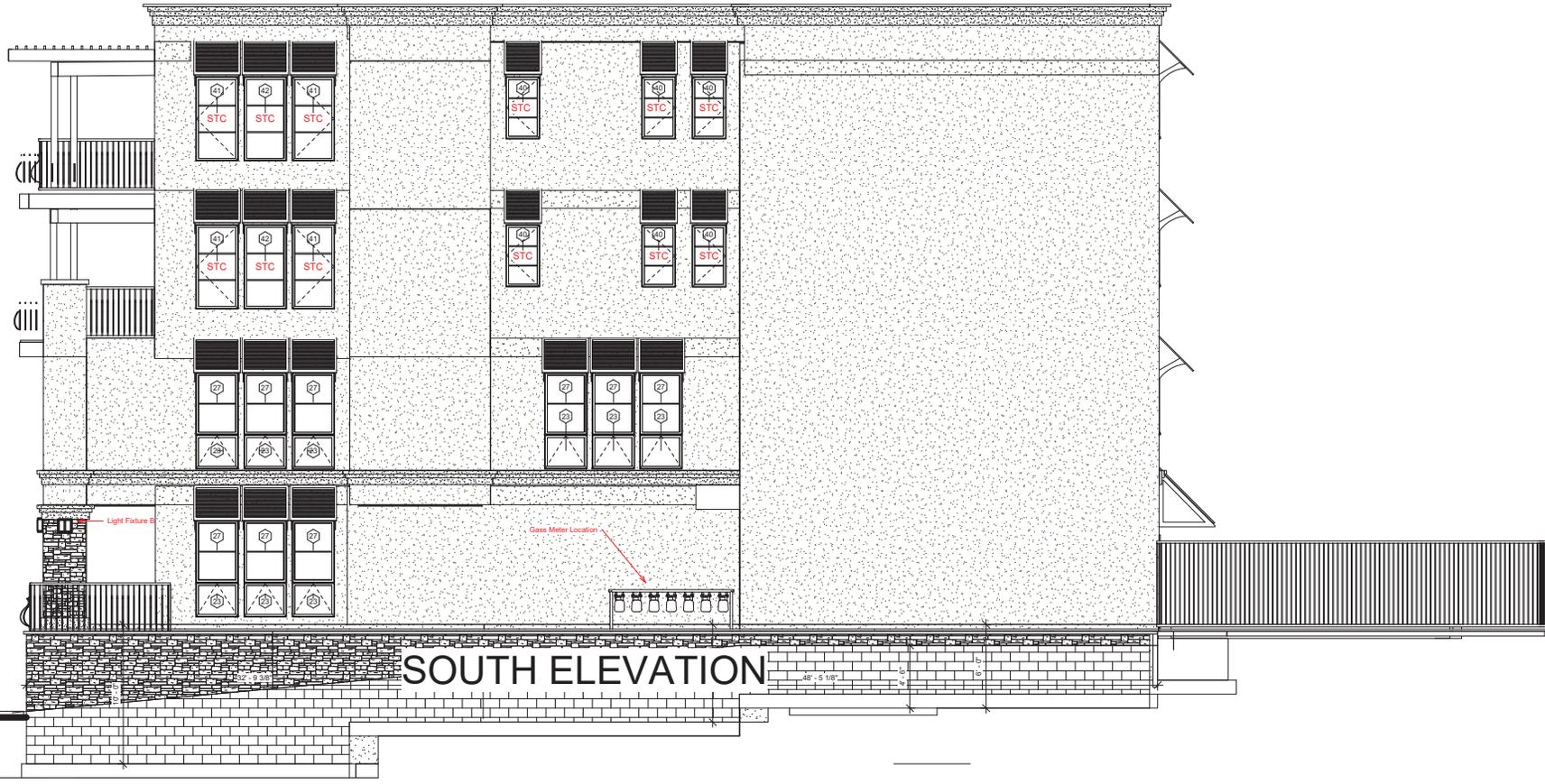
Date 4-24

Report Attachment #b.
 AN



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.

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

Report Attachment #b.

A3



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.

Daniel J. Gleeson

GLEESON ARCHITECTS
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REVISIONS

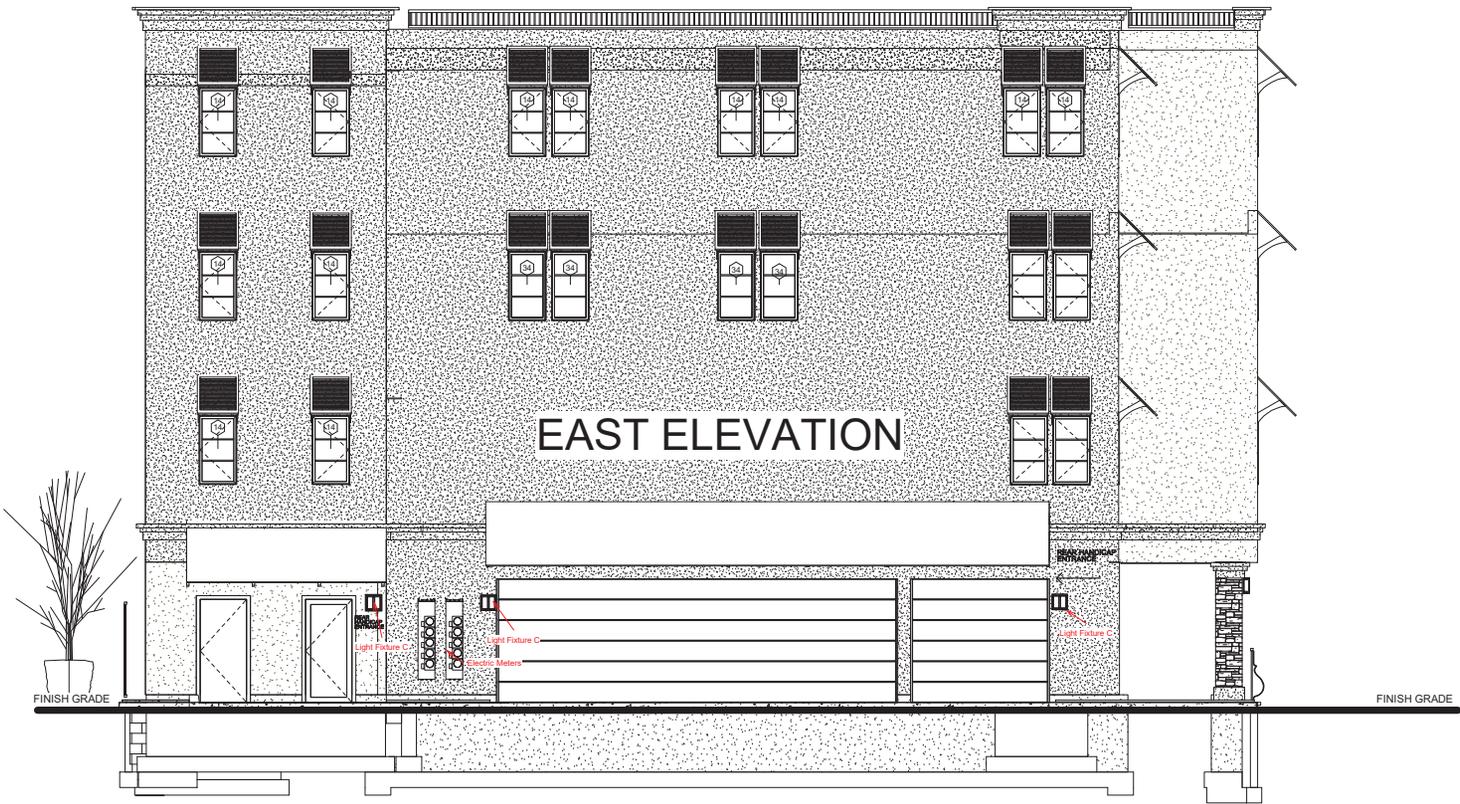
- 7-12-2019
- 8-16-2019
- 8-21-2019
- 9-25-2019

RIVERFRONT
 SQUARE
 PERMIT
 REAR/EAST
 ELEVATION

Date 4-24

Report Attachment #b.

A4



1 REAR/EAST ELEVATION
 1/4" = 1'-0"



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



<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, TECHN	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
COLORLED 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

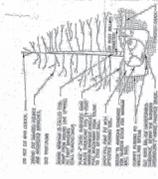
<i>Subtotal</i>	\$51,382.00
<i>Sales Tax</i>	_____
<i>Payments</i>	_____
<i>Total</i>	\$51,382.00

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.

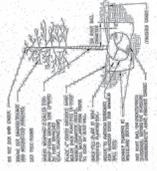
WARRANTY: All plants (except annuals, perennials, non-hardy roses, sod, and seed) shall be guaranteed to survive for a period of one year from planting and any that fail to survive shall be replaced once, provided payment terms are met, plants are properly watered and receive adequate care, and plants 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.

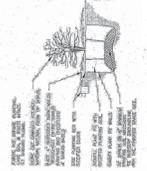
Date of Acceptance _____
 Signature _____



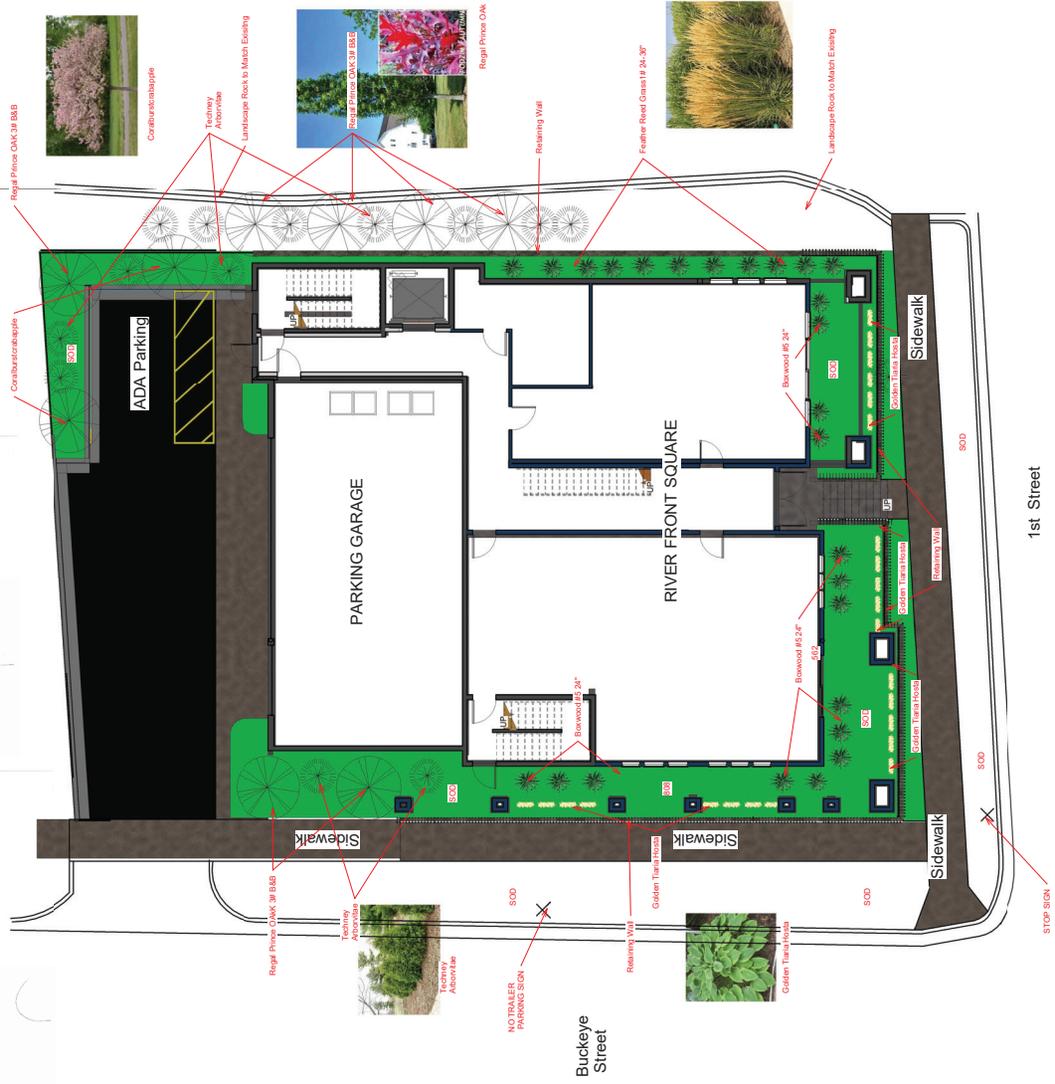
DECORATIVE TREE PLANTING



DECORATIVE TREE PLANTING



SHRUB PLANTING



4808 COTTAGE GROVE DRIVE WOODBURY, MN (951) 798-2022

PROJECT: RIVERFRONT SQUATRE
TITLE: LANDSCAPE PLAN

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

RIVERFRONT SQUARE PERMIT
Landscape Plan
4-24

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

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

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SITE PLAN

RIVERFRONT SQUARE RECONSTRUCTION

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
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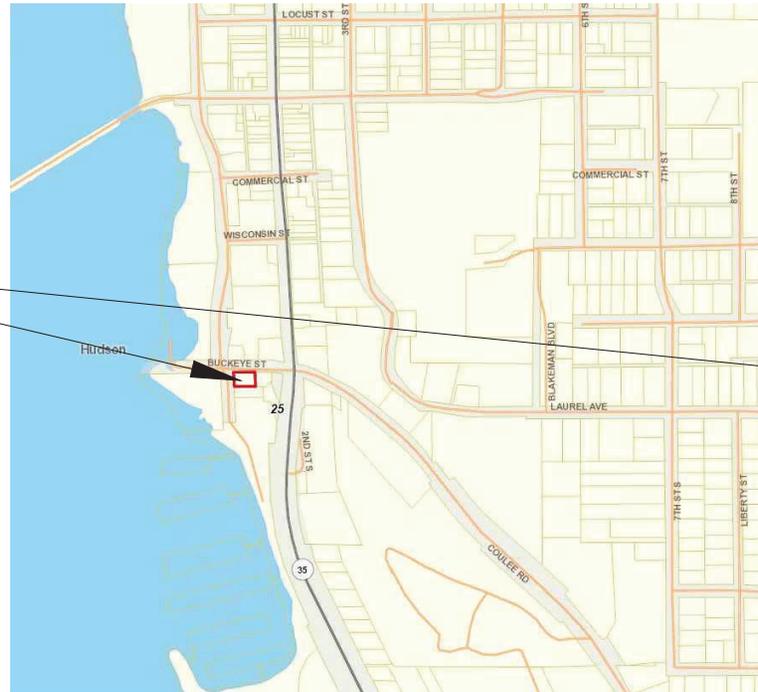
**SONNENTAG
CONSULTING, LLC.**

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

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

STANDARD LEGEND <small>(unless otherwise noted)</small>	
	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-(LENZENBUCKEYE)		
JOB NUMBER:	174-(RIVERFRONT)		
REVISION	DESC.	STAFF	DATE
	PRELIMINARY	JMS	01/17/19
	RELEASED FOR REVIEW	JMS	06/06/19
	CITY PLAN COMMISSION	JMS	02/08/20
	STORMWATER COLLECTION	JMS	06/20/20
	REVISED BUILDING LAYOUT	JMS	12/10/20

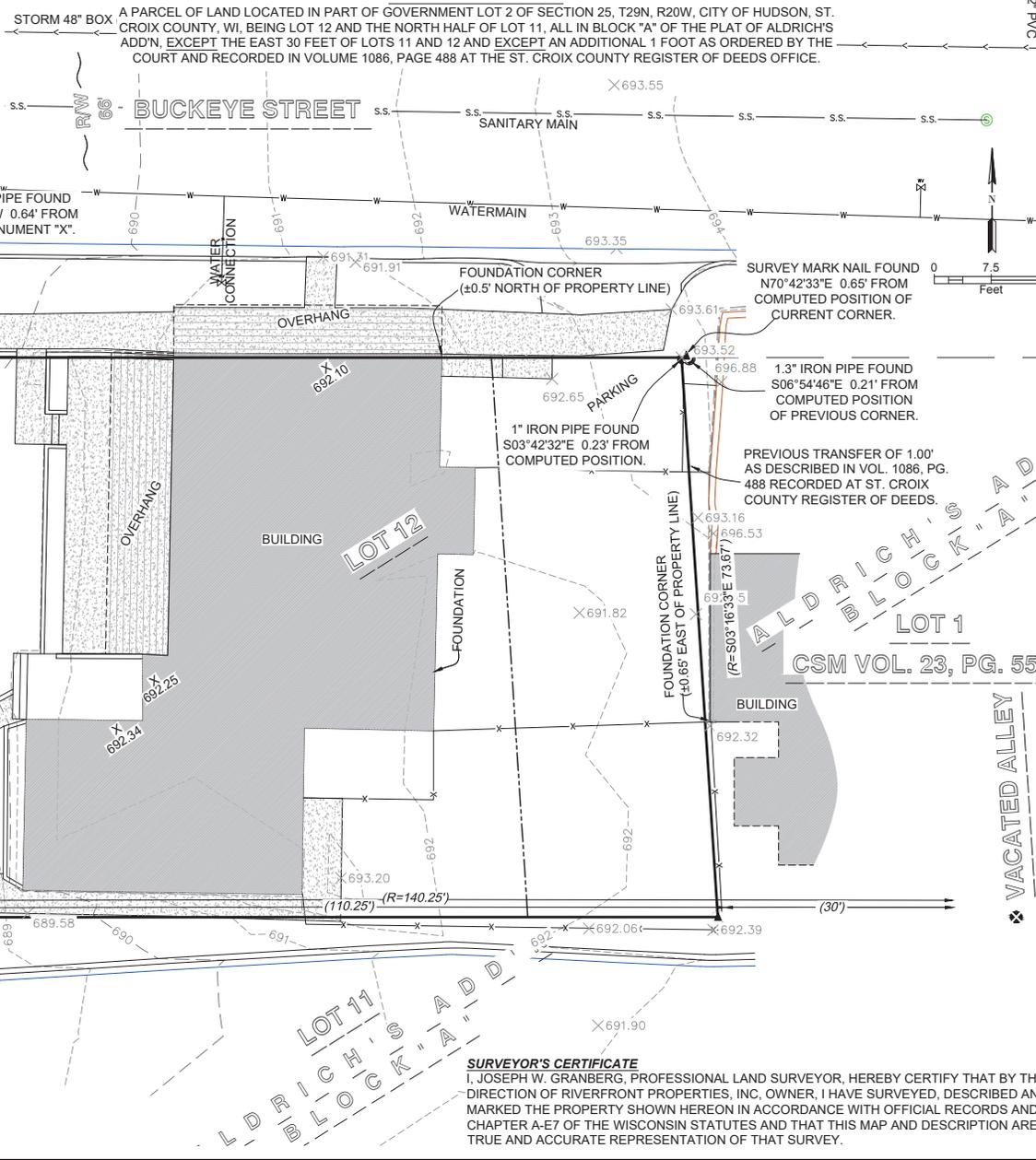
TITLE SHEET

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



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

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-LENZEN (BUCKEYE)	
REF FILE:		
JOB NUMBER:	157-LENZEN (BUCKEYE)	
REVISION DESC.	STAFF	DATE
RELEASED FOR REVIEW	JMS	07/16/18
FINAL CERTIFICATION	JMS	12/04/18
STORMWATER COLLECTION	JMS	06/02/20
REMOVED BUILDING LOCATION	JMS	12/04/20

* INDICATES NO CHANGE FROM PREVIOUS VERSION

PROPERTY SURVEY
SHEET NO.
2 OF 4

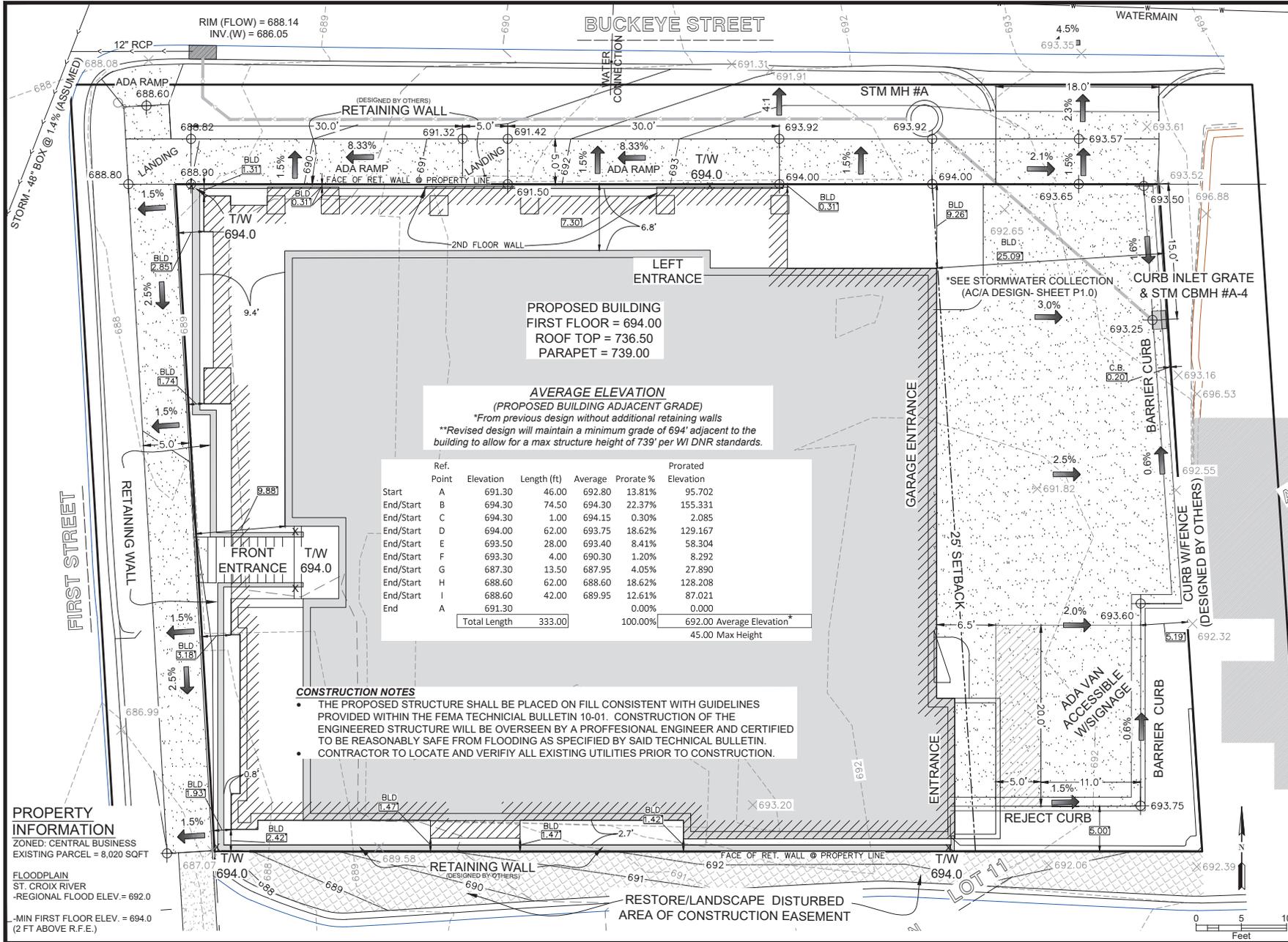
LEGAL DESCRIPTION

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.



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 SOFT

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
 ARCHITECTS + PLANNERS
 1175 HIGHWAY 36 EAST
 SAINT PAUL, MN 55109
 TELEPHONE: 651-246-1841
 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

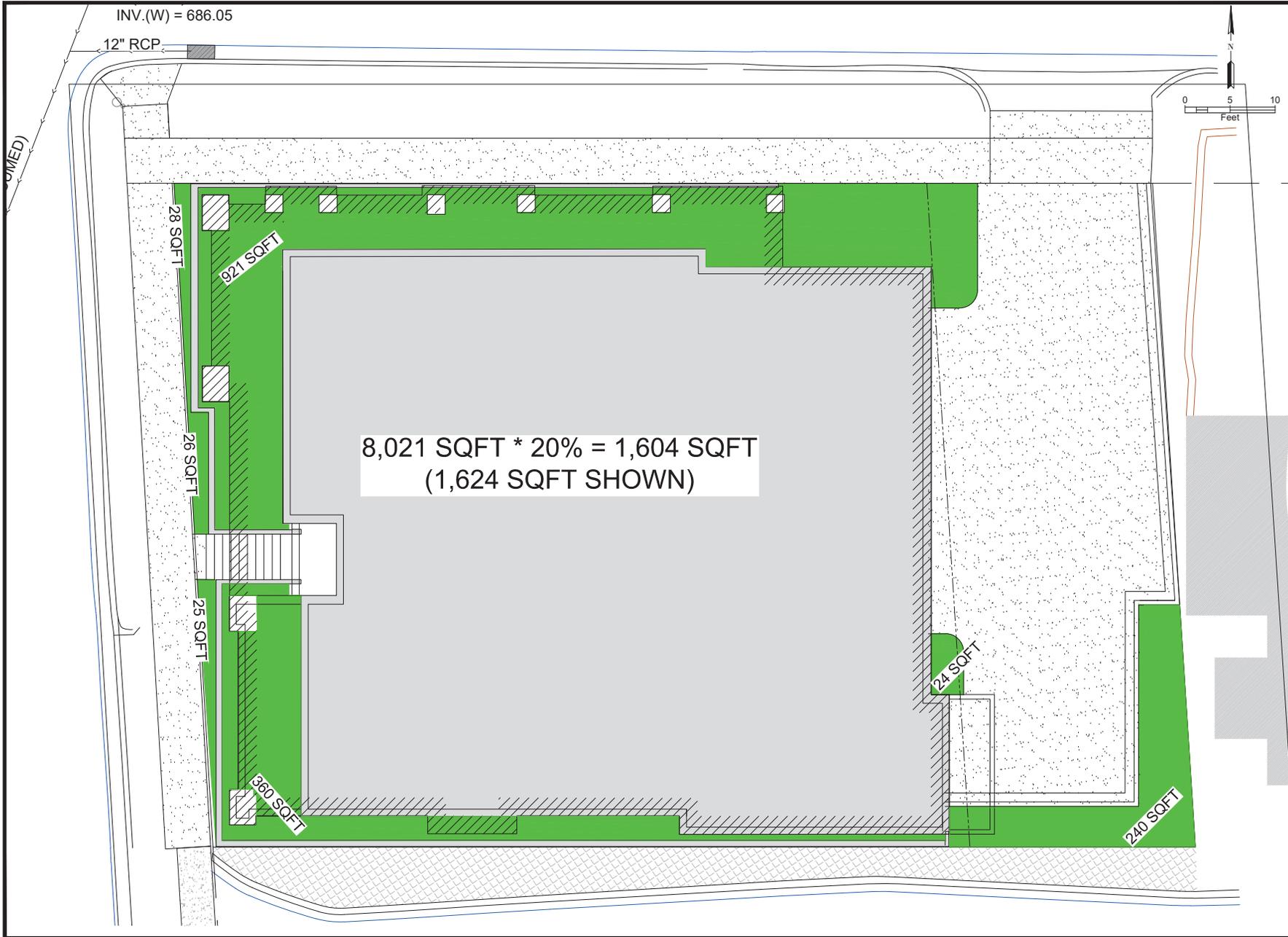
- 5FT CONTOUR
- 1FT CONTOUR
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION
- TOP OF RETAINING WALL
- DIMENSION PERPENDICULAR TO PROPERTY LINE

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	06/03/19	
CITY PLANS COMMISSION	JMS	04/23/20	
STORMWATER COLLECTION	JMS	06/20/20	
REVISED BUILDING LAYOUT	JMS	12/01/20	

SITE PLAN
 SHEET NO. 3 OF 4



SONNENTAG
CONSULTING, LLC.

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



PH. 715-246-7529

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.

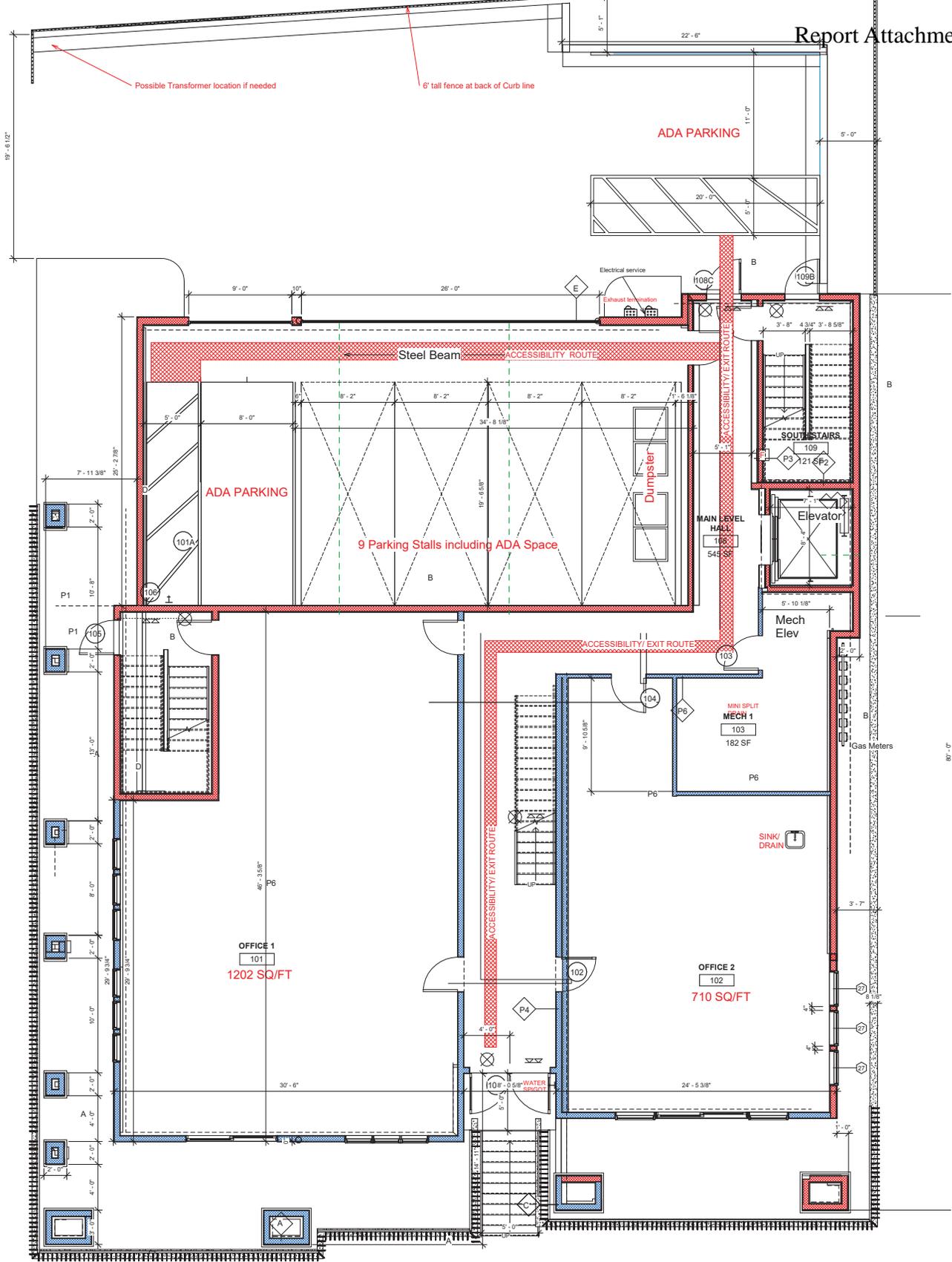
DRAWN BY: JMS
CHECKED BY: JWG
DATE: 07/26/18
DWG FILE: 157-LENZEN (BUCKEYE)
REF FILE:

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
SHEET NO.
4 OF 4

Report Attachment #b.



A6

FIRST FLOOR
RIVERFRONT
SQUARE
PERMIT

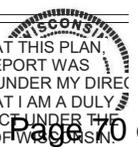
9-25-2019
8-21-2019
8-16-2019
7-12-2019

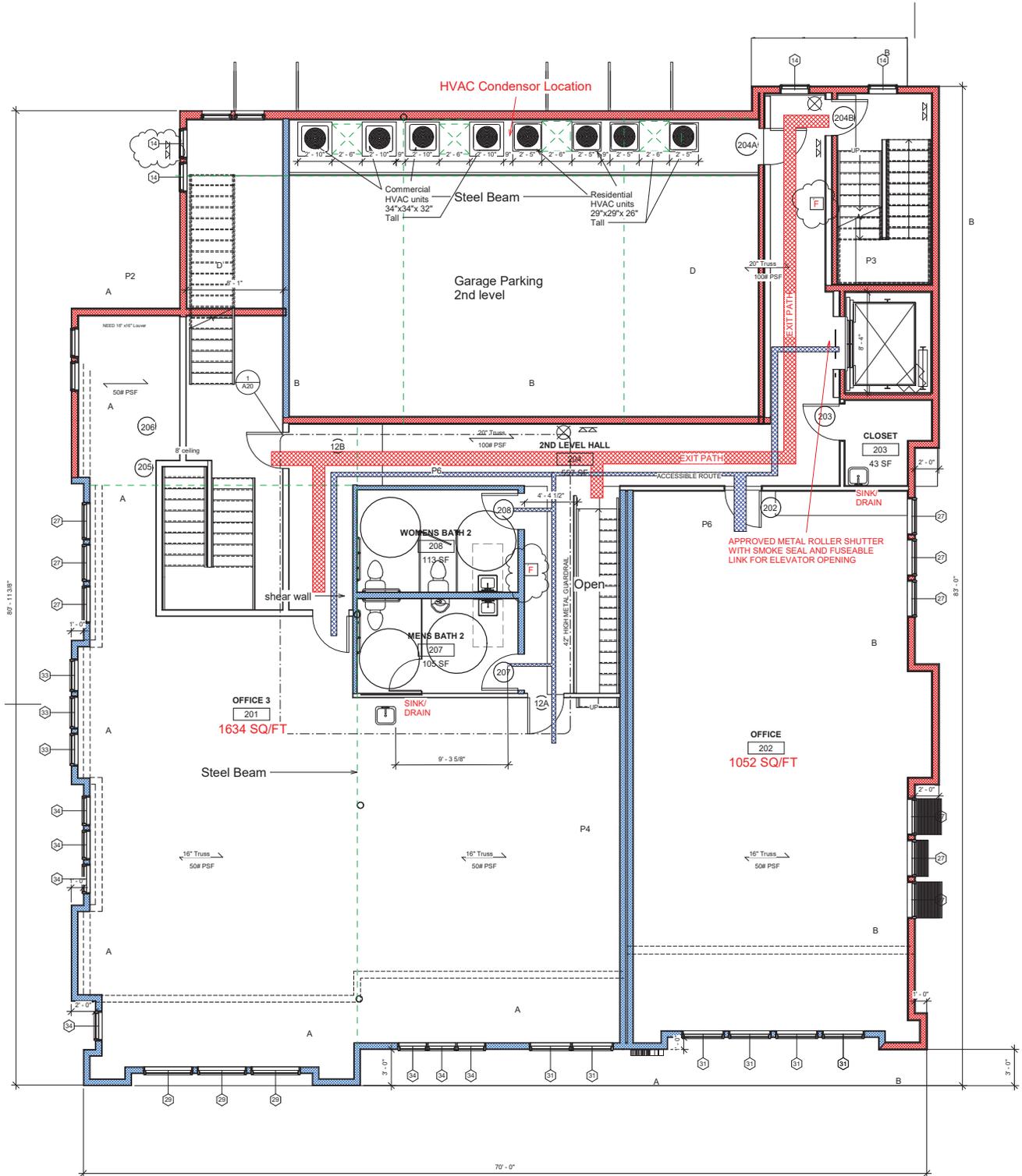
REVISIONS

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

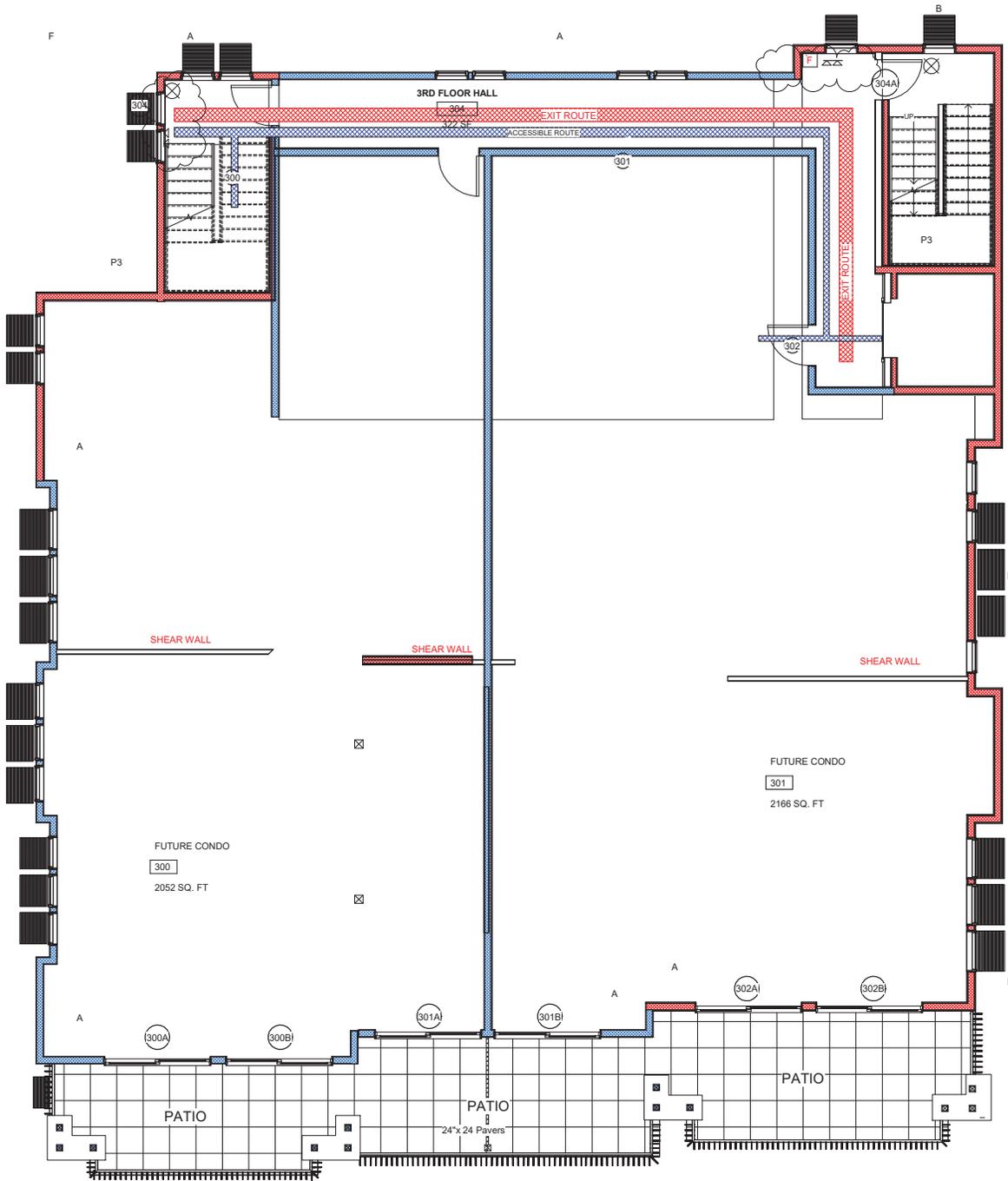
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

Page 70 of 85

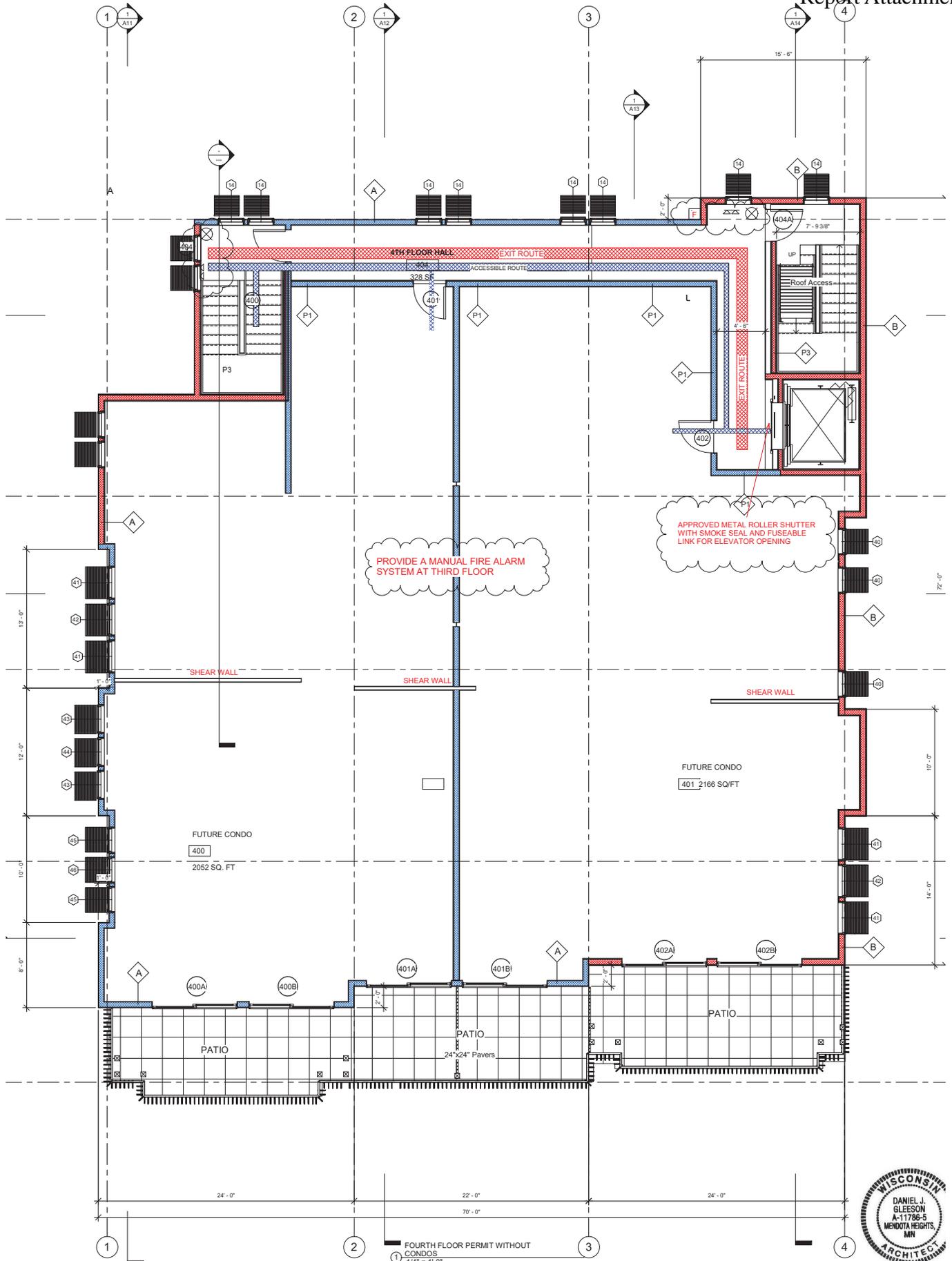




<p>A7</p> <p>SECOND FLOOR</p> <p>RIVERFRONT SQUARE PERMIT</p>	<p>9-25-2019</p> <p>8-21-2019</p> <p>8-16-2019</p> <p>7-12-2019</p>	<p>REVISIONS</p>	<p>GLEESON ARCHITECTS ARCHITECTS + PLANNERS 1175 HIGHWAY 36 EAST SAINT PAUL, MINNESOTA 55109-2007 TELEPHONE: 651-246-1841 dgarchitects@hotmail.com</p>	<p>I 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.</p> <p><i>Daniel J. Gleeson</i></p>
	<p>4.2.21</p>			



A8 4-21-19	RIVERFRONT SQUARE PERMIT THIRD FLOOR	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	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 MINNESOTA. Daniel J. Gleeson
				Page 72 of 85



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



A9

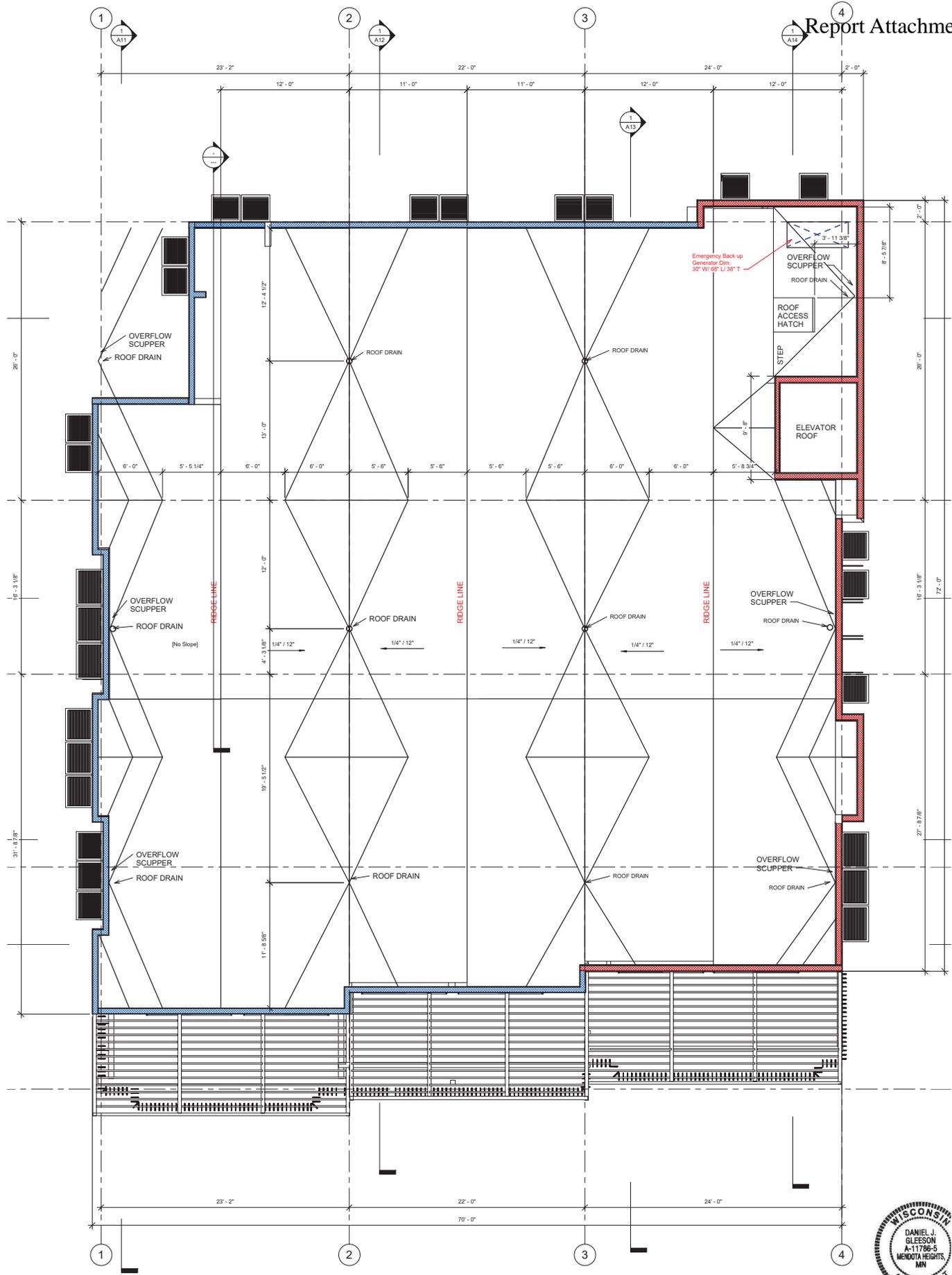
FOURTH FLOOR
RIVERFRONT
SQUARE
PERMIT

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
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dgarchitects@hotmail.com

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A10	RIVERFRONT SQUARE PERMIT	ROOF	9-25-2019	619
	RIVERFRONT SQUARE PERMIT	ROOF	8-21-2019	619
	RIVERFRONT SQUARE PERMIT	ROOF	8-16-2019	619
	RIVERFRONT SQUARE PERMIT	ROOF	7-12-2019	619

REVISIONS	GLEESON ARCHITECTS ARCHITECTS + PLANNERS 1175 HIGHWAY 36 EAST SAINT PAUL, MINNESOTA 55109-2007 TELEPHONE: 651-246-1841 dgarchitects@hotmail.com
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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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SUBMITTED TO: Mayor and Common Council

DATE: February 15, 2021

SUBMITTED BY: Aaron S. Reeves, City Administrator ^{AR}

REGARDING: Comments During Council Meetings

BACKGROUND:

Council Member Hall requested this item be added to the Council agenda.

While the Mayor has been very generous in allowing citizens to speak on all agenda items I have expressed my concerns about this since the very first meeting I attended and a citizen was allowed to comment during Council discussion of a non-public hearing item. This is not an effective way for meetings to operate and it opens us to legal issues. In all the cities I have worked at citizen comments were not allowed on any item that was not a public hearing or during the Citizen Comments time. There are a number of issues that are statutorily required to be a public hearing but we have opened the door for every topic to be one. This raises legal issues as detailed in the attached legal opinion from the League of WI Municipalities. At the bottom of page 4 they clearly state to not allow citizen comments outside the Citizen Comment period or public hearings. To maintain the legal ability to control Council meetings clear guidelines must be set and followed. Our current City Code Section 23-12 C says: “No person other than a member shall address the Council, except under order of business § 23-5D (note – that is Citizen Comment section), and except that citizens may address the Council with permission of the presiding officer as to matters which are being considered by the Council at this time.” So, our Code does already address this and we are now beginning to follow it as I have requested. If the Council feels that public input is needed on an issue, then they should call for a public hearing at a future meeting. That hearing can then be posted and published so citizens know that they can speak on that topic.

STAFF RECOMMENDATION:

Discuss and provide further direction if needed.

League of Wisconsin Municipalities - Legal Opinions

Governing Bodies / Governing Bodies #410

Governing Bodies #410

Governing Bodies 410

Legal comment discussing Legal comment answers questions regarding public comment periods at city council or village board meetings including the following: whether public comment period is required; ability of governing body members to respond to matters raised during public comment period or speak as member of public during such a period; first amendment forum analysis for evaluating body's ability to limit subject matter or persons who can speak during public comment period; examples of reasonable content-neutral time, place and manner regulations; and dealing with disorderly persons.

Governing Bodies / Governing Bodies #410 / Public Comment Q & A

Public Comment Q & A

Maria Davis, Assistant Legal Counsel and Claire Silverman, Legal Counsel, League of Wisconsin Municipalities

Governing Bodies / Governing Bodies #410 / Public Comment Q & A / Are governing bodies required to include a public comment period at meetings?

Are governing bodies required to include a public comment period at meetings?

No. The public does not have a constitutional right to speak at governmental body meetings¹ and Wisconsin Statutes do not require governing bodies to designate public comment periods at meetings. Wisconsin Stat. § 19.84(2) provides that the public notice of a meeting of a governmental body *may* include a period of public comment.² While Wisconsin's open meetings law and other statutes require that meetings be accessible to the public,³ they do not afford the public the right to address the governmental body. Although public comment periods are not required by law, many municipalities utilize public comment periods, finding they provide a valuable opportunity for constituents to offer feedback on matters in their community.

Governing Bodies / Governing Bodies #410 / Public Comment Q & A / Are governing body members able to speak/respond to citizens during public comment period?

¹:"League of Wisconsin Municipalities"

League of Wisconsin Municipalities - Legal Opinions

Are governing body members able to speak/respond to citizens during public comment period?

Yes, although there is a limit to how far that discussion should go if the subject was not specifically included in the meeting notice. Wisconsin Stat. § 19.83(2) provides that a governmental body may discuss any matter raised by the public during a public comment period that was publicly noticed. However, if members of the public raise subjects not specifically included in the meeting notice, the Wisconsin Department of Justice's Open Meetings Law Compliance Guide suggests, "it is advisable to limit the discussion of that subject and to defer any extensive deliberation to a later meeting for which more specific notice can be given." The compliance guide also states that a governmental body may not take formal action on a subject raised during public comment that was not also identified in the meeting's public notice.

Governing Bodies / Governing Bodies #410 / Public Comment Q & A / May governing body members speak as members of the public during a public comment period?**May governing body members speak as members of the public during a public comment period?**

No, unless the subject matter the governing body member intends to speak on was included in the meeting's public notice. The limited exception in Wisconsin Stat. § 19.84(2), allowing members of the public to bring up items not specifically on the agenda during a period of noticed public comment, is intended to allow local governments to be responsive to their constituents and to receive information from members of the public. However, it was not intended to allow members of governmental bodies to bring up matters without placing them on the agenda and giving notice to the public. Given that members of governmental bodies have ready access to the body's agendas, a body member's use of the § 19.84(2) exception to discuss unnoticed subject matter would likely be seen as an impermissible attempt to circumvent the open meetings law's notice requirements.

Governing Bodies / Governing Bodies #410 / Public Comment Q & A / Can governing bodies restrict the subject matter that may be discussed during a public comment period?**Can governing bodies restrict the subject matter that may be discussed during a public comment period?**

It depends on whether the governing body established the public comment period as a

League of Wisconsin Municipalities - Legal Opinions

designated public forum or a limited public forum. Nothing in the Constitution requires government to freely grant access to all who wish to exercise a right to free speech on every type of government property without regard to the nature of the property or to disruption that might be caused by speakers' activities.

Government ability to regulate or restrict protected speech depends, in part, on where that speech is occurring. Government property can be classified into three basic types of forums: (1) Traditional public forum; (2) designated public forum; and (3) non- public forum. Examples of a traditional public forum include, but are not limited to, public streets, parks, sidewalks, etc. A designated public forum is a place that is not traditionally open for expressive activity, but that the government has opened for expressive activity.⁵ Non- public forums are all other types of government property that have not been opened to expressive activity.

A governing body has limited ability to regulate speech in traditional and designated public forums.⁶ In either of these forums, a regulation based on the content of one's speech is subject to strict scrutiny, meaning the government must show that the regulation "is necessary to serve a compelling state interest and that it is narrowly drawn to achieve that end."⁷ In other words, the regulation must be the least restrictive means of achieving the compelling governmental interest.⁸ Regulations subject to a strict scrutiny analysis rarely survive. Governments may enforce reasonable time, place, and manner restrictions on speech in traditional and designated public forums provided they are content neutral, narrowly tailored to serve a significant government interest, and leave open ample alternative channels of communication.⁹ Regulations of speech based on viewpoint are always prohibited.

→ Generally, a governmental body meeting is not considered a traditional public forum. A governing body that includes a public comment period in its meetings will typically have created either a designated public forum or limited public forum. In a designated public forum, content-based restrictions on speech are subject to the same strict scrutiny analysis that applies to traditional public forums;¹⁰ thus, content-based restrictions of speech are unlikely to survive. A limited public forum is a type of designated public forum. In a limited public forum setting, governing bodies may restrict participating speakers to certain topics.¹¹ Those restrictions are then subject to intermediate judicial scrutiny and will survive so long as they are "reasonable in light of the purpose served by the forum" and do not restrict speech based on particular viewpoints within the permitted topics of conversation.¹² For example, a governing body could limit public comment discussions to agenda items, which might include discussion of whether to build a new public library, but it could not limit speakers to only those who were in favor of the project. Accordingly, a governing body's ability to place restrictions on what is discussed during public comment turns on how the body has created the forum. Merely specifying a time period

:"League of Wisconsin Municipalities"

3

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during meetings for public comment, with nothing further, likely results in a designated public forum and content-based restrictions on speech will be unlikely to survive judicial scrutiny. On the other hand, when a governing body limits a public comment period from the outset- e.g., limiting discussion to certain topics - it will likely have created a limited public forum and content-based restrictions on speech are permissible if reasonable in light of the forum's purpose.

Governing Bodies / Governing Bodies #410 / Public Comment Q & A / Can governing bodies halt participation in public comment period to certain categories of speakers?

Can governing bodies halt participation in public comment period to certain categories of speakers?

Yes, but only if the governing body creates a limited public forum when it establishes the public comment period.¹³

Additionally, the restrictions must still be reasonable in light of the forum's purpose and may not discriminate on the basis of viewpoint or protected class. For example, a governing body could choose to limit participation in public comment periods to residents and taxpayers. However, this may not be best practice, and other alternatives could achieve a more inclusive result. For instance, a governing body could choose to apply reasonable time, place, and manner restrictions to the public comment period that give priority to resident and taxpayer speakers. If the governing body has placed an overall time limitation on the public comment period- e.g., it shall last for no more than one hour - all speakers could then be prioritized within that timeframe.

Governing Bodies / Governing Bodies #410 / Public Comment Q & A / Should governmental bodies allow the public to speak outside of public comment periods?

Should governmental bodies allow the public to speak outside of public comment periods?

Generally speaking, no. Although governmental bodies may disagree with this answer, allowing the public to interject outside of public comment periods raises significant legal issues and is probably not a best practice. Most concerning is that a governmental body that regularly allows the public to speak outside of public comment periods is arguably setting up its meetings as a designated public forum, which will greatly curtail the body's ability to control its meetings. For example, if the governing body permits public commentary at some times but not others, or allows some persons to speak but not others, the governing body opens itself to claims that the

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differential treatment is content or viewpoint based or that the regulations are not reasonable or sufficiently defined.

Governing Bodies / Governing Bodies #410 / Public Comment Q & A / What are some reasonable time, place, and manner restrictions?

What are some reasonable time, place, and manner restrictions?

Reasonable time, place, and manner restrictions must be content neutral and are subject to intermediate scrutiny. Some examples of reasonable restrictions include limiting the amount of time per speaker, limiting the total amount of time devoted to public comment, requiring speakers to address the body from a podium or designated area, and requiring speakers to register before speaking.

Governing Bodies / Governing Bodies #410 / Public Comment Q & A / What can governing bodies do if persons are disorderly?

What can governing bodies do if persons are disorderly?

Governing bodies have power to preserve order at meetings and to punish by fine persons present for disorderly conduct.¹⁴

To preserve order, governing bodies may also order disorderly persons removed. However, this should not be done lightly. Because any content-based regulation of speech in a designated public forum will be subject to strict judicial scrutiny, it is imperative that speakers not be viewed as disorderly simply because they are critical of the governing body or municipal employees; or are speaking in an angry voice. The same holds true in limited public forums, even though regulations of speech in a limited public forum are subject to intermediate scrutiny rather than strict scrutiny. As a general rule, the focus should be on the person's conduct rather than what the person is saying.

In the context of a public meeting, conduct may be viewed as disorderly when it interferes with the running of the meeting itself. Examples of disorderly conduct include a speaker who refuses to conform with time limits set by the body and yield the floor once his or her allotted speaking time is over, or a person who repeatedly yells things out while sitting in the audience, or a speaker in a limited public forum who insists on speaking about a topic for which the forum has not been opened up.

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Situations involving disorderly conduct during public comment periods are fraught with difficulty; the line between speech and conduct can be difficult to draw, and courts' after-the-fact analysis of such situations will be heavily fact dependent and evaluated on a case-by- case basis. Therefore, it is important that governing bodies tread carefully whenever a potential limitation of speech is involved.

Governing Bodies 410

About the Authors:

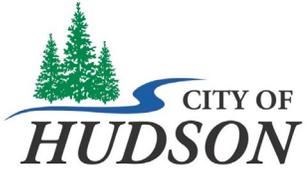
Claire Silverman is Legal Counsel for the League of Wisconsin Municipalities. Claire joined the League staff in 1992. Contact Claire at cms@lwm-info.org

Maria Davis is the Assistant Legal Counsel for the League of Wisconsin Municipalities. Maria joined the League staff in 2018. Contact Maria at mdavis@lwm-info.org

1. See Minnesota State Bd. for Cmty. Colleges v. Knight, 465 U.S. 771, 283 (1984). Note, however, that some statutes require public hearings for particular subject matters. In such instances, the public does have a right to be heard. Examples of statutes requiring public hearings are § 65.90(4) (hearing on proposed budget), § 62.23(7)(d)l.b. (prior to rezoning), and § 66.0703(8) (prior to special assessment).
2. "May" Is typically construed as being permissive, rather than mandatory, in nature. City of Wauwatosa v. Milwaukee Cty., 22 Wis.2d 184, 191, 125 N.W.2d 386 (1963).
3. Wis. Stat. §§ 19.81(2), 19.82(3), 61.32, and 62.11(3)(C).
4. Cornelius v. NAACP Legal Defense and Educational Fund, Inc., 473 U.S. 778 (1985).
5. Int'l Soc'y for Krishna Consciousness, Inc. v. Lee, 505 U.S. 672, 678 (1992).
6. Svrita v. Hyde, 665 F.3d 860, 870 (7th Cir, 2011).
7. Perry Educ. Ass'n v. Perry Local Educators' Ass'n, 460 U.S. 37, 45 (1983).
8. McCullen v. Coakley, 573 U.S. 464, 478 (2014).
9. Svrita v. Hyde, 665 F.3d at 870.

League of Wisconsin Municipalities - Legal Opinions

10. Pleasant Grove City v. Summum, 555 U.S.460, 469-70 (2009).
11. See Goad News Club v. Milford Central School, 533 U.S. 98,106 (2001).
12. Goad News Club v. Milford Central School, 533 U.S. at 106-117 (2001).
13. See Good News Club v. Milford Central School, 533 U.S. at 106 (2001).
14. Wis. stat. §§61.32 and 62.11(3)(c).



SUBMITTED TO: Mayor and Common Council

DATE: February 15, 2021

SUBMITTED BY: Aaron S. Reeves, City Administrator ^{AR}

REGARDING: Agenda Preparation

BACKGROUND:

Council Member Hall requested this item be added to the Council agenda.

STAFF RECOMMENDATION:

Discuss and provide further direction if needed.



SUBMITTED TO: Mayor and Common Council

DATE: February 15, 2021

SUBMITTED BY: Aaron S. Reeves, City Administrator ^{AR}

REGARDING: Diversity Committee

BACKGROUND:

Council Member Deziel requested this item be added to the Council agenda.

STAFF RECOMMENDATION:

Discuss and provide further direction if needed.



SUBMITTED TO: Mayor and Common Council

DATE: February 15, 2021

SUBMITTED BY: Aaron S. Reeves, City Administrator ^{AR}

REGARDING: Rescind September 8, 2020 Mask Ordinance Decision

BACKGROUND:

Council Member Deziel has asked that this item be placed on the agenda.

At the September 8, 2020 Council meeting the Council voted to deny approval of a mask ordinance and a mask advisory resolution. Council Member Deziel has asked that this motion be placed on the agenda to be rescinded. If rescinded the Council could then consider again a mask ordinance or resolution at a future meeting.

STAFF RECOMMENDATION:

Discuss and vote on whether to rescind the September 8, 2020 decision or not.