

St. Croix County, Wisconsin
Government Center
1101 Carmichael Road
Hudson WI 54016



Government Center Campus
Land Use Evaluation

Public Meetings-
Information and Notes
January – April 2007

For Review by Finance Committee-May 7, 2007

Prepared by
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April 30, 2007

St. Croix County Government Center Campus Project

Draft Information Gathering Report April 30, 2007

Prepared by BCS, Inc. - Dennis Welsch, dennis@barsness.org , 651-226-0719
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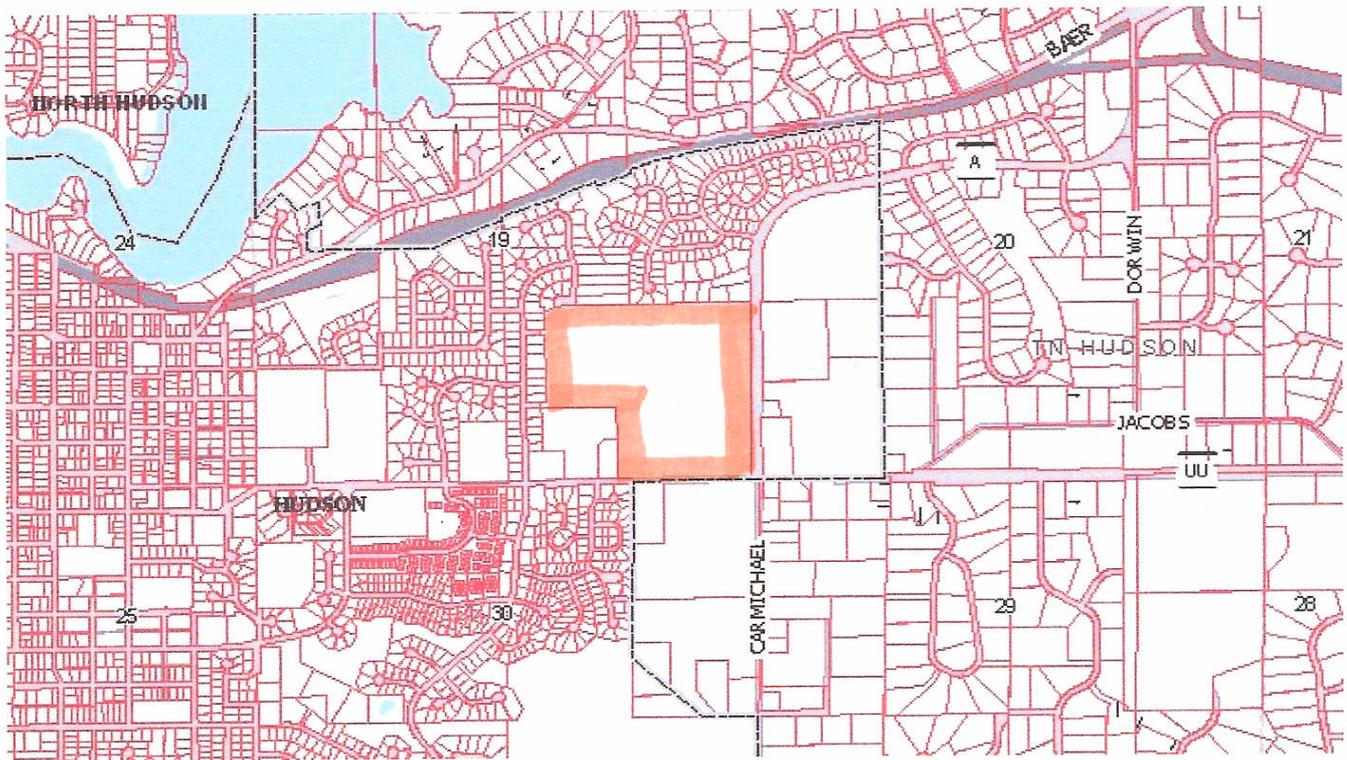


St. Croix County Government Center Site (2006)
82 acres

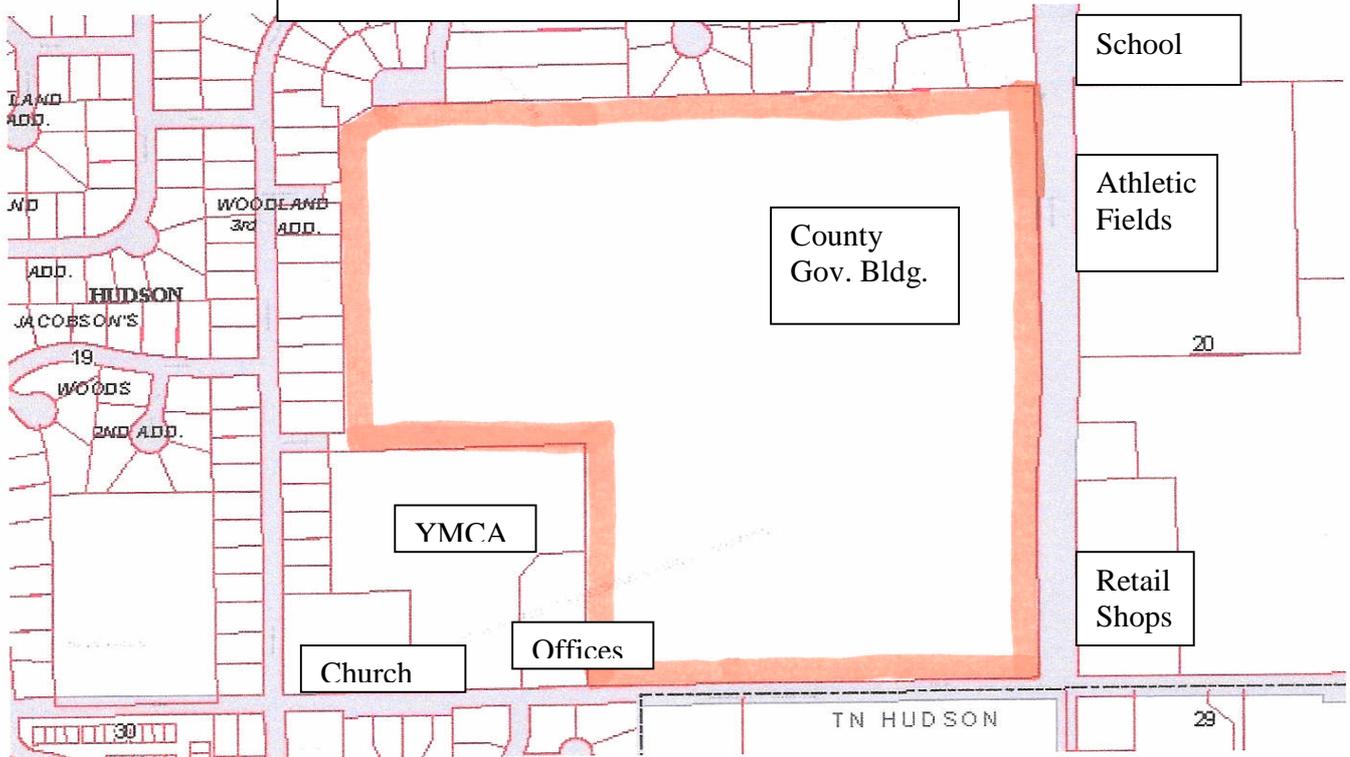
Following the County’s 2004 “Plan for the Plan” process, 50 acres of the County Government Center site were appraised in February, 2006 by Jeff White.

27 residential acres at \$71,800 per acre, \$1,940,000 total

23 commercial acres at \$204,000 per acres, \$ 4,670,000 total



Government Center Site along Carmichael Road



Government Center Site shown with adjoining parcels including 21 single family and 14 town homes

St. Croix County Government Center Campus Project
Meetings - Past and Future
Prepared by BCS, Inc. 04/05/07

February 8, 2007 (Finance Committee) by Dennis Welsch\Cathy Bennett

1. Update on work to date
2. Land Uses General Selections
3. Government Campus and other public agency uses
4. Civic Boulevards (Carmichael and Vine)

February 14, 2007 (BCS with City of Hudson) by Dennis Welsch

1. Water System
2. Sanitary Sewer System
3. Storm Sewer Capacity and on-site ponding
4. Road Expansions
5. Pathways and Parks

February 20, 2007 (Finance Strategy Session) by Dennis Welsch

1. Strategy to invite public agencies to “round table”
2. Who to invite
3. Past Communications – from interested parties\offers to purchasers
4. Letter to invitees
5. Set date and time

February 28, 2007, 7-8:30pm (Neighborhood Open House) by Welsch\Bennett

1. Public Notice
2. Introduction by BCS-Welsch
3. Copies of maps from Ayers, Gair
4. Quadrant Maps with “Favored” Uses by FC and Staff\BCS
5. Quadrant Maps for Post-it Favored Use by Neighbors
6. Aerial Map Walls with Post it Information\Comment cards
7. Written Information\Comment Cards
8. Next Steps – Meetings in Future

March 8, 2007 (Finance Committee) by Cathy Bennett

1. Update on work to date and upcoming meetings
2. Report on neighborhood meeting of February 28th.
3. Report on Hudson Engineering for Carmichael and Vine (Civic Boulevards)
4. Report that Public Agency round table meeting will be held March 15, 3-4:30 pm. in County Board Room
5. Summary of other counties\city surplus land process and possible additions to “Plan for Plan”
6. Next Steps (in April) - Introduction to economics, phasing, and market conditions that impacts County “strategy”; Second preferred land use review by Finance Committee
7. Request direction to get quotes and begin on-site investigations (reduce uncertainties):
 - Inventory of Endangered Species Liatrus with DNR.
 - Phase 1 Environmental Assessment
 - Archaeological Inventory
 - Soil Borings

March 15, 2007 Government Roundtable (BCS and Staff) Welsch\Barsness 3:00pm to 4:30pm, County Board Room (Meeting summary attached)

March 20, 2007 (County Board) by Welsch

1. Update on work to date and upcoming meetings
2. Government Campus and adjoining neighborhoods meetings
3. Report on Public Agency interests in site and round table meeting
4. Report on business round table meeting

April 5, 2007 (Finance Committee) by Welsch\Barsness

1. Update on work to date and upcoming meetings
2. Photo review of Government Campus and public agency uses, Civic Boulevards
3. Report on Public Agency interests in site and round table meeting from March 15
4. Report on business round table interests in site and round table meeting (if completed)
5. Economics (Kirstin); Phasing and Business Market Conditions (Kirstin) that impact County “strategy”, Appraisals and Assessor comparables (Cathy).
6. Second review of preferred land uses by sector by Finance Committee
7. Summary of other county\city surplus land process and possible additions to “Plan for Plan”
8. Discuss draft of plan and zoning application to City of Hudson
9. County-wide invitation to comment to be sent out; email or letter responses to Chuck Whiting

May 7, 2007 (Finance Committee) by Welsch\Barsness

1. Draft Report for Finance Committee Review
2. Define Market and Public Needs
3. Assure adequate Infrastructure
4. Note needed environmental analysis
5. Evaluate timing and commitment process
6. Consider need for\direction on future phases including site RFPs
7. Recommendations\Direction to Board

May 15, 2007 (County Board) by Welsch\Barsness

1. Update on work to date (May 7) and presentation of draft report;

July\August – Possible City of Hudson Comprehensive Plan and Zoning Public Hearings

BCS, Inc. Proposal for
St. Croix County Government Center Project Time Line
 Nov. 9, 2006; December 19, 2006; Jan. 30, 2007

Number	Scope of Work		Jan	Feb	Mar	Apr	May	June	July	Aug
	Activity	Mtg.#	2007	2007	2007	2007	2007	2007	2007	2007
1. Project Management & Client Communication										
1a	County Finance Committee Mtg.- Process & Decision Points	1								
1b	County and City Economic Information									
1c	Finance Committee Mtg.- Policy Review & alternative concepts	2								
1d	Survey of county and city and other related service providers re:site uses'									
2. Land Use Concepts										
2a	Committee Mtg. - Discuss Land Use Concepts, Service Gaps	3								
2b	Committee Mtg. - Preferred Land Use Concept	4								
2c	Recommendation of structure to County Board	5								
3. Public Discussions and Hearings										
3a	Local Government & Property Owners – Information Mtg.	6								
3b	Hudson Plan, Comm. Comp. Plan and Zoning Hearing and setup\applications	7								
3c	Hudson City Council Mtg. and Decision	8								
4. Requests for Development (RFPs)										
4a	Committee Mtg. – Discuss an RFP process	9								
4b	Identify types, experience of development firms to solicit									
4c	Define quality detailed site plan process									
4d	Solicit RFP proposals									
4e	Committee Mtg.- Evaluate proposals; select proposal for development contracts	10								
4f	Committee Mtg.- Negotiate development contract and sale of land	11								

Meeting with Decision
 Study\Discussion Meeting

St. Croix County
County Government Site Concerns (Feb. 22)

Prepared by BCS, Inc. - Dennis Welsch, dennis@barsness.org , 651-226-0719
Cathy Bennett, Cathy@barsness.org , 651-257-4613

1. The County's "**Plan for Plan**" outlines the steps for future decisions about the Government Center land – all 82 acres. The County must retain the ability to expand as well as sell unneeded land in the future at a fair market price. The Plan also calls for collaboration with affected local governments or agencies.
2. When finished in 1993 the Courthouse, on approximately 20 acres, created a "community sense of place". Development and public investments have gradually surrounded the Government Center.
3. Long term, the role of the County Complex and its services will remain a community asset and will grow in size and function with the growth in the county. Space should be reserved for future adaptations\expansions and support services.
4. The Government Center Campus has vacant land currently used as open space focused on pathway connections for nearby residential neighborhoods. The Campus could become the center of the pathway connections between neighborhoods, new office and housing as well as public uses, adding other non-tax paying uses which otherwise would consume land in the new private sector, tax paying developments.
5. Within the 82 acre Government Center Campus, the County owns approximately 60 acres of vacant land which surrounds the Government Center. Here, the County may encourage and\or direct complementary land uses and environmental stewardship as well as consistent comprehensive planning and city zoning. High quality design and construction, equivalent to and complementary to the existing larger users (the Courthouse and the YMCA) should be stressed.
6. There are constraints on the 60 acres of undeveloped land within the site: 10-12% wetland, surface water management; 12% right-of-ways;10-15% non-development slopes; building foot print coverage 30-35%; parking and green space 40%. Narrowing in to the southwest and southeast quadrants, this means – a land "carrying capacity" of 10 to 12 acres of total building "foot print" on these quadrants (about 400,000 to 450,000 s.f. of building space) or about 10 buildings with 3 stories and a 15,000 s.f. footprint).
7. Growth centers (such as St. Croix County) usually need more public meeting rooms and spaces, many of which could be shared with other on-site uses and structures. This is especially true of new public buildings.
8. Technology continues to improve. Communications and information services especially could also be shared with other on-site uses and structures.

9. Recognize that a pattern already has been created along Carmichael and Vine. It is a new community entrance and connection; an intersection of Civic Boulevards lined with county government, hospitals and medical uses, schools, YMCA, open space recreation fields, golf, churches, housing, retail, and offices. These “boulevards” are part of the public and civic investment and should create a special atmosphere and ease of access to the public’s buildings and spaces. New access points must be established to serve the interior of the campus.
10. By sharing ponding and infiltration, storm sewer and sanitary sewer utilities (as well as parking, street layouts and driveways) new land uses can take better advantage of the site while retaining the city’s environmental standards and protect the reserved utility treatment and distribution capacity set aside for the Government Campus in earlier city and county plans.
11. Because both public and private sector developments need front end “project planning and funding time”, the county return on investment, long term schedules of development, commitments for sales and timing of land sales, can be created and managed by the Finance Committee as public and private projects “come on line”.
12. By planning for the long term, integrating, connecting, or collaborating on uses, the community will save time and funds. Coordination among agencies can help make this happen.

Land Use, Slope, Vegetation Types Adaptable for Development

Drainage ponds, Terraces,swales	Good	Fair	Good	Poor	Poor	Good
Pathways	Good	Good	Fair	Fair	Poor	Good
Paved Roads	Good	Fair	Good	Fair	Poor	Fair
Govt. Center	Good	Fair to Poor	Good	Fair to Poor	Poor	Poor
Retail	Good	Fair to Poor	Fair to Poor	Poor	Poor	Poor
Small Office	Good	Good to Fair	Good to Fair	Fair	Fair	Poor
Residential	Good	Good to Fair	Fair	Good to Fair	Fair	Fair
Open Space	Good	Good	Good	Good	Good	Good
Public Bldg	Good	Fair	Good to Fair	Fair	Poor	Fair

St. Croix County Government Center Campus

Land Uses Considered for the Future (Feb. 2007)

1. Northeast Quadrant, approximately 31.5 acres

- Government Center Future Expansions
- Buffer to residential to north and west
- Multi-family work force housing along pathway
- Drainage, Retention, and wetlands
- Roadway and utilities

2. Northwest Quadrant, approximately 16.5 acres

- Government Center Campus Expansion
- Public Buildings and Uses
- Open Space Uses and edges for species diversity
- Residential – small footprints or clustered on an edge
- Neighborhood connections by path, parkway, and/or road
- Drainage, Retention, and wetlands
- Roadway and utilities

3. Southwest Quadrant, approximately 16.3 acres

- Recreation
 - YMCA Buildings and Outdoor Expansion
- Housing:
 - Senior Affordable Complex
 - Single Family
- Open Space Buffer
- Office Expansion with shared parking
- Drainage, Retention, and wetlands
- Roadway and utilities

4. Southeast Quadrant, approximately 15.0 acres

- Public Building Uses
- Shared Parking
- Offices
- Multi-family
- Open Spaces
- Drainage, Retention, and wetlands
- Roadway and utilities

Possible Future Public and Semi Public Buildings or Uses:

Roads, Ponds, Paths and Utilities

On-site ponds, swales, drainage and infiltration areas (can also be held privately)

Area-wide Library

Training, classroom and meeting space

Life Safety Shared Facility - (Fire\EMS\Ambulance\Police\Communications)

Indoor Recreation and Program Center (YMCA)

Public Agency Offices (County, Regional, State, School District)

Active Recreation\play apparatus

Indoor Equipment Storage

At the February, 2007 Finance Committee meeting, the Committee provided some initial perspectives of land uses they felt might fit the four quadrants of the land within the Government Center Site. The Committee recognized that they would re-evaluate their initial perspectives once the public information meetings were complete.

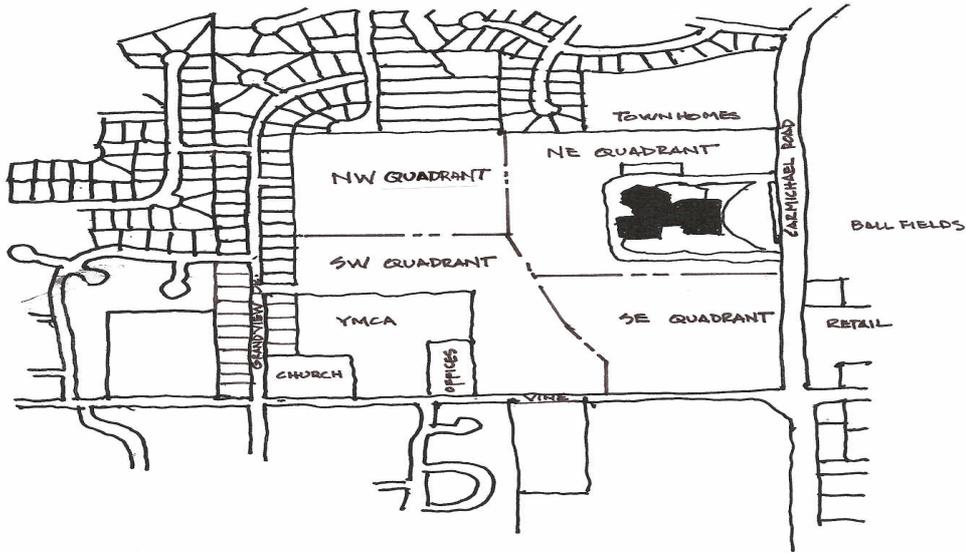
First Review -Finance Committee
 General Levels of Support for Types of Land Uses on Government Center Site
 02/08/07

Land Use Concepts	Northeast 27.7 ac.	Northwest 16.5 ac.	Southwest 16.3 ac.	Southeast 21 ac.
Government Center Future Expansion	Higher	Medium		
Buffer to residential to north and west	Lower			
Multi-family - work force housing				Medium
Drainage, Retention, Wetlands		Medium		
Roadway and utilities				Medium
Public Buildings such as library, fire, police, etc				Medium
Open Space, buffers, edges	Medium	Higher	Medium	
Residential - small footprints or clusters		Medium		
Neighborhood Connections - path, parkway, road		Higher		
Recreation - YMCA building and Outdoor Expansion			Medium	
Housing - senior affordable or single family			Medium	
Office Expansion or New buildings			Medium	Medium

Higher - Most support

Medium - some support and need more detail

Lower - Little support or need more detail



St. Croix County Government Campus Site Study

Finance Committee Mtg Feb 8, 2007

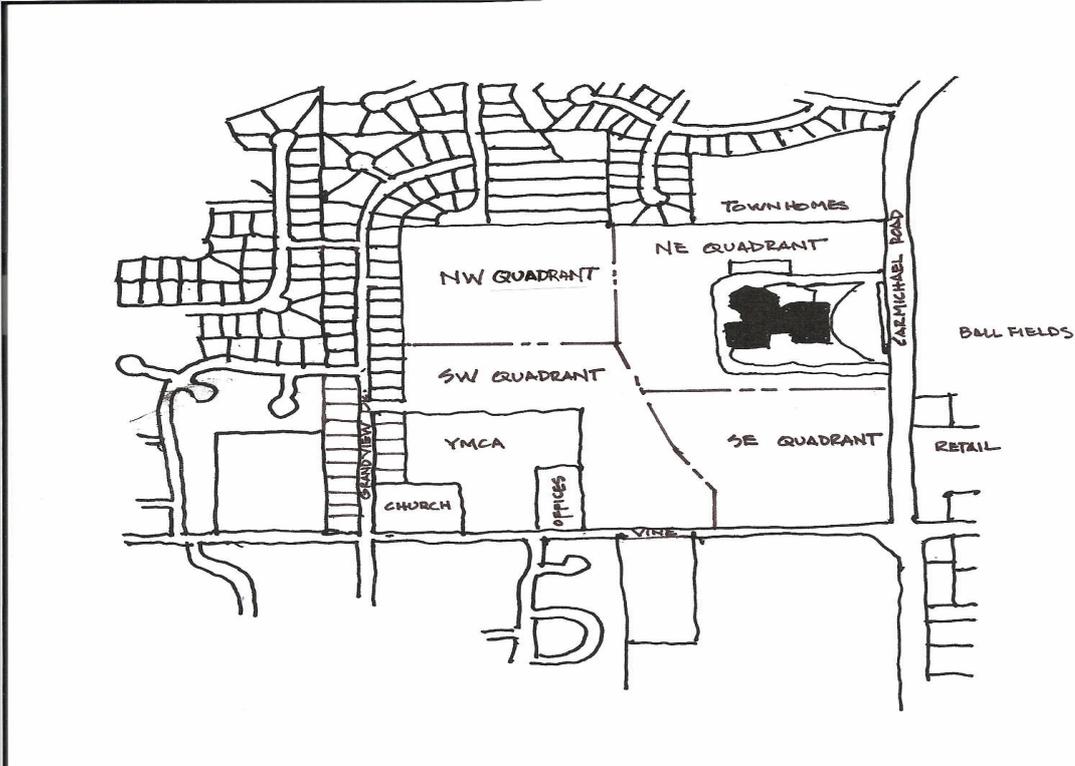
North East Quadrant – 31.5 Acres

Priority

Possible Adjacent Land Uses

- _____
- _____
- _____
- _____
- _____
- _____
- _____

- Government Center Future Expansions
- Buffer to residential to north and west
- Multi-family work force housing along pathway
- Drainage, Retention, and wetlands
- Roadway and utilities
- Other _____
- Other _____



St. Croix County Government Campus Site Study

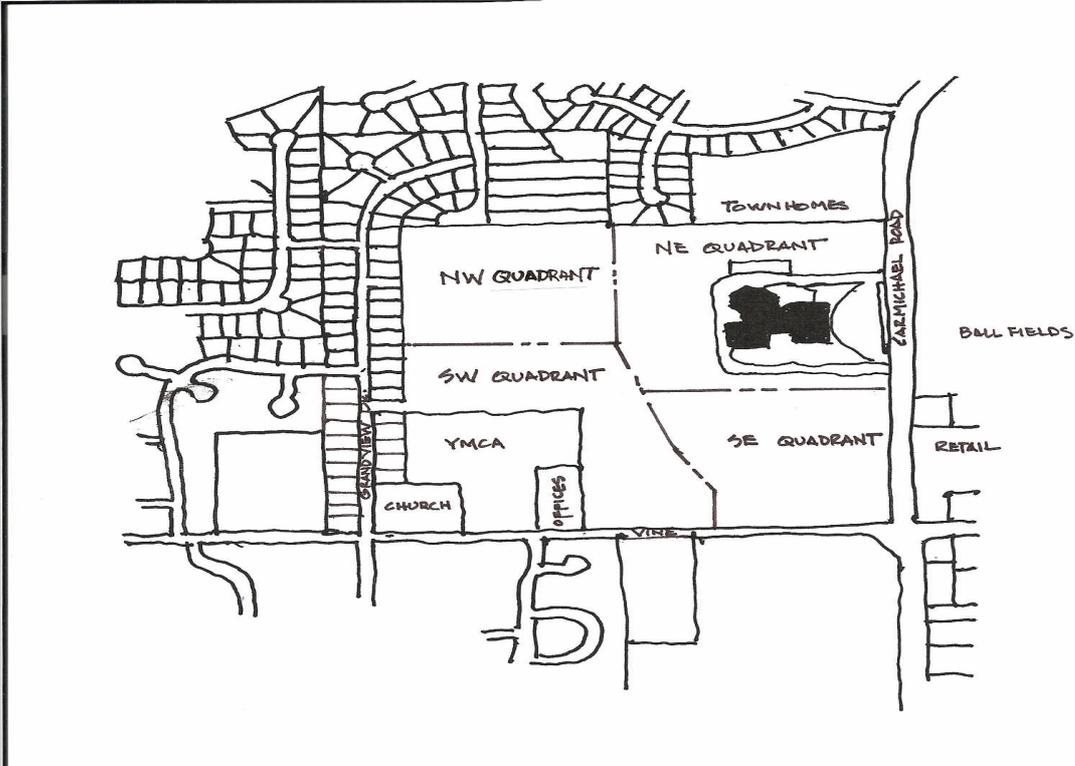
Finance Committee Mtg Feb 8, 2007

North West Quadrant – 16.45 Acres

Priority

Possible Adjacent Land Uses

_____	Government Center Campus Expansion
_____	Public Buildings and Uses
_____	Open Space Uses and edges for species diversity
_____	Residential – small footprints or clustered on an edge
_____	Neighborhood connections by path, parkway, and/or road
_____	Drainage, Retention, and wetlands
_____	Roadway and utilities
_____	Other _____
_____	Other _____
_____	Other _____



St. Croix County Government Campus Site Study

Finance Committee Mtg Feb 8, 2007

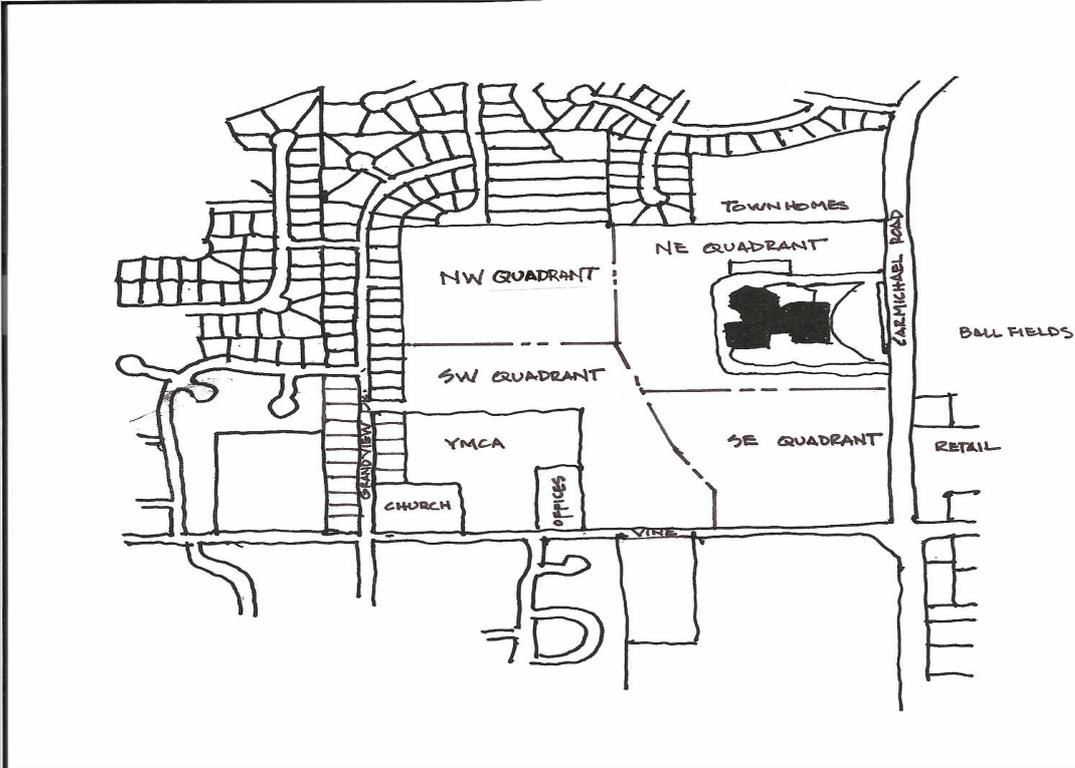
South West Quadrant – 16.31 Acres

Priority

Possible Adjacent Land Uses

- Recreation such as YMCA Buildings and Outdoor Expansion
- Housing such as Senior Affordable Complex or Single Family
- Open Space Buffer
- Office Expansion
- Drainage, Retention, and wetlands
- Roadway and utilities

- Other _____
- Other _____
- Other _____



St. Croix County Government Campus Site Study

Finance Committee Mtg Feb 8, 2007

South East Quadrant – 15 (Approximately) Acres

Priority

Possible Adjacent Land Uses

- | | |
|-------|---|
| _____ | Public Building Uses such as library, fire, police, County, regional or state offices, communications center, storage, Shared Parking |
| _____ | Offices – private professional offices |
| _____ | Multi-family housing |
| _____ | Open Spaces |
| _____ | Drainage, Retention, and wetlands |
| _____ | Roadway and utilities |
| _____ | Other _____ |
| _____ | Other _____ |
| _____ | Other _____ |

St. Croix County
General Discussion of Site Constraints (Feb. 15)

Prepared by BCS, Inc. - Dennis Welsch, dennis@barsness.org , 651-226-0719
Cathy Bennett, Cathy@barsness.org , 651-257-4613

1. Neighbors - general concerns -preserve environment, open space, pathways connections; reduce traffic – too much already; little or no residential; no retail; support some public services and public offices.
2. Hudson Comp. Plan now designates the entire site as “Public Use”, for future uses must be changed after the information meetings and a County application to City. Hudson zoning is R-1 Residential along Carmichael, which will change along with comprehensive plan changes.
3. There are no clear cutting requirements or prohibitions in the City of Hudson.
4. The drainage on the site has been planned previously to split drainage north and south through the existing ravine. Currently there is some storm water ponding to the south west of the County building. The City requires no net increase in the rate of discharge as per the city-wide storm trunk system. Eventually, in the City plan, some of the storm water will be piped south off the site. There could be a storm water assessment.
5. The sanitary sewer is currently a pumped line, but eventually will be re-routed to the south as the sites fill in.
6. The area will be judged by the City based on “suitability”, “sustainability”, and density (which could yield approximately 45 total housing units in the west and northwest area, with some to be affordable work force housing).
7. The area is “one of a kind” as it is within an established community with access to the public. The County Complex has created a “sense of place” for other public and non-profits who have developed around this site.
8. The City Comp. Plan and the Park Plan do not designate this area for a park, but a connected trail system would be helpful to tie all development and neighborhoods together.
9. The natural divider between the east and west portions of the site is the “Ravine area”; it is used as the natural separation and buffer between County buildings and the remainder of the site to the west.
10. The County could maintain the woods to the west for a future period of time, for county expansion or for future housing, but that would also include doing a forest management plan for the area. The site has mostly sandy soils.
11. Traffic – Peak hour is the issue. The City is considering a round-about at a number of locations including the Vine at Carmichael intersection.
12. Roads – Carmichael and Vine have become “Civic Boulevards” serving as the formal “entry” to the eastern portion of Hudson and the western portions of the townships as well as schools, county, churches, YMCA, Golf Course, and others. Eventually it could be designed as a formal entry to the community, with green median, 2 lanes in each direction and left and right turning lanes.

13. Road access points near intersections will be set back or separated by 660 feet to 1320 feet from intersections based on new plans from the City and Bonestroo.
14. Road connections through the County site should be clarified by the City to include any roads that will add connectivity of neighborhoods to the schools, the YMCA and any new public uses on the site, as well as Carmichael.
15. Emergency vehicle access to Carmichael from internal roads should be planned properly to reduce access accidents.
16. There is little or no need at this time for another communications tower on the County site since the King Plant and the nearby water tower have been designated and used as the main towers.
17. City well head protection ordinances will prohibit any gas or convenience stores on the Carmichael at Vine intersection.
18. Regarding senior housing, the need in the area is for “affordable” senior housing at approximately \$600/month or less. This will require tax credit projects and other subsidies. The current units south of 94 near the Race Track are approximately 20% vacant, but county wide the vacancy rate is 10%. Common Bond and other developers of senior housing have looked at the area in the past.
19. New\additional single family housing is at least 2 to 3 years away based on the number of units in the pipeline and the number of units for sale and foreclosed on in the County. Developers have slowed down (or stopped) there construction crews.
20. The School District needs HDQ office space temporarily (10-15,000 s.f., up to 25,000 s.f.)
21. YMCA has looked at\considered adjoining land for expansion.
22. Office expansion in southwest quadrant – timing and access issues; offices can complement the existing County Government Center
23. Office space is being built at natural absorption rate in growing community – 15,000 to 20,000 s.f. per year

St. Croix County
Neighborhood “Open House” Discussion Meeting
February 28, 2007 – County Government Center, 7:00 – 8:30pm

Summary from Dot “Favorites” Exercise and Responses to 5 Questions

Prepared by BCS, Inc. - Dennis Welsch, dennis@barsness.org , 651-226-0719
Cathy Bennett, Cathy@barsness.org , 651-257-4613

The sign-in sheet listed 62 participants in attendance. The process was started with an introduction, profile of the history of the process and instructions regarding methods to express thoughts and ideas regarding 4 different quadrants within the government center property. There were three methods that the participants were given to communicate their ideas. This included 1. dot exercise, 2. sticky sheet comments and 3. questionnaire. The following is a summary of the comments and ideas from the discussion meeting.

1. Dot Matrix Exercise:

Staff estimated that approximately 50 participants played the dots exercise.

Each participant was given 15 dots (5 **B**lue, 5 **G**reen, 5 **O**range)

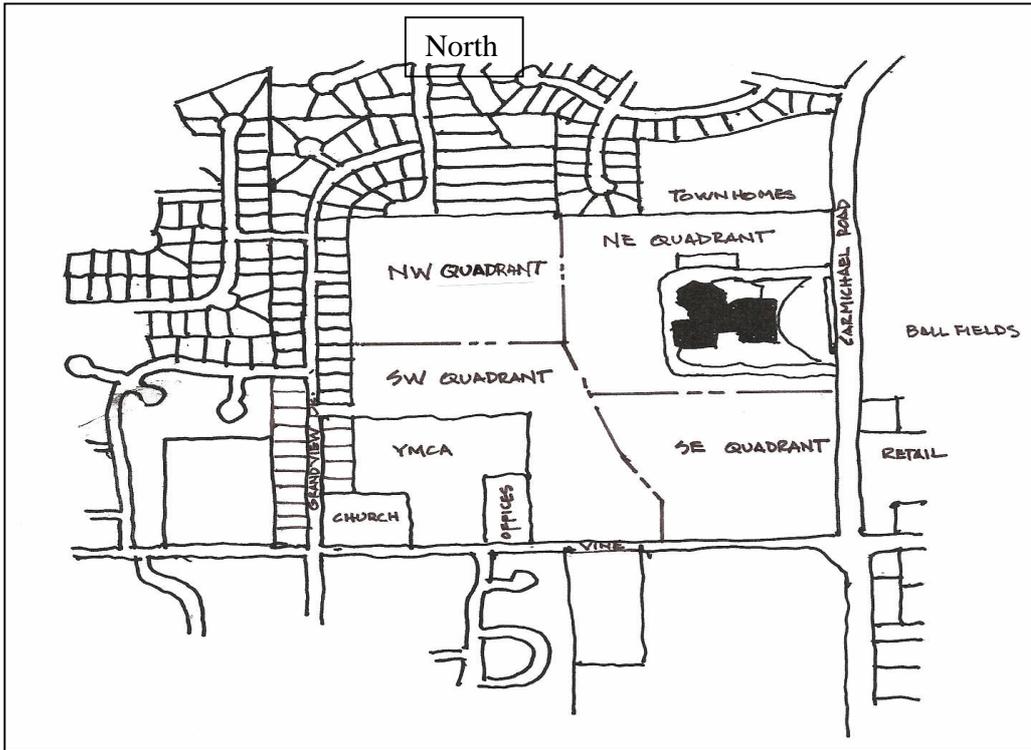
The definition of the “dots” was:

Blue	Blue Ribbon! A good idea or land use, do it!
Green	Generally good idea or land use, proceed with care
Orange	Proceed with <u>caution</u> .

Comments From Dot Sheets:

- For our children and theirs, keep it! (NE)
- Listen to this community please! (NE)
- Compromise is the “art essential!”(NW)
- Be remembered as forward thinking conservationist Board Members! (NW)
- Keep natural, as is (4) (NW)
- Park land – large restoration project with national sponsors and \$\$\$. (NW)
- Green Space available for everyone to use – interpretive centers – maybe. (NW)
- Near Vine – Library, Fire, Police (SW)
- Large Restoration Project (with) partners local schools and national sponsors

Participants were instructed to set their own priorities on each of the 4 quadrants, placing one blue, one green, and one orange dot within each quadrant, adjacent to a land use or concept in that quadrant. In addition, the participants were given three “bonus” dots, (one blue, one green, one orange) to place on any use or idea throughout the four quadrants to emphasize their added interest in that idea or use.



Four Quadrant Map of Government Center Site

Dot Matrix – Neighborhood Meeting (Feb 28) - Summary of dots by land use quadrant

NW Quadrant

	Blue	Green	Orange
Gov. Center Expand.		3	1
Public Bldgs.\Uses		2	11
Open Space \ edges		42	4
Residential small\clustered		1	28
Neighbor. Path -paved		13	13
Neighbor. Path -unpaved		9	14
Parkway			1
Road			21
Drainage, wetlands		5	9
Road\utilities			14
Other - Preserve Green Space		3	2

SW Quadrant

	Blue	Green	Orange
Recreation - YMCA Bldgs		25	9
Recreation - outdoor Expansion		9	16
Housing - Sr. Affordable		2	43
Housing - Single Family		8	10
Open Space Buffer			5
Office Expansion		7	17
Drainage, wetlands			
Road\utilities			1
Other - Park Land		7	14

NE Quadrant

	Blue	Green	Orange
Gov. Center Expand.	32	7	1
Buffer North\West	10	19	
Multi-family			37
Drainage, wetlands	4	8	
Road\utilities		1	11
Other - Preserve Green Space	1	2	

SE Quadrant

	Blue	Green	Orange
Public Buildings:	62	10	4
Library, fire, county			
regional, state, offices			
communication,storage			
shared parking		14	3
Office - private	1	6	22
Multi-family housing			47
Open spaces	6	4	
Drainage, wetlands	1	16	
Road\utilities			

2. Questions/Comments from 3 pages of “Sticky Notes”

Comments

- Want to see what Wisconsin counties have done with site around government centers in Dunn County, Pierce County, Polk County, Eau Claire County – want the Wisconsin focus in addition to 6 in Minnesota.
- Would like a library and fire\EMS but on the southwest section.
- Do not sell land, keep for county use.
- Bring these meetings to the larger St. Croix County residents so all county residents have input in this process.
- Fire\Police on Southwest Corner
- Land was purchased with public dollars, should remain in public domain. Otherwise, the County is effectively charging the City and the Joint Library for public land by selling it at “retail”.
- Mini-Park used as buffer between library and residential neighborhood. Excellent opportunity for families to visit a park and walkways when visiting...
- Campus of municipal offices, library, fire, police, EMT.
- Why would the County sell this land at the bottom of the market? Less \$\$ for the County, cheaper homes for Hudson.
- What do you mean by “open space uses and edges and improve species diversity”? Does this mean leave space for passive recreation or just a few buffer zones?
- Keep the land county and/or city owned. Don’t give up for private development.
- Do not put Fire\EMS on this site. Traffic is too heavy on UU\Vine and Carmichael.
- What are the square footages and expansion spaces currently planned for the government center?
- Put only institutional uses on the government center land, maybe a library, maybe senior housing, do put in a better internal road system
- Do not put other City offices on the site – land will be needed for County growth. Washington , Dakota, Eau Claire Counties would all love to have this land and would never be so short-sighted to sell!
- Why are you lumping parking and green space together at 30-40% (of the site)? Is this only 5% green space and the rest parking? These are opposites.
- I believe that everyone is generally in agreement that multi-family housing and high density commercial uses are unacceptable no matter where located.
- Preserve green space, protect wildlife.
- The County will have enormous pressure from developers to convert this land for commercial uses. Developers will promise big money and tax revenues. Don’t succumb to developers pressure. Use this land to honor the beauty of the land and the people who will enjoy it for generations.
- Why develop?
- No commercial.
- No housing.
- Hudson does not need more development. (2)
- How many acres for expansion does the County building really need?
- Fire Hall and EMS on S.W. section instead of S.E. (3)
- County should consider keeping as much land as possible for future needs – it is money in the bank!!
- More human Services to Hudson. Expand the Hudson Government Campus. Jail – (put a) buffer in to residential.
- Keep the NW quadrant green. Southeast for YMCA\Library\EMS\Police\Fire.

- Keep the walking trails.(2)
- Protect green space \ woods – enhance improve permanently.(4)
- We’d love a new library and/or fire and EMS building.
- County could build a beautiful library – community complex, it would be best to have scenic nature paths leading to the center.
- Big, visible, outstanding library is essential, and other public facilities (EMS, Fire).
- Community emphasis.
- When you say “green space” is that buffer zone and holding ponds or “passive recreation” areas?
- “30 – 40% parking and green space” – does this mean usable for passive recreation or jus buffer zones and parking lot islands.
- Do not sell 1 acre – keep for County government. That is what the land was bought for. We will need this land sooner or later. It is a disservice to the tax payers to sell. No amount of money now can make up for the future cost of land and development.
- Charge market value for the land.
- The 1999 “Smart Growth” law dictates: 1) community involvement, 2) coordination and cooperation of neighboring communities, 3)balance between property owners (i.e. county) and what is best for the community.
- Feel strongly we need the opportunity to verbalize our concerns and have community discussion.
- The “Western Wisconsin Land Trust” has indicated an interest in the land directly north of the YMCA, west of the Government Center, and east of the existing homes. Why wasn’t “preserved green space” an option for this area for blue dots? This has been brought to the attention of Mr. Malick.

3. General Discussion of Site Potential from 5 Questions

25 responses collected on February 28

How would you describe the 82 acre site today? What is it to the community?

- A unique asset. The green space is irreplaceable. A haven within a charming town. It is heavily used, deeply appreciated. Tranquil & beautiful. Keep it that way for future generations. Buffer to government center. Open land accessible to all citizens. (15)
- Opportunity for more community facilities to create a truly regional center and civic center for our area. (5)
- The Library site (2)
- Today it houses a nice looking county building surrounded by a wonderful wild area that enhances all the surrounding properties.
- A wonderful shared space reserved for purposes of city and metro sharing.
- Recreation area used quite often by dog owners.
- South area is empty land waiting for a beneficial use.

What are 3 or 4 “best” future uses for the quadrants?

- Land should not be divided into quadrants.
- Library-SE (17)
- green spaces/natural/walking trails (11)
- Police/Fire station/EMS – SE (12)
- Community center – meeting rooms (3)
- NW quadrant should remain undeveloped (3)
- Recreational opportunities should be expanded upon. (3)
- NE - Future county expansion– (11) (New Richmond office down to Hudson)
- Dog Park, play park
- School expansion
- Supporting office buildings – SE (2)
- NW – potential housing, mostly open space remain
- SW – ponding for entire area

What should the site, neighborhood and Carmichael look like in, say, 20 years?

- A community center with access to metro and community transportation.
- Community Places – public & green spaces. Good plantings, screening. (5)
- Different traffic intersection management at Vine/UU. Free flowing traffic (3)
- Low building heights
- Showcase development of best public facility design and use. (5)
- With the eastward expansion of Hudson, this area should become a focal point for the city, but one that does not take away from the attraction of downtown.
- A college campus, unchanged from what we are planning now.
- Green space, trails and more landscaping along Carmichael (7)
- 2-lane Carmichael – effective turn lanes (round about)

- 4-lane Vine & Carmichael (4)
- Government Center with all departments (3)
- Need to consider 50 to 100 years and having enough land now will allow more flexibility in the future.
- A library - designed for a natural setting & includes a community center, green areas, woods and gathering places (3)
- No residential development (2)
- Not overbuilt like Woodbury
- Additional access road to Grandview from the East

What are the major issues that you feel should be addressed by development in this area?

- As population density moves east this property becomes more central to the Hudson community. A metro transportation hub will add more value to the overall community.
- Protect permanently the green spaces. Land preservation. Wildlife & species protection.(8)
- Community uses, not private uses. (4)
- The need for room for more courts and offices for the County. (2)
- Traffic is huge issue even now – when the SW corner gets developed into private development (most likely retail) traffic will only get worse.
- Better traffic design, management are essential.(4)
- Development must include the most modern technologies to protect and enhance the environment and save energy.
- Keep the surrounding neighborhoods safe, quiet, very “residential” in nature.
- No commercial or housing development. Attorney offices and survey offices are not government offices. (2)
- Keep the Charm & Appeal of Hudson. Development will take the Hudson out of Hudson. This is what people moved here for and people will leave if developed.
- Don’t go overboard on turning land into parks, walkways and nature sites. If people want that they can purchase a piece of the land.
- Don’t allow congested development.
- Schools are already overcrowded.
- Do not connect any road to Grandview.

List up to three things that you hope the study of this site will resolve.

- A broader vision of what Hudson can be as part of a metro community.
- Agreement regarding library with other government entities and facilities (5)
- Community focus to land, not private– Library, Police, Fire (6)
- Vision to commit to public use, not best buck commitment. (3)
- Agree to protect permanently the green spaces, woods, walking paths (8)
- Best ways to use the land, especially regarding the preservation of the environment and its effect on the surrounding neighborhoods. (2)
- Smart Development
- No Houses or multi-family (4)
- Sane and intelligent use of the strip on Vine Street
- Fairness – No pressure from developers
- More human services from New Richmond expand at county seat and added jail pod impound lot with additional buffering.

- A petition that can be signed by more people (parents with children unable to make meeting due to evening kids activities)
- A city vote
- More people participating in the process
- Neighborhood group was not able to present their ideas
- A firm and thoughtful plan (3)
- Land belongs to all of St. Croix County not just Hudson.
- Process is good but speed it up so library can get built.
- No more development.
- Plan that provides financial value to County as well as maintain green space for residents.

St. Croix County Government Center Property
Government and Non Profit Discussion Meeting Notes (by Dennis)

March 15, 2007 – County Government Center, 3:00pm – 4:30pm
Prepared by BCS, Inc. - Dennis Welsch, dennis@barsness.org , 651-226-0719

Attendees: Marion Furlong, David Rodriguez, Tim Foster, Jim O'Connor, Linda Donaldson, Jeff Redmon, John Coughlin, Garth Christenson, Bill Rubin, Daryl Standafer, Chuck Whiting, Kirstin Barsness, Dennis Welsch. Superintendent Mary Bowen-Eggebraaten (by separate interview). City of Hudson representative unable to attend.

General Discussion

1. Reserve some of the land for County expansion/use.
2. Hudson-North Hudson and adjoining townships need public safety and library improvements. The site is a prime location for collaborative, cost saving public and private opportunities.
3. The community has young demographics, need technology and community gathering spaces such as the YMCA – it should be thought of broadly to the larger community as a benefit.
4. The YMCA and public sector can create a campus/community “public space” feel for the site. Architecture and joint uses should have a “sense of place”. The organizations and uses as well as the design should complement the existing design of the county and YMCA buildings.
5. Residential uses are not appropriate in this setting.
6. The comprehensive plans should identify this site as “unique”, a Hudson area identity.
7. Hudson needs satellite police, fire, library – it must be someplace and should be first class.
8. Users should buy the property at fair market value.
9. The YMCA is 10 years old, has 10,000 members, is part of the community fabric and overcrowded, parking is tight, and the building is land locked. A future plan for the YMCA could act as a buffer to residents.
10. The County Government Site may not be appropriate for retail and residential uses, but would be appropriate for offices. The other two corners at Carmichael and Vine could be converted to retail and other uses not developed on the county site.
11. This process of collaboration could be a model used in other areas of the county where the county ownership provides this uniqueness.
12. Access to the YMCA should disperse the traffic from one entrance on Vine.
13. Day care facilities could be added to the site, especially for employee parents in the immediate area.
14. Town of Hudson is a larger and growing community in need of EMS, Fire, and Police. Currently a site is needed for a multi-community accessible site for a large library. Fire needs accessibility,

storage and training area. EMS call volume continues to grow. The County should be paid fair market value for the land. It should not be developed all at one time. Residential; uses do need a buffer from new development. Eventually, the roads must be four lanes, with center left turn lanes and outside right turn lanes. The hospital currently stores EMS vehicles to reach Troy Township. Could impact fees be sued to support a specifically plans project such as the fire/EMS facility?

15. Are there other communities using the sharing of a county campus site? What has their experience been after 10 or more years? What lessons can be learned?
16. Is there interest in the County selling land with a requirement for “green architecture”? These terms need to be defined. (There may be some State grant money for this type of improvement.)
17. Could the County allow for the site to be bought down over time as needed, not requiring entire parcel purchase at one time; the price could be allowed to escalate over time at the inflation rate.
18. There should be a time frame for development. Purchase agreements could be established and extended over time by the County.
19. There could be interest in 3 story senior/retiree housing on a campus setting (or other adjoining sites) with trails, YMCA, library, other county or services, near to grandchildren in area. YMCA/library/county building in Woodbury used as example.
20. Library is needed to service the joint legal organization including Hudson, North Hudson, St. Joe and Hudson Townships – it serves western St. Croix County. The circulation (and readership) doubles in six years. A first class facility of 33,000 s.f. (sized for the next 20 years) is proposed at the county site because of central accessibility and destination. The Library 501c3 must raise funds after controlling a site. Architectural design can then begin. Three years are required. Trails to the YMCA are added features.
21. Common ponding is needed. (parking was not mentioned)
22. The United Way could propose a “Non-Profit Office and Meeting Center” in collaboration with the YMCA, library and other uses.
23. Housing (affordable or senior) could be part of plan, both are needed in this area according to a 2004 study.
24. Must retain the pathways as public connections between the features on site, neighborhoods and to school as well as exercise walking paths.
25. Office space adjacent to the existing office space (south west quadrant) could add a small building site and parking.
26. Charter, alternative, or special education schools or classes could use the site or collaborate with other public facilities and users on the site (especially within flexible space within the library and YMCA). Students from these programs could work part time within the campus.
27. The combination of library, YMCA, higher technology, accessibility could create an excellent location for a joint training/classroom and life-long learning facility.

St. Croix County Government Center Property

Business Round Table Discussion Meeting Notes (by Kirstin)

March 19, 2007 – County Government Center, 3:00pm – 4:30pm
Prepared by BCS, Inc. - Dennis Welsch, dennis@barsness.org, 651-226-0719

General Discussion of Site Potential

Present: Bill Wanner, Bill Rubin, Greg Ewig, Susie Gilbert, Kirstin Barsness, Dennis Welsch

The business roundtable participants had the following observations and/or comments:

- 1. If the entire NE quadrant is not being used by the county, then a collaborative effort with other units of governments, such as the city of Hudson fire/police/EMS station would be appropriate. The City of Hudson facility could be an additional station not just a satellite, so emergency vehicles would be housed on the site. (If necessary at a later date, the city's public safety plans for an expansion facility should be verified.)**
- 2. Accommodate a large enough space for a satellite training facility for customized training and enter into a partnership with the higher education institutions. If it is in the library the technology within the building could be shared.**
- 3. Support future YMCA expansion.**
- 4. Library would be more favorable in the NW quadrant than housing and could act as a buffer to the existing neighborhood.**
- 5. The site does not need to contain housing. There currently is a five (5) year housing supply.**
- 6. May wish to include a B-2 zoning component and mix it with office uses in the SE quadrant. Flexibility to capture the highest market value for land, while providing additional business opportunities.**
- 7. The site is the easiest for the county to develop – the infrastructure is already in and there are existing users interested.**

St. Croix County Government Center Property

EDC Land Use Committee Discussion Meeting

February 6, 2007 – County Government Center, 4:15-5:15pm

County Government Center Property Discussion Meeting Notes (by Dennis)

Prepared by BCS, Inc. - Dennis Welsch, dennis@barsness.org, 651-226-0719

Attendees: Members of the EDC-Land Use Committee: Greg, Pete, Roger Rebholz, Jeff Redmon, Gordon Awsumb, Bill Rubin.

General Discussion of Site Potential

1. **YMCA does need more than current 11 acres. Jeff has served on the Y Board. So do adjoining offices.**
2. **Must retain the pathways as connections between neighborhoods and to school as well as walking paths.**
3. **Neighbors (on Grandview) have concern about open space, did receive 50 foot buffer through purchase from County previously.**
4. **Ayers plan for Govt. Center expansion showed future extension to north and south; is there enough room beyond that expansion? If growth continues may have east and west county service centers.**
5. **Govt. Expansion plan should be approved, keep some land even if in doubt of future expansion (not like Washington County with small site and ramped parking).**
6. **Is a business incubator possible on this site such as done in Anoka County by Roger Jensen?**
7. **Class high quality "A" Office buildings will be expensive, rent at \$28-\$30/sf.**
8. **Should consider this site a 50 to 100 year site.**
9. **An architectural master plan is the next step needed to create a campus with buildings.**
10. **The Finance Committee may be moving too fast on these issues.**
11. **A county\Joint Library facility should be built in the southeast corner.**
12. **Health and Human Services plans for future are currently being reviewed – some space must be allocated for this agency.**
13. **Library, Police, Fire, others may be good complimentary uses, even if not tax producing, because they must be placed somewhere in the community – which then would be another non taxed site. These public uses (like an amenity) will raise the value of the land surrounding the Government Center site.**

- 14. Consider a county energy policy, geothermal heat, alternative energy and district heating for this site.**
- 15. Discussed Apple Valley shared parking and ponding to allow more density on the site and Maple Grove energy pond.**
- 16. Parking and storm water ponding\management become big problems because they cover between 30% and 50% of the site and are costly to construct and maintain. Must plan to share parking between uses and work with City to reduce the parking rations when a good shared parking plan is in place.**
- 17. Open meetings for Business Community. EDC will help facilitate and remain active in review.**
- 18. Request additional information from Mn. Assoc. of Counties on fast growth counties and how they have allocated space for future expansion of their government centers and other buildings.**
- 19. Suggested county building space allocation reviews: Dakota, Anoka, Scott, Sherburne, Pine (?), Chippewa, other Wisconsin counties.**

Review of County Library sizes in “fast growing” Dakota County, Mn.

Comparison of county library sizes in Dakota County, Mn.

The unaudited Dakota County building square footage numbers are as follows:

Main Campus- Dakota County Gov. Center (Hastings) – 103,421 sf. on 38 acres (does not include other buildings on same site: Courts, Jail, Juvenile Detention)

Northern Dakota County Service Center (West St. Paul) - 243,392 sf

Western Dakota County Service Center (Apple Valley) - 169,000 sf (includes Galaxie Library @ 28,000sf)

Wescott Library, Eagan -	48,000 sf (adjacent to Eagan city complex)
Wentworth Library, West St. Paul -	29,000 sf
Galaxie Library, Apple Valley -	28,000 sf (adjacent to county and Apple Valley buildings)
Burnhaven Library, Burnsville -	26,000 sf (adjacent to major shopping center)
Heritage Library, Hastings -	22,500 sf
Pleasant Hill Library, South St. Paul -	16,030 sf
Inver Glen Library, Inver Grove Heights -	12,000 sf
Farmington Library, Farmington -	11,659 sf
Rosemount Library (in design) -	24,000 sf

Public Library space is based on .6 sf. per person contained within a library service area.

Examples of City-County Government Centers

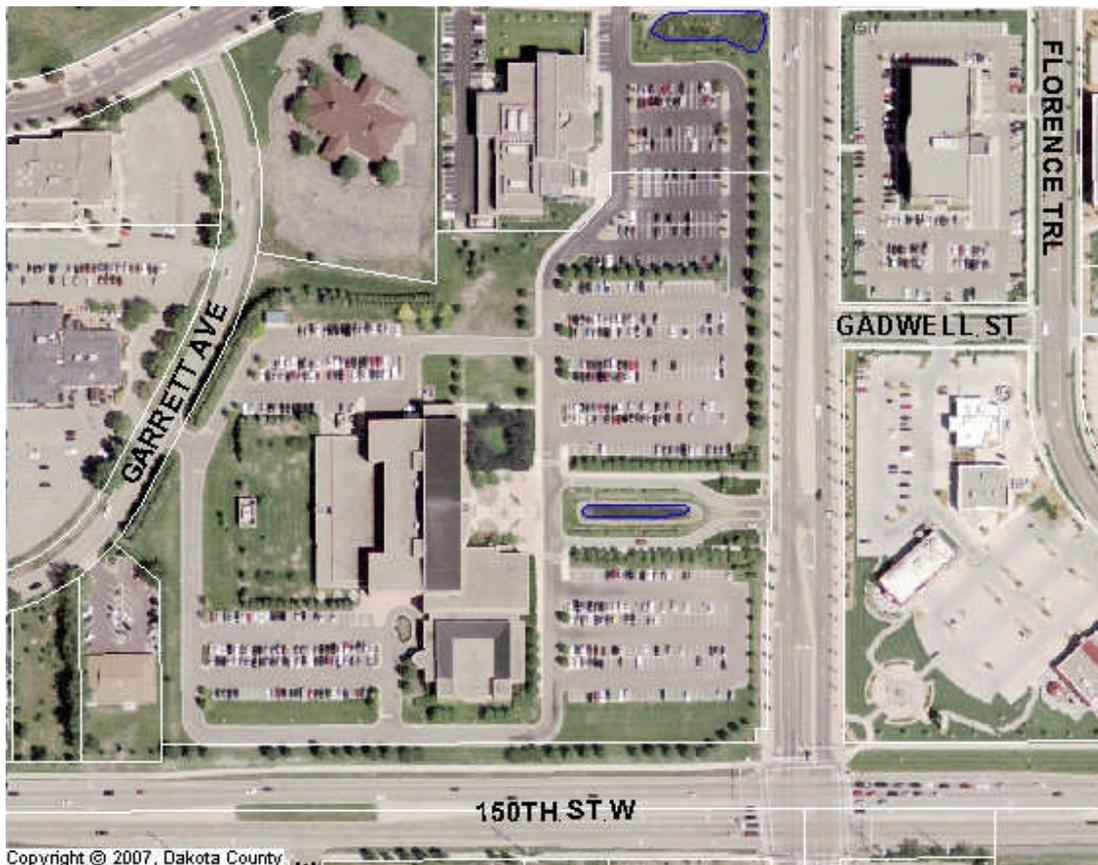
Apple Valley, Minnesota:

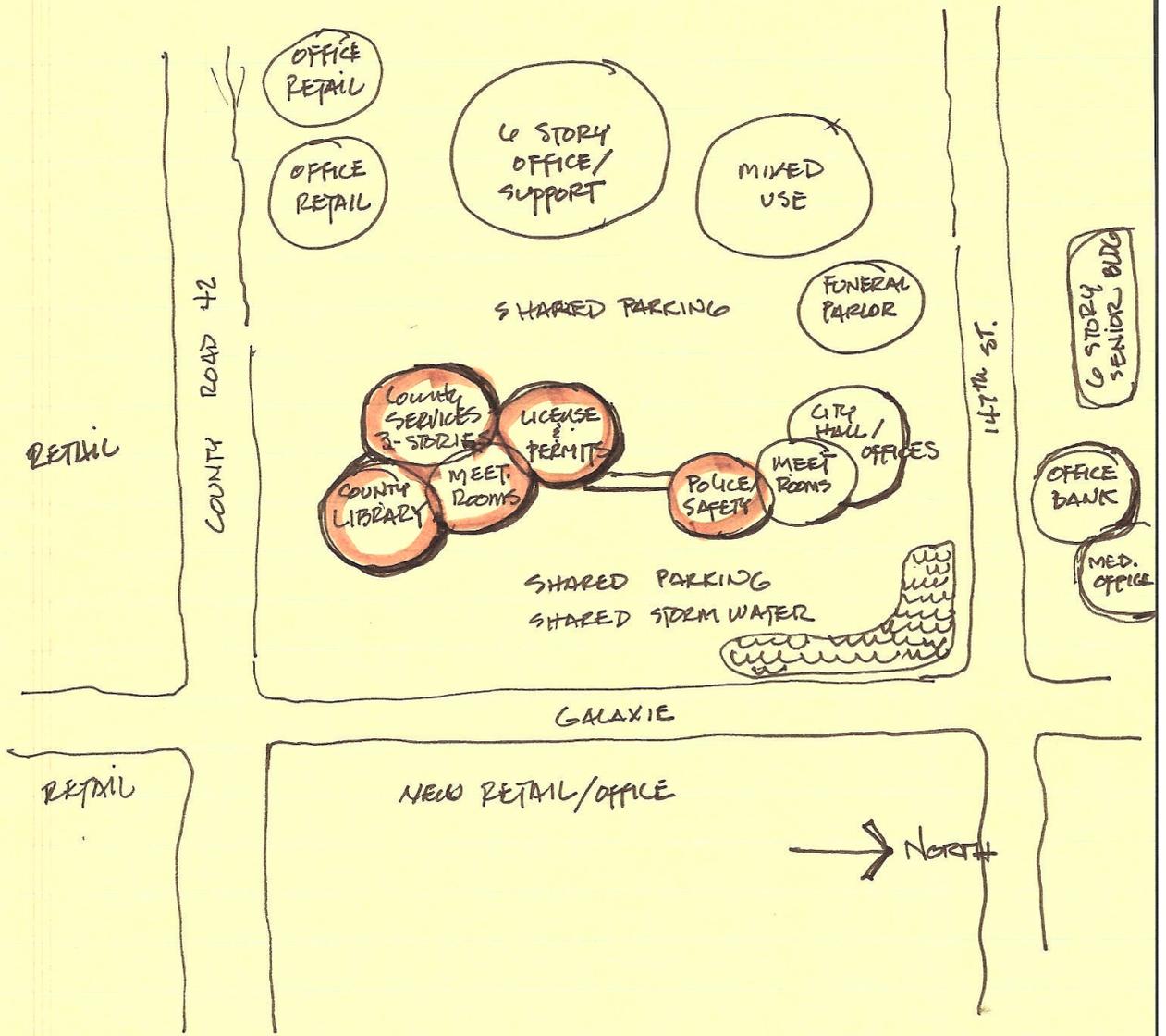
The Apple Valley City Hall and County Library campus, located at 150th Street and Galaxie Avenue, consists of the Apple Valley City Hall, Dakota County Library and the County Service Center, as well as private sector office and business developments along the west side of the project. Site information as follows:

The total joint use site area is approximately 18.5 acres or 808,500 s.f.

The total building footprints equal 120,000 s.f.; the 2 story Western County Service Center has 140,000 s.f. of total space. In addition, the library has 28,000 s.f. of space.

Shared parking pavement surface (approximately 1025 spaces) is estimated at 7 acres or 307,400 s.f. Most storm water flows northeast into a shared holding pond on-site then by pipe into a larger pond off site to the south. There is a cross maintenance agreement with the County; the City maintains, sweeps, and plows their parking lot.





**Dakota County Western Service Center
and
City of Apple Valley City Center**

- + Joint Use Site, County Library, meeting spaces, licenses
- + City Hall, Police and and Private Offices
- + Shared Parking, storm ponding, landscaping
- + Adjacent\nearby uses – 6 story offices, medical clinic

Eagan, Minnesota:

The Eagan City Hall and County Library campus consists of the Eagan City Hall, County Library, Eagan Civic Arena, and Cascade Bay Water Park. Site information as follows:

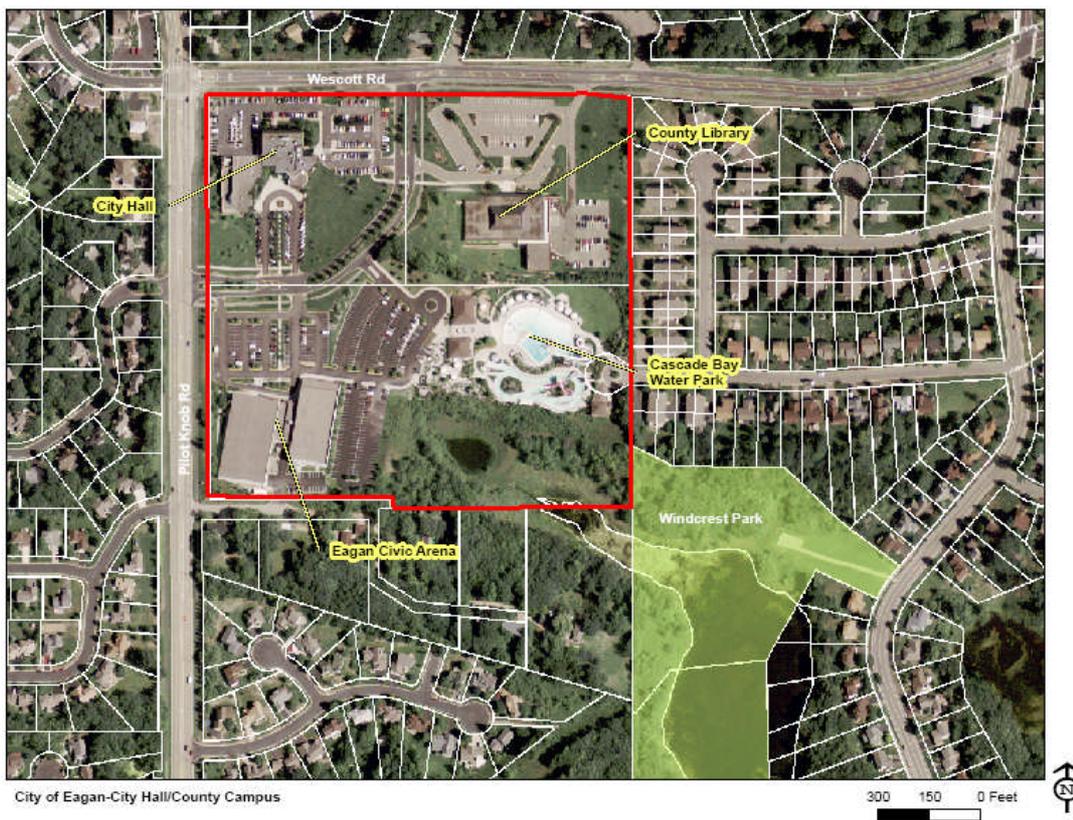
The total site area is approximately 34 acres or 1,480,000 s.f.

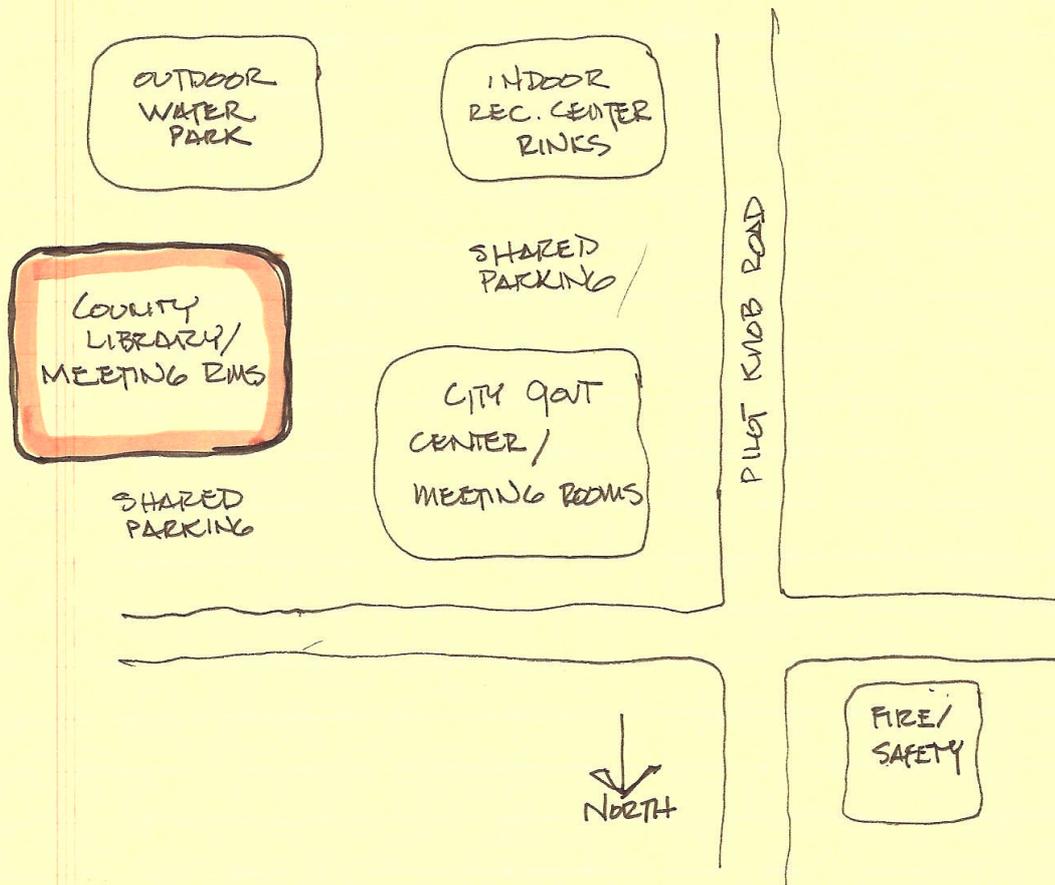
The total building footprints equal 140,000 s.f.

Cascade Bay Water Park area is approximately 130,000 s.f.

Other pavement surface estimate is approximately 13 acres or 560,000 s.f.

Most storm water flows southeast into a 38,000 s.f. holding pond on-site then into the larger pond in Windcrest Park. There is a cross maintenance agreement with the County as the City maintains, sweeps and plows their parking.





**Dakota County Library, Meeting Rooms
And
City of Eagan City Hall, Recreation, Outdoor Pool, Police, Fire
+ Shared Access, Parking, Ponding, Landscaping, Architecture**

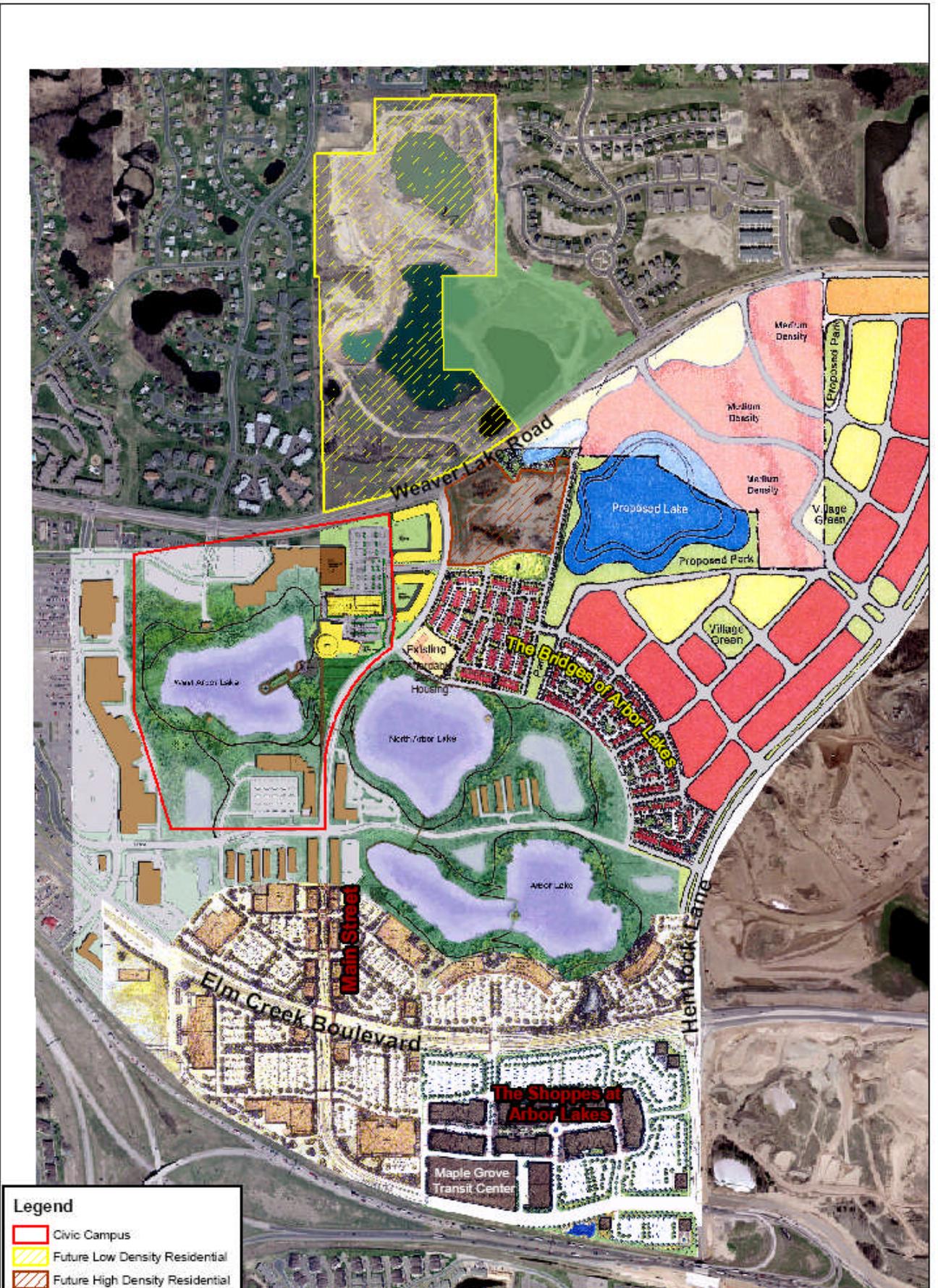
Maple Grove, Minnesota:

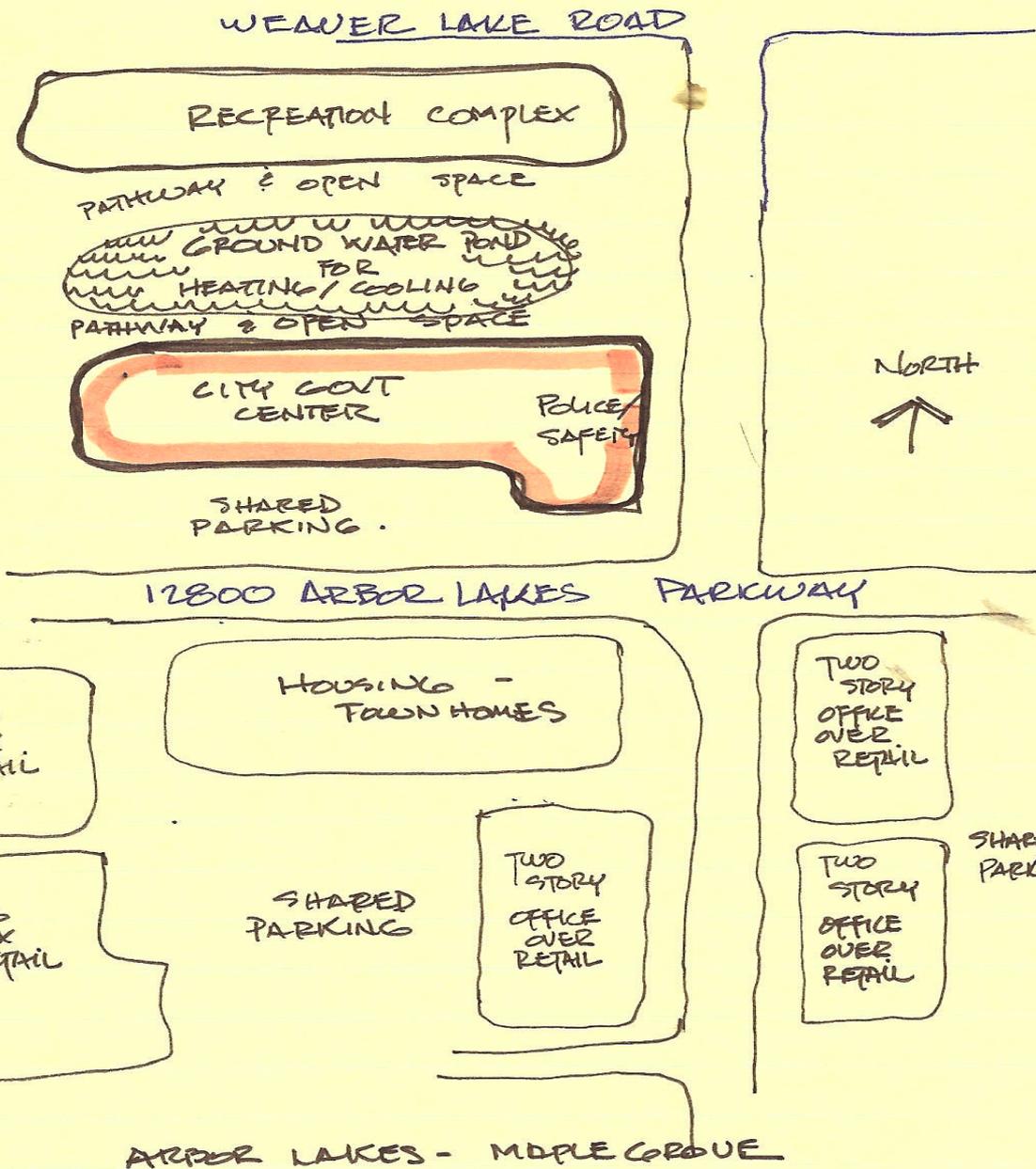
The Maple Grove Civic Campus, Library and Recreation campus consists of the Maple Grove City Hall, central pond and trails, library, community center and Lifetime Fitness recitation complex, and arts\performance building as well as private sector buildings. Site information as follows:

The civic campus is 69.8 acres. With the exception of the Lifetime Fitness property (5.4 acres) it is all owned by the City. The central pond is 13 acres, there are 4,165 feet of trails (not including sidewalks) and the estimated parking coverage is 10.7 acres.

The Community Center is 118,831 s.f. and the Government Center is 104,000 s.f. which includes two stories for City offices in both wings and underground parking for police and inspection vehicles. The Lifetime Fitness which adjoins the Community Center on the east side.

The City has prepared drawings showing the development concepts for the balance of the property in the civic campus area. The City is currently working with Lifetime Fitness on a land swap agreement for the area planned for the parking deck. The library (40,000 to 45,000 s.f.) is currently in design phase and is scheduled for a fall 09 completion. The city is planning for the arts\performance structure to be finished at the same time. Remaining land (two parcels) are the concepts anticipating a bank, office, incidental service commercial and residential w/ underground parking as uses.





**City of Maple Grove Government Center
and
Recreation Complex**

- + Adjacent Mixed Uses, Housing, Retail, Offices
- + Nearby Arbor Lakes Shopping and Medical Buildings
- + Government Complex uses coils in pond for heating\cooling

Maplewood, Minnesota:

The Maplewood City Hall and Public Works, County Courts, Community Center campus was constructed on the corner of White Bear Avenue and County Road B in Maplewood over a period of 15 years. The site is as follows:

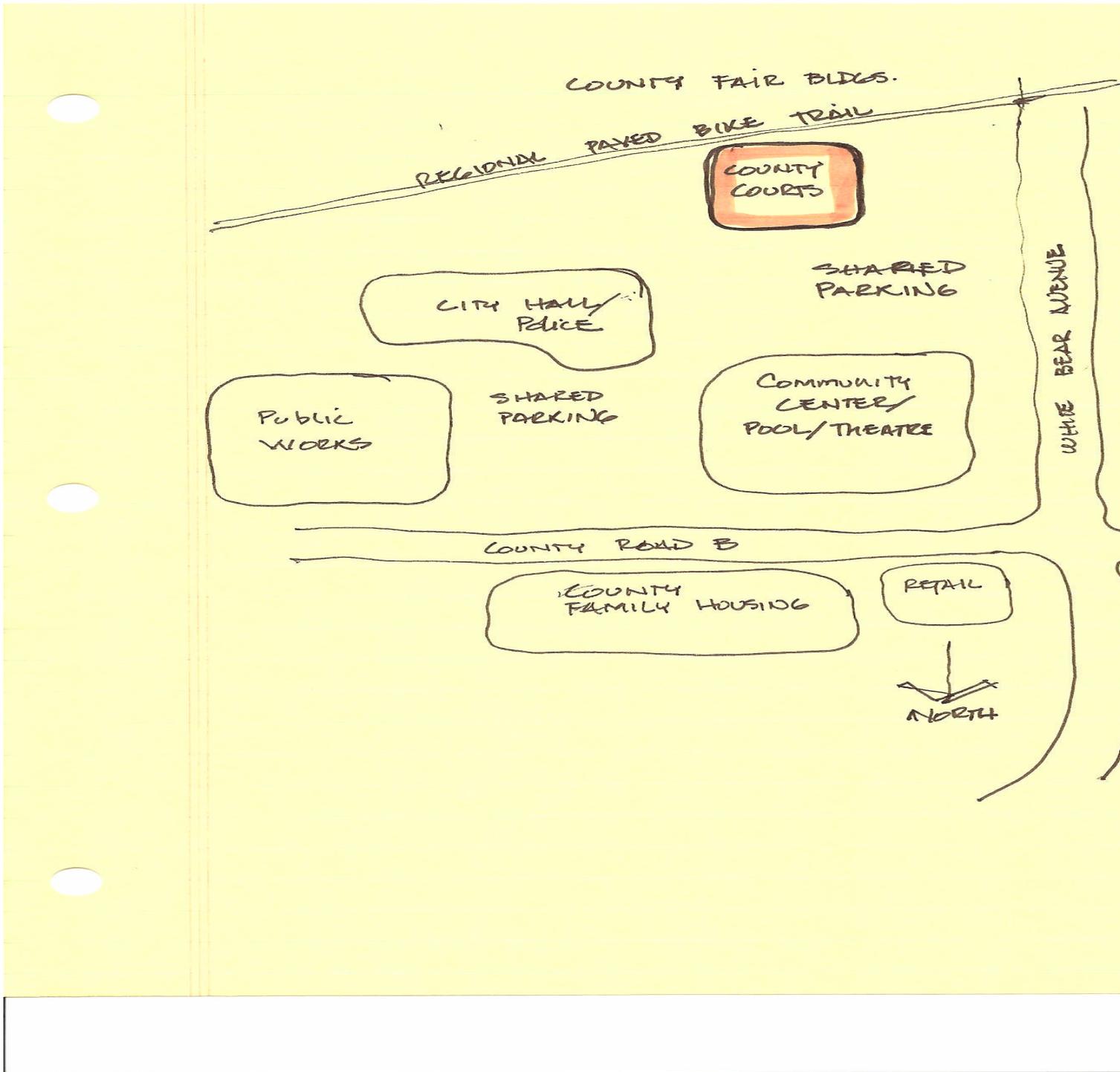
The entire campus site 38.2 acres. The community center is about 83,000 square feet and the other buildings (city hall, courts, and public works) total about approximately 100,000 square feet. Adjoining the site along the south edge is the Gateway regional trail. North, across County Road B is Emma's Place, the Ramsey County transitional housing for families with children.

For ponding and parking, there is a large pond on site that is 20-25 percent of the property. The parking is divided and shared between all the buildings, with a total of approximately 500 spaces.



Maplewood Government and Community Center

- + City Hall, Public Works, Community Center, Pool, Theatre
- + Suburban County Courts Building and Regional Paved Trails
- + Shared parking, storm water storage, landscaping



Shoreview, Minnesota:

The Shoreview City Hall and Community Center (118,000 s.f.), Public Works, and Ball Fields, and County Library and Indoor Skating Center are located on a civic campus along Highway 96 at Victoria Street in Shoreview. In addition to public buildings, there is a senior complex along the northwest edge of the campus on a site which was formerly owned by the city. Site information as follows:

The total site area is approximately 72 acres or 3,136,000 s.f., including nearly 20 acres of lake frontage land south of Highway 96.

The total building footprints equal approximately 210,000 s.f.

The 2 story library has approximately 20,000 s.f. total. The ice arena covers approximately 4 acres and is due for a redesign and remodeling.

Other shared pavement surface is estimated at approximately 5 acres or 212,000 s.f. Total parking on the site is estimated at 800 spaces, used at different managed peak periods during the day and season.

Most storm water flows northeast to the fields, then into a shared holding pond on-site then by pipe into a larger pond off site to the south.

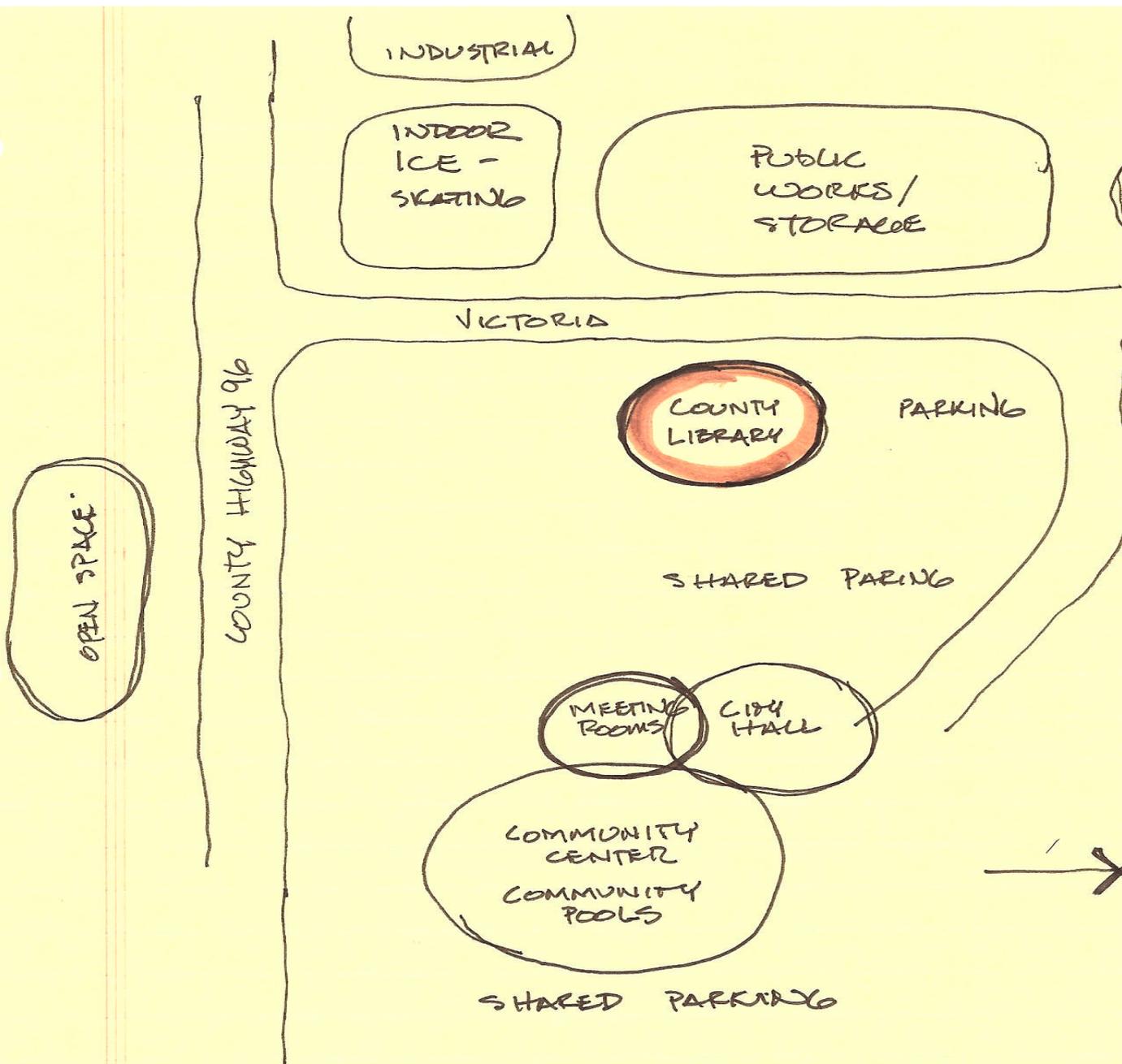
There is a cross maintenance agreement with the County; the City maintains, sweeps, and plows their parking lot.

The City does have a lot of uses that share parking, for example the library administration uses the upper Community Center lot through an agreement with the City; the ice arena is underserved with parking for high school games and uses the Library parking lot; park uses such as the skate park and ball fields use the Community Center lot.

During weeknights the City uses the lower parking lot of the Community Center for a Farmer's Market every Tuesday - the lower lot is intended to serve primarily visitors to the fitness center of the Community Center whereas the upper lot (about 400+ stalls) is utilized mainly for meetings, banquets, conferences etc It is not unusual for the Community Center to host 2 separate wedding receptions on the same Friday or Saturday night and the parking lot is nearly full , but that is also when the building usage for the Tropics Waterpark and Fitness Center are at the lowest. The City has developed a balancing act of multiple uses and takes that into account when we scheduling special events such as outdoor summer concerts at the Pavilion, etc.

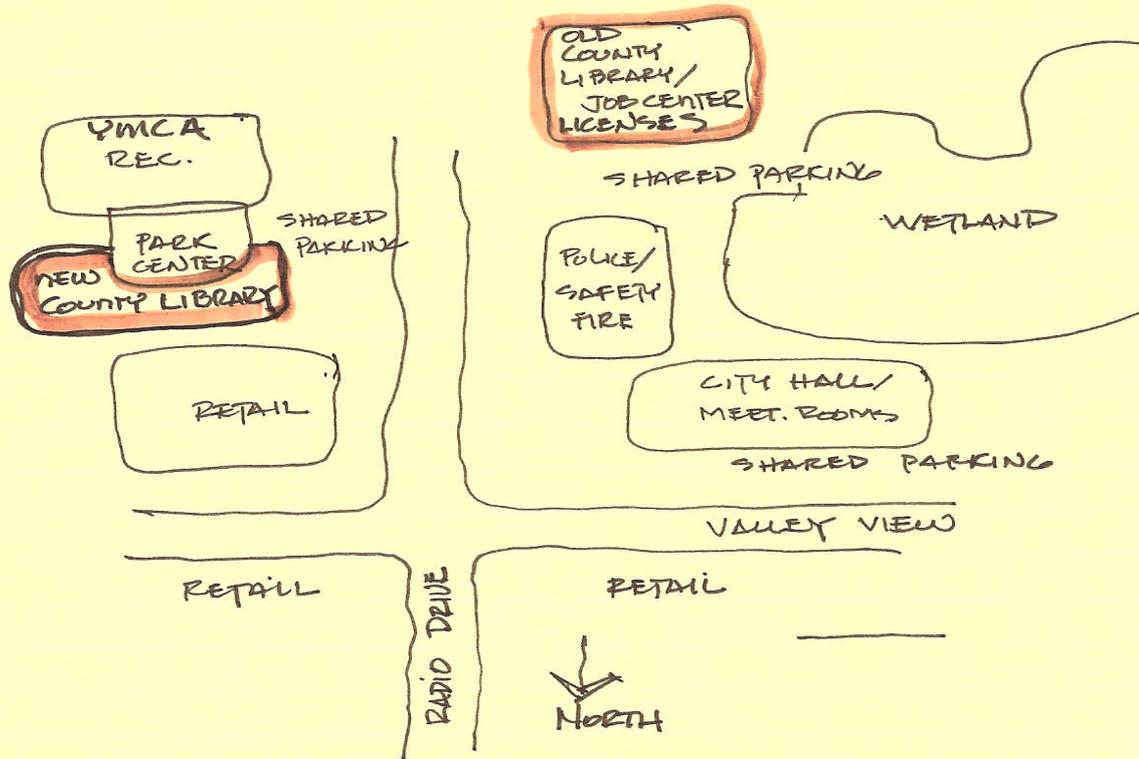
The City has developed a Master Plan for the Commons that would accommodate the expansion of the Library with multi-purpose community space and more resource space and includes a vision for some additional outdoor areas near the Community Center including ponds/bridges for winter skating and summer recreation, an outdoor plaza for events and new play/rock climbing features.





**Ramsey County Library
and
City of Shoreview Community Center**

- + Mixed uses, shared parking and wetlands
- + Meeting spaces, ball fields, playground, pool, gyms
- + Nearby residential, senior housing, industrial uses



City of Woodbury Minnesota City Center Project

**Old and New County Library used as catalyst with
YMCA
for
further city and private development**

Comparison of Western Wisconsin County Government Centers Models

1. **Barron County** – Barron. Small multi story complex in Barron.
2. **Burnett County** – Siren. Newer county complex at Highway 70 and 35 near airport with room to expand.
3. **Chippewa County** – Chippewa Falls. Buildings downtown as well as on Highway 29
4. **Dunn County** – Menominee. Buildings dispersed throughout Menominee
5. **Eau Claire County** – Eau Claire. County Government Center – downtown, major expansion underway
6. **Pierce County** – Ellsworth. Mixture of old and new within Ellsworth
7. **Polk County** – Balsam Lake. Newer county complex of buildings (5), 1974 or newer, including library/special education center. All located at Highways 46 and “I”

Summary: While there are some well designed buildings, none of these counties have the growth or potential for growth as in St. Croix County, and at this time, none have the opportunity to consolidate public and private uses on one site.

St. Croix County Government Center Property

Infrastructure:

Water, Sanitary Sewer, Storm Water, Street and Traffic Plan, Parks

Water System

The County site is served by a 12 inch water main with water pressure at 55 to 60 pounds of pressure. Best practices systems dictate that water systems be looped to reduce “dead ends” so that water can serve the site from two or more directions. The City of Hudson policy will create both a north/south and an east/west loop. Hydrants and valves are generally placed at 400 foot (or less) spacing. The water mains are located on the north side of Vine and the east side of Carmichael. Carmichael will eventually be expanded along the east side of the right of way, but there will be no need to move the water main in this location, except near the intersection of the two roads to allow space for a round about. For each project there is both a system connection fee and a water assessment fee. The water is treated, removing both iron and manganese.

Development Objective –

Require and incorporate the need for development to construct water main loops and hydrants consistent with the City of Hudson Water Plan.

Sanitary Sewer

The County Government Center site is served by City of Hudson sanitary sewer. Sanitary sewer pipe capacity (10”) runs north/south through the site in an easement and is adequate to serve the site and future development. Additional sanitary sewer pipe extends east through another easement on the County site under Carmichael Road to serve the Prairie View retail area. The trunk pipe system generally flows from north to south, at a depth of 6 to 8 feet below grade and under an existing drainage pond, to a location approximately 600 feet west of Carmichael along the north right of way. At this point a lift station pumps sewage to the west along Vine Street. It is conceivable that this lift station could be expanded (paid for by the developer) to add capacity as the County site develops if the permanent gravity system is not available. This is considered a temporary system and route until such time as a gravity fed trunk system has been constructed south through the Atwood property, then westward through the Hudson Golf Course property. Treatment plant capacity has been calculated into the reserve allocation available for planned Hudson development. For each project there is both a sanitary sewer system impact fee.

Development Objective –

Require and incorporate the need for development to pay for expansion of lift station for future capacity.

Surface Water Management and Storm Sewers

The County Government Center site is currently a land locked drainage basin. It must provide for storage, infiltration, and excess flow to the city storm sewer system. The City of Hudson engineering plans for the development of the County Government Center site anticipated a need for approximately 6.2 surface acres of regional storm water storage the cost of which will be assessed to the contributing developments. Because this storage area is to be fed by pipe from other impervious surfaces, there is a significant “bounce” or buffer of nearly three feet in the pond from normal water level to high water level at elevation 862.8.

Storm water also flows to this site from the Prairie View retail area to the east under Carmichael via a 24 inch pipe to the lowland in the south central portion of the Government site. There is additional flow to the on-site storm storage and infiltration basin from the southwest, across Vine. Eventually, when the properties to the south of Vine develop, the storm pond within the County Government site will be gravity drained to the south. For each project on the site there is an impact fee calculated on acres of drainage.

Development Objective -

As a demonstration site for other uses in the County and to provide more building heating and cooling energy efficiency, on-site ponding and ground water should be encouraged as a source for geothermal heating and cooling via heat pump, such as has been done in other county facilities. In addition, best management practices should be used on this site as it develops to include more on-site infiltration and treatment areas prior to entering the main storm pond(s). Methods include rain gardens, pervious pavement surfaces and native landscaped areas.

Streets and Traffic Plan

Carmichael and Vine are main collectors within the north and eastern portion of the city – they are what might be called “Civic Boulevards” serving many community or public facilities, churches, schools and parks as well as residential subdivisions. These roads, their size, capacity, turning movement, and management are important infrastructure to provide easy access to current and future uses along these corridors.

The intersection of Vine and Carmichael will always have significant traffic counts. Carmichael will eventually be a four lane road. The City engineering plans may include a round about for more safely manage turning movements at this location. Regardless of whether a round about or a four way set of stop lights with opticons (for quick safety vehicles passage), private access driveways must be moved away from the stacking areas near the intersection. The best management plan for the future calls for approximately 600 feet of setback - a clear, no driveway or turning movement area along the edges of the rights of way in all directions from the center of the intersection.

When Carmichael Road needs expansion space in the future; the expansion will occur along the east side of the road right of way. As the road is expanded to four lanes, current driveways and public entrances would either be consolidated or adjusted to align across from each other to allow for safer and more efficient left turn maneuvers. Such left turns may be placed within a protected green planted median. Right turn lanes at the school, park, church, and Government Center site may also be needed. To the south of Vine, Carmichael will be upgraded to a 3 to 4 lane road, depending upon development patterns, with ¼ mile spacing between entry points on to the road. Because the road construction normally follows the development pattern, right of way will be acquired as development is planned, but construction of road upgrades appears to be at least 2 years away (2009).

Vine Street will require management and design solutions, regardless of the development pattern on the Government Center site. Vine could eventually be a three lane road with center left turns and outside right turn lanes in crucial locations such as the Government Center site entry road from the south. Vine Street has a low spot adjacent to the County land – the road could eventually be raised (eliminating the dip) and providing better visibility into the site as well as better storm water containment on the site. The City and its engineers (Bonestroo) are currently working on safer turning movements and pedestrian crossing techniques for Vine.

Development Objectives -

Entry roads to the Government Center site must be at least 600 feet back from to the north and to the west) of the primary intersection at Carmichael and Vine. With this set back an interior road is needed to serve the southeastern quadrant of the Government Center site.

Thinking for current needs and for the longer term future, Carmichael and Vine should be planned as high quality, high finish designs of “civic entry boulevards” since they serve many of the city and school facilities on the east side of town. Their design, including green medians, semaphores, signage, landscaping and lighting, turn lanes (both left and right) and potentially an intersection round-about should be an integral part of the design for public entry civic boulevards in the City of Hudson 2008 community planning process for this area and ultimately become part of the City of Hudson Comprehensive Plan.

The objectives for the new internal, connected roads within the Government Center site should be to provide street road access with left and right turn movements to Carmichael and Vine, at least 600 feet from the intersection. Such a two sided use street should serve as a 3 lane road (two lanes plus center turn lane) “spine” from Carmichael to Vine. This is the entry road that will serve uses such as a library, multiple tenant offices, a fire \ambulance safety complex, and other uses of a regional and sub regional nature. In addition the new main street should have a prominent street tree landscape pattern and paved pedestrian paths (perhaps lighted) connecting the uses. Eventually there could be connections to adjoining residential areas as well.

Recently (2006-2007) there has been more discussion among State officials about the long term need for rail connections from Wisconsin west and from the Twin Cities east through the County. The I-94 Corridor is being studied for eventual transit and bus lanes as well as more organized park and ride facilities. Long term the Carmichael Road at I-94 interchange area is a key point of departure for ridership to the Twin Cities.

Parks and Open Spaces

Grandview Park currently serves the residential and sub-regional park needs within ½ to 1 mile of the Government Center. The City Park Plan does not identify a need for further organized play fields or park reserves in the area, but does imply that connectivity of neighborhoods, parks, and schools via paved pathways would a key asset. The City plan also does not recommend public open space or active recreation areas adjoining storm ponds.

Development Objectives -

There may be environmental and aesthetic reasons for more open space, some of which can be preserved by providing more densely settled office and housing along the edges of open spaces, while

preserving the actual open spaces. Such land for public use should be designated as such within the City of Hudson Comprehensive Plan for 2008 and purchased by the City as part of its capital improvements plan from park dedication and other funds\grants.

St. Croix County Government Center Property

Summary of County-Wide Comments

The Finance Committee invited further comment from residents county-wide through an announcement in the local papers. Residents were encouraged to write or email their concerns to Chuck Whiting, St. Croix County Administrative Coordinator.

Public Service Announcement

St. Croix County is seeking comment from residents on the potential development of surplus county land adjacent to the government center in Hudson. Comments can be sent to county administrator Chuck Whiting by May 1, 2007. Mail address: **County Government Center, 1101 Carmichael Road, Hudson, 54016**. Email: cwhiting@co.saint-croix.wi.us

A summary of comments is listed below.

1. Leave it as is. However, I realize that is most likely not going to happen. Roads are a concern. Like to see a Library rather than more small retail shops . C. Michaelson.
2. This land SHOULD NOT BE SOLD AT ANY PRICE. This COURT HOUSE is the 3rd one built in the county. I believe that we should keep this piece of land for future building. M.Wolske.
3. I would really like to see the space on Carmichael and Vine Street used for a worthy cause like a LIBRARY, not a shopping mall, not a condo complex, but a library. I live very close to the Hudson Middle School and this would be an ideal place for a library. Let's look for an opportunity to enrich our community, not detract from it. We have way too many pizza restaurants, a lot of homes that are not selling and stores closing. Take a road trip to River Falls, and see what a beautiful library they have in their community. P.Vadnais.
4. The land around the government center should remain green space. We do not need more housing (our schools are overcrowded already), there is too much small business space (with many businesses closing) and too much traffic at the intersection. If there was anything to be built, I would prefer another government building, such as the library, fire station, etc. I would hope that the land around the path would be left as green space for the residents to enjoy. Please leave the trees and the walking paths. If you plan to develop the land, the area of grass/brush that is closest to the intersection would make the most sense to me. J.Mathes.
5. Hold onto the land as the county is expected to double in population 140 thousand. The county is going to have a future need for this land and the carrying costs are little or none - we should keep this and use it for recreation or public needs (library)--uses such recreation use would not be to costly to get rid of when the need arises for the use of the land at some future point. H.Rivard.
6. Why are there no plans for a new County Library in Hudson. This would benefit the entire area. J.Mercier
7. Why I have not heard anything about expanding the government center so you can move your Drivers License Department in the same building. I find that most Government Centers I have gone into have everything together under one roof. This would be a great benefit to must of the residents in the surrounding area not having to go to two offices to take card of business. Thanks for listening, K.Young
8. I see no reason to sell any of the county land adjacent to the government center unless money is needed for large, new capital projects. Until then, It will only appreciate in value. I would object to selling it to subsidize a tax decrease or to pay for budget items. P.Todryk.
9. There are certain parcels that really should be sold and developed, particularly the southeast parcel (on which a library and firehouse would be an incredible compliment to the outlying areas). I also suspect the YMCA should be interested in a chunk behind them - perfect for ball/soccer fields - whatever. I also would suggest that the areas around the existing county building should be retained for possible expansion and as a buffer for the jail - which is important. As far as the balance of the property - the topography doesn't really lend itself very well to commercial or residential development, and access will be an issue. I'm sure you are aware Vine street is already

one of the major arteries in our community - adding development in the middle and northwest parcel could add a significant traffic problem to an already congested area. Another concern is ...to live in a small town community with small town values where we know and enjoy our neighbors. ... Hudson is not that small anymore, but there are many ways to retain the small town atmosphere. Having green space within the city is really important - not for me as an adjacent homeowner, but for the entire area. I'd love for more people to know this incredible parcel exists and to enjoy it as I have. The value in retaining some green space in this parcel is a once in a lifetime opportunity, and we need to take advantage of it for future generations to enjoy. B. Long.

10. Too much pavement, cement, and buildings. Create an environment of grass, trees, flowers to re-filter run off water...help with global issues and create a stress free zone...I picture billowing trees several grasses and flowers; walks on non paved pathways. Would coordinate a volunteer group to keep clean, orderly and design, too. R.Dickman.

11. I am in favor of a new library, community center or addition to the YMCA of some sort, outdoor pool, to name a few things- if something had to be built at all. Why not keep the open space and let things alone? Walking or bike paths to keep our kids safer as they try to ride their bikes amongst all the cars and congestion. Or just leave things alone. Retail not needed. L.Kietlinski

12. I'm writing to strongly urge the county board sell the Carmichael/Vine property for a new public library. It is the highest and best use for this public property in a central location....The library will serve our broader community demographically as well as geographically. In addition to being the crossroads of the greater Hudson area, the Carmichael/Vine property is also within easy distance of such diverse institutions as CCH/Wintergreen, the Y, and the middle and elementary schools. What better use of a public resource -- the land, owned by a public body -- than a resource that serves the entire public? The library usage figures demonstrate that the demand for materials and services is growing exponentially.... The library would be built with community rooms, another need in this volunteer-rich community. Additional computers for those who don't have access to one, a broader and richer collection, valuable databases for research -- these are among the many benefits possible with new community space.

Other uses for the property such as a police or fire station, while long overdue, are highly inappropriate. The traffic generated by police officers and firefighters rushing to get to the emergency cannot be accommodated at that intersection, which is already extremely congested. P. Wyeth

13. My only concern regarding selling excess government land is that at some time in the near future you may find the County's needs have grown such that the land you sold would need to be re-purchased, either at the same site, or another. E. Ray

14. An ideal site for a new Hudson Area Joint Library building. Carmichael and Vine are main streets and provide easy access from schools, shopping, hospital, Government Center, and other areas of public use. The intersection is already controlled by stop-and-go lights and has an established flow of traffic from Interstate 94; a plus for library patrons from Hudson as well as surrounding communities. E. Larson

15. Like to see the new Hudson Area Library or Hudson Joint Library (or whatever it will be named) located on the corner of Vine Street and Carmichael for the obvious reasons: Location/Location/Location. H. Stoltz-Wood

16. We're residents of the Town of St. Joseph and ...hope consideration will be given to including a new Hudson Public Library on the site. N.Hawkinson

17. Support of putting the new library on the corner of Carmichael and Vine...use the library weekly and ...need a new building for this facility. The library now is crowded, moldy, and not technically up to date. C. Fisk.

18. The county land being designated for a new library... this idea is wonderful. A city the size of Hudson with the current library that we have is totally inadequate. A new facility would be a great asset...that land would be a perfect spot for it. S. Yonash

19. I am expressing my support for building a library on the corner of Carmichael and Vine in Hudson. Logistically it makes great sense for the entire community. This city needs a bigger and better building for its library and this location is my first choice. A. Martin

20. That parcel would be an excellent site for a new library. The library is used by far more people than just Hudson residents and that spot would be a convenient location and one that is easy to find. ... I would have no problem with putting a walking path through the property so that green space is also available to local residents. We are certainly short on green space in Hudson, but I think the two would compliment each other beautifully.
N. Langness

21. When in Wisconsin, I use the woods and the paths immediately behind the government center. My husband and I would hate seeing that land developed into another housing area or yet another strip mall. K.Rada

22. A portion of that land would be an ideal spot for a new library. I envision a library near the YMCA (it doesn't have to be on prime real estate on the corner). Situating a new library there would place it near walking paths, schools, the YMCA and it would be easily accessible to residents of Hudson, N. Hudson, St. Joe, Troy, etc...Years ago the philanthropist, Andrew Carnegie made a commitment to funding the nation's libraries. My memories of browsing for books, listening to stories and finding the sequestered nooks where I could curl up with a good book are precious to me. I think the children (and grown-ups) of Hudson and the surrounding townships deserve to have a library that is functional, and beautiful! The surplus government land would be a beautiful place to make that vision a reality! P. Finnegan

23. The land on the corner of Vine and Carmichael would be an excellent site for a new Hudson Area Joint Library. It is near a grade school, middle school, high school, YMCA, parks and the county offices. It is central to the population growth and easy to access. As residents of Hudson for almost nine years, we have seen the need for improved library facilities. It is our hope that county leaders will approve this location. Now is the time to make a strategic decision for the long range future of our area. J\A. Dahle.

24. I think a portion of that land would be an ideal spot for a new library. Centrally located for the entire Hudson population. P. Fashingbauer.

25. Use the land near the government Center for a new library with an ecological walking path on the rest of the grounds. This site is within walking/bicycling distance of the high school, middle school and four elementary schools (Prairie, St. Pat's, Trinity, Willow, and perhaps even E.P Rock), the YMCA (where many families and individuals go), housing developments, residential areas, and downtown. I would hope that with this site in mind, the library would work with the city to provide safe walking paths from all these areas, like hubs in a wheel, with safe street crossings. Finally, if for some reason this site is not chosen, I would like to suggest the former downtown CITY MARKET site, with a new building, or radically revised building. This is a very convenient site for all traffic and could have a lovely view of the park and river towards the west. M.Lorbiecki Mataya

26. Like to see the 'new' library stay downtown, either through creative renovation or rebuilding on the present spot, the old Hudson Hospital site or another downtown location (e.g. as part of the downtown renovation project in development). There are probably many other appropriate downtown sites with a little imagination and creativity. The reason downtown continues to be an ideal site is that 1) it preserves the ability of people to walk or bike safely to the library without the dependence on cars for transportation. Few parents will be willing to allow their children to bike to the intersection of Carmichael and Vine. There is just too much traffic. Also, there are relatively few houses in the vicinity that would be feasible for walking. Although I understand the library serves more people than just the city of Hudson, people who live out in the beautiful country have chosen the tradeoffs involved with country versus city living, aka the need to drive to get to most public facilities. The 'downtown' library gives people a reason to live and visit the city. 2) Regarding the former, it also provides a sense of community which indirectly results in high home prices and thus a strong tax basis. I project that removing the library, like removing the last of the grocery stores and post-office, will only further deteriorate the downtown tax basis, in turn resulting in more decline of our entire city. As people interested in the 'small town living conveniences' have less of them, they will have less desire/motivation to live downtown. Many current residents attest to the small town feel of Hudson. Moving everything out destroys this sentiment. 3) Regarding walking, a movement in city planning is sustainable living through decreased need for construction of open spaces and incorporation of walking/ biking paths. As our country obesity rates rise, increased attention is being given to this issue as a public health need. Why not be proactive and forward thinking on this end?

Further, I do not find that the library is overcrowded. As a frequent patron, I can always find a place to sit and read. The RF library, although beautiful and spacious, is hardly ever full with much wasted space at the tax payers' expense. Further, the MORE request system allows me to receive whatever materials I request within a quick time period. Do we thus really need more space on the shelves if the books are already in the system? I do

recognize however, that there may be need for more room for the staff to manage the increase in MORE inter-library requests. K. Gorbatenko-Roth.

27. This land is prime real-estate and ...should be used for the improvement of our community instead of sold off for ...development. There has been much debate in our community about a new public library serving the citizens of Hudson and surrounding townships. Designating this site for a new public library would be a great gift to the community and future generations to come. A beautiful-gentle sloping site located at the intersection of two major traffic arteries, access to walking paths and proximity to public schools make this an ideal location for a new library. S. Holmes

28. I am a member of the group Concerned Citizens for Responsible Growth and Development in Hudson... At our last meeting we collectively decided not to overwhelm you with comments. In the past we have each individually contacted several members of the County Board and have had the opportunity to communicate with Barness Consulting regarding our stance. I would however like you to know that we currently have approximately 260-280 signatures on our petition in support of preserving the open space West of the Government Center and North of the YMCA. Many of the signatures come from individuals who do not live in the neighborhood and several are from individuals who reside outside of the City of Hudson.... We do however remain strong in our convictions that we have presented in the past. I am grateful that the County is taking the time to further research the various opinions and ideas regarding the land. B. Stidham

29. I have been a supporter of the library in Hudson for many years, and the county land near Vine/Carmichael would be an excellent location for a new library. ... This will be a great way for Saint Croix County to provide a real benefit to the 25,000+ county residents who live in the service area of the Hudson Area Joint Library. ... Preserve the land as open space. I took some time to walk through the land on the network of pathways, and indeed found the northwest part of the land owned by the county to be quite unique and beautiful. Hopefully the citizens can work with a group like the West Wisconsin Land Trust to set aside that part of the county land for future generations. J. Zais

30. ...We can NEVER get MORE land in proximity to our schools and Govt Center. Do you think we will EVER need it? Do you know for sure that we DO need it? As a voting resident, I would vote to never sell it, as it is all that there is. The dollars look huge for a sale. I would imagine that the talking heads even have an ill to heal, a project to fund, or an old debt to pay with the money from the sale that has not happened yet. Smart leaders lead through and by example. Just do the next right thing. Selling the property is not a LONG term plan that works for Hudsonites or the peoples of St Croix County. S.Erickson

31. I understand you are seeking input on what should be done with the land surrounding the administration building. My family and I would love to see the land turned into the site for the new library. Hudson is such a vibrant, growing city that a new library would be much appreciated. Also, a peaceful (zen) park area and an amphitheater would be a nice addition. Story time for the children could be outside in the warm weather and the whole community could enjoy some quiet time. Thanks. Colleen Lautenbach

32. I am writing to provide my input on the county land surrounding the government center. I live in the Glen behind the Prairie Elementary School in the township of Hudson: I never use the county land and my backyard does not back up to the land. I am wiring out of personal concern for the city of Hudson and from my experience in Detroit. I am copying an editorial that I wrote to the Hudson paper earlier this spring. Thank you for your work soliciting public opinion on this important issue. Karin Kovacs

33. I am writing in regards to the county land surrounding the government center in Hudson, WI. I wish to let you know that I am very concerned about the possible development of this land. St. Croix county is growing at a very rapid pace and I think that every effort should be made to create a healthy, environmentally strong plan for the county.

Looking at the possible uses for the land on the corner and the surrounding properties, I would think it would be quite obvious that the best plan would be to keep the land for county purposes. The strip mall across from the land is not leased completely and has seen businesses come and go. The farmland across the other way is a private property and in all likelihood will be sold for commercial and/or home development. Thus, we need to keep that place for our community. I would love to see the county use the land to create a 'county center' similar to the one in Woodbury. In the center there is a beautiful library, county offices, indoor play center, coffee shop and walking paths and outdoor benches and tables. When I take my children there, I often see senior citizens at

tables playing cards, business people having a cup of coffee and working on their laptop and families utilizing the park benches for a picnic. It is also adjacent to the YMCA. It would be a great community center for all of St. Croix County. I would also be in favor of using some of the land for the UMCA to add on. It would be great if the St. Croix community could get a community outdoor pool. Maybe there could be a partnership with the YMCA?

The possibilities are endless for the county land. However, these will all be squashed if the board only thinks of the financial gain and not the incredible community gain this land could become. Thank you for your time. Julie Johnson

34. In regard to the sale of 50 acres of land adjacent to the Government Center, the Town Board of Somerset discussed this topic at their June 6th Town Board meeting. The Town Board's consensus is that they are not in favor of any sale of excess public land.

St. Croix County is growing and the need for additional land may arise in the future. By disposing of this property, the County is limiting their potential for expanding the facilities they currently own. By offering part of the parcel to the public sector, the County is giving up any potential they may have for future expansion. The land is not costing the taxpayers anything to keep and will only increase in value, therefore the Town of Somerset recommends the County retain all of the land. Ed Schactner - Town Chairman