

NOTICE OF PUBLIC HEARING
TOWN OF HUDSON

November 18, 2025, at 6:00 PM
at the Hudson Town Hall, 980 County Road A

Notice is hereby given that on Tuesday, November 18, 2025, at 6:00 p.m., at the Town of Hudson Town Hall, at 980 County Road A, Hudson, Wisconsin, a **PUBLIC HEARING** on the **PROPOSED BUDGET** of the Town of Hudson, St. Croix County, will be held. The proposed budget in detail is available for inspection at the clerk's office in the Town Hall from 9:00 a.m. to 5:00 p.m. Monday, Wednesday, Thursday, and 9:00 a.m. to 6:00 p.m. on Tuesday.

Revenues:	2025	2026	% Change
Taxes:	Adopted	Proposed	
General Property Taxes	\$ 1,300,799	\$ 1,315,799	+ 1.15%
Other Taxes	\$ 0	\$ 0	
Special Assessments	\$ 8,300	\$ 8,300	
Intergovernmental Revenues	\$ 668,182	\$ 743,378	
Licenses & Permits	\$ 128,000	\$ 150,000	
Fines, Forfeitures & Penalties	\$ 2,500	\$ 5,000	
Public Charges for Services	\$ 93,100	\$ 108,100	
Misc. Revenue	\$ 99,400	\$ 120,800	
Total Revenue	\$ 2,300,282	\$ 2,451,377	+ 6.57%
Proceeds from Long-term debt	\$ 0	\$ 0	
Cash Balance Applied	\$ 86,025	\$ 10,011	
LGIP Savings Applied	\$ 750,000	\$ 600,000	
ARPA funds Applied	\$ 0	\$ 0	
Total Rev. & Cash Balance Applied	\$ 3,136,307	\$ 3,061,388	- 2.39%
Expenditures:			
General Government	\$ 460,000	\$ 497,200	
Public Safety	\$ 572,000	\$ 592,000	
Public Works	\$ 1,499,000	\$ 1,377,000	
Health & Human Services	\$ 500	\$ 500	
Culture, Recreation & Education	\$ 25,000	\$ 20,000	
Conservation & Development	\$ 7,000	\$ 7,000	
Capital Outlay	\$ 30,000	\$ 25,000	
Debt Service	\$ 541,307	\$ 541,188	
Other Financing Uses	\$ 1,500	\$ 1,500	
Total Expenditures	\$ 3,136,307	\$ 3,061,388	- 2.39%

Public Hearing called to order by Town Board Chairman Robert Fowler at 6:02 pm.

Members present: Supervisors Dan Fosterling, Susan Blank, Rachel Lang, and David Bartizal. Treasurer John Kromer and Clerk Nicholas Handlos.

No public comments from both residents and non-residents were made.

Motion by Lang, second by Bartizal, to close the public hearing at 6:06 pm. Roll Call Vote: Fosterling, Aye, Blank, Aye, Lang, Aye, Bartizal, Aye, Fowler, Aye. Motion passed 5-0.

NOTICE OF SPECIAL TOWN MEETING OF THE ELECTORS OF THE TOWN OF HUDSON

Notice is hereby given that on Tuesday, November 18, 2025, **IMMEDIATELY FOLLOWING** the Public Hearing on the proposed budget for 2026 which begins immediately following the Budget Hearing at the Hudson Town Hall, 980 County Road A, a SPECIAL TOWN MEETING OF THE ELECTORS will be held.

Special Town Meeting of the Electors of the Town of Hudson called to order by Fowler at 6:07 pm.

Steve Hermesen 813 Harbor View Road, Hudson, WI: Requested the Town Board set aside money for an update to the Town Hall audio/video equipment for better collection of Town meetings. Asked if it was possible to connect with River Channel to contract their services or seek help in upgrading the audio/visual equipment.

Rachel Lang, 982 Sherman Lane, Hudson, WI: Stated the audio/video equipment is new and was unsure what could be done to better enhance the collection of Town meetings.

Fowler said the camera was what needed to be replaced as the current camera had failed.

No other comments of the electors were made.

Motion by Hermesen, second by Blank, to close the Special Town Meeting of the Electors of the Town of Hudson at 6:14 pm.

NOTICE OF SPECIAL TOWN BOARD MEETING TOWN OF HUDSON

There will be a SPECIAL TOWN BOARD MEETING on Tuesday, November 18, 2025, at the Hudson Town Hall, 980 County Road A, **IMMEDIATELY FOLLOWING** the SPECIAL TOWN MEETING OF THE ELECTORS.

Special Town Board Meeting of the Town of Hudson called to order by Fowler at 6:15 pm.

AGENDA IS AS FOLLOWS:

1) Action will be taken to adopt the 2026 Budget

Fowler stated the Town Electors requested an upgrade to the Town audio/visual equipment and asked Kromer if there was money to do so. Kromer said the Town could obtain prices for new equipment and then decide if contracting a service or purchasing new equipment would be possible. Lang suggested shopping around for best prices. Fowler suggested contacting the Town IT support member for their input.

Lang requested an explanation of the money allocated to legal fees for 2026. Fowler stated the Town is facing multiples situations where a lawyer would need to be

consulted such as the annexation of the property on County Road UU, the placement of the Xcel substation, and further legal expenses due to those above normal town legal costs.

Motion by Blank, second by Fosterling, to adopt the budget as presented from the 11/3/2025 version of the document. Roll Call Vote: Fosterling, Aye, Blank, Aye, Lang, Aye, Bartizal, Aye, Fowler, Aye. Motion passed 5-0.

2) Action will be taken to adopt the 2025 tax levy payable 2026

Kromer stated there was a slight increase in the equalized value, which increased the levy from \$1.3 million in 2025 to \$1.308 million in 2026.

Motion by Blank, second by Fosterling, to adopt the 2025 tax levy as payable for 2026 as presented. Roll Call Vote: Fosterling, Aye, Blank, Aye, Lang, Aye, Bartizal, Aye, Fowler, Aye. Motion passed 5-0.

Motion by Lang, second by Bartizal, to close the Special Town Board Meeting of the Town of Hudson at 6:23 pm. Motion passed 5-0.

NOTICE OF PUBLIC HEARING
TOWN OF HUDSON

Notice is hereby given that on Tuesday, November 18, 2025, **IMMEDIATELY FOLLOWING** the SPECIAL TOWN BOARD MEETING, **A PUBLIC HEARING** on the zoning change for the Youth Oriented Recreation District will be held.

Public Hearing called to order by Fowler at 6:24 pm.

AGENDA IS AS FOLLOWS:

1) Public Hearing on the zoning change for prohibited uses for the Youth Oriented Recreation District.

“Proposed changes or Ordinance 105-142 Add a new section with proper numbering/lettering: Prohibited uses. The Town, in order to protect the safety, health, and morals of the participants, and the Youth Oriented Sports district, find the following uses incompatible with the purposes of youth athletic fields, and are expressly prohibited in this zone: Refuse and garbage facilities; recycling centers (both ordinary recycling and garbage temporary storage on the athletic fields are allowed for such regular service pick up); incinerators; waste or sewage treatment, and water treatment facilities or transfer stations; electrical substations, power generating facilities, or any electrical utility operations, including solar farms/generation; adult bookstores or adult entertainment businesses; cannabis, THC or CBD production, retail manufacture, hemp or cannabis farms, head shops, or similar enterprises involving cannabis, THC or CBD; off sale liquor stores, retail or warehouses; materials yards, material storage

facilities or open air warehouses; tobacco retailers or any business involved in the sale or business of tobacco distribution; mini storage and storage rental businesses; massage parlors; and the Board reserves the right to declare any proposed other use incompatible with youth athletic fields in order to protect the safety, health, and morals of the participants in the Youth Oriented Sports district.”

Residents Round of Comments

Dave O'Brien, 762 Martin Avenue, Hudson, WI: Opposed to the change of the ordinance due to the language of the retail sales that would affect the concession stands at the baseball complex. Additionally, the language about the waste and sewage treatment is not defined, and the baseball complex would need a septic system. The language on materials storage is also concerning because there will be grounds material storage for the fields. Other town ordinances are consistent in the language of defined uses, and anything not listed is then prohibited.

Steve Hermesen 813 Harbor View Road, Hudson, WI: Opposed to the changes, and unsure of how far the youth district zone goes. The changes appear to single out Xcel although Xcel has an easement through the area and plans to put a substation on the North lot of the youth district. The substation is an upgrade to our grid and would hope the board would place the electrical grid needs about the needs of a baseball field when it comes to having heat in the winter.

Gregg White, 831 Kelly Road, Hudson, WI: Opposed to the changes because it contradicts existing ordinances. It opens the town to possible future problems as future zones are created. Our ordinances work well how they are today. If you are going to move forward with this, fireworks should be considered as prohibited as well.

Non-Residents Round of Comments

Tom Scanlan, 642 Brakke Drive, Hudson, WI: Shares similar concerns as the board with the substation. The materials storage yard language is of interest to be clarified so that his business was not in violation and to clarify where the youth zone is for further understanding.

Motion by Bartizal, second by Blank, to close the Public Hearing section of the meeting. Roll Call Vote: Fosterling, Aye, Blank, Aye, Lang, Aye, Bartizal, Aye, Fowler, Aye. Motion passed 5-0.

2) Discussion/Action on amending the zoning for the Youth Oriented Recreation District.

Fowler said the powerlines are not part of this ordinance because the power company has separate statutes and authority to place their utilities. This is a new district, and it makes sense to firm up the uses within the district. Outlining what we do not want in this district will protect it to keep it for the youth and keep out the things we do not want

to associate with youth sports. Fowler was fine with striking the material storage facility language. The retail language does not take away from concessions. It referred to retail of cannabis and off sale liquor, and was not meant to prohibit on sale liquor like at a restaurant.

Bartizal agreed with concerns about the electrical grid. We need the substation but would like to suggest to Xcel that it may go somewhere else. Leaving the language about the electrical substations gives leverage to ask Xcel to consider different placement. Clarification on retail sales is needed to show what exactly is attempted to be prevented.

Lang agreed with prohibiting massage parlors but asked about massage therapy home businesses. Fowler said if it was a home business, it would need to be applied for because of the underlying ag/res zoning.

Fosterling said the district does not drive the underlying zoning as it is an overlay on top of that zone which permits a special exception. The primary zoning is ag/res and commercial. The substation is not subject to the special exception zoning unless they apply for a special exception. The intent is that other businesses would be subject to the underlying zoning not the youth district but putting this in the youth oriented recreational district ordinance causes the change to apply only to the facilities applying for special exception. The approach of these changes does not make sense and does not get us where we want to go. In our current zoning ordinances, a number of these proposed uses are already prohibited, although we haven't addressed electrical substations. The north end of these properties may be the best spot for the substation.

Blank clarified the prohibition on waste and sewage did not apply to the baseball field septic system. Blank said there needs to be prohibitions for water treatment facilities, electrical substations, solar farms, etc., The town is better set up with these prohibitions to protect from centers like that coming into this area.

Fosterling said we have ability to approve special exceptions that is inline with the intent of the youth district. Power generating facilities would not be inline with the youth district intent.

Fowler said the existing zoning will not prohibit the placement of treatment facilities or substations next to the baseball fields. As it is proposed this way, with a limited number of possible properties for those treatment centers or substations, it is not a moratorium. There cannot be a moratorium on public utilities. Fosterling said we could propose a setback of 500 feet from an approved recreational facility by a public utility facility. That could be something to explore as an alternative.

O'Brien approached the podium with a suggestion. The adult entertainment businesses were told where they could and could not be located. Perhaps that type of approach would be helpful.

Motion by Fowler to strike materials yards, materials storage facilities, or open-air warehouses from this proposed ordinance and that we renumber the uses by numbers, second by Bartizal.

Blank wanted to add clarity to define retail sales as applicable to off sale liquor, liquor stores, and liquor warehouses. Fowler did not accept the amendment because he felt it should be addressed separately.

Fosterling said whatever changes are made, there would need to be another hearing. A property owner with a business in this zone may question if they are subject to the youth district zone, and I would say they are not because they did not apply for a special exception. The property to the north of this area is where the substation is proposed, and I do not think these changes address that placement because they have not applied for special exception.

Fowler said the youth district is an overlay and new regulations can be made for that area, and it is not just for those that apply for a special exception. Fowler said if the underlying zoning would change, the overlaying youth district and prohibitions would still apply. Fosterling said the overlay does not change the primary zoning because ag/res or possibly commercial where a business like a cabinet making company could be placed due to the primary zoning. If that is possible, then so can other businesses that do not fit into the qualifications of the youth district. These protections of what we do not want, miss the point or are ineffective.

Roll call vote: Fosterling, Nay, Blank, Aye, Lang, Aye, Bartizal, Aye, Fowler, Aye. Motion passed 4-1.

Motion by Bartizal to prohibit retail fireworks and fireworks storage after massage parlors, second by Fowler. Motion passed 4-0-1. Fosterling abstained.

Motion by Blank to prohibit off sale liquor stores, or retail liquor, or liquor warehouses, after the language about THC and CBD, second by Bartizal. Fowler suggested the language to be off sale liquor and liquor warehouses and strike the word retail. Accepted by Bartizal and Blank. Motion passed 5-0.

Hermesen asked about the concern of the liquor warehouses. Why avoid them? Fowler said it was due to heavy traffic and large trucks.

Travis Waldschmidt, 534 McCutcheon Road, Hudson, WI, asked if the liquor warehouse was intended for storage only, or storage with a distillery. Fowler said the ordinance did not have prohibitions for production, so it would be allowed with on-sale liquor. If a restaurant brewery is put next to the baseball field, this language does not appear to prohibit it. Off sale liquor and liquor storage would be prohibited.

Fowler said the proposal with corrected changes will be renumbered and presented at a public hearing for acceptance or further edits.

Fosterling asked if the next version of the ordinance will fall under subsection f of 105-14.2. Fowler said it would be under subsection f.

Motion by Fowler that if the proposed changes are passed it will fall under 105-14.2 subsection f, second by Lang. Motion passed 5-0.

Motion by Lang to adjourn the meeting at 7:26 pm, second by Fosterling. Motion passed 5-0.

Submitted By:

Nicholas Handlos

Town Clerk