

CITY OF HUDSON
BOARD OF APPEALS
PUBLIC HEARINGS NOTICE

Notice is hereby given that the City of Hudson Board of Building & Zoning Appeals will meet on Tuesday, May 20, 2014, 6:30 p.m., City Hall Council Chambers, 505 Third Street, to hear public comment regarding the following applications:

1) Thomas R. Irwin, 1321 Boulder Pt. Dr., requesting variances to the required front yard setback pursuant to Municipal Code Chapter § 255-25, Dimensional Requirements for 609 Knollwood Dr., 613 Knollwood Dr., and 621 Knollwood Dr. in reference to constructing new single-family residences. The properties are zoned R-1, One-Family Residential District and are legally described as Lots 10, 11, and 13 of Knolls Ridge, City of Hudson, St. Croix Co., WI.

2) St. Croix Marina, 16 First Street, requesting variances to the required setbacks pursuant to Wisconsin Administrative Code NR 118.06(1)(e)1. *Ordinary high water mark setback* and NR 118.06(1)(f)1. *Bluffline setback* in reference to constructing a pavilion on a portion of the marina property commonly referred to as "The Point." The area is generally located west of STH 35 (Second Street), north of I-94, and south of Buckeye Street. The property is zoned I-1, Light Industrial District. The property is legally described as St. Croix Marina Condominiums, Document #375098, Volume 1, Page 6 and Amended and Restated Declarations, Document #375067, Volume 639, Pages 501-519 and as further amended, City of Hudson, St. Croix Co., WI.

3) Timothy & Betty Caruso/Jennifer O'Neill, requesting variances to the side yard setback pursuant to Municipal Code Chapter § 255-25, Dimensional Requirements for OFC, Office District; Municipal Code Chapter § 255-34 A.(4) Landscape Requirements; Municipal Code Chapter § 255-18 St. Croix River Wild and Scenic Riverway and Shoreland Protection Overlay District in reference to Wisconsin Administrative Code NR 118.06 (1)(e)1. *Ordinary high water mark setback*, NR 118.06(1)(f)1. *Bluffline setback* and NR 118.06(5) Slope preservation zone standards in reference to renovation of an existing building at 811 First Street and constructing another building to the south and parking area. The property is zoned OFC, Office District and is generally located at First and Elm Streets west of First Street (commonly known as the former Nor-Lake warehouse facility). The property is legally described as part of Sections 24 and 25, T29N, R20W being part of Lots 1, 2, 3, 4 and 5, Block 7, of Daniel Mears' Addition; part of Lot 1, Block 8 of Buena Vista Addition; part of vacated Elm Street west of First Street, City of Hudson, St. Croix County, WI.

Dated this 25th day of April, 2014

David Gray
Building Inspector / Asst Zoning Inspector

Star-Observer: Publish Class II notice 5/1/14 & 5/8/14; send affidavit

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| cc: | Neset | Burchill | City Hall Lobbies |
| | Pratt | Willi | Irwin |
| | Tersteeg | Korson | St Croix Marina |
| | Conard | Munkittrick | Caruso |
| | Senkus | Darnold | O'Neill |
| | Post | Krupich | Adjacent Property Owners |
| | Potter | Cable TV | DNR |

Posted in lobbies 4/25/14 and Emailed to Star-Observer 4/25/14