



VILLAGE OF NORTH HUDSON
400 SEVENTH STREET NORTH · HUDSON, WI 54016

December 6, 2019

Mark Erickson
Landsted Companies, LLC
900 Crestview Drive
Hudson, WI 54016

Attorney Brent R. Johnson
Lommen Abdo, P.A.
Grandview Professional Building Suite 210
400 South Second Street
Hudson, WI 54016

Contractor: Zappa Brothers, Inc.
715 6th St N
Hudson, WI 54016

Dear Mark Erickson,

Despite my continued communication attempts with you in regards to the Artisan North subdivision, none of the requirements below have been accomplished. There are still a number of outstanding items needed from you to finalize this project. Per the Developer's Agreement, page 5, "the dedication of right-of-way improvements and other required public improvements will not be accepted by the Village until all of the following have occurred as to each improvement for which Developer seeks acceptance by the Village":

- 1) The "Notice to Village of Completion of Public Improvements" (received 12/7/18).
- 2) Letter from Developer's Engineer on Completion of Public Improvements with list of all public improvements attached (Exhibit F in agreement).
- 3) Affidavits and lien waivers indicating contractor and his/her suppliers have been paid in full for all work and materials furnished under the agreement.
- 4) Copy of completed form for J Ryan Bonding.
- 5) Two (2) copies of the as-built construction plans from Developer's Engineer-Stantec.

Furthermore, "The Developer agrees to provide for maintenance and repair of all required public improvements until such improvements are formally accepted by the Village through resolution".

You were notified that the Village will not do any road maintenance, which includes plowing snow, until public improvements have been accepted by the Village. Due to complaints received by the residents in that development, it appears that you will not take responsibility for plowing the road. Therefore, the Village will plow the road until further notice and charge the remaining escrow amount on file for the work. The current service rates are \$46/hour for the truck with plow, and \$46.05/hour for staff costs (rates subject to change in 2020). A one hour minimum applies to all equipment and staff costs. Once the account is depleted, any remaining amount due will be assessed against the property if not paid timely.

In addition, effective immediately no additional building or occupancy permits will be issued for the remaining lots until the project has been finalized. This includes the following: required documents have been filed; the Village has accepted the public improvements; and all outstanding taxes and any other invoices are paid in full.

Your presence is requested at the next Public Works Committee meeting scheduled for Tuesday, January 21, 2020 at 5:30 p.m. The committee will be discussing the Artisan North subdivision and will have questions as to why you have failed to file the required documents. Please be present at this meeting to discuss when this will be completed.

If you should have any further questions, you may contact me at 715-386-5141, or in writing to 400 Seventh St N, Hudson, WI 54016.

Thank you,



Melissa Luedke
Village Administrator/Clerk

cc: Paul Mahler, Village Attorney via email
Brian Wert, Building Inspector via email
Kevin Oium, Village Engineer via email