



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

October 2, 2019

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

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

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

Dear Mark Erickson,

This is in regards to the Artisan North subdivision off of Bluebird Court North and a follow-up to my emails to you dated December 12, 2018 and August 13, 2019 (copies attached). 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":

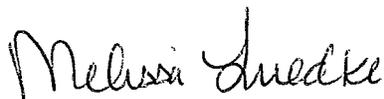
- 1) The "Notice to Village of Completion of Public Improvements" (received 12/7/18).
- 2) Letter from Developer's Engineer on Completion of Public Improvements with list of all public improvements attached (Exhibit F in agreement).
- 3) Affidavits and lien waivers indicating contractor and his/her suppliers 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".

The Village will not do any road maintenance, which includes plowing snow, until public improvements have been accepted by the Village.

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,

A handwritten signature in cursive script that reads "Melissa Luedke".

Melissa Luedke  
Village Administrator/Clerk

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

## Melissa Luedke

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**From:** Melissa Luedke  
**Sent:** Wednesday, December 12, 2018 10:54 AM  
**To:** 'mark erickson'  
**Cc:** 'Kevin Oium'  
**Subject:** Form from bonding company  
**Attachments:** 20181211165503700.pdf

Hi Mark,

Please see the attached form from the bonding company for Zappa Brothers, Inc in regards to the Artisan North project. Since you are the one paying Zappa Brothers and it is not a municipal project, please complete the form and forward directly to Connie Smith at J Ryan Bonding as stated on the form. \*\*Please provide the Village with a completed copy as well.

As stated in the Developer's Agreement, pg 5, please provide affidavits and lien waivers to the Village indicating that the Contractor and his/her suppliers have been paid in full for all work and materials. Before releasing any remaining escrow, the Village needs to be sure all bills have paid in full. In summary, the Village is in need of the following:

- 1) Letter from Developer's Engineer on Completion of Public Improvements with list of all public improvements attached. I emailed you previously on this item. I cannot get a hold of the engineer, please follow up.
- 2) Affidavits and lien waivers indicating contractor and his/her suppliers have been paid in full.
- 3) Copy of completed form for J Ryan Bonding
- 4) 2 copies of the as built construction plans from Developer's Engineer-Stantec

Thank you,

Melissa Luedke, WCMC  
Village Administrator/Clerk  
Village of North Hudson  
400 - 7th Street North  
Hudson WI 54016  
p: (715) 386-5141  
f: (715) 386-6770  
[mluedke@northhudsonvillage.org](mailto:mluedke@northhudsonvillage.org)  
[www.northhudsonvillage.org](http://www.northhudsonvillage.org)  
Population: 3,758

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## Melissa Luedke

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**From:** Melissa Luedke  
**Sent:** Tuesday, August 13, 2019 2:14 PM  
**To:** 'mark erickson'  
**Cc:** 'Kevin Oium'; 'Zappa Brothers, Inc.'  
**Subject:** Artisan North

Hi Mark,

Please see the attached form from the bonding company for Zappa Brothers, Inc in regards to the Artisan North project. I forwarded you this same information back on December 12, 2018. Since you are the one paying Zappa Brothers and it is not a municipal project, please complete the form and forward directly to Connie Smith at J Ryan Bonding as stated on the form. \*\*Please provide the Village with a completed copy as well.

I reached out to you on December 12, 2018 and notified you of items that were still outstanding. As stated in the Developer's Agreement, pg 5, please provide affidavits and lien waivers to the Village indicating that the Contractor and his/her suppliers have been paid in full for all work and materials. Before releasing any remaining escrow, the Village needs to be sure all bills have been paid in full. In summary, the Village is in need of the following:

- 1) Letter from Developer's Engineer on Completion of Public Improvements with list of all public improvements attached. I emailed you previously on this item.
- 2) Affidavits and lien waivers indicating the contractor and his/her suppliers have been paid in full.
- 3) Copy of completed form for J Ryan Bonding
- 4) 2 sets of the as-built construction plans from Developer's Engineer-Stantec

\*\*Per page 8 of the Developer's Agreement, the Developer shall be responsible for all street maintenance until streets are accepted by the Village. The Village will not do any street maintenance, including snow plowing, until the items are completed and the Village has accepted the public improvements.

Thank you,

*Melissa Luedke, WCMC  
Village Administrator/Clerk*

Village of North Hudson  
400 - 7th Street North  
Hudson WI 54016  
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[www.northhudsonvillage.org](http://www.northhudsonvillage.org)  
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