

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, August 19, 2014, 6:30 p.m., City Hall Council Chambers, 505 Third Street, to hear public comment regarding the following applications:

1) 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 patio, retaining wall, path lights and fire pit 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. (Original request tabled May 20, 2014 with revised submittal received July 17, 2014.)

2) Timothy & Betty Caruso/Jennifer O'Neill, request for 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. (Previous request tabled May 20, 2014 with the next scheduled meeting to include a site visit.)

Dated this 25th day of July, 2014

David Gray
Building Inspector / Asst Zoning Inspector

Star-Observer: Publish Class II notice 7/31/14 & 8/7/14; send affidavit

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

Posted in lobbies 7/25/14 and Emailed to Star-Observer 7/25/14