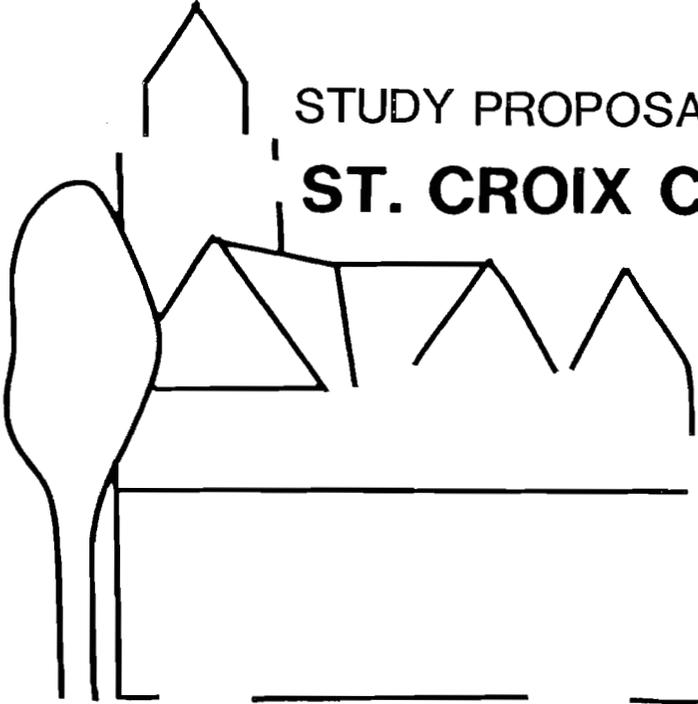


ST. CROIX COUNTY PLANNING DEPT
ST. CROIX GOV'T. CENTER
1101 CONNOR MICHAEL RD.
ST. CROIX, WISCONSIN

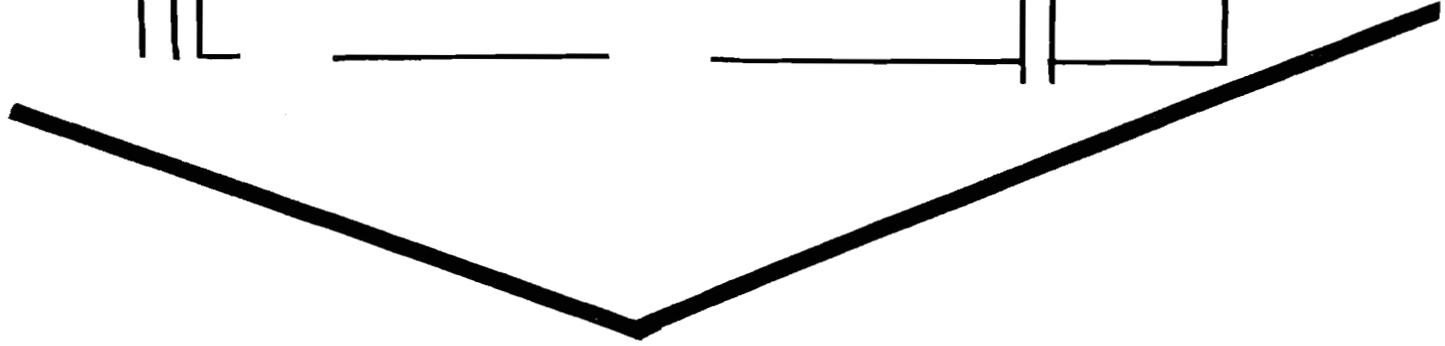


STUDY PROPOSAL SUBMITTED TO:

ST. CROIX COUNTY WISCONSIN

FOR
Boody County Land

PROVIDED BY:
GAIR AND ASSOCIATES



GAIR & ASSOCIATES

Division of Kidde Consultants, Inc.

Site Design and Planning Consultants

October 6, 1987

Mr. Richard E. Thompson
St. Croix County Planning Director
St. Croix County Court House
911 Fourth Street
Hudson, WI 54016

Dear Mr. Thompson:

This letter is written as a summary and conclusionary statement for the St. Croix County/Boody Master Plan. Enclosed are reduced copies of the plans and diagrams which document the site design process and planning of the County owned site.

Pursuant to our agreement of May, 1987, full scale mylars will be made available at your request.

Purpose and goals of the Master Plan Study are stated in the Request for Proposals dated February 12, 1987, and also in Gair & Associates response to the request for proposals dated March 16, 1987. In the most basic terms, the County's desire was to locate the most preferable County Government Center site within the 99 acre parcel and to position the remaining property for disposal to other development interests.

The scope of services contemplated to achieve a well conceived Master Plan included the following:

1. Receive from the County an estimate of possible uses for the parcel and an estimate of current and future projected space needs for the Government Center (provided via Planning Director's letter of June 17, 1987).
2. Meetings with County and City staff were initiated for purposes of gaining "first-hand" insight and expectations for consideration in the preparation of the ultimate plan.
3. Conduct physical site inventory, surveys and analyses and prepare a permanent mylar base map (from county provided information).
4. Prepare a graph summary statement of the site's development potential.
5. Based on the above, a series of alternative land use plans were conceived. The primary differences were in the location of the future

Page Two
October 6, 1987
Mr. Richard E. Thompson

Government Center site. Representative examples of these various land use plans are depicted in the attached drawings, and each was predicated on factors such as site visibility, accessibility, proximity to other existing future land uses, natural site features, site amenities and the perceived potential to create an attractive final Government Center site design solution.

6. Alternative Master Plans were reviewed by city and county staff, the Finance and Building Committee and the County Board of Commissioners.
7. A final Master Plan has been prepared, one which was deemed most appropriate and received the highest consensus.

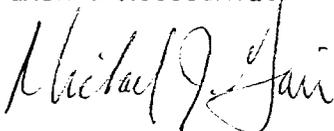
It should be noted that a critical review of each of the alternative plans was not necessary in the final analysis. The reason for this is that it became apparent that the preferred site location of the Government Center was the southeast area of the parcel. This being the case, and a consensus of opinion favored this location, no positive/negative planning or design considerations beyond accessibility/visibility and aesthetics were particularly relevant. Additionally, the cost of providing sanitary sewer service is essentially the same for all alternative layouts and that other engineering design considerations such as water extension, roadways and the ultimate storm sewer design are not a detriment to the favored Master Plan over any of the other considered alternatives.

The final Master Plan embraces a future flexibility and site compatibility which we believe is vital to the County. A first phase of site development in the southeast area of the parcel would, with careful and thoughtful architectural and landscape architectural design, produce a Government Center characterized by high aesthetic and functional qualities.

Following your review of these materials, Gair & Associates will, at the County's discretion, distribute a limited number of the background exhibits as well as the final Master Plan to area real estate developers as originally offered.

Kindest regards,

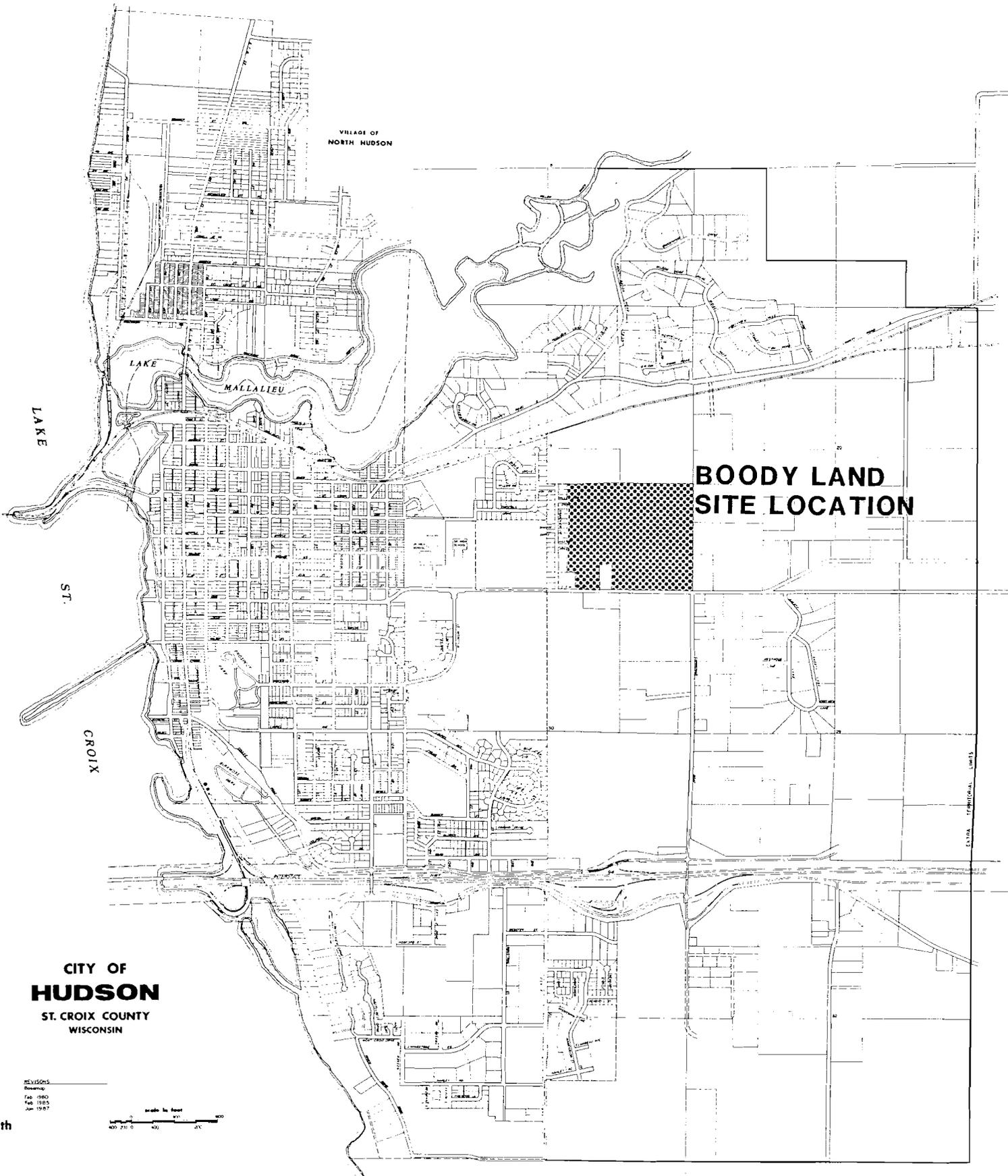
GAIR & ASSOCIATES,



Michael J. Gair

MJG:klm

Enclosure



VILLAGE OF
NORTH HUDSON

LAKE
MALLALIEU

LAKE

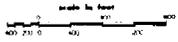
ST.

CROIX

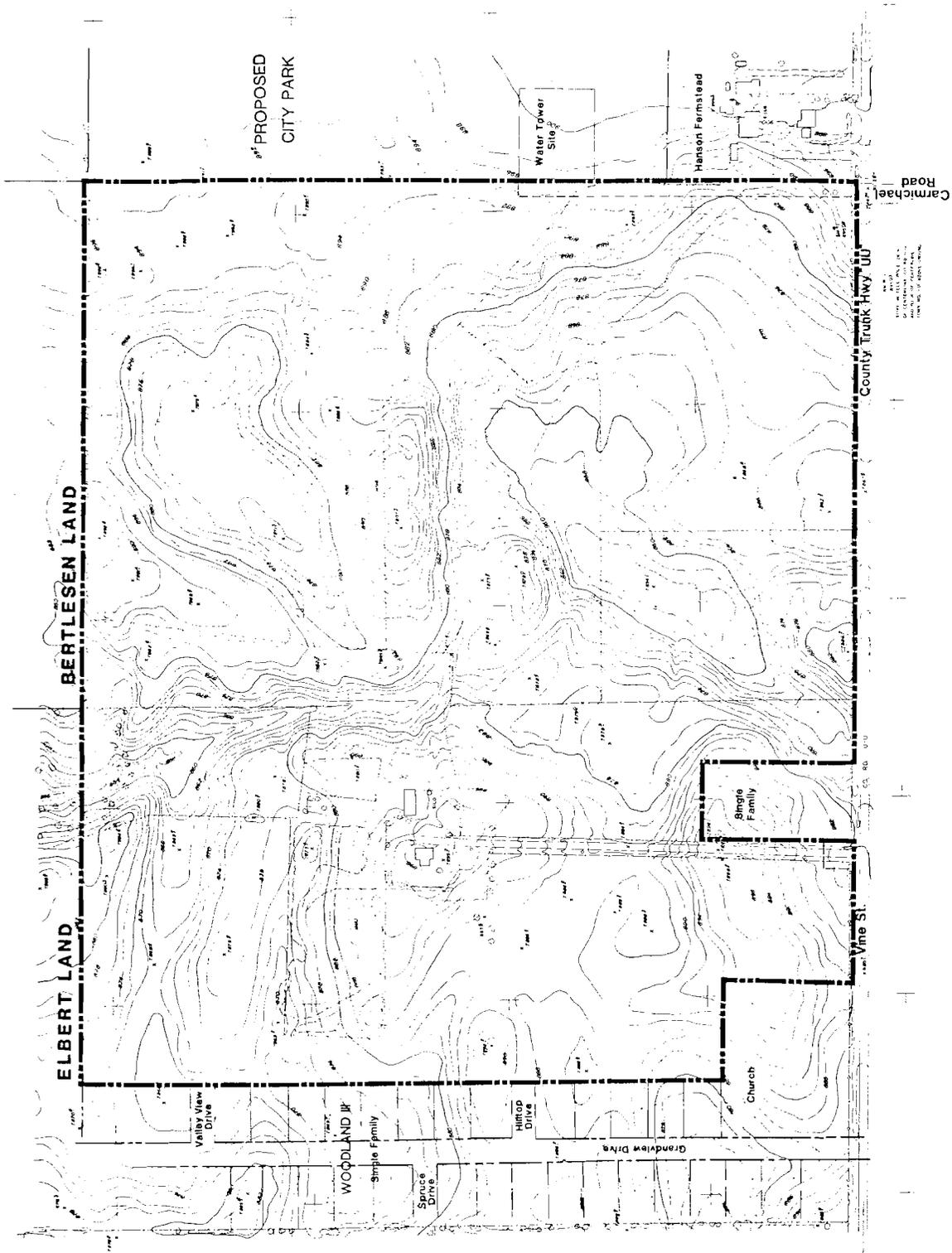
**BOODY LAND
SITE LOCATION**

**CITY OF
HUDSON**
ST. CROIX COUNTY
WISCONSIN

REVISIONS
Revised
Feb. 1980
Feb. 1985
Jan. 1987



North



8th PROPOSED CITY PARK

Water Tower Site

Hanson Farmstead

BERTLESEN LAND

ELBERT LAND

WOODLAND II

Single Family

Spence Drive

Hilrop Drive

Grandview Drive

Church

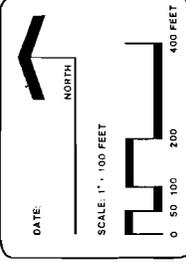
Single Family

122nd Vine St

County Trunk Hwy 100

Carmichael Road

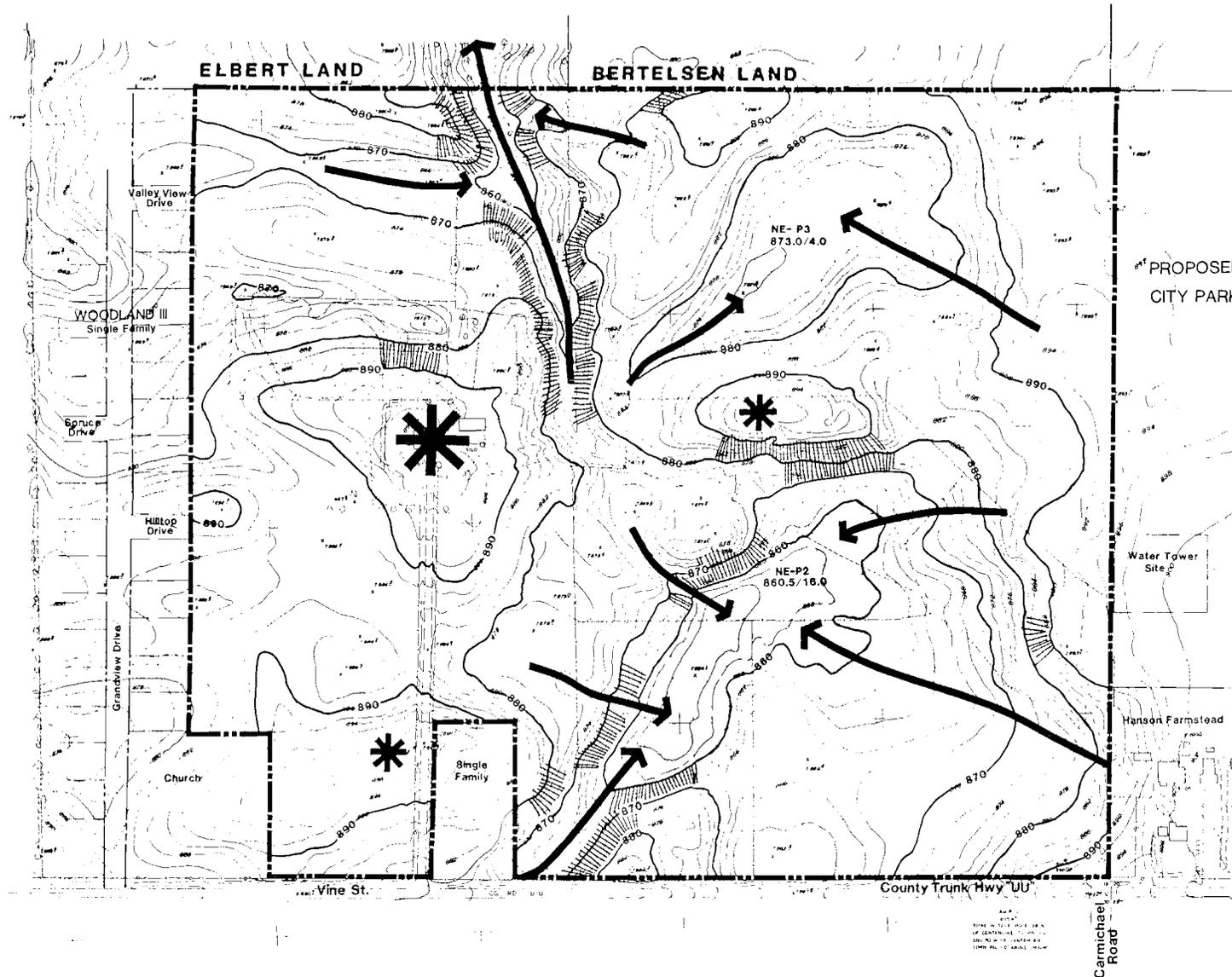
DATE: 11/11/11
 DRAWN BY: J. J. GAIR
 CHECKED BY: J. J. GAIR
 TITLE: MASTER PLAN FOR BOODY LAND



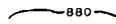
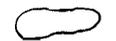
MASTER PLAN FOR
ST CROIX COUNTY
 Boody Land



GAIR & ASSOCIATES
 2021 East Hennepin Avenue
 Minneapolis, MN 55413



KEY

	880	10' CONTOURS
		STEEP SLOPES, 18% OR GREATER
		NATURAL DRAINAGE
		POND, (AC.FT.)
		PROMINENT POINTS
	C-P1	POND DESIGNATION
	XXX/XX	100 YEAR HIGH WATER LEVEL/ POND STORAGE VOLUME

**TOPOGRAPHY, SLOPES
AND
DRAINAGE**

**GAIR
&
ASSOCIATES**

2021 East Hennepin Avenue
Minneapolis, MN 55413



**MASTER PLAN
FOR
ST CROIX COUNTY
Boddy Land**

DATE: 7-22-1987

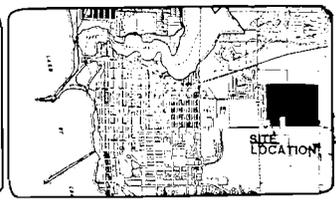


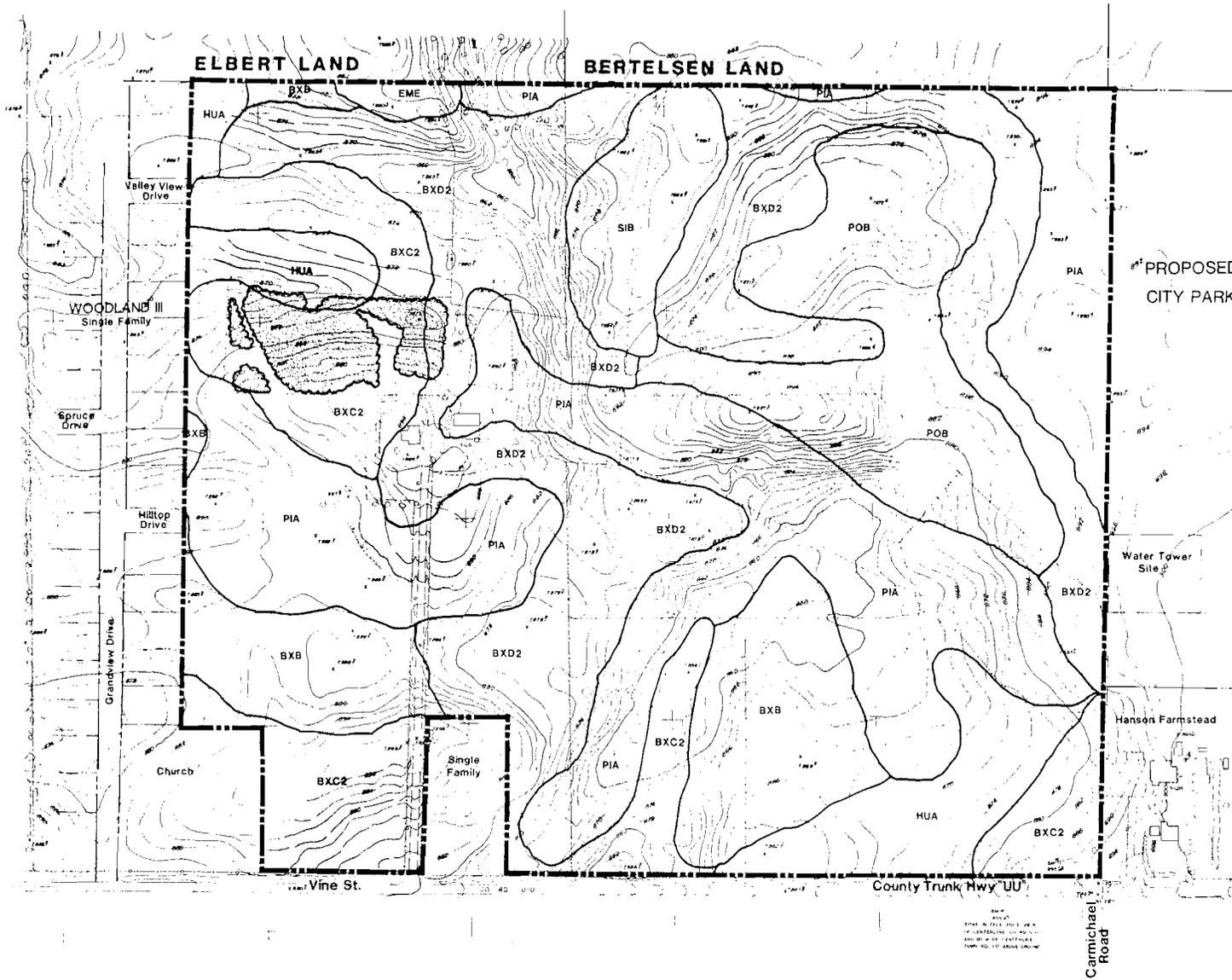
NORTH

SCALE: 1" = 100 FEET



0 50 100 200 400 FEET





KEY SOILS

KEY	NAME OF SOIL	PERCENT SLOPE	DEPTH TO WATER	USDA TEXTURE
BXB	BURKHARDT-SATTRE	2-6%	> 5	SANDY LOAM
BXC2	BURKHARDT-SATTRE	6-12%	> 5	SANDY LOAM
BXD2	BURKHARDT-SATTRE	12-30%	> 5	SANDY LOAM
EME	EMMERT	12-35%	> 5	LOAMY SAND
HUA	HUNTSVILLE	0-3%	3-5	SILT LOAM
PIA	PALLOT	0-3%	> 5	SILT LOAM
POB	PORT BYRON	2-6%	> 5	SILT LOAM
SIB	SATTRE	2-6%	> 5	SILT LOAM OR LOAM

-  WOODLANDS
-  SOLAR ACCESS

4

**SOILS,
VEGETATION
AND
SOLAR ACCESS**

**GAIR
&
ASSOCIATES**
2021 East Hennepin Avenue
Minneapolis, MN 55413

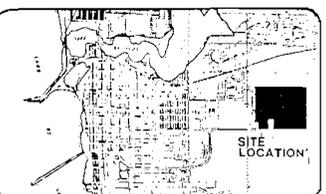


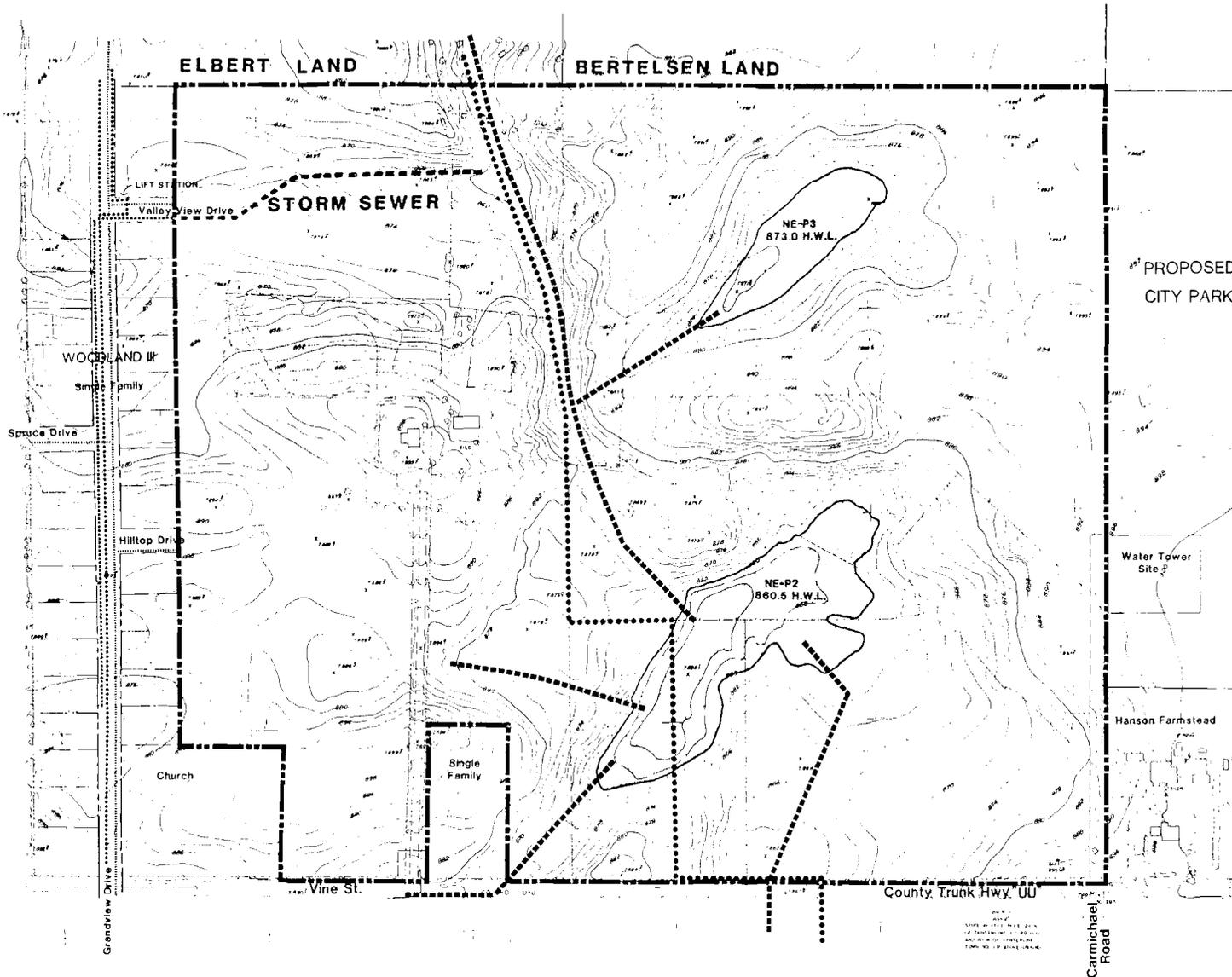
**MASTER PLAN
FOR
ST CROIX COUNTY
Body Land**

DATE: 7-22-1987

NORTH

SCALE: 1" = 100 FEET





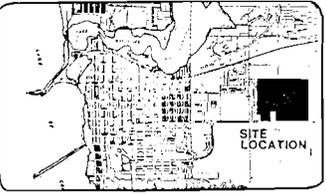
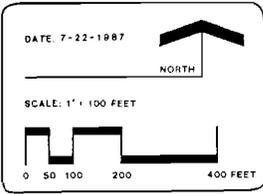
- KEY**
- PLANNED STORM SEWER
 - EXISTING STORM SEWER
 - PLANNED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN

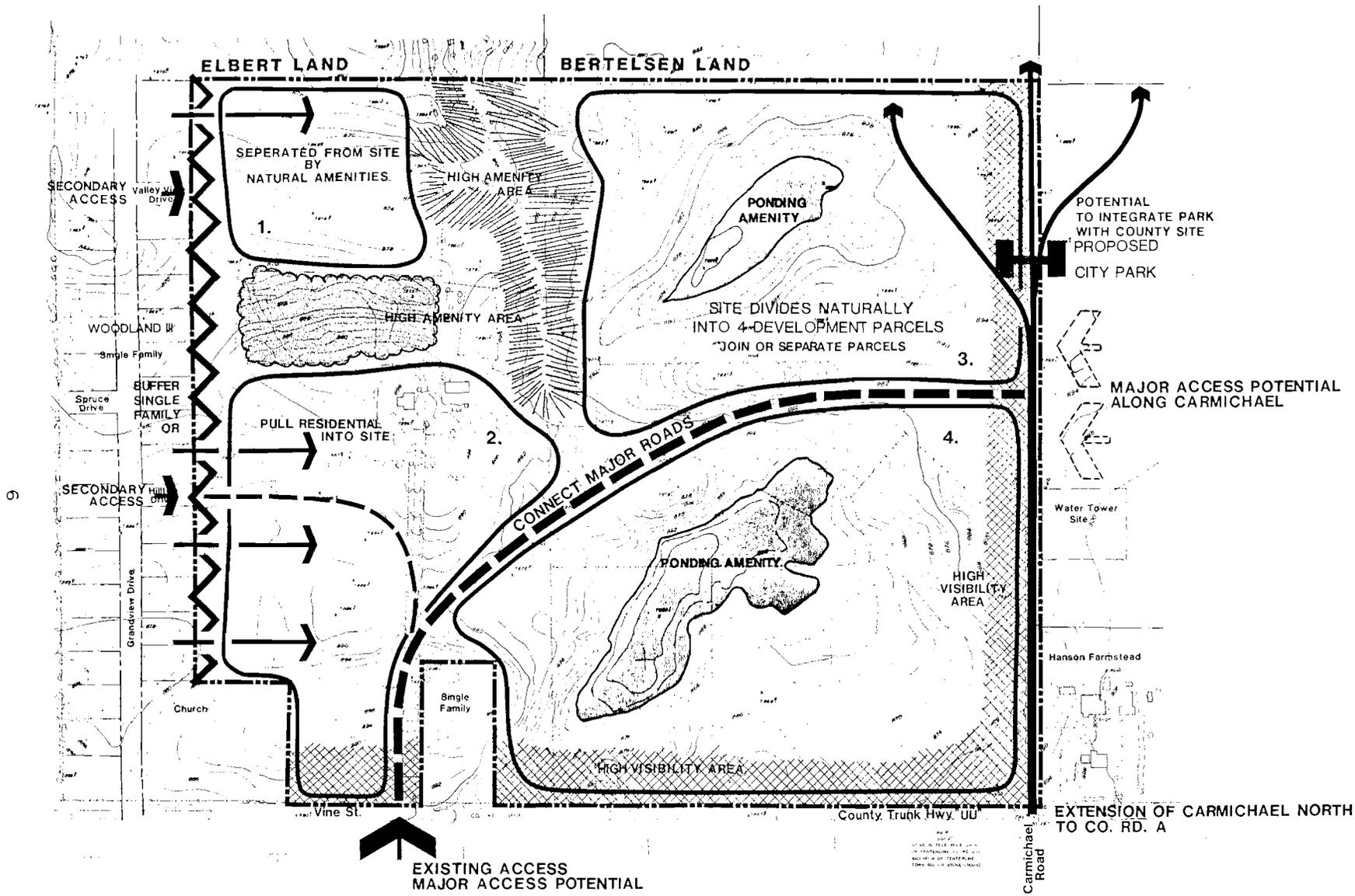
EXISTING AND PLANNED UTILITIES

GAIR & ASSOCIATES
 2021 East Hennepin Avenue
 Minneapolis, MN 55413



MASTER PLAN FOR ST CROIX COUNTY
 Body Land





SITE ISSUES AND OPPORTUNITIES

GAIR & ASSOCIATES
 2021 East Hennepin Avenue
 Minneapolis, MN 55413



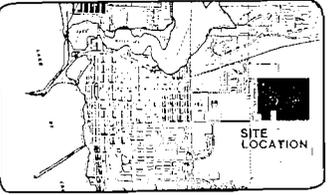
MASTER PLAN FOR ST CROIX COUNTY
 Body Land

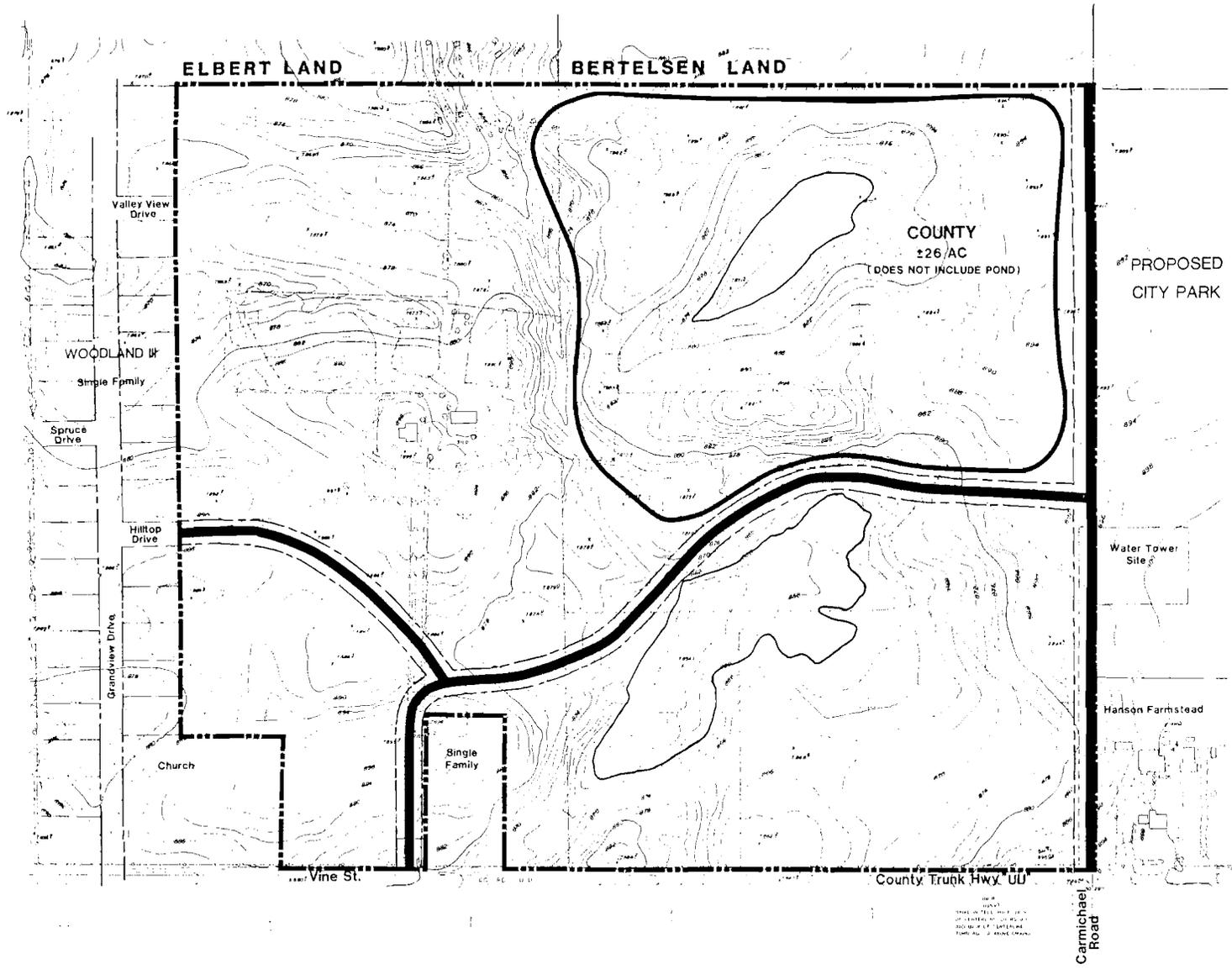
DATE: 7-22-1987

NORTH

SCALE: 1" = 100 FEET

0 50 100 200 400 FEET



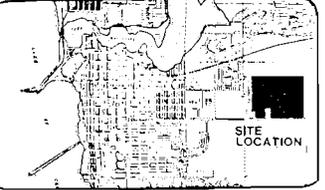
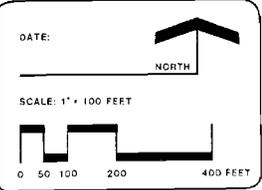


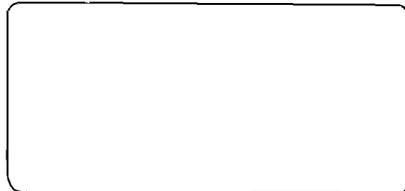
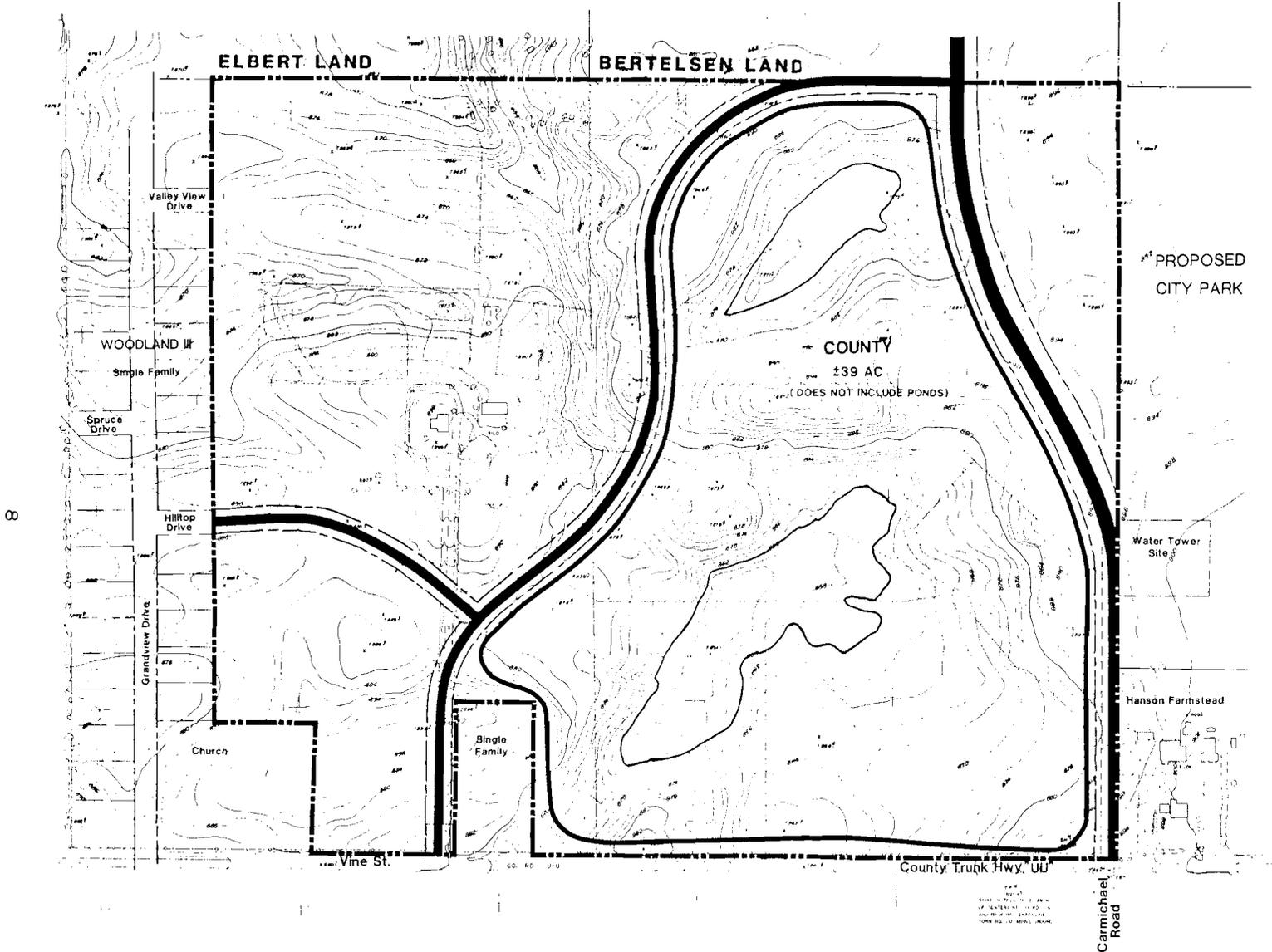
GAIR
&
ASSOCIATES

2021 East Hennepin Avenue
Minneapolis, MN 55413



I. MASTER PLAN
FOR
ST CROIX COUNTY
Body Land



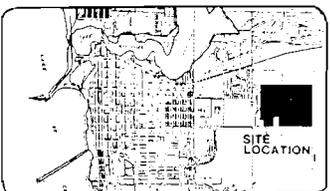
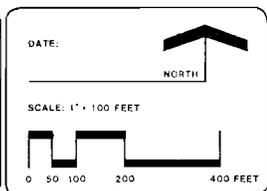


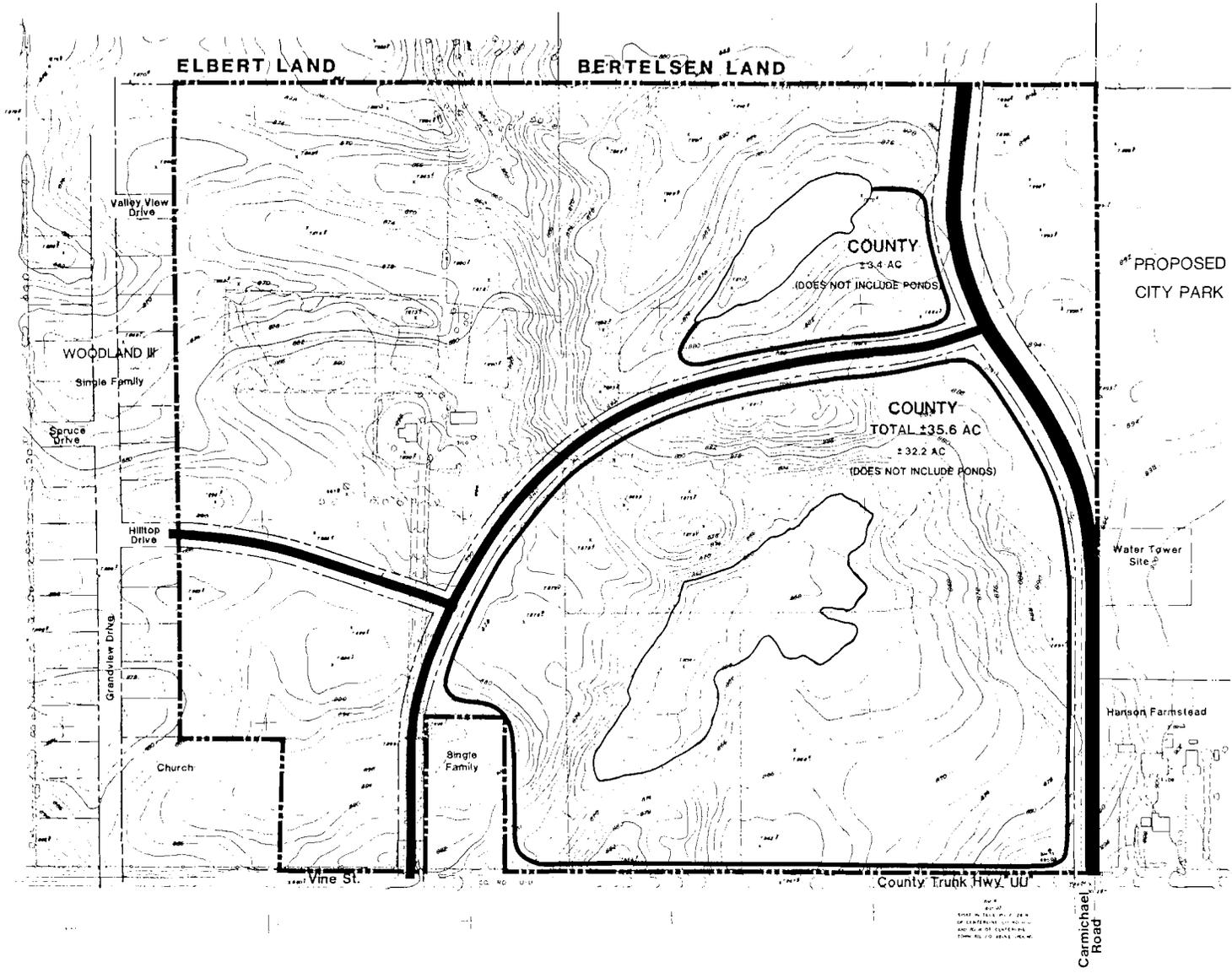
GAIR
&
ASSOCIATES

2021 East Hennepin Avenue
Minneapolis, MN 55413



II. MASTER PLAN
FOR
ST CROIX COUNTY
Bodoy Land





DATE: _____
 SCALE: 1" = 100 FEET
 0 50 100 200 400 FEET

GAIR & ASSOCIATES
 2021 East Hennepin Avenue
 Minneapolis, MN 55413



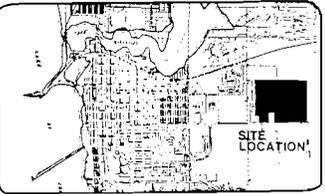
III. MASTER PLAN FOR ST CROIX COUNTY Body Land

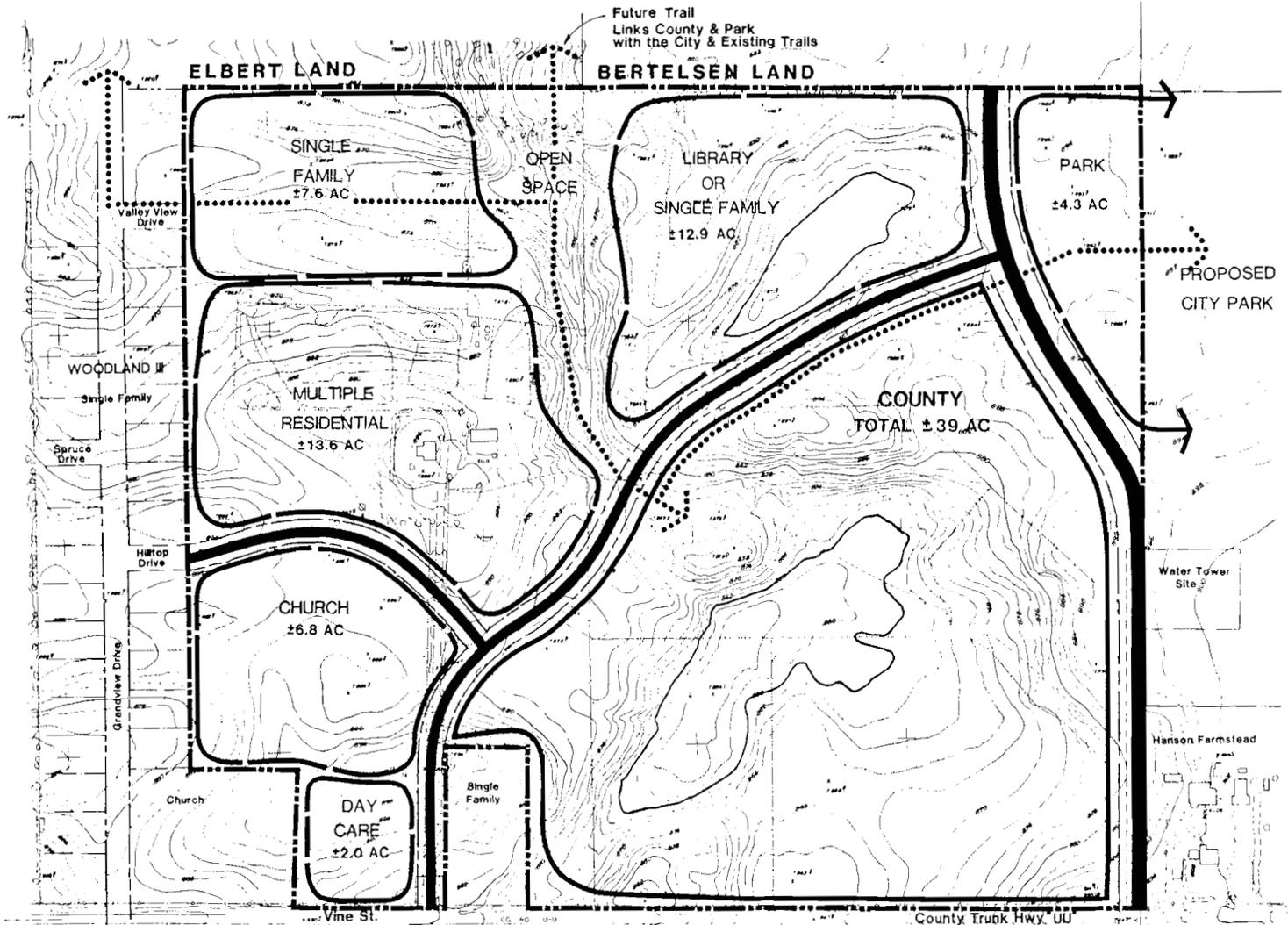
DATE: _____

NORTH

SCALE: 1" = 100 FEET

0 50 100 200 400 FEET





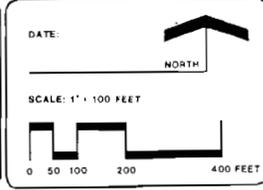
NOTE: ALL ACREAGE CALCULATIONS EXCLUDE PONDING AREAS.

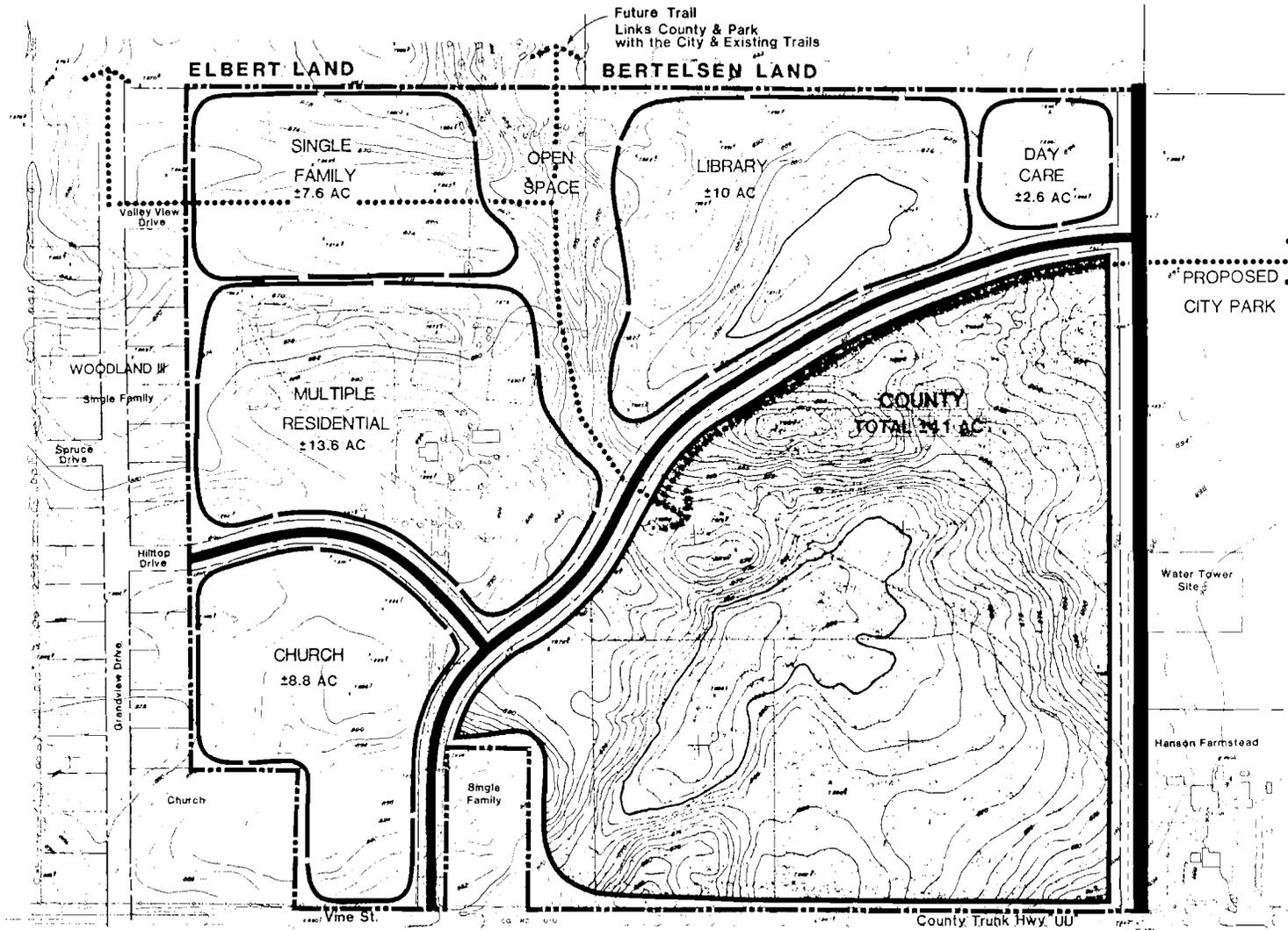
Concept **A**

GAIR & ASSOCIATES
2021 East Hennepin Avenue
Minneapolis, MN 55413



IV. MASTER PLAN
FOR
ST CROIX COUNTY
Body Land





NOTE: ALL AREA CALCULATIONS EXCLUDE PONDING AREAS.

Concept **A1**

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2021 East Hennepin Avenue
Minneapolis, MN 55413

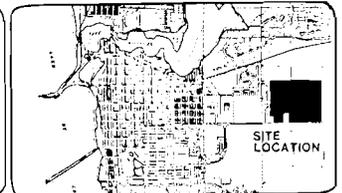


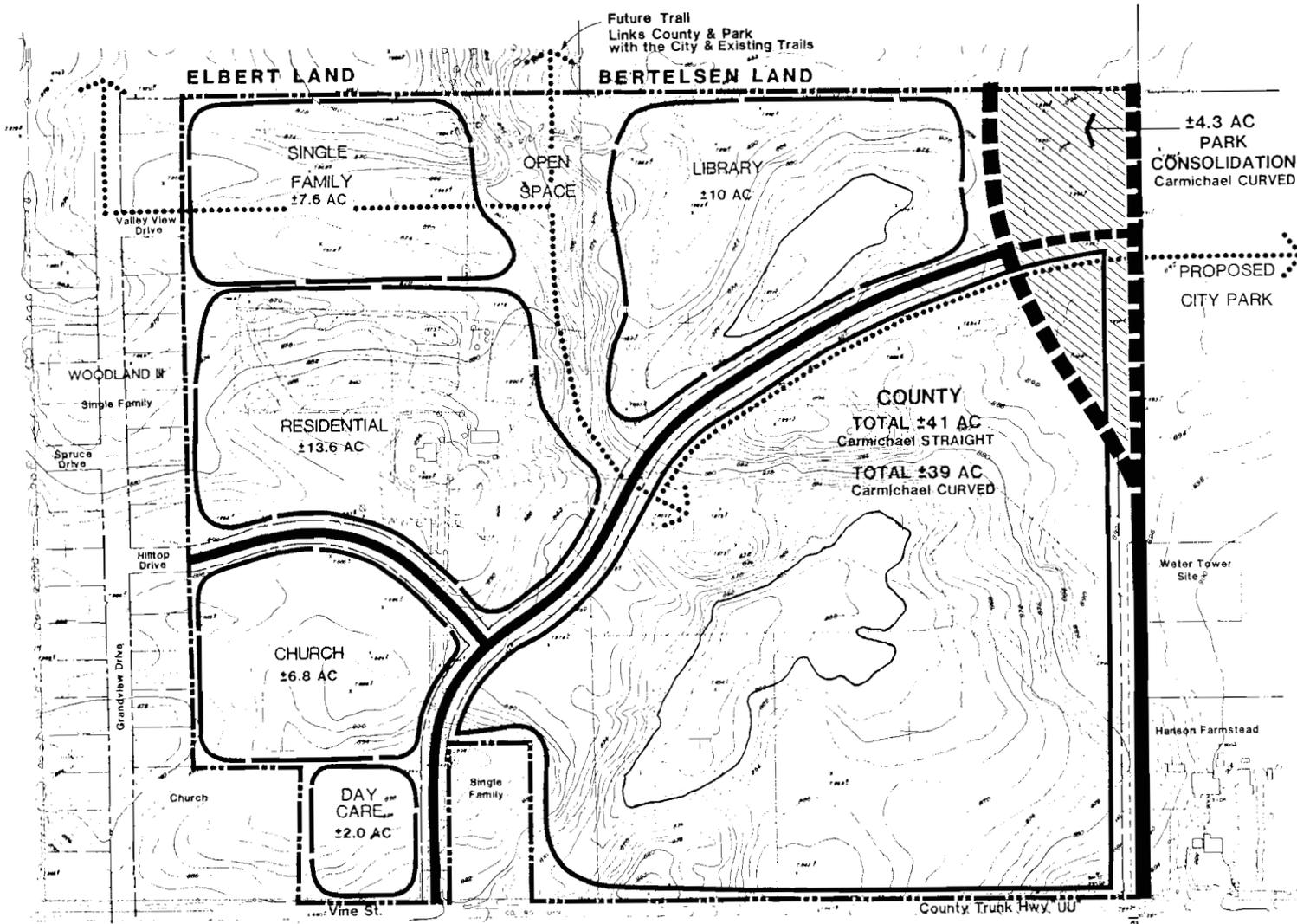
V. MASTER PLAN
FOR
ST CROIX COUNTY
Body Land

DATE:



SCALE: 1" = 100 FEET





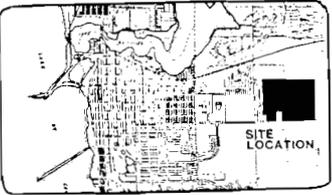
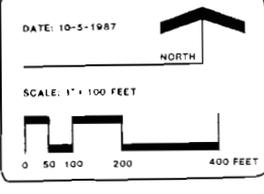
NOTE: ALL ACREAGE CALCULATIONS EXCLUDE PONDING AREAS.

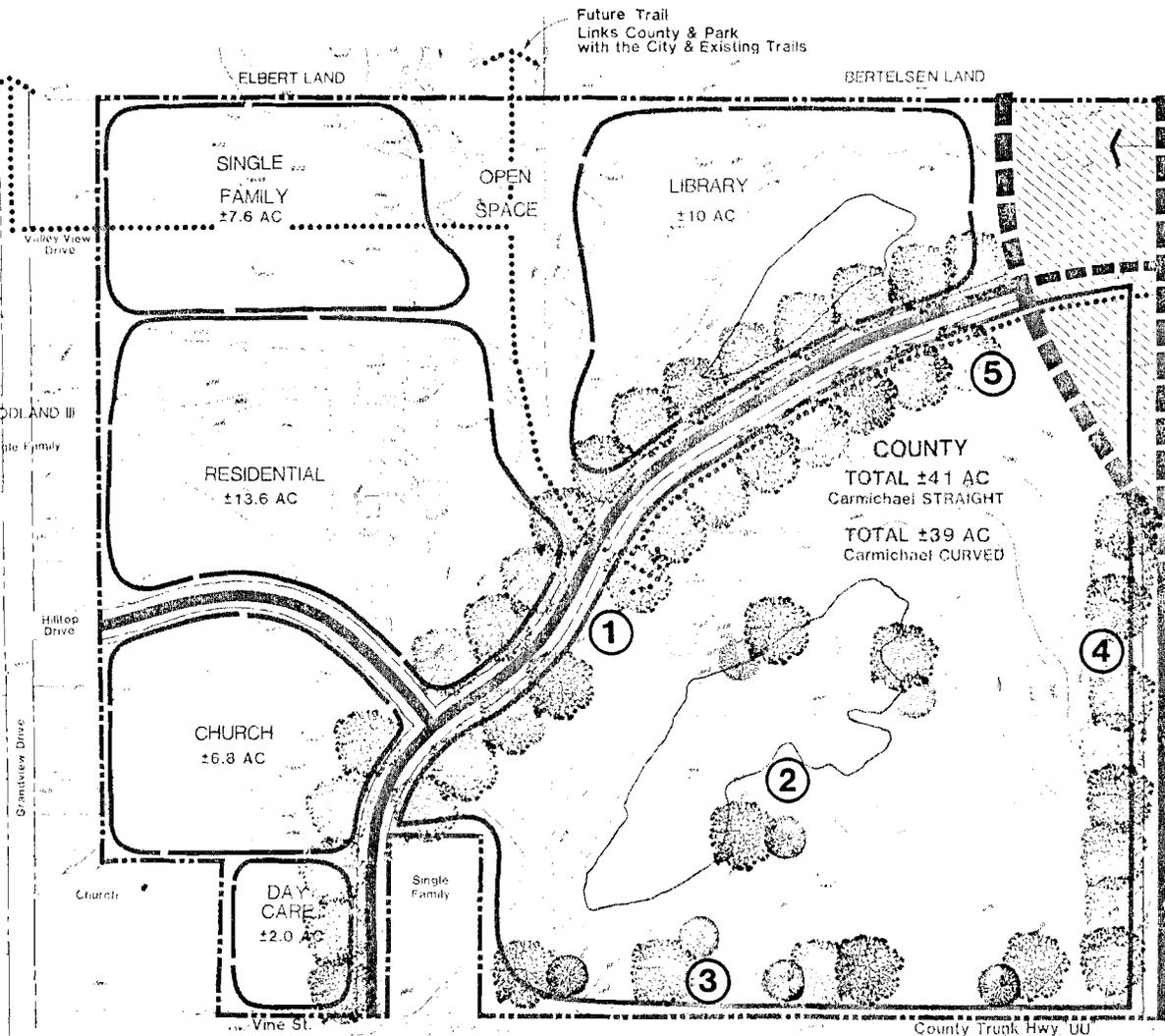
MASTER CONCEPT PLAN
LAND USE / ROAD ALIGNMENT

GAIR & ASSOCIATES
2021 East Hennepin Avenue
Minneapolis, MN 55413



VI. MASTER PLAN
FOR
ST CROIX COUNTY
Body Land





±4.3 AC
PARK
CONSOLIDATION
Carmichael CURVED

LANDSCAPE CONCEPTS

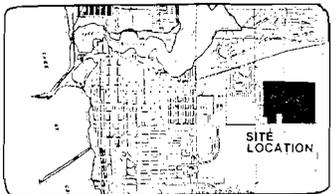
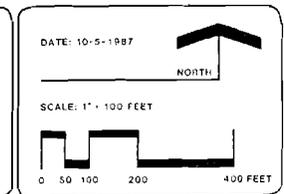
PROPOSED
CITY PARK

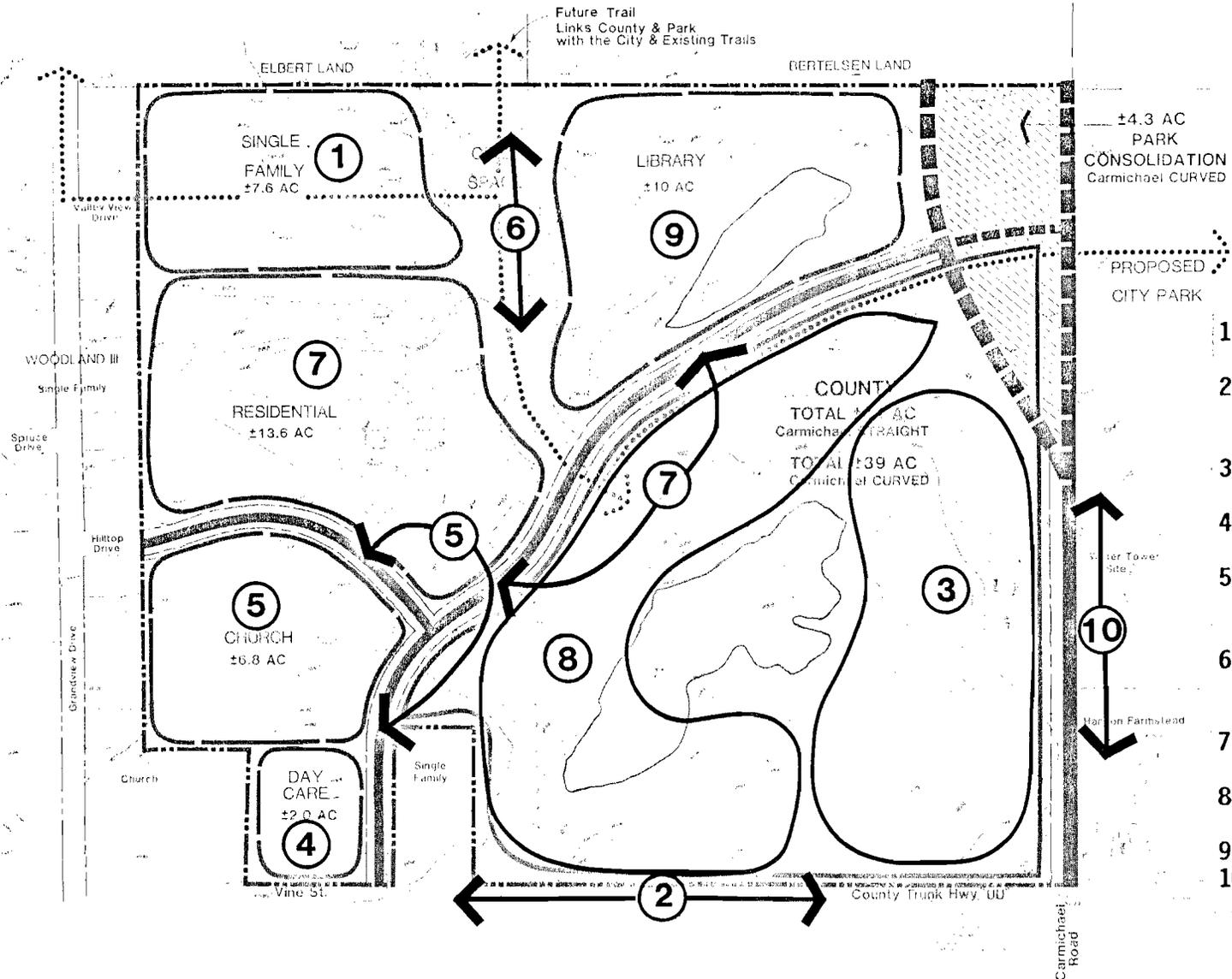
- 1. PARKWAY/BOULEVARD**
TREE LINED STREET,
BOTH SIDES (MAPLES, ASH)
- 2. SITE PLANTINGS - PONDING AREA**
MOIST LOVING, NATIVE
VEGETATION (REDTWIG
DOGWOOD, WILLOWS)
- 3. BUFFER CNTY. RD. UU**
ALLOW VIEWS TO PENETRATE
SITE (EVERGREENS, OVERSTORY
TREES, SHRUBS)
- 4. BUFFER CARMICHAEL**
BERMS AND PLANTINGS
- 5. ENTRANCES TO GOVERNMENT CENTER**
PLANTINGS ENHANCE AND
MARK ENTRIES

MASTER CONCEPT PLAN
LAND USE / ROAD ALIGNMENT

GAIR & ASSOCIATES
2021 East Hennepin Avenue
Minneapolis, MN 55413

MASTER PLAN
FOR
ST CROIX COUNTY
Body Land





PHASING

- 1 - Dispose of land, private development
- 2 - Construct sanitary sewer forced main and lift station
- 3 - **Phase one County Government Center**
- 4 - Dispose of site, private development
- 5 - Dispose of site, private utility and road construction
- 6 - Phased construction of permanent sanitary sewer and water trunk
- 7 - Dispose of for residential uses
- 8 - Future County Government Center phases
- 9 - Dispose of site
- 10 - Carmichael Construction

MASTER CONCEPT PLAN
LAND USE / ROAD ALIGNMENT

GAIR & ASSOCIATES
2021 East Hennepin Avenue
Minneapolis, MN 55413



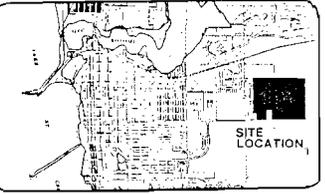
MASTER PLAN
FOR
ST CROIX COUNTY
Body Land

DATE: 10-5-1987

NORTH

SCALE: 1" = 100 FEET

0 50 100 200 400 FEET



PRELIMINARY ENGINEER ESTIMATES
INFRASTRUCTURE

ST. CROIX COUNTY
BOODY LAND

Engineering estimates have been made for the major roadway and trunk utility systems. These are estimates only and are intended to provide costs for purposes of general site planning, phasing, establishing priorities and the scope of future detailed studies.

Additional study and verification should be completed prior to any final decisions predicated on these estimates.

WATER TRUNK:

(Extend from Valley View Drive to the future water tower)

12" DIP Water Main	= 3200 feet	
8" DIP Water Main	= 1300 feet	
6" DIP Water Main	= 650 feet	TOTAL ESTIMATED COST: \$116,100.00
Valves	= 15 feet	
Hydrants	= 10 feet	

STORM SEWER:

24" RCP	= 600 feet	
18" RCP	= 700 feet	
12" RCP	= 900 feet	TOTAL ESTIMATED COST: \$ 56,200.00
24" Flared Ends	= 2 feet	
Catch Basin	= 8 feet	

SANITARY SEWER:

(Temporary System in County Road UV)

4" Force Main Lift Station	ESTIMATED COST: \$ 52,000.00
-------------------------------	-------------------------------------

(Ultimate System) **TOTAL ESTIMATED COST: \$144,500.00**

15" RCP	= 2200 feet	
8" PVC	= 1500 feet	
Manhole	= 10 feet	
	ESTIMATED COST: \$ 92,500.00	

ROADWAY:

(From County Trunk Highway UV to Carmichael Extension)

48 feet @ 2600 feet	TOTAL ESTIMATED COST: \$143,676.00
33 feet @ 700 feet	TOTAL ESTIMATED COST: \$ 29,190.00