

**VILLAGE OF BALDWIN**  
**Zoning Board of Appeals**

**Notice of Public Hearing**

April 28, 2025 – 5:30pm  
Baldwin Municipal Building  
400 Cedar St., Baldwin

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing to consider a request for three (3) variances for the following:

**APPLICANT:** St. Croix Habitat for Humanity

**ADDRESS:** 749 Ryan Dr. Hudson, WI

Project location: 650 10th Av

**APPLICATION:** (1 ) Lot area- For a variance from the requirements of Village Code Section 635-18C (1 )(a) [1] Lot Area requirement for one and two-family homes. The minimum required lot area is: Nine thousand six hundred feet for one- and two-family dwellings. The applicant is seeking approval to create 2 lots with an area of 7,560 sf each.

(2) Lot width - For a variance from the requirements of Village Code Section 635-18C(1)(b) Minimum lot width. Minimum lot width: 80 feet measured at the building setback line; such minimum lot width may be located on the outer radius of a curbed street, such as a cul-de-sac. In no case shall lot width measured along the curved arc of the right-of-way line of a cul-de-sac or curved street be less than 60 feet. The applicant is seeking approval to create two lots with a width of 66 feet each.

(3) Street Frontage - For a variance from the requirements of the Village Code Section 635-11B, - *Street frontage*. *All lots shall abut upon a public street or other officially approved means of access, and each lot shall have a minimum frontage of 30 feet; however, to be buildable, the lot shall comply with the frontage requirements of the zoning district in which it is located.* The applicant is seeking approval to create a lot with shared driveway access to a public street.

All interested persons are invited to attend said hearing and be heard for or against the granting of a variance. Additional information may be obtained from the Village Administrator, 400 Cedar St., during regular business hours – 8:00am – 4:30pm, Monday – Friday.  
[mark@villageofbaldwin.com](mailto:mark@villageofbaldwin.com)

Dated: April 6, 2026

Mark R. Vahlsing  
Village Administrator