

CITY OF HUDSON
BOARD OF BUILDING & ZONING APPEALS
THURSDAY, AUGUST 21, 2014
CITY HALL COUNCIL CHAMBERS
505 THIRD STREET
6:30 P.M.

1. **Public Hearing With Discussion And Possible Action**

on variance application from Phillips Plastics Corporation d.b.a. Phillips-Medize Corporation, 1201 Hanley Road, requesting a variance to the required front yard setback pursuant to Municipal Code § 255-25, Dimensional Requirements for I-1, Light Industrial District for an addition to the existing building, Appeal No. 232

Documents: [BA APP NO 232 8-21-14.PDF](#)

2. **Public Hearing With Discussion And Possible Action**

on application from Laura L. Becker and Rick Zager, 1421 Boulder Point Drive, requesting variances pursuant to Municipal Code § 255-28.I. that states no detached accessory building in a residential district shall be located nearer the front lot line than the principal building on the lot and pursuant to Municipal Code § 255-28.D. & Chapter § 255-25, Dimensional Requirements for R-1, One-Family Residential District for the maximum door height of 10 feet for an accessory building, Appeal No. 233

Documents: [BA APP NO 233 8-21-14.PDF](#)

3. **Other Business For Information Purposes Only Or For Upcoming Agenda**

David Gray
Bldg Insp/Asst Zoning Insp

Posted in lobbies and e-mailed to *Star-Observer* - 8/8/14

Notice is hereby given that a majority of the City Council may be present at the aforementioned meeting of the Board of Appeals to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N. W. 2d 408 (1993), and must be noticed as such, although the Council will not take any formal action at this meeting.

CITY OF HUDSON



ZONING & BUILDING BOARD OF APPEALS

APPLICATION

June 12th 2014
DATE FILED

APPEAL NO. 232

NAME OF APPLICANT(S) Phillips-Medisize Corporation, By Gary Willenbrecht - C.F.O.
HOME ADDRESS 1201 Hanley Road, Hudson, WI 54016

DAYTIME PHONE (715) 381-3283 CELL (714) 402-3094

E-MAIL Gary.Willenbrecht@phillipsmedisize.com

ADDRESS OF SUBJECT PROPERTY 1201 Hanley Road, Hudson, WI 54016

ZONING OF SUBJECT PROPERTY I1 Light Industrial

REASON FOR THE REQUEST See Attachment 1. Site Plan Drawings are on Attachment 2.

The following are to be included with the application:

- A site plan drawn to scale showing dimensions of the parcel.
- Location of existing and proposed structures with the square footage and distance from the property lines.
- Applicable setbacks.
- Other supporting items may include, but not limited to, pictures, survey, neighbor(s) comments, etc.
- Application fee (nonrefundable) of Class I - \$250 / Class II - \$350 payable to the city of Hudson.

All items submitted become city of Hudson file records.

Pursuant to Wisconsin Statutes and the city of Hudson Municipal Code, the Zoning & Building Board of Appeals has the authority to issue a variance only when the following criteria are met:

- An unnecessary hardship must be present, meaning that literal enforcement of the Ordinance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
- Unique property limitations of the property rather than the circumstances of the property owner must be present.
- The hardship cannot be self-imposed.
- The hardship cannot be based upon financial gain or loss of the property owner.
- Protection of the public interest must be preserved.
- The spirit of the ordinance will be upheld.



Gary can not make 8/21/14 mtg. Will send architect

It is the responsibility of the applicant(s) to explain how the three statutory standards will be met (attach additional paper if necessary).

UNNECESSARY HARDSHIP - Explain how literal enforcement of the code would unreasonably prevent you from using your property for your proposed use and why the standards in the code should not apply to your property.

See Attachment 1

UNIQUE PROPERTY LIMITATION - Describe the unique characteristics of your property with respect to lot size, shape, topography and other physical limitations that make enforcement of the code impractical. Were any of these limitations created by you?

See Attachment 1

PROTECTION OF THE PUBLIC INTEREST - Explain what impact your project would have on adjacent properties and the general public so that protection of the public interest is maintained.

See Attachment 1

I (WE) UNDERSTAND CITY STAFF AND/OR BOARD MEMBERS MAY INSPECT THE SITE, AND I (WE) GIVE PERMISSION TO DO SO.

SIGNATURE OF APPLICANT(S)



-----OFFICE USE ONLY-----

PARCEL NO. 236-1680-01-001

LEGAL DESCRIPTION OF SUBJECT PROPERTY Lots 1 and 13 and the west 50 feet of Lot 2 Hudson Industrial Park

CHAPTER AND SECTION VARIANCE IS BEING REQUESTED FROM Municipal Code § 255-25, Dimensional Requirements for front yard setback in I-1, Light Industrial District

RECEIPT NO./DATE 46618/7-31-14 DATE OF PUBLICATION OF NOTICE(S) 8/7/2014

ATTACHMENT 1 – VARIANCE APPLICATION
ADDITIONAL PROPERTY INFORMATION IN NARRATIVE FORM

CITY OF HUDSON, WISCONSIN
ZONING & BUILDING BOARD OF APPEALS

PART 1

REASON FOR THE VARIANCE REQUEST:

Phillips-Medisize is requesting dimensional variance to the building setback standards that are in place along the southern boundary of its property at 1201 Hanley Road. This property is zoned I1, Light Industrial, and the zoning ordinance calls for a 40 ft. building setbacks. Phillips-Medisize is the owner of the property and has operated it as a design and development center since 1985, when it built the existing building structure. We are now requesting the variance as part of our efforts to expand this facility and make it our corporate center. The planned expansion includes: the construction of a new wing that will provide office space for our executive and corporate teams; new meeting spaces for our customers and other facility visitors; the addition of an outdoor courtyard for the employees at the facility; upgrades to lobby and reception area; reconfigurations to several existing office spaces; and the construction of additional parking areas to accommodate the increased activity that will occur on the property.

The Hanley Road property was originally acquired and used for design and manufacturing activities. This was done by Bob and Debbie Cervenka, the original owners of Phillips-Medisize. In late 2010, the Cervenka's sold the property to Kohlberg and Associates, a private equity company. Shortly thereafter, in 2011, Phillips-Medisize sold its then-current corporate center located in Phillips, Wisconsin, and moved its corporate staff to both its Hanley Road property and its Operations Center located, in Eau Claire, Wisconsin. From that time forward, the Hanley Road property served as Phillips-Medisize's de facto corporate headquarters as it could then accommodate the executive and corporate employees that were traditionally headquartered at other locations.

However, over the past several years, both Phillips-Medisize as a company, and its design and development center located at the Hanley Road property, has experienced significant growth. For the first time ever, we are experiencing global sales of approximately \$600 million dollars a year. This is due to our increased and emphasized focus on design and development capabilities, in addition to our manufacturing expertise, as well as our company's recent acquisitions in Europe, Asia and Mexico. While new growth and business has been great for Phillips-Medisize, it has also posed its challenges. To accommodate this growth, both with respect to our design and development business, and the growth that has occurred on a corporate level, we have opened a small satellite design and development facility in Mountain View, California, and moved our executive team, including legal and financial functions, to a property in Prescott, Wisconsin, in the fall of 2013. We have also made numerous modifications to the interior of our facility, including the addition of a new clean room and test-lab areas, as well as reconfiguration of the existing employee workstations so that we can have space for more employees.

The move to Prescott has always been considered a temporary fix to our need for additional executive and corporate space. In May of this year, both Kohlberg and Phillips-Medisize announced that we will be sold and acquired by Golden Gate Capital. This transaction is anticipated to close the third week of June. Through the purchase and sale process, the parties explored several options and alternatives that could address our need for a true corporate center, including: moving our corporate team to our Operations Center in Eau Claire, which already houses several corporate functions like IT and human resources; leasing or buying additional property along the I-94 corridor in either Woodbury, Hudson or Menomonie;

or moving our executive team and key corporate functions closer to our new owner in the San Francisco Bay area. However, after analyzing these options, we would prefer to remain in Hudson. We have also commissioned the Snow Kreilich architectural firm to help us plan for this expansion, and design property improvements that will work within the unique confines of the property and meet our needs for additional space.

There are many reasons why the expansion of our Hanley Road property makes sense, but there are several key considerations that are worth highlighting. First, this location gives Phillips-Medisize access and proximity to customers as well as prospective employees in both west-central Wisconsin and the twin cities. Second, it allows our executive and corporate teams, to work closely with our design and development teams. Our Hanley Road property has evolved into the hub for new business development, both in terms of capturing new design and development business (which drives future manufacturing activity) and in terms of being the primary location where face-to-face customer interaction occurs. From our past experiences at this location, and the positive feedback from our customers, we strongly believe that having the corporate and design teams operating at the same location will give us a strategic advantage to drive new business and future growth. It is for these reasons that we feel that the expansion of our Hanley Road facility will address the needs of our company; and this, along with the unique aspects of this property, are why we are requesting a variance from the setback standards along the southern border of our property.

PART 2

UNNECESSARY HARDSHIP:

Given the immediate need that we have for a true corporate center, and the suitability of the Hanley Road property for this function, a literal enforcement of the building setback standards would cause undue and unnecessary hardship. Prior to the fall of 2013, the property served as an office for both the Phillips-Medisize executive and corporate teams, as well as the bulk of its design and development personnel. This worked very well for us, and it cannot be emphasized enough how the design and development activities occurring at our Hanley Road Property, as well as having access to key executive and corporate employees at this location, has served as the catalyst for the growth that Phillips-Medisize. This is largely due to the manner in which our key executive and corporate staff, as well as our design teams, are able to focus on project management and the front-end development efforts of our customers. This model has been effective for us in the past, and we see this trend continuing in the years to come. It is our intent to keep our executive, corporate and design teams in the same location.

A literal enforcement of the setback standards would preclude most meaningful expansions of the property. Essentially, the facility would be at capacity, and we would be forced to focus our growth in other locations in the state or country, and ultimately move our executive, corporate and design teams so that they may be kept together. While this can be done, it would be expensive and result in disruptions to our existing operations. Furthermore, instead of developing and improving an existing property that has worked for us in the past, we would have to acclimate and adjust to a different location. If we were to move the executive, corporate and design teams from the Hanley Road location, this would probably preclude any meaningful investment in the property going forward by us, as it is not suitable for large scale manufacturing like our other facilities, and could very likely lead to us shutting down our operations at this facility altogether.

UNIQUE PROPERTY LIMITATIONS:

There are several unique and burdensome characteristics of the Hanley Road property and its improvements that cause hardship, and create significant limitations to any expanded use or development of the property absent a variance. First, the property is a corner parcel, located at the northeast corner of the Hanley Road and Heggen Street intersection. The existing structure, originally built in 1985, is located within the existing building setbacks, but its proximity to the roadway does not lend itself well to expansion. Livingstone Road forms the northern border of our property, and the only boundary of our property which is not created by a public roadway is the east side. The east side of our property is adjacent to the water tower and associated public property. Essentially, the Hanley Road property is somewhat landlocked by its de facto boundaries. We are already using the majority of the space on the lot. Given the other considerations associated with using this property, such as parking requirements for example, we are restricted from any meaningful expansion, absent some sort of a variance. See the Site Plans A0.1 and A0.2 included in Attachment 2 for additional detail.

Furthermore, given the current configuration of the building structure, both with respect to the interior and exterior improvements, expansion to the southern portion of our property makes the most sense, as there are very limited options to expanding in other directions. As explained in more detail below, expansion in any other direction is either not feasible, or would require significant reconfigurations to the building structure, which would be costly, inefficient and cause disruption to our ongoing operations at the facility.

Within the interior of the building, the various spaces are then divided based on their use. To the north side, the tool and mold making occurs, along with material and equipment storage, as well as access to our loading docks. Employee parking and truck access is also located on the north side of the building, and it makes sense to keep these uses located in the same general location, segregated from the other activities occurring on the property. Design, testing and prototype manufacturing areas are located towards the center of the facility, as well as the east and west sides of the structure. Then, employee offices, conference rooms and cubicle areas are located along the southern portion of the facility. See the Site Plan A2.0 and the aerial photographs for additional detail and illustrations. Given that the predominant purpose of the expansion is to allow for additional employee offices and meeting spaces, it is logical to locate these new spaces next to the already-existing spaces serving the same purpose. The proximity of the employee office areas is also rationale for locating the arboretum on the southern portion of the property. Furthermore, the current reception area, lobby and existing offices that will be reconfigured are also at the southern end of the facility.

From an exterior and aesthetic perspective, most of the traffic to our facility comes down the I-94 corridor, heads south into Hudson via Carmichael Road, and then heads west on Hanley Road and approaches our property from the south side. It is our goal to have the newest portion of our facility be the most visible to our visitors and the public. Given the nature of the already-existing improvements and uses of the property, deviating from the proposed expansion plans would cause unnecessary hardship and muddle the uses that occur on the property. The property and structure already have a planned and specific configuration and layout, and it is our goal to expand our facility in a manner that is harmonious with its existing uses and layout.

Expansion to the east side of the property is not an option due to the staggered nature of this boundary, limited space available, and the proximity of this space to the water tower and adjacent city property. Expansion to the north is not a desired option either, as it would require the relocation of the employee parking areas, loading docks, and the reconfiguration of the interior portions of the building. Locating the expansion on the western portion of the property would also be problematic due to the proximity of the expansion to the parking, storage and testing areas. Furthermore, an expansion on our west end would also create two different office areas, one predominately on the south side, and the other on the west side.

Another important consideration not to overlook is that we have a significant business interest in minimizing any disturbances to our ongoing operations while a building expansion is being constructed. Phillips-Medisize, along with the architects at Snow Kreilich have explored other building configurations, but constructing these alternative layouts would be very disruptive and would displace many Phillips-Medisize employees, and preclude customer visitations and interactions during this time. We have promised our customers a certain level of capacity in terms of design, development and test activities which we will perform, and any significant reduction in the ongoing activities would affect our ability to deliver on these promises. Given the nature of the property, deviating from the plan presented would be problematic for the numerous reasons stated above; however, with the proposed expansion plan, the new building improvements would be in sync with the existing facility, and the expansion could be constructed with minimal impact to the ongoing activities on the property.

PROTECTION OF THE PUBLIC INTEREST:

We feel that our proposed expansion will benefit the public and greater Hudson area, and can be done in a manner that will minimize any potential adverse effects associated with the expansion. As stated above, we have chosen the expansion option that will require the least amount of reconfiguration and construction to the exterior portion of the property. With this alternative, construction activity will be predominantly located to one side of the property, and the activity will occur entirely within the property borders. This will result in minimal impacts to neighboring property owners. It is not anticipated that any roadway will need to be closed, or that any easements will be needed with respect to the expansion. Phillips-Medisize will also be able to seamlessly continue its ongoing activities on the property, and it is not anticipated that we will need to relocate any of our staff on a temporary basis.

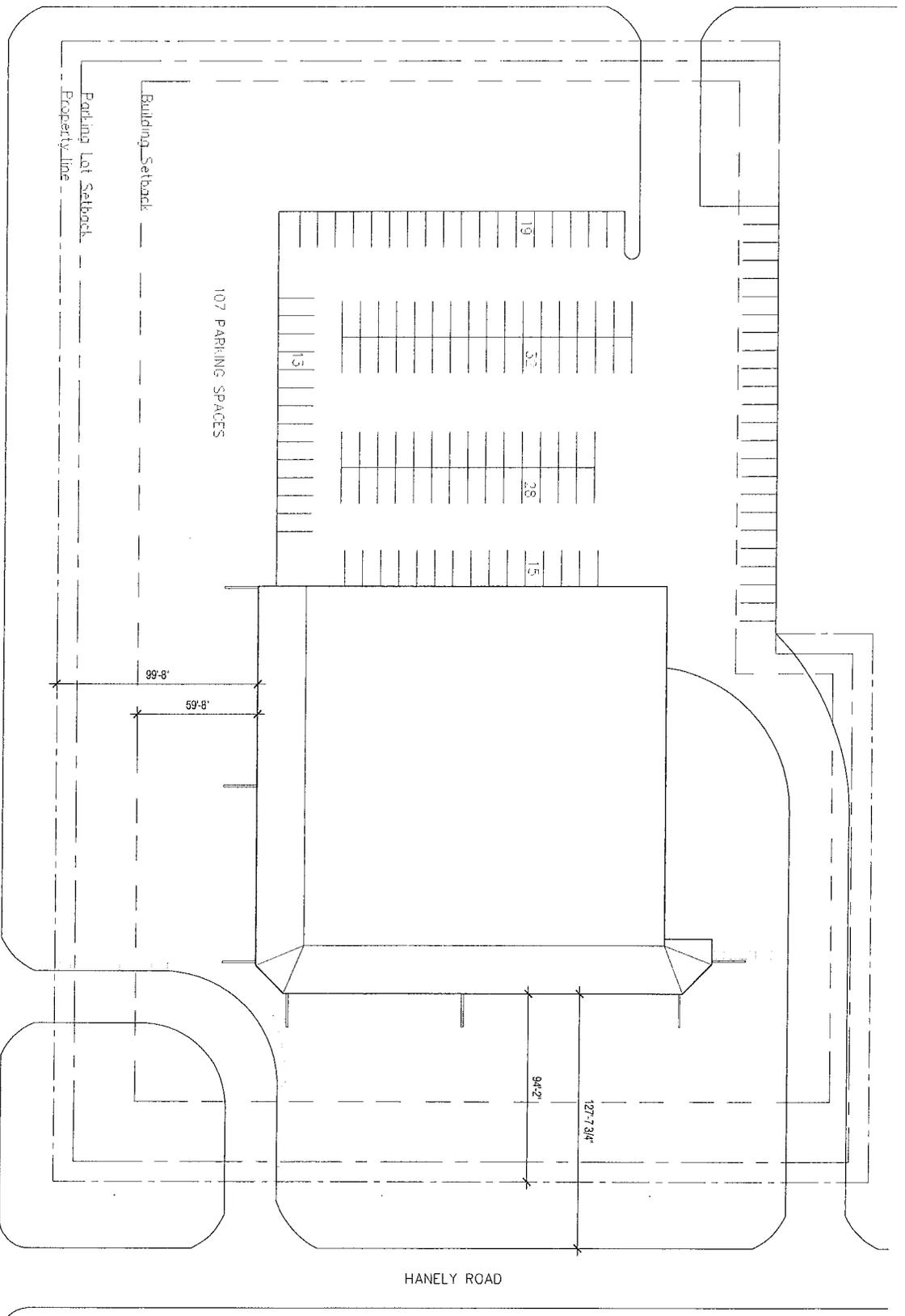
The project also protects the public interest by maintaining the integrity and intent of the zoning ordinances. It is our belief that we are not asking for a significant deviation from the building setback requirements. Generally, there is approximately 11 to 26 ft. of overlap with the proposed building footprint from the designated 40 ft. building setback area. This still leaves approximately 30 to 15 ft. of setback area from the various points of overlap. In other I1, Light Industrial zoned properties, a 20 ft. setback is an acceptable dimension. Furthermore, if you look at the aerial photograph attached to this application in Attachment 2, there are several properties in the nearby vicinity that are even closer to the right-of-way than our proposed expansion. The property, as improved, would meet the setback requirements for other similar properties in the area, and would not establish any significant deviations from the setback standards that would make the property substantially unique or serve as an undesired precedent for future variances or property uses. For these reasons, we feel the limited nature of variance will not significantly impact the public interests served by the ordinance and setback requirements.

Furthermore, given the commitment to our Hanley Road location that will come along with the expansion project, the public interest will be served by the continued growth and prosperity that will result from Phillips-Medisize's continued and expanded use of the site, and the formal designation of this facility as our global headquarters. Just as important, high paying jobs and economic activity will remain in the city of Hudson and will not be relocated elsewhere. It is our intent to add approximately 10,000 square feet of interior space, and this expansion is anticipated to provide office space for approximately 26 to 30 employees, mostly functioning at high levels within the company. There will also be 3 new conference rooms which will allow for additional out-of-town visitors from our customers, suppliers, and visiting employees. This will all contribute to the local economy and tax base for years to come and will provide both direct and indirect benefits to the general public at the local, county and state levels.

ATTACHMENT 2 – VARIANCE APPLICATION
SITE PLAN DRAWINGS AND OTHER DOCUMENTS
CITY OF HUDSON, WISCONSIN
ZONING & BUILDING BOARD OF APPEALS

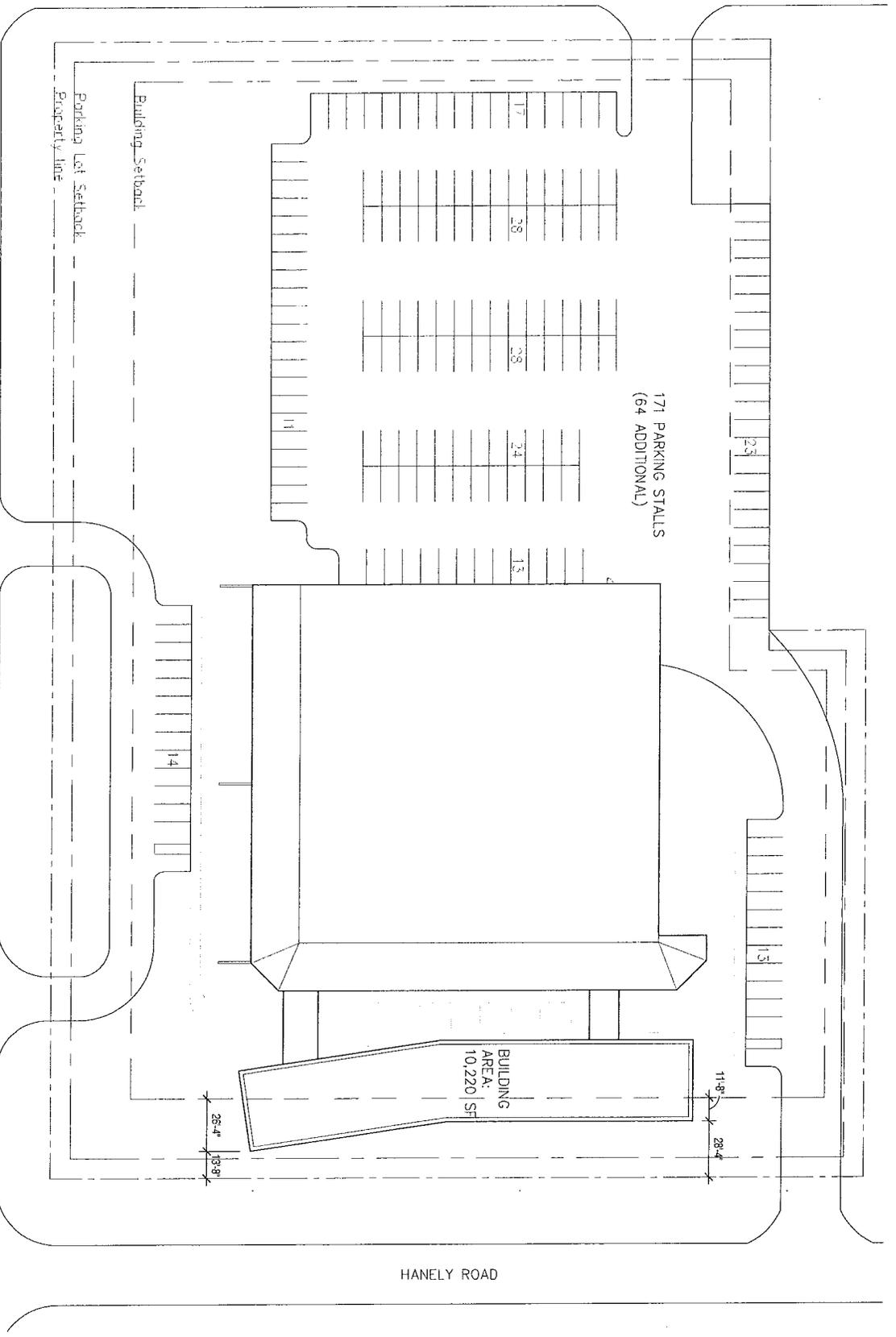
TABLE OF DRAWINGS:

Sheet A0.1 – Site Plan of Existing Building Pad and Property Layout
Sheet A0.2 – Site Plan of Proposed Expansion and Property Layout
Sheet A 2.00 – Site Plan of Existing Interior Floor Space
Sheet A2.0 – Site Plan of Proposed Interior Floor Space
A0.3 – Aerial Photo of Property and Proposed Expansion



1 SITE PLAN - EXISTING
A0.1 SCALE: 1/80

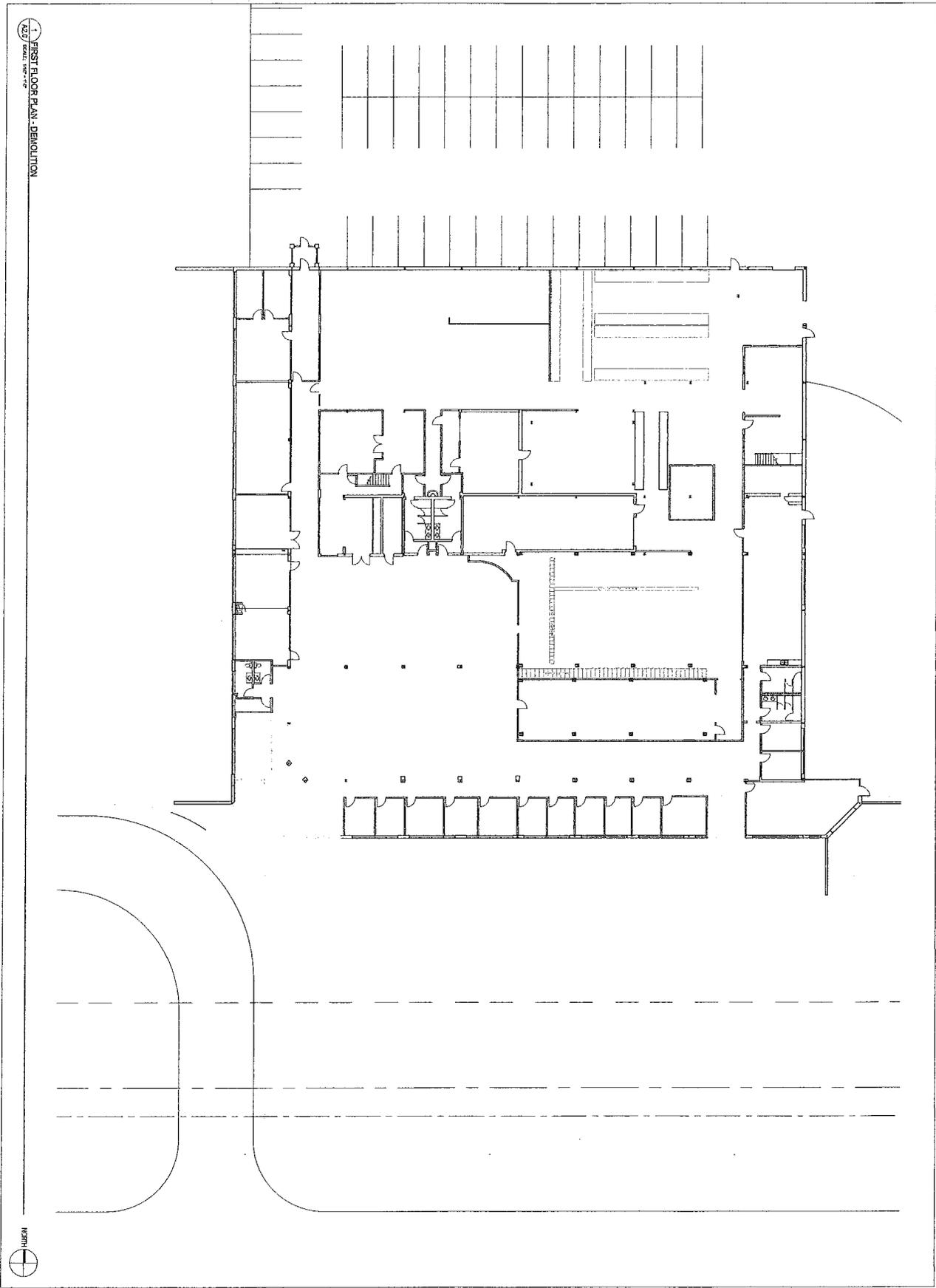




1 SITE PLAN - PROPOSED
A02 SCALE: 1/320

PHILLIPS-MEDISIZE DESIGN DEVELOPMENT CENTER - ADDITION

06.10.2012



1. FIRST FLOOR PLAN - DEMOLITION
 2014.07



SNOW
 KREILICH
 ARCHITECTS

2400 RAND TOWER
 527 MARQUETTE AVENUE
 MINNEAPOLIS, MN 55402
 612.339.4400
 WWW.SNOWKREILICH.COM

PHILLIPS
 MEDSIZED

1201 Hanley Rd
 Hudson, WI 53016

PHOTOS BY: 14 APRIL 2014

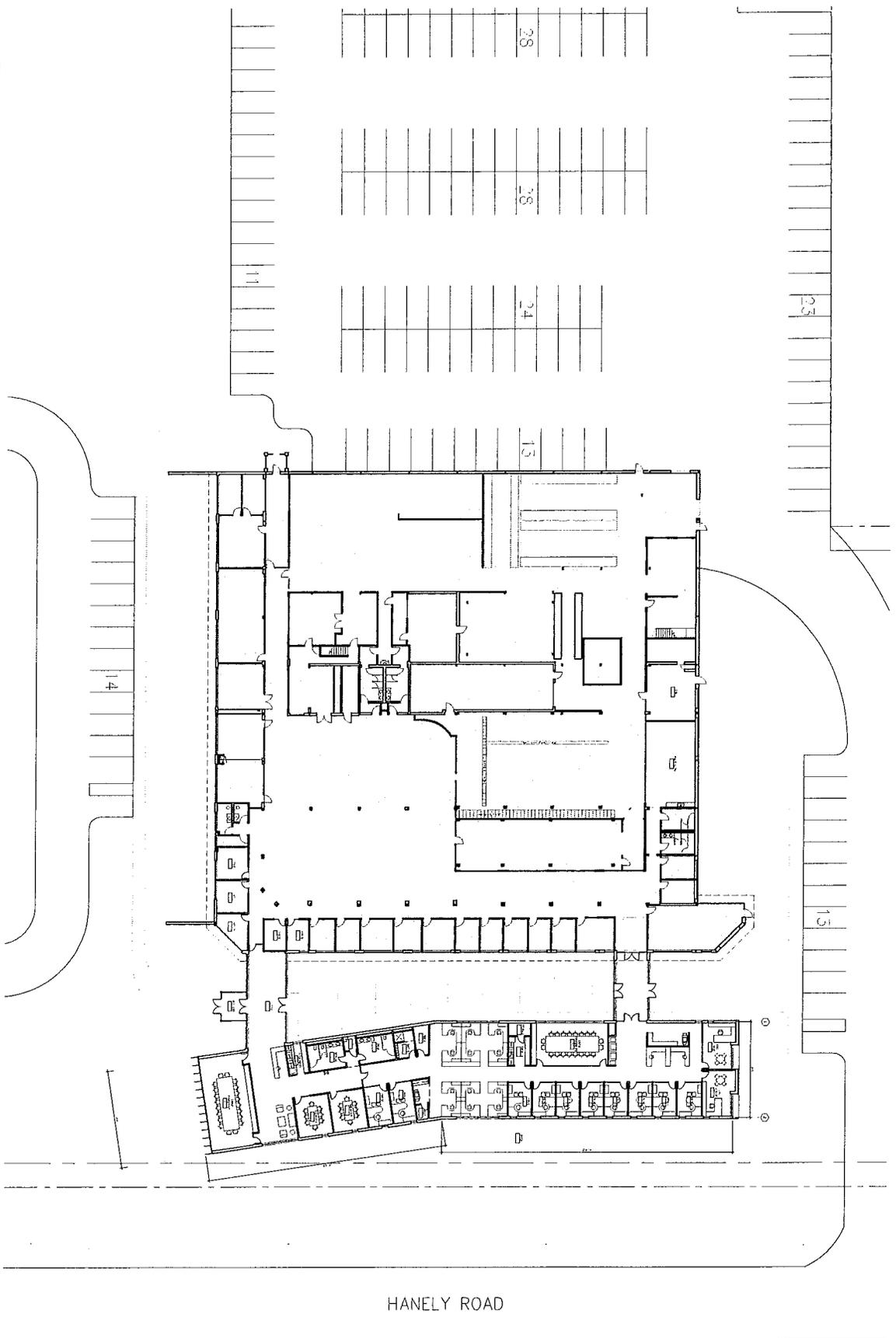
2014.07 AD

FIRST FLOOR PLAN
 DEMOLITION

A 2.00

SNOW
KREILICH
ARCHITECTS

10,800 SF NET
174 PARKING STALLS



1 PLAN
A2.0 SCALE: 1/40

PHILLIPS-MEDISIZE ADDITION

02.11.2014

A2.0
PLAN - PROPOSED





1 SITE PLAN - SET BACK COMPARISON
A0.3 SCALE: 1:400

PHILLIPS-MEDSIZE ADDITION

CITY OF HUDSON



ZONING & BUILDING BOARD OF APPEALS

APPLICATION

6-27-14
DATE FILED

APPEAL NO. 233

NAME OF APPLICANT(S) LAURA BECKER/RICK ZAGER
 HOME ADDRESS 1421 BOULDER POINT DRIVE
HUDSON, WI 54016
 DAYTIME PHONE (651) 983-8156 (R) CELL (651) 307-2172 (L)
 E-MAIL L.BECKER2@COMCAST.NET, RICK@RICKZAGER.COM
 ADDRESS OF SUBJECT PROPERTY 1421 BOULDER POINT DR. HUDSON
 ZONING OF SUBJECT PROPERTY RESIDENTIAL
 REASON FOR THE REQUEST CONSTRUCTION OF A ONE
STORY SINGLE FAMILY RESIDENTIAL
GARAGE DETACHED FROM PRINCIPLE
RESIDENCE WHICH IS INCONSISTENT WITH
THE LOT DIMENSIONAL STANDARDS
AND PLACEMENT OF THE STRUCTURE
CONTAINED IN THE ORDINANCE DUE TO
UNIQUE PHYSICAL SHAPE, SLOPE AND EASEMENTS.

The following are to be included with the application:

- A site plan drawn to scale showing dimensions of the parcel.
- Location of existing and proposed structures with the square footage and distance from the property lines.
- Applicable setbacks.
- Other supporting items may include, but not limited to, pictures, survey, neighbor(s) comments, etc.
- Application fee (nonrefundable) of Class I - \$250 / Class II - \$350 payable to the city of Hudson.

All items submitted become city of Hudson file records.

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- Unique property limitations of the property rather than the circumstances of the property owner must be present.
- The hardship cannot be self-imposed.
- The hardship cannot be based upon financial gain or loss of the property owner.
- Protection of the public interest must be preserved.
- The spirit of the ordinance will be upheld.



Can make 8/21/14 mtg.

It is the responsibility of the applicant(s) to explain how the three statutory standards will be met (attach additional paper if necessary).

UNNECESSARY HARDSHIP - Explain how literal enforcement of the code would unreasonably prevent you from using your property for your proposed use and why the standards in the code should not apply to your property.

SEE ATTACHED

UNIQUE PROPERTY LIMITATION - Describe the unique characteristics of your property with respect to lot size, shape, topography and other physical limitations that make enforcement of the code impractical. Were any of these limitations created by you?

SEE ATTACHED

PROTECTION OF THE PUBLIC INTEREST - Explain what impact your project would have on adjacent properties and the general public so that protection of the public interest is maintained.

SEE ATTACHED

I (WE) UNDERSTAND CITY STAFF AND/OR BOARD MEMBERS MAY INSPECT THE SITE, AND I (WE) GIVE PERMISSION TO DO SO.

SIGNATURE OF APPLICANT(S) [Handwritten Signature]

-----OFFICE USE ONLY-----

PARCEL NO. 236-0387-00-008

LEGAL DESCRIPTION OF SUBJECT PROPERTY Lot 8, Block 2, Boulder Point

CHAPTER AND SECTION VARIANCE IS BEING REQUESTED FROM 255-28.F. no detached accessory bldg in res dist nearer to front lot line than principal bldg⁴
255-28.D. & 255-25 for maximum door height of 10 ft for acc bldg

RECEIPT NO./DATE 46641-8/1/14 DATE OF PUBLICATION OF NOTICE(S) 8/7/2014

Unnecessary Hardship:

The ordinance regarding "Location" states that the accessory building may not be closer to the road than the principle residence and must be a minimum of 10' from the principle structure. This creates an unnecessary hardship for the following reasons:

1. The house placement on the lot was mandated by the developer at a 73' front setback in keeping with neighboring homes in the best interest of the neighborhood for aesthetic purposes. It was also required to meet the 75' rear lot line lake set back.
2. There is insufficient area to the rear of the home to accommodate a garage on the lake side.
3. The developer created an unusually deep 15' storm sewer easement to the south to accommodate storm water runoff. The house also had to be built narrow enough to allow a large drainage swale on the north side of the house which accommodates the runoff from the bluff to the east. Therefore neither side yard is capable of accommodating this detached garage.
4. Placing a detached garage on the NE side closer to the house to accommodate the required minimum matching 73' setback from the street, triangulated with the required 10' from the principle structure, would place the garage squarely in the drainage swale. That placement would prevent proper drainage from runoff due to snow and rain not only for our lot but also water generated by the bluff to the east and northeast sides of this lot that does not enter the cul-de-sac storm drains.
5. The dimensional standards do not permit a building site closer to the house which would accommodate a structure of reasonable design if all setback requirements and sufficient drainage are observed. The location applied for has an elevation high enough with minimum fill required to allow drainage around the structure, does not inhibit runoff and yet sits lower than the homes in the area to mitigate visual impact from the cul-de-sac.
6. We believe these are unusual circumstances which constitutes a practical difficulty. The project becomes cost in effective if a garage as specified is not allowed. We are hopeful of accommodating the parking, storage and hobby needs of our combined families.

Unique Property Limitations:

We believe this lot is of sufficient size to reasonably accommodate a garage of this caliber in the location requested. Dimensional standards for a lot this size would potentially allow for an even larger detached garage of up to 1320sf.

1. A combination of setbacks; end of cul-de-sac, sewer lift station and storm drains, as well as severe grade at the base of the bluffs to the east requiring drainage through our lot limit the buildable area. All of the parameters mentioned in Hudson's "Variance Purpose and Nature" document that prevent building in compliance with the zoning ordinance apply to this lot except soil type.
2. This lot is also unique in its location and setting. The construction of this garage will not affect any neighboring properties with regards to use and enjoyment, encroachment or view. The neighbors on the bluff to the east on Strawberry Court will have no visual impact with regards to their current lake views. Their main levels are a minimum of 35 to 40' higher in elevation than the existing grade and therefore a conforming

overall height of 20' will have no impact. Shingle color will match the existing home and will blend into the landscape from a top down view.

Protection of Public Interest:

Several steps will be Taken to insure the public interest will not harmed:

1. Views from public the public right of way on the cul-de-sac will continue to be shielded by the existing boulevard tree in front of the Lift Station control panel. In addition we intend to move and replant as many of the appropriately sized, easily transplantable trees and vegetation (including the lilies and lilacs) as possible from within the building envelope to mitigate the view from the road.
2. We are limited in the amount of area available for replanting due to the close proximity to the Lift Station easement, the garage, driveway and patio area. Neighbors to the north and east have sufficient vegetation on their own properties to mitigate visual impact. We have enclosed an aerial photo for your convenience.
3. The driveway will use only the existing curb cut-out that is currently in use. The driveway will split within the lot lines to minimize the visual impact from the street. The driveway will be graded as to allow flow over its surface to continue to accommodate sufficient drainage.
4. The drainage swale will be reshaped along the front of the Garage and along the Hobby Room and Patio as required to accommodate runoff.
5. The existing 10x12 shed to the north of the house will be removed. Tree removal, grading and planting in that area will be at the discretion of the owners as the shed area meets conforming setbacks, is protected from public view and work on the surrounding area is considered general lot maintenance and landscaping.
6. Parking congestion on the cul-de-sac will be reduced with the additional off road parking on site.
7. When we subsequently apply for a Conditional Use Permit we will be requesting a waiver of:
 - The overall maximum gross area of 1,000sf. in favor of a minimum gross area of between 1150 and 1250sf.
 - The 10' door height requirement in favor of a 12' door. The garage door will open into the soffit. Side walls will be 12' high and pan vault trusses will allow for door operation. This design will keep the overall height to less than 20 feet allowing the garage to the meet the city 20' maximum roof height requirement and reduce overall visual impact. We believe the impact will be minimized by the fact that the new garage will set 3-4 feet lower than the existing garage and the balance between the roof lines will be create almost an even flow between the two buildings visually minimizing the taller door.

Additional Considerations:

Overall this project is a great fit for the neighborhood.

Although variances are granted based individual circumstances and not reasons common to other properties we believe all of the current and future neighborhood projects positively enhance the natural beauty of our cul-de-sac.

We sincerely hope the members of the Hudson Board of Appeals believe the request for this garage is reasonable. Thank you in advance for your time and consideration.

Laurie Becker and Rick Zager



Google earth

feet
meters

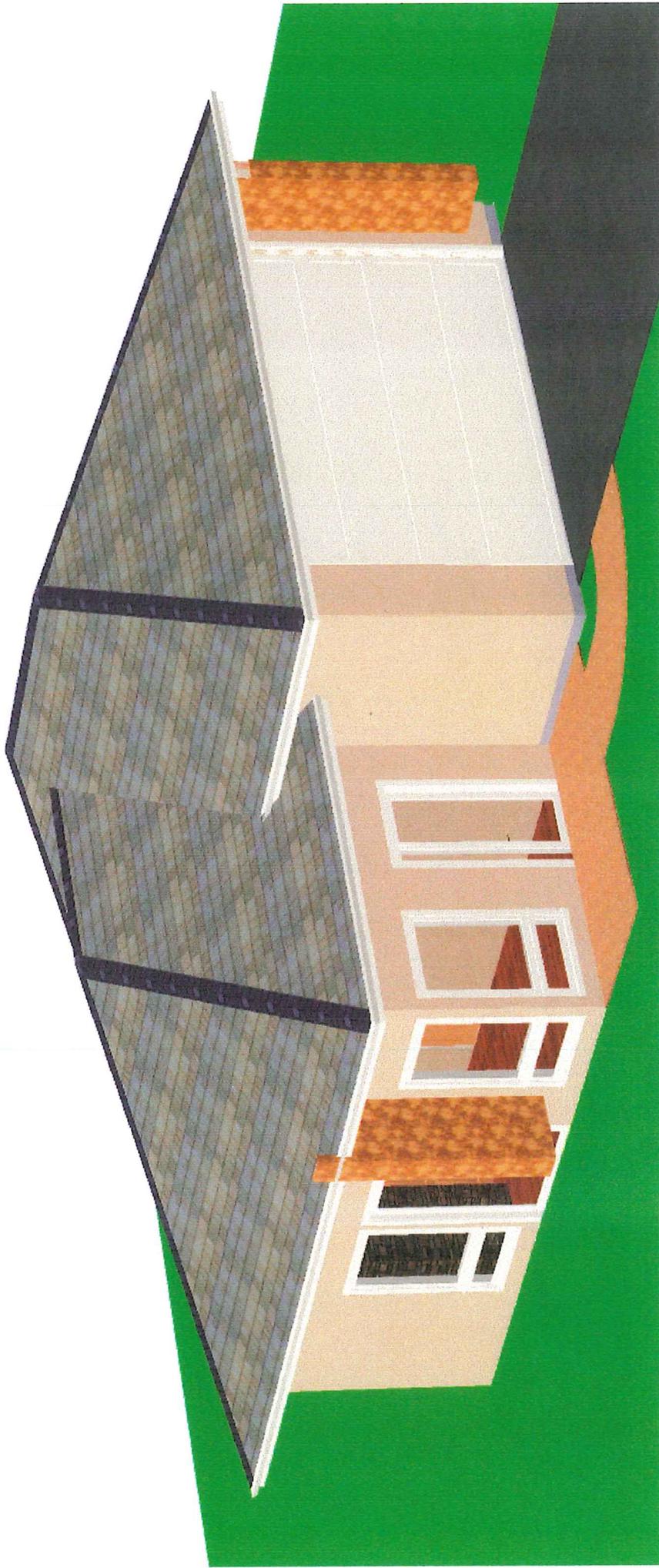
100

400



1421 Boulder Point Drive Proposed Garage Aerial Reference Photo

Arial view shows approximate location for visual reference only. Refer to survey and site plan for actual placement on lot. Exact dimensions and location hereon are not accurate or to scale.



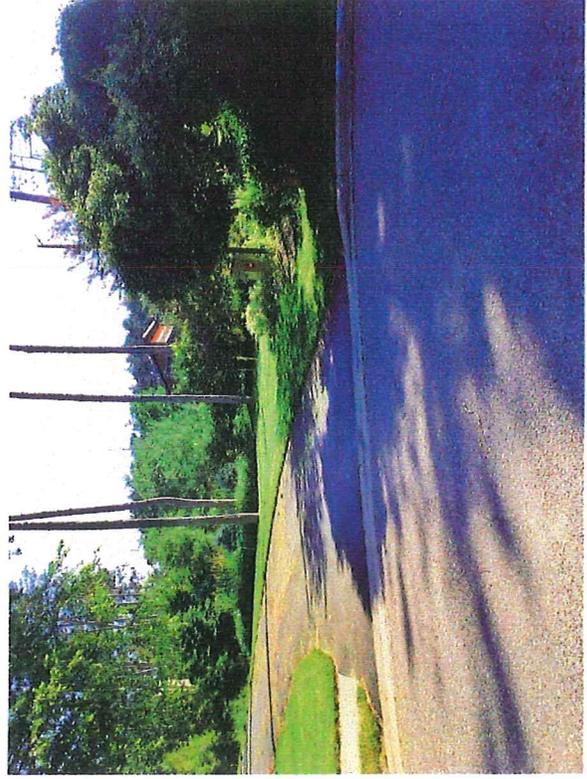
Artist 3D Rendition of proposed Garage and Hobby Room

1. Garage Dimensions: 34x24, 12' sidewalls plus 14x26 Hobby/Workshop w/ 10' ceilings
2. Total Garage Area: 1180 sf. (Max size: 36,722sf site x 12%= 4406 or 1320 whichever is less)
3. Overall Height: 20 ft meets code
4. Garage Door: 12 ft x 18ft, 5 panel - flush panel
5. Exterior: 2 sides Stucco, 2 sides Hardie Board, painted. 2 Stone columns
6. Roof: 6/12 Hip, 3' overhangs on 3 sides, 1' on rear, Horizon Weathered Wood
7. Windows and doors: Pella Sandstone as shown, similar to porch design on residence
8. 2" x 4" 12' garage sidewalls with pan vault trusses to allow for 13' interior height – meets code
9. Garage floor to be set approximately 36" below elevation of existing garage floor
10. Existing services to be extended to garage: electric, natural gas and city sewer
11. Garage to be heated with natural gas heat sources in both sides
12. Plumbing includes ¾ bath per plan.
13. Existing moveable trees from within the building envelope will be relocated as feasible

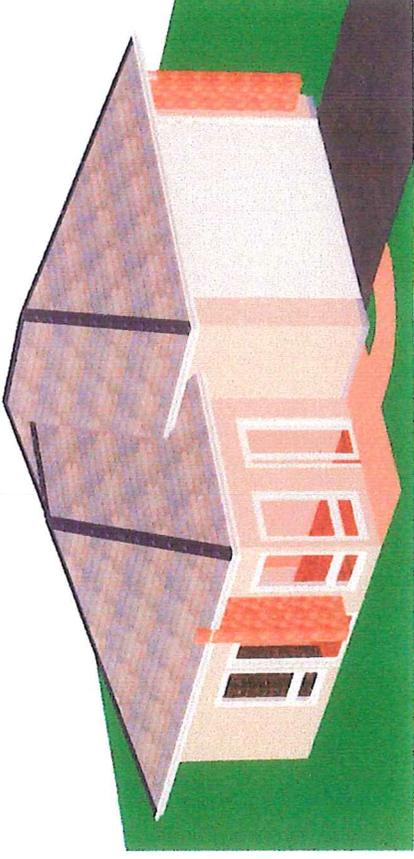
1421 Boulder Point Drive Proposed Garage photo Supplement



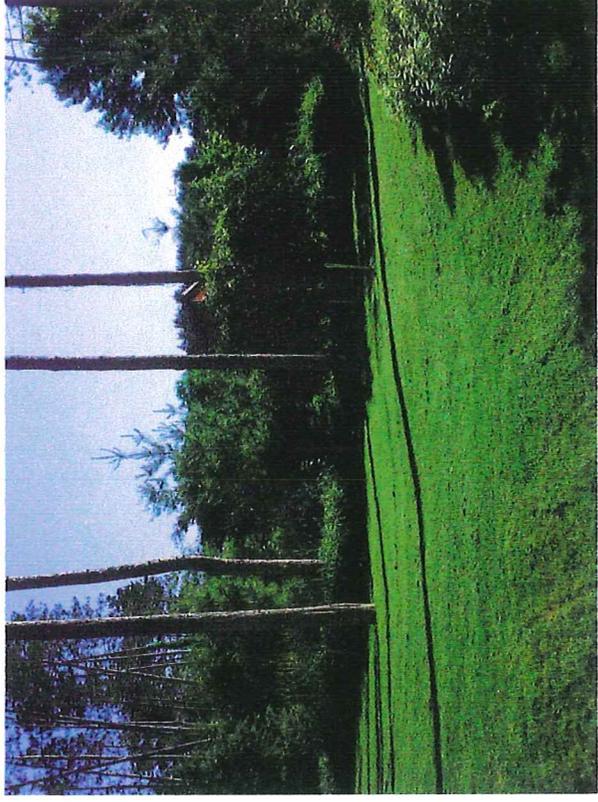
1. Front of Existing Garage with porch to side



3. Street View from Cul-de-sac, existing driveway



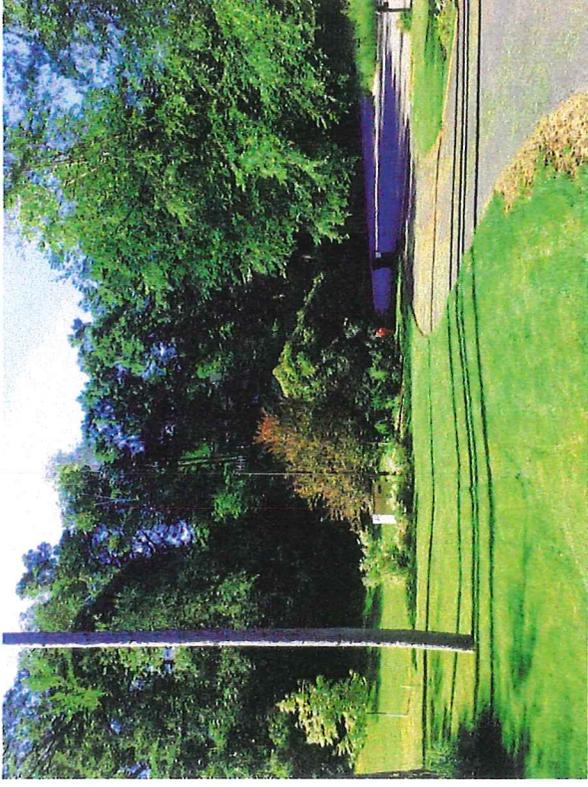
2. Artist 3D rendition of Proposed Garage and Hobby Room



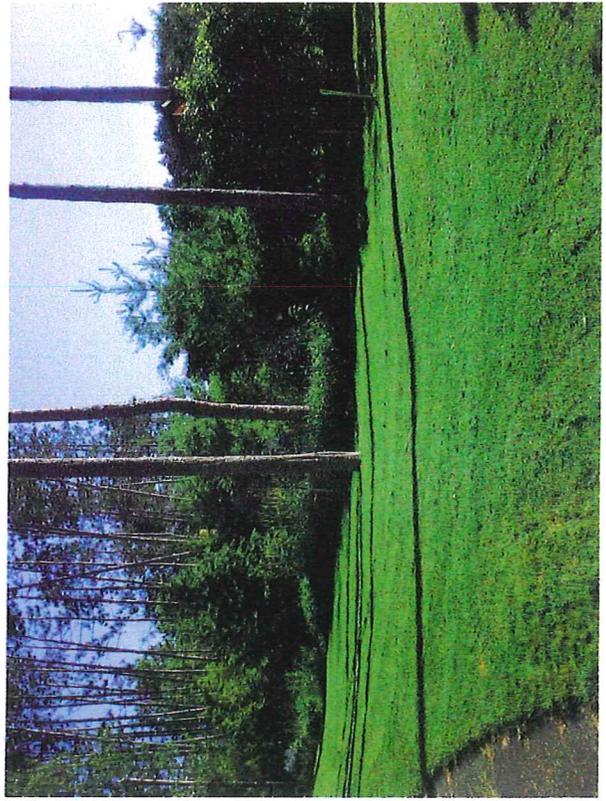
4. Front View of site with setback and building stakes set



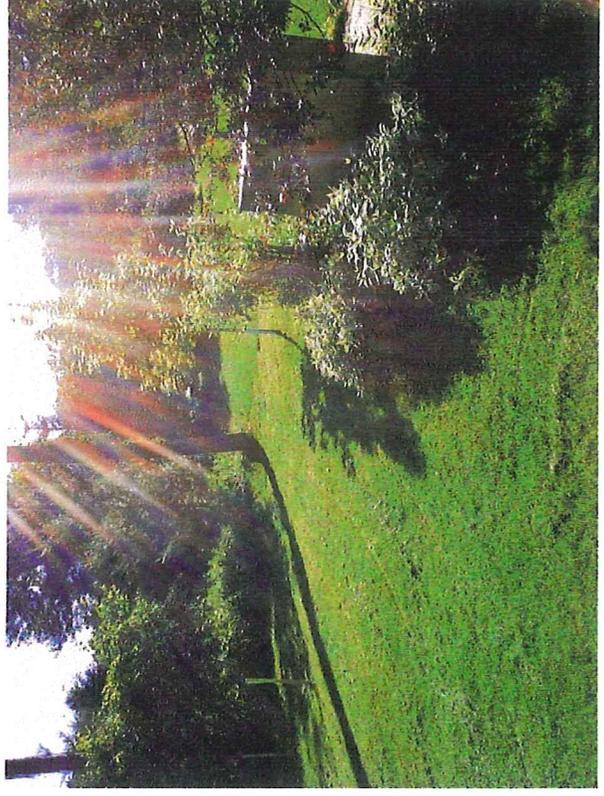
5. Bluff above building site and drainage swale off of easement



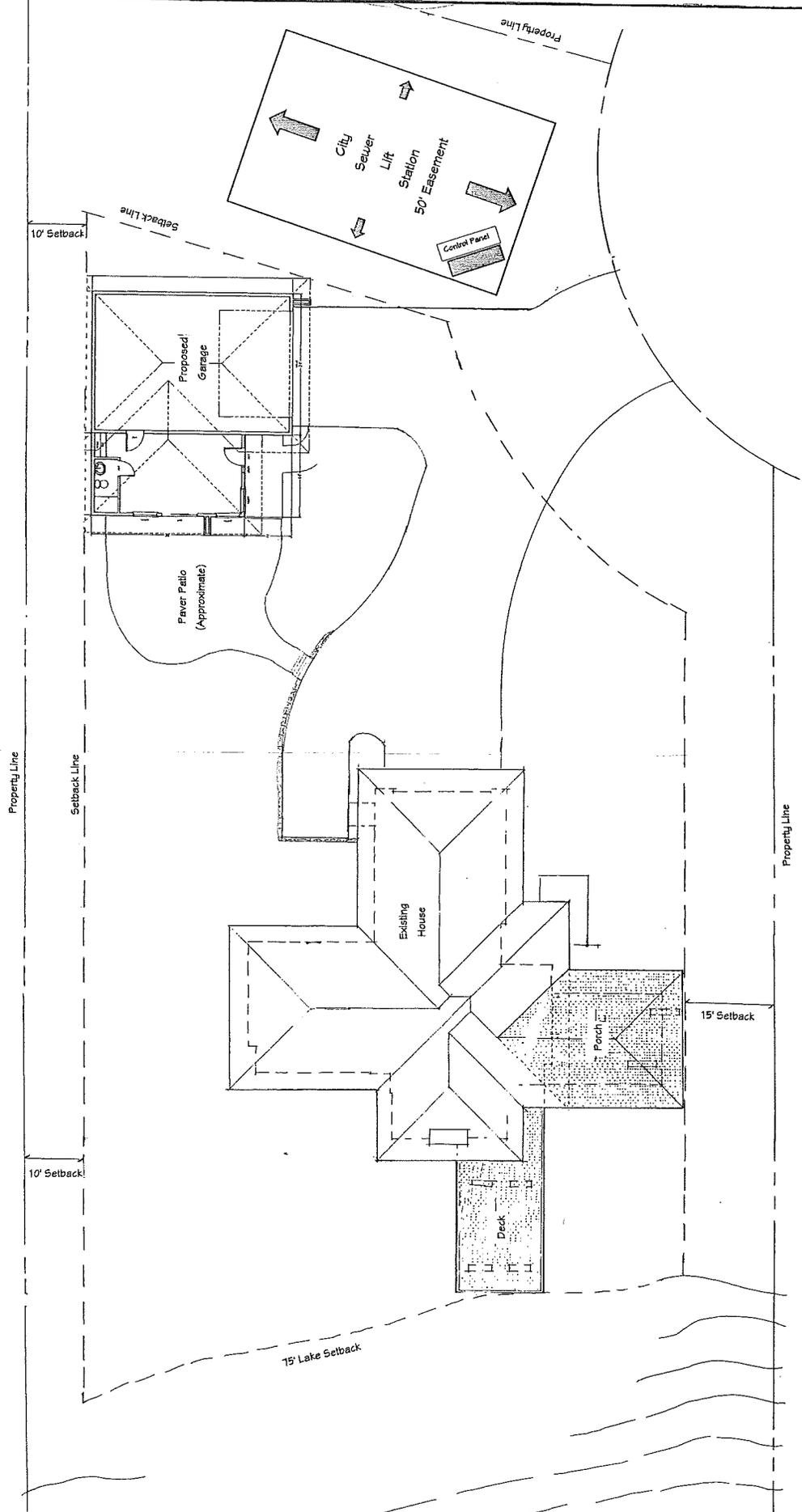
6. Bluff, drainage swale and control box view to cul-de-sac



7. Drainage swale to lake, building site raised area to right



8. Easement view from cul-de-sac to NE over control panel



- Plan Notes:**
10. 2" x 4" x 12' garage sidewalls with pan vault trusses to allow for 13' interior height - meets code
 11. Garage floor to be set approximately 36" below elevation of existing garage floor
 12. Existing services to be extended to garage: electric, natural gas and city sewer
 13. Garage to be heated with natural gas heat sources in both sides
 14. Plumbing includes 1/2 bath per plan.
 15. Existing 10' x 12' Shed to be removed from north property line
 16. Existing moveable trees from within the building envelope will be relocated as feasible
 17. Outdoor patio space of pavers. Approximate size and location shown, final layout may vary
 18. Blumhouse Driveway approach will utilize the existing driveway cut out on cul-de-sac
 19. Driveway will be graded to allow runoff to flow across driveway per existing grading plan

- Plan Notes:**
1. Garage Dimensions:
 2. Total Garage Area: 1180 sf. (Max size: 36' 122sq site x 12% = 4406 or 1320 whichever is less)
 3. Overall Height: 20 ft meets code
 4. Garage Door: 12 ft x 18ft, 5 panel - flush panel
 5. Distance Road to House: 73 ft
 6. Distance road to Garage: 57 ft
 7. Exterior: 2 sides Stucco, 2 sides Handle Board, painted, 2 Stone columns
 8. Roof: 6/12 Hip, 3' overhangs on 3 sides, 1' on rear, Horizon Meander Wood
 9. Windows and doors: Pella Sandstone as shown, similar to porch design on residence