

**Village of North Hudson  
Regular Board of Trustees Meeting  
Tuesday, July 2, 2019 @ 7:00 P.M.  
Village Hall, 400 7<sup>th</sup> Street North  
Hudson, WI 54016**

**Minutes**

**Call to order; Invocation; roll call**

President Stan Wekkin called the meeting to order at 7:01p.m. Invocation read by Wekkin. Answering the call were Trustees Head, Leaf, Matz, Nelson, Pike, and Zais. A quorum was present and the meeting had been duly noticed. Also in attendance were the Police Chief, Mark Richert; Village Attorney, Paul Mahler; Village Engineer, Kevin Oium; Public Works Director, Patrick Moos; Village Administrator/Clerk, Melissa Luedke and Deputy Clerk/Treasurer, Jessica Lehman.

**Approval of the minutes: Regular Board Meeting of June 4, 2019**

**Motion (Leaf/Head) to approve the Regular Board minutes of June 4, 2019. Motion carried.**

**Comments from the floor**

Diane Zais, 629 Cherry Cir N, and Diana Bechel, 703 4<sup>th</sup> St N, co-facilitators of the North Hudson Neighborhood Watch, were present. Bechel stated that the Safe Summer Sendoff event, which was held at North Hudson Elementary on June 22, 2019 and co-sponsored by the North Hudson Police Department, was a success. There were over 100 participants and they received multiple requests to make it an annual event. Zais invited residents to the next Neighborhood Watch meeting that will be held on Monday, July 15, 2019 at 7:00 pm at the Village Hall. Zais thanked all the volunteers who helped and Laurie Erwin for spearheading this event.

Bryce Thorpe, 232 Sommers Landing Rd N, spoke regarding Ferry Landing Beach. Thorpe stated that he would like Ordinance 01-2017 amended so that no boats can be parked on the beach or pedestrian mall and that no anchoring is allowed.

John Borup, 242 Sommers Landing Rd N, stated that he would like non-residents that use Ferry Landing be charged a fee.

Daryl Skaar, 637 Galahad Rd N, stated that the noise on the river has been very disruptive and knows something positive can be done to remedy it.

Jennifer Borup, 242 Sommers Landing Rd N, stated that she would like to see more enforcement of the beach rules.

Deron Finch, 208 Station Circle N, stated that he believes the wake that is created on the river is damaging his dock.

Jim Olchefski, 631 Galahad Rd N, stated that two of his spud pole holders have been broken on his dock and believes that it is due to so many jet skiers.

Ralph Swenson, 707 Galahad Rd N, stated that he is concerned that personal watercrafts are driven too close to shore and is causing erosion. Swenson is also concerned that people refill their jet skis with gas on the beach.

**Application for Conveyance of Land filed by Ben & Dawn Abram**

**Motion (Pike/Leaf) to approve the application for conveyance of land between the adjoining properties of Ben & Dawn Abram at 1264 10<sup>th</sup> St N and Gary & Janet Johnson at 1298 Krattley Ln N. Motion carried.**

**Amended Class "B"/"Class B" Liquor License for extended premises: Village Inn- Saturday July 27, 2019**

**Motion (Pike/Leaf) to approve the Class "B"/"Class B" Retail License for the sale of Fermented Malt Beverages and Intoxicating Liquors for Village Inn be temporarily amended for an event taking place on Saturday July 27, 2019 from 12:00 pm to Midnight, with the following conditions:**

- 1. Area outside of the building be completely enclosed with secure fencing to be accessed only from near the main entrance area of the building. Use of alcohol shall remain within the building or fenced-in area.**
- 2. Use of outside area only with specific permission of the Village Board for each particular date and event.**
- 3. Owner to provide equal amount of adjacent substitute off-street parking while parking lot area is fenced during time of event. Maintain the no parking alley between the Village Inn and Zappa Bros. for emergency vehicle and Village Public Works traffic during the event.**
- 4. Owner to be responsible for band/music volume and outside music to end no later than 10:00 pm.**

**Motion carried.**

**Adoption of Ordinance 02-2019, to Restrict Possession of Electronic Nicotine Delivery Systems and Non-Nicotine Vapor Products and Devices by Persons under the Age of Eighteen**

**Motion (Zais/Leaf) to adopt Ordinance 02-2019, to Restrict Possession of Electronic Nicotine Delivery Systems and Non-Nicotine Vapor Products and Devices by Persons under the Age of Eighteen. Motion passed on a roll call of 6-0. Leaf-yes, Head-yes, Matz-yes, Wekkin-yes, Pike-abstained, Nelson-yes, Zais-yes.**

**New Business from the Board or Staff**

*President's Remarks:* Wekkin stated he hopes everyone has a safe and happy Independence Day and to be mindful and respectful if you are shooting off fireworks. Wekkin added that this weekend is Hudson Booster Days.

*Administrator/Clerk's Remarks:* None.

**Plan Commission**

*Chair update:* Miser updated the board and there is one (1) item to bring forward.

Head asked if there will be connection between 10<sup>th</sup> and Krattley for this phase of The Ridges. Head is concerned that a lot of traffic will be added in this addition as well as future additions and wants to keep the area pedestrian-friendly. Oium responded that there will be a street

extending approximately 1000 feet from Vail Way N that heads north. This road will connect to Adam Dr, which is in the Town of Hudson. There is a connection point for a future road that will extend east on Vail Way N. This future road will be part of the Zappa development and will be required to connect to Krattley, once that parcel comes in.

Pike asked who is responsible that hydrants and lights are installed correctly and when construction may start. Oium replied that there will be a developers agreement in place to assure that everything will be installed correctly. It will be a joint effort that includes the Village Engineer, Village Attorney and the Village staff. Oium added that construction may begin in late summer. However, a final plat still needs to be presented to the Plan Commission and forwarded to the Board for approval. Mahler stated that work won't begin until the development agreement is signed.

Pike also asked how fast the twin homes will be built. Michael Derrick, 959 Keystone Ct N and Project Manager at Derrick Homes, stated that the twin homes will be built as agreements are signed with individual clients. The homes will not all be built at once.

Nelson asked if anything will be added to the park. Oium said that a walking path will be added on the eastern side of this development.

Ron Richlayer, 1232 10<sup>th</sup> St N, asked how many additional cars are projected to come down 10<sup>th</sup> Street N once all twin homes are built. Oium stated that based on studies, each household generates 6-7 trips on a daily basis. There will be a total of 30 units so it is estimated that there will be a total of 200 trips per day. Head stated that she is concerned that there will be too much traffic for the area that has a park and many pedestrians.

*General Development Plan and Preliminary Plat-The Ridges 2<sup>nd</sup> Addition: Motion (Pike/Zais) to approve the Preliminary Plat Application and the General Development Plan to create The Ridges 2<sup>nd</sup> Addition, a major subdivision containing 32 lots located on 10<sup>th</sup> Street N in The Ridges Subdivision, with the following conditions:*

- 1. A developer's agreement shall be prepared and executed between the developer and Village which outlines the terms and conditions of the subdivision prior to commencing construction.**
- 2. All public improvements that are constructed by the developer shall carry a two year warranty, running in favor of the Village from the date of final acceptance by the Village.**
- 3. All appropriate Village, St. Croix County Planning & Zoning and WisDNR approvals shall be obtained and forwarded to the Village prior to commencing construction.**
- 4. Construction specifications shall be provided to the Village for review prior to commencing construction.**
- 5. Street light locations along with details shall be provided for review.**
- 6. Provide a mass grading plan showing the grades for the streets, sidewalks, twin homes, driveways and walking paths.**
- 7. Provide sizing calculations for the proposed storm sewer.**
- 8. Name the street 10<sup>th</sup> Street North.**
- 9. Vary the colors & finishes of the roofs and exteriors.**

**10. Install a cluster mailbox in one centralized location.**

**Amended motion (Wekkin/Pike) to approve the Preliminary Plat Application and the General Development Plan to create The Ridges 2<sup>nd</sup> Addition, a major subdivision containing 32 lots located on 10<sup>th</sup> Street N in The Ridges Subdivision, with the following conditions:**

- 1. A developer's agreement shall be prepared and executed between the developer and Village which outlines the terms and conditions of the subdivision prior to commencing construction.**
- 2. All public improvements that are constructed by the developer shall carry a two year warranty, running in favor of the Village from the date of final acceptance by the Village.**
- 3. All appropriate Village, St. Croix County Planning & Zoning and WisDNR approvals shall be obtained and forwarded to the Village prior to commencing construction.**
- 4. Construction specifications shall be provided to the Village for review prior to commencing construction.**
- 5. Street light locations along with details shall be provided for review.**
- 6. Provide a mass grading plan showing the grades for the streets, sidewalks, twin homes, driveways and walking paths.**
- 7. Provide sizing calculations for the proposed storm sewer.**
- 8. Name the street 10<sup>th</sup> Street North.**
- 9. Vary the colors & finishes of the roofs and exteriors.**
- 10. Install appropriate number of cluster mailboxes in multiple locations.**

**Motion carried.**

**Personnel and Finance Committee recommendations**

*Claims - Review and recommendation:* **Motion (Nelson/Leaf) to approve the July 2019 non-recurring claims of \$81,581.49. Motion passed on a roll call vote of 7-0. Zais-yes, Nelson-yes, Pike-yes, Wekkin-yes, Matz-yes, Head-yes, Leaf-yes.**

*MSI Accounting Software-Upgrade:* **Motion (Pike/Head) to approve upgrading the current MSI Accounting Software to version 12.0 with a cost not to exceed \$4,000, to be paid for from the Unassigned Fund. In addition, amend the 2019 budget to reflect this purchase. Luedke stated that the current version being used is 6 and needs to be upgraded because support will no longer be provided for that version. Motion passed on a roll call vote of 7-0. Leaf-yes, Head-yes, Matz-yes, Wekkin-yes, Pike-yes, Nelson-yes, Zais-yes.**

**Public Works Committee**

*Chair update:* Public Works did meet and there are two (2) items to bring forward. Pike stated that discussions between the property owners on Galahad and the Village Engineer and the Public Works Director are taking place to remediate the water flow issue along Galahad.

*Catch Basin and Manhole Repair:* **Motion (Pike/Matz) to approve having Everlast Rehab repair and flex seal catch basins/manholes in the village with cost not to exceed \$11,000. Motion passed on a roll call vote of 7-0. Zais-yes, Nelson-yes, Pike-yes, Wekkin-yes, Matz-yes, Head-yes, Leaf-yes.**

*Wis DOT STP-Urban Grant:* Oium stated the application would be for work done on Monroe St N, from Lemon St N to Helen St N. The grant includes an 80/20 split on eligible items, which include storm sewer, curb & gutter, street, and sidewalk. During this project, the water main

would be upgraded to an 8" pipe however; any sewer and water improvements would not be eligible and would be 100% locally funded. The application is due by October. If awarded, construction would not take place until 2026. **Motion (Pike/Head) to approve applying for a Wisconsin DOT-STP grant for Monroe Street N improvements.** Wekkin asked if curb & gutter and sidewalk are required. Oium replied that certain design specs need to be adhered to per the terms of the grant and those items would be required. **Motion carried.**

### **Public Safety Committee**

*Chair update:* Public Safety did meet but there are no items to bring forward.

### **Public Welfare**

*Chair update:* Public Welfare did not meet.

### **Park Board**

*Chair update:* Park Board did not meet.

### **Convene into Closed Session**

**Motion (Leaf/Head) to convene into closed session pursuant to §19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, with respect to water and sewer ad hoc committee updates and possibly combining all water and sewer system components with the City of Hudson and to convene into closed session per §19.85(1)(e) for the purpose of deliberating or negotiating whenever competitive or bargaining reasons require, and per 19.85(1)(g) to confer with legal counsel regarding strategy the governing body may adopt in litigation in which the Village is likely to become involved, regarding the EMS services contract.**

**Motion carried. The Board convened into closed session at 7:49 pm.**

### **Reconvene into Open Session**

**Motion (Leaf/Head) to reconvene into open session. Motion carried.**

**The Board reconvened into open session at 8:25 pm.**

**Discussion and possible action based on closed session-water and sewer ad hoc committee updates and possibly combining all water and sewer system components with the City of Hudson: No action or further discussion.**

**Discussion and possible action based on closed session-EMS services contract: No action or further discussion.**

### **Adjournment**

Wekkin declared the meeting adjourned at 8:25 p.m.

Respectfully submitted by,

Jessica Lehman  
Deputy Clerk/Treasurer

DRAFT

**Village of North Hudson  
Special Board of Trustees Meeting  
Tuesday, July 23, 2019 @ 4:00 P.M.  
Village Hall, 400 7<sup>th</sup> Street North  
Hudson, WI 54016**

**Minutes**

**Call to order; Invocation; roll call**

President Stan Wekkin called the meeting to order at 5:00 p.m. Answering the call were Trustees Head, Leaf, Matz, Nelson, Pike, and Zais. A quorum was present and the meeting had been duly noticed. Also in attendance were the Police Chief, Mark Richert; Village Attorney, Paul Mahler; Public Works Director, Patrick Moos; Village Administrator/Clerk, Melissa Luedke and Deputy Clerk/Treasurer, Jessica Lehman.

**Comments from the floor**

Laura Brown, 601 Cherry Cir N, stated that she has a physical disability and the closing of the Ferry Landing gate has restricted her access to the beach.

Andrew Hetchler, 330 3<sup>rd</sup> St N, stated that he would like to see the landing opened as soon as possible and does not believe that it was closed due to safety issues.

Margaret Harris, 316 Sommers St N, stated that she is disappointed how the closing was handled and would like the board to take into consideration the rest of the residents that use the area.

Andrew Bradley, 219 Helen St N, stated that the wording in proposed Ordinance 04-2019 is ambiguous. Bradley would like to see the wording changed to include details as to how and why the gate to the mall may be closed.

Juan Shad, 316 Sommers St N, stated that he hopes that future communication from the board will be presented to the residents in a clear and timely manner.

Nick Cairns, Wayzata, MN, stated he and other members of the jet ski club have followed the ordinances that were enacted.

Ian Dougherty, 371 Pineview N, stated that he believes that past discussions were negatively biased towards people that jet ski.

Dan O'Conner, 615 Michaelson St N, stated that the use of Ferry Landing Park should include a fee. O'Conner added that the parking lot should be rearranged to accommodate for more cars.

**Adoption of Ordinance 03-2019, Amending Chapter 74, Parks and Recreation, Section 74-1 Park and Beach Hours, and 74-2, Ferry Landing Park and beach restrictions**

**Motion (Pike/Leaf) to adopt Ordinance 03-2019, Amending Chapter 74, Parks and Recreation, Section 74-1 Park and Beach Hours, and 74-2, Ferry Landing Park and beach restrictions.**

Leaf asked if these amendments will solve the problem at Ferry Landing. Wekkin stated that the language being added and revised is to close any loopholes in the ordinances. The goal is to make the ordinances more enforceable and to make sure all people can use the boat launch.

Head asked if these revisions were presented to any prosecutor or judge to see if they can be enforced. Mahler stated that he was part of drafting the wording and in his opinion, they are enforceable. These revisions are not designed to prohibit any one user and to ensure that the pedestrian mall is used for loading and unloading only.

Head suggested that a diagram or map of the park be posted so the pedestrian mall is clearly defined. Mahler responded that signage in the park area will be posted.

**Motion (Pike/) to amend the title for Sec. 74-1-Park and beach hours and parking, to state Parks in General. Motion failed for lack of a second.**

Pike stated that he would like to change Sec. 74-2(a) to strike “outside of the designated parking area within Ferry Landing Park.” He doesn’t believe portable gas containers should be allowed at all. After further discussions, Pike pulled this request.

**Motion (Pike/Zais) to amend the language in Sec. 74-2(b)(2), last sentence, to take out the word “personal” when describing the watercraft stands.** After further discussion and explanation from the Village Attorney, it was decided to leave it in. However, it was suggested to add additional language to cover other types of watercraft stands.

**Motion (Pike/Zais) to amend the previous motion to leave in the word “personal” and add ‘or stands for other types of watercraft’ in Sec. 74-2(b)(2). Motion passed on a roll call vote of 7-0. Leaf-yes, Head-yes, Matz-yes, Wekkin-yes, Pike-yes, Nelson-yes, Zais-yes.**

**Amended motion (Pike/Leaf) to adopt Ordinance 03-2019, Amending Chapter 74, Parks and Recreation, Section 74-1 Park and Beach Hours, and 74-2, Ferry Landing Park and beach restrictions, as amended. Motion passed on a roll call vote of 7-0. Zais-yes, Nelson-yes, Pike-yes, Wekkin-yes, Matz-yes, Head-yes, Leaf-yes.**

**Adoption of Ordinance 04-2019, Amending Chapter 82, Streets, Sidewalks and other Public Places, Section 82-9, Pedestrian Malls**

**Motion (Pike/Matz) to adopt Ordinance 04-2019, Amending Chapter 82, Streets, Sidewalks and other Public Places, Section 82-9, Pedestrian Malls. Motion passed on a roll call vote of 7-0. Leaf-yes, Head-yes, Matz-yes, Wekkin-yes, Pike-yes, Nelson-yes, Zais-yes.**

**Adjournment**

Wekkin declared the meeting adjourned at 5:46 p.m.

Respectfully submitted by,

Jessica Lehman  
Deputy Clerk/Treasurer