

Long-range Site Planning Report

St. Croix County Government Center
Hudson, WI

This report prepared by:

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June 12, 2001



Engineers/Architects/Scientists/Surveyors

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AYRES
ASSOCIATES

June 12, 2001

Charles Whiting, Administrative Coordinator
David Fodrozci, Planning Director
St. Croix County Government Center
1101 Carmichael Road
Hudson, WI 54016

Re: Long-range Site Planning
St. Croix County Government Center
Hudson, WI

Dear Mr. Whiting and Mr. Fodrozci:

We have reviewed the potential for future growth on the current site. This report reviews predicted increased space needs for county government and how those needs can be accommodated.

Included is a site map showing where the current building might be expanded and a proposed western property line. Property west of this line, and north of the YMCA, could be disposed of by the County for other purposes.

We hope this brief study and report assists the County in making prudent decisions about future development on the Boody site.

Sincerely,

Owen Ayres & Associates, Inc.



Brian F. Larson, AIA
Vice President – Architecture

BFL:pak

Enclosure



**St. Croix County Government Center
Hudson, WI**

June 12, 2001

LONG-RANGE SITE PLANNING REPORT

The planning of the existing Government Center envisioned that the County would continue to experience significant growth. With the opening in a few years of a new bridge across the St. Croix River near Stillwater, the northern part of the County will feel the development pressures that the southern part of the County has felt. The trend for growth in Pierce, Polk, and St. Croix Counties will likely continue over the next two decades.

The areas most affected by this population growth will be the courts, law enforcement and jail, human services, and land planning and records, and these are the areas for which the initial planning of the Government Center predicted future space needs. The building was designed to accept growth in a variety of directions.

St. Croix County has three branches of Circuit Court. The Government Center contains four jury courtrooms and one hearing room. We believe there may be a move to add an additional branch of circuit court to the County within the next decade. There is a great deal of pressure on the court system. St. Croix County has experienced a larger percentage of civil cases than many Wisconsin Counties, perhaps because of its closeness to the Minneapolis-St. Paul metropolitan area. In any case, we think the County should preserve the opportunity to expand court facilities on the current site.

Changes in handling traffic cases will be affected if the State Patrol begins an automated ticketing system. This will reduce the paper handling responsibilities for the Clerk of Courts office. We think the current space for the Clerk of Courts office will be adequate for the next couple of decades.

The District Attorney's offices will probably need additional space in the near future, even without an additional branch of circuit court.

The Sheriff's offices have some internal expansion capabilities and we see no immediate need for additional space there. The jail, however, is experiencing a greater need for work release space, and we see expansion of Huber dormitories a current need.

Both the State and Federal governments depend upon the counties to deliver social services to citizens. As the population of the County increases, the demand for social services will increase. Much of the growth in the County has included people of relative affluence, but over the years this may change, and the demand for social services may increase faster than the growth in population.

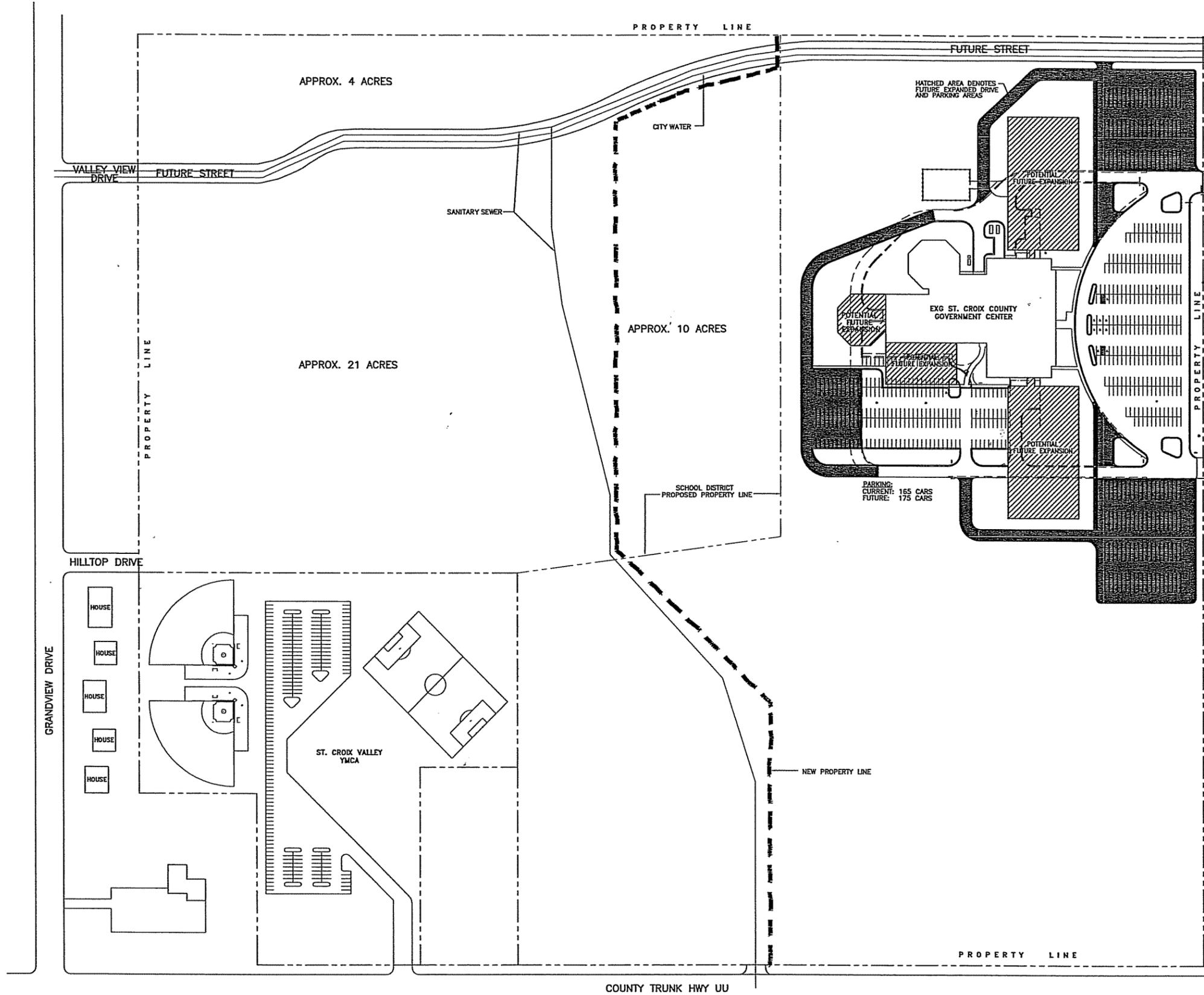
The Health and Human Services Department is now located in New Richmond. There are reasons for keeping this operation in New Richmond (existing building, political support), but we predict an increasing relationship between Human Services and the Courts. Many court cases involve things such as drugs and alcohol, domestic abuse, or issues with children. Having Human Services at least partly co-located with the courts will allow for greater integration of their services with the court's actions. We believe that this will become a need in St. Croix County within the next decade.

The site plans show a doubling of the secure jail space by the addition of a new pod, a tripling of work release (Huber) dormitory space, and the opportunity to add approximately 40,000 square feet to the north side of the building, and a similar addition on the south side.

The site plan also indicates an extension of Valley View Drive to Carmichael Road along the north side of the site as proposed by the City of Hudson, and a 35-acre northwest piece of the site requested by the School District for a new middle school. Both of these proposals need to be considered by the County Board.

Finally, the site plan indicates our recommended western property line of the Government Center site, which follows the sanitary sewer line running to County Trunk UU. This recommended western boundary results in less property than the School District is requesting, but would provide an appropriate boundary between the Government Center and a school building.

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PARKING:
FUTURE: 108 CARS

PARKING:
CURRENT: 236 CARS

PARKING:
FUTURE: 144 CARS

CARMICHAEL ROAD

 SITE PLAN.
100

ST. CROIX COUNTY
GOVERNMENT CENTER
HUDSON, WISCONSIN
08089300

Drawn : HOPPE/MEYER
Checked : LARSON
Date : 06-11-01
Revised :

AVRES ASSOCIATES
Architects / Engineers / Scientists / Surveyors
2440 Chippewa Lake Rd., Hudson, WI 54601
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SITE PLAN
C2.2
PRES.