

St. Croix County Government Center Land Use Evaluation Final Report



*Finance Committee-June 7, 2007
County Board – June 19, 2007*

05/15/07

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St. Croix County Government Center Land Use Evaluation

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BCS was to work with the County to complete the following activities:

1. Assist the County process or **steps for declaring surplus land**, selling or otherwise changing ownership, and **creating a development program** (including theme) for public land.
2. Review existing policies and past practice and **make recommendations for declaration of surplus land**.
3. **Identify planning principles and goals** for future complementary land uses

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4. **Hold public information-gathering meetings or workshops** with surrounding property owners, businesses, and other stakeholders.
5. **Analyze the market to determine need** for additional housing, retail and office estimate demographic trends used to implement development of retail, office, affordable housing goals.
6. **Determine objectives** (sell what and when) and outcomes (where proceeds will be invested or leveraged elsewhere).
7. **Recommend a conceptual land use plan** in time for County\City approvals.
8. **Concept land use as basis for an official development master site plan** and later submissions for City approvals and permits.

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Seven major themes from the information\comment period:

- 1) **Preserve expansion space** for County operations.
- 2) **Green space preservation, high quality design, energy innovation, and good project planning** are imperative.
- 3) **Community-wide public facilities** create a sense of place - library, YMCA, fire, police, pathways, training, and meeting space are highly valued.
- 4) **Growth and development motives** are suspect and frustrating.
- 5) **Concern over traffic**, safety, and lack of solutions at Carmichael and Vine
- 6) **Retail development** (strip development) and its impacts have very little support.
- 7) **Residential development** questioned near single family housing, county and office uses

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Demographics, Market. And Site Economics Recommendations

- 1) **Housing Market is slow**; 2 years to fully recoup.
- 2) **Commercial\office property values** to be adjusted upwards from \$4.66 to \$7.00 per s.f.
- 3) **Use the "Plan for the Plan"** (as updated) to evaluate County land and facility assets.
- 4) **Preserve\retain the northern half of the site** (Northeast and Northwest Quadrants) for future needs; more economical to expand public uses on the County site rather than to purchase a different tax generating parcel for service delivery.
- 5) **Satellite facilities** in the north and eastern parts of the County should be part of the overall County service delivery system.

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- 6) If **residential** occurs on the site, **direct it toward active senior or affordable market niches** that generally contain high quality, centrally maintained facilities.
- 7) **Office development provides the greatest value** for the property, in terms of sale proceeds, tax revenue, jobs.
- 8) **Two pricing schemes:** Private sector more apt to pay \$7.00\s.f. for property zoned for mixed use, while public\semi public uses to sell the property at the lower \$4.66\s.f. rate ascertained in the appraisal - a County policy decision.
- 9) Even if a different pricing scale for public and non-profits, **adjust for annual inflation; consideration to use the commercial appreciation rate** in the City of Hudson for the past three years.

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- 9) A **“reservation” fee** could be charged to allow public\semi public user to secure a site while they raise funds.
- 10) **Investment of land sale proceeds** should be considered for the following activities:
 - a) Additional investment to **attract head-of-household jobs**
 - b) Expansion of **existing County facilities**
 - c) Assist in **developing satellite offices** in the northern and eastern parts of the County.
 - d) **Match long term projects with long term debt.**

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Recommended Land Uses:

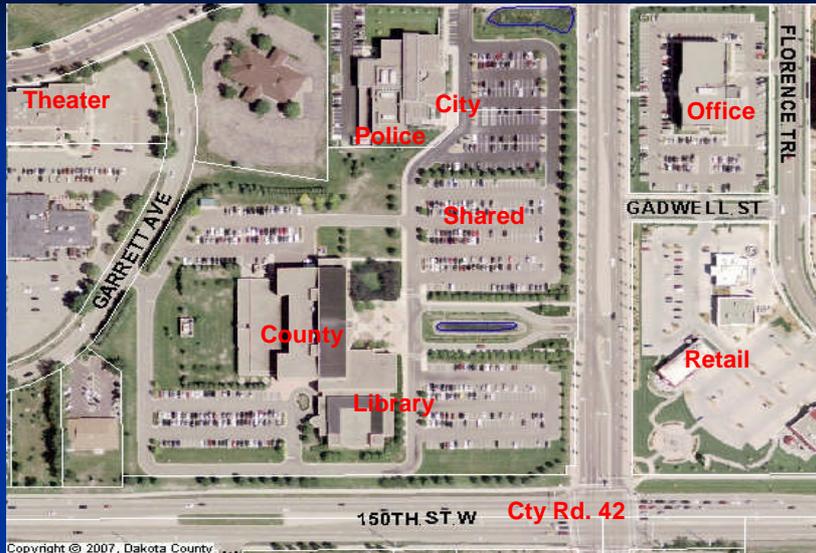
	County Uses	Public \ Semi Pub.	Offices	Multi-Family
N. E.	Retain "Public" future; "R-1 zoning	County uses and expansions		
N.W.				
S.W. (Mixed Use)		YMCA, City, others	Private and \ or Pub. Offices	Senior and \ or affordable
S.E. (Mixed Use)		Library, City, others	Private and \ or Pub. Offices	

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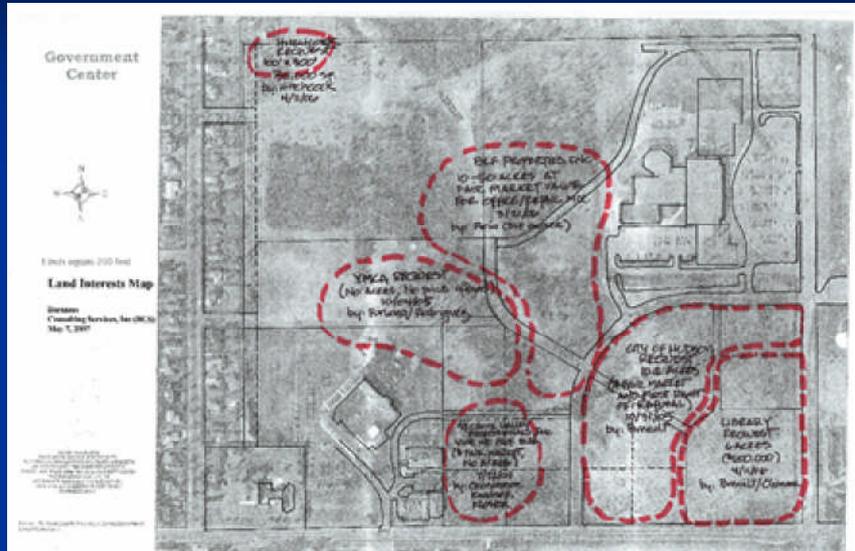


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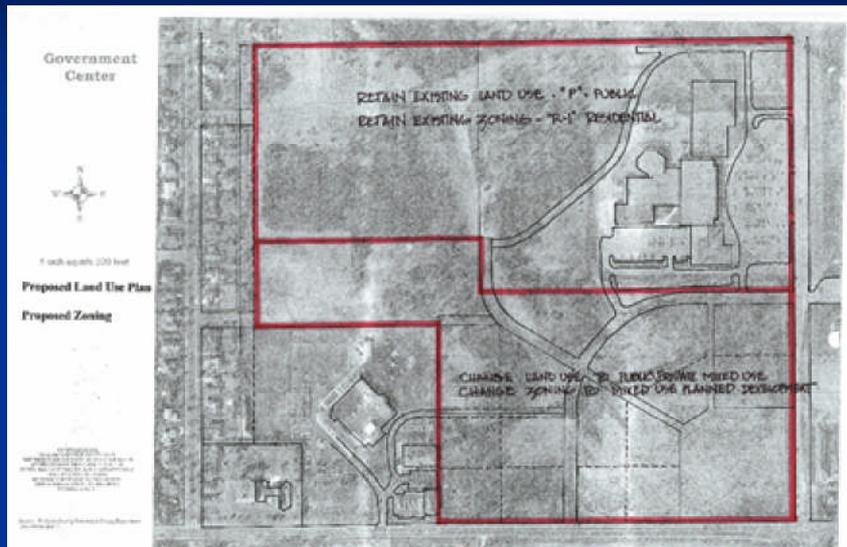


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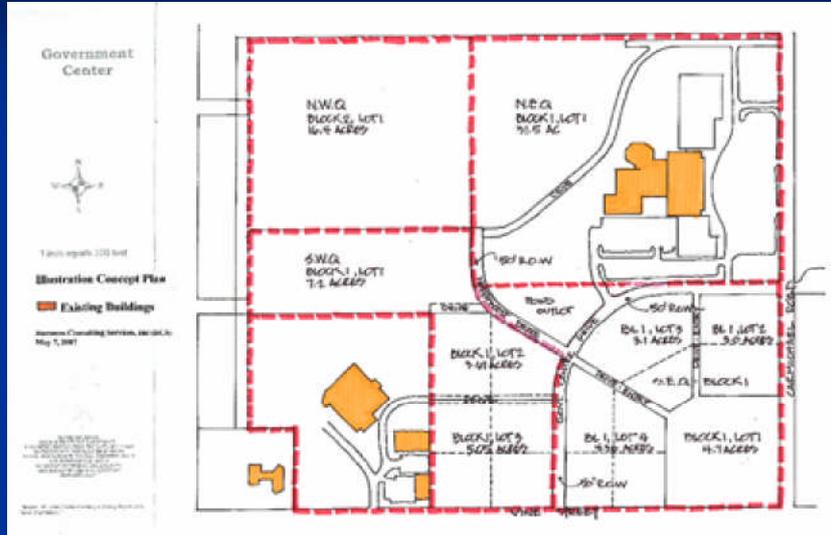


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Implementation Actions that expedite process:

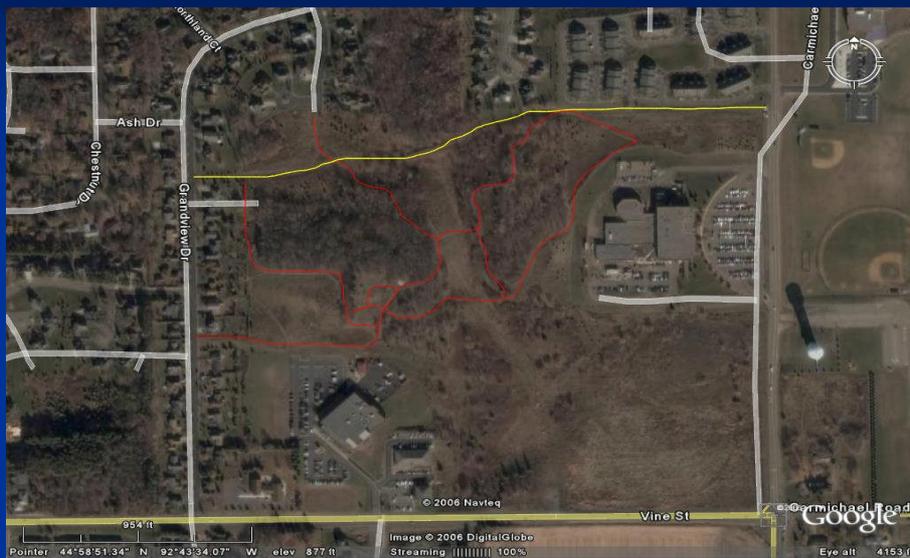
- Surface Water Management Plan
- Land Conservation Plan
- Development Standards
- State Endangered Resources Review
- Environmental Assessment Statement – Phase 1
- Soil Borings
- Infrastructure Cost Assessments
- Legal description of the new parcels

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Next Steps ...

based on the County “The Plan for the Plan ”
Conceptual Framework ...

County retains over 57% of the site (47 acres) for
County operations, converting approximately 35 acres
to new uses and public infrastructure improvements.

County Finance -

County Board -

City of Hudson -

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- 1) Once a **conceptual site plan is approved by County Board**, submit an application to the City of Hudson for land use and zoning approvals.
- 2) After **decisions by the City of Hudson**, the County, following the “Plan for the Plan” will decide the degree and method of commitment to the public agencies interested in some of the site.
- 3) **Finance Committee will also evaluate the benefits** of direct land sale with covenants; land sales with development agreements;
- 4) **Finance Committee with Board approval could Request for Proposals** from the development community.
- 5) **Final approvals by the County Board.**