

Jan 2011

WIDOT Northwest Region
718 W. Clairemont Ave.
Eau Claire, WI 54701-5108

Attn: Ann Gieze

Subj: Hwy 35 South right of way and the Hudson Marina

Project:

The St Croix Marina Condominiums Inc. is seeking to gain the use of a portion of State Highway 35 South right of way for the purpose of widening the Marina's roadway and parking area. The widened road and additional parking would greatly improve safety and emergency vehicle access while providing improved car parking in the summer and boat storage in the winter. The additional parking is needed as more of our owners are renting their slips; renters tend to use their boat more often. Today over half of our 300 slips are rentals where 10 years ago the number was closer to 25%. The majority of the rentals are located along the area of widening. Winter storage problems are a result of boats becoming longer and wider.

The use of the right of way would be until such time that the DOT would require it's use. The Marina would then return the property and all improvements back to the DOT at no cost. The attached sketches depict an elevation and plan view of the proposed widening. The Google map gives an aerial view of the area.

Details:

The proposal involves widening the Marina roadway by 15 feet to the east by cutting into the existing embankment and reshaping the slope. The slope would then be covered with geo-textile fabric covered with medium random rip-raped to a thickness of 1.5'. At this time we are indicating a 1 1/2 to 1 slope, however this is open to change to meet DOT requirements. A 6' high cyclone fence would be installed at the top of the rip-rap to replace the existing fence at the bottom near the existing roadway.

Points to consider:

- The Marina presently maintains this area to retain it's appearance both to the Marina and The city of Hudson. The Rip-Rap would be an improvement over mowing the steep hillside.
- The Rip-Rap will aid in preventing erosion from flood waters. Signs of the 2001 flood are evident nearly 20' above the marina roadway.
- We would like to invite you to view the area and have our contractor Zappa Bros. more fully explain our plan.

Thank you, for considering our request. You may reach me at 651-253-5888 or Email hbanders@comcast.net

Sincerely;
Harry Anderson

St Croix Marina
16 S. First St.
Hudson, WI 54016