

1 St. Croix County Land Development  
2 **The “Plan for a Plan” (August, 2004)**  
3

4 used as the template for the  
5 Government Center Property Study, Hudson  
6 (Updated: June 2007, with BCS, Inc. notes shaded)  
7

8 **I. Principles: If the County is to sell or develop property, it will:**  
9

- 10 1. Be with the Approval of the County Board for the plan process.  
11 2. Be based on a site concept plan consisting of the entire piece of property, and  
12 approved by the County Board.  
13 3. Consider compatible land use options and traffic design.  
14 4. Be understood that none of the property will be considered for sale until a plan is  
15 approved.

16  
17 **II. Action Steps – Approvals Necessary**  
18

- 19 1. This “Plan for a Plan” concept is proposed for consideration by the County Board.  
20 2. If the County Board approves a site concept plan, and if it calls for development, the  
21 County will seek proposals for development consistent with the plan.  
22 3. Once a development proposal is determined to best meet the County’s objectives, it will  
23 be presented to the County Board for final approval.

24  
25 **III. Policy Guidelines - Considerations for Development Options**  
26

- 27 1. All property will be valued at fair market value in the event of a sale. There will be no  
28 gifting of any property. (Appraisal completed in March, 2006)  
29 2. The County will also study long-term property tax implications/ benefits of the types of  
30 development considered.  
31 3. The County will consider its own and other public uses or needs in its planning process.  
32 4. The County will hear and consider the City of Hudson’s input regarding this property.  
33 5. The County will give priority consideration to proposed development plans that  
34 incorporate the entire parcel of property. Only if that is not feasible will the County  
35 consider proposals for portions of the property.

- 1           5.Any development will require a formal written developer’s agreement consisting of  
2           whatever conditions the County deems necessary.
- 3           6. If preferred development does not fit current zoning, the County recognizes approval for  
4           a zoning change from the City of Hudson would be needed.
- 5           7. The County Board will determine the appropriate disposition of revenue proceeds from  
6           either property sales, property taxes or payments in lieu of taxes, or of other derived  
7           income.

8

9           **IV. Planning Responsibilities and Resources**

10

- 11           1. The Finance Committee will be responsible for facilitating the plan process and adhering  
12           to these principles and policy guidelines.
- 13           2. Staff resources are to include the Administrative Coordinator, Corporation Counsel, the  
14           Director of Planning and Zoning.
- 15           3. Additional resources to be sought include the City of Hudson, the Economic  
16           Development Commission, the County Finance Director and/or fiscal consultant, and other  
17           communities with development experience.
- 18           4. Existing resources include the Gair Study of 1987, the Hudson County Property  
19           Committee report of 2001, and the Ayres Long-Range Site Planning Report of 2001.

20

21           **V. Planning Timeline**

22

- 23           1.All items are dependent upon County Board approval in order to move to next step.
- 24           2. August, 2004: Finance Committee approves this “plan for a plan” process and forwards  
25           to the County Board for its consideration.
- 26           3. 60 to 90 Days: Finance Committee creates a site concept plan for property and its  
27           disposition and forwards to County Board for its consideration.
- 28           4. 120 to 180 days: If site concept plan approved, the Finance Committee facilitates  
29           development options and necessary components based on approved plan.
- 30           5. If the County Board approves any action items for implementation (such as for example:  
31           development agreements, budgetary issues or commitment of County resources) the

1 Finance Committee is then responsible for oversight of implementation of approved actions  
2 and reporting to the County Board regularly on its progress.

3 **VI. A Starting Study Will Be Based on Principles II & III.**  
4

5 1. Be based on a site concept plan consisting of the entire piece of property, and approved  
6 by the County Board.

7 2. Consider compatible land use options and traffic design.  
8

9 **VII. Concepts for Site Plan Option I**  
10

11 1. Site is best suited to keep residential area along Grandview separate from any area  
12 accessing Carmichael or Vine

13 2. Northwest portion of property should remain residential or compatible with residential  
14 use, and should act to buffer this portion of the property from the eastern portion

15 3. Street improvements to northwest portion of property should be consistent with  
16 residential use, and trail system should continue similarly to current use.

17 4. Non-residential uses should be restricted to southeast portion of property with access to  
18 Vine and/or Carmichael set back appropriately from intersection  
19

20 **VIII. Additional Considerations**  
21

22 1. Ayres' drawing extends Government Center parking lot further south than may be  
23 necessary or convenient for Carmichael access to property. Options would be to view  
24 primary Government Center expansion to north, and secondary Government Center  
25 expansion to the south with options to be developed to accommodate needed joint parking  
26 lot.

27 2. Development to southeast should be low in traffic intensity to assure safe traffic flows  
28 on Carmichael and Vine, and at intersection.

29 3. Site drainage options would need to be focused as a developer responsibility for  
30 acceptance of a plan proposal

1 4. Assuming residential oriented development is most appropriate for northwest portion of  
2 property, then consideration of any “public uses” of property would be positioned in the  
3 southeast portion of property.

4  
5

6 **IX. Policy Guidelines – With Action Steps - Considerations for Development Options**

7

- 8 1. Determine fair market value of property – Have an appraisal done (March, 2006)
- 9 2. Determine long-term property tax implications based on appraisal
- 10 3. Determine public needs – Compile list of expressed interests to date, including County’s  
11 own interests.
- 12 4. City of Hudson’s input – Review above information with City
- 13 5. Information compiled will be on entire parcel, not portions
- 14 6. Review the findings with County Board to determine next step

15

16 **X. Additional Information – General Constraints on site (additions by BCS, Inc., 2007)**

17

- 18 1. Discuss the general concerns of the Concerned Residents
- 19 2. Cold storage building on the site may be moved to US 12, at Highway Department garage.
- 20 3. Hudson Comp. Plan now designates the entire site as “Public Use”, for future uses must be  
21 changed after the information meetings and a County application to City.
- 22 4. There are no clear cutting requirements or prohibitions in the City of Hudson. The DNR  
23 will cruise or inventory the site through an Endangered Resources Review. A volunteer  
24 may be a help in inventorying the site.
- 25 5. The drainage on the site has been planned previously to split drainage north and south  
26 through the existing ravine. Currently there is some storm water ponding to the south west  
27 of the County building. The City requires no net increase in the rate of discharge as per the  
28 city-wide storm trunk system. Eventually, in the City plan, some of the storm water will be  
29 piped south off the site. There could be a storm water assessment.
- 30 6. The sanitary sewer is currently a pumped line, but eventually will be re-routed to the south  
31 as the sites fill in.
- 32 7. The area will be judged by the City based on “suitability”, “sustainability”, and density  
33 (which could yield approximately 45 total housing units in the west and northwest area

- 1 8. The City Comp. Plan and the Park Plan do not designate this area for a park, but a  
2 connected trail system would be helpful to tie all development and neighborhoods together.
- 3 9. The natural divider between the east and west portions of the site is the “Ravine area”; it is  
4 used as the natural separation and buffer between County buildings and the remainder of  
5 the site to the west.
- 6 10. The County could be interested in maintaining the woods to the west for a future period of  
7 time but that would also include doing a forest management plan for the area, which is  
8 mostly sandy soils.
- 9 11. The City is considering a “round-about” at a number of locations including the Vine at  
10 Carmichael intersection.
- 11 12. Road access points near intersections will be set back or separated by 600 feet to 1320 feet  
12 from intersections based on new plans from the City and Bonestroo. Road connections  
13 through the County site should be clarified by the City to include any roads that will add  
14 connectivity of neighborhoods to the schools, the YMCA and any new public uses on the  
15 site, as well as Carmichael.
- 16 13. Emergency vehicle access to Carmichael from internal roads should be planned properly to  
17 reduce access accidents.
- 18 14. There is little or no need at this time for another communications tower on the County site  
19 since the King Plant and the nearby water tower have been designated and used as the main  
20 towers.
- 21 15. City well head protection ordinances City will prohibit any gas or convenience stores on  
22 the Carmichael at Vine intersection.
- 23 16. Regarding senior housing, the need in the area is for “affordable” senior housing This will  
24 require tax credit projects and other subsidies.
- 25 17. Single family housing is at least 2 to 3 years away based on the number of units in the  
26 pipeline and the number of units for sale and foreclosed on in the County. Developers in  
27 the area have slowed down (or stopped) there construction crews.
- 28 18. The School District is looking for HDQ office space temporarily or in future long term.
- 29 19. Review what other cities and counties have done on Government Campus settings.
- 30

1 **XI. Additional Information – Site Planning Observations (additions by BCS, Inc., 2007)**  
2  
3

- 4 1. The County’s “Plan for Plan” outlines the steps for future decisions about the Government  
5 Center land – all 82 acres. It also calls for collaboration with affected local governments or  
6 agencies. This site can add other non-tax paying uses which otherwise would take up space in  
7 current growing private sector, tax paying developments.
- 8 2. When finished in 1993 the Courthouse, on approximately 20 acres, created a “community  
9 sense of place”. Development and public investments have gradually surrounded the  
10 Government Center.
- 11 3. The Government Center vacant land currently is open space focused on pathway connections  
12 for nearby residential neighborhoods. It could become the center of the pathway connections  
13 between neighborhoods, new office and housing as well as public uses.
- 14 4. Since the County owns the adjoining vacant land which surrounds the Government Center, the  
15 County can encourage and/or direct complementary land uses and environmental stewardship.
- 16 5. There are constraints on site: 10-12% wetland, surface water management; 12% right-of-  
17 ways; 10-15% non-development slopes; building foot print coverage 30-35%; parking and  
18 green space 40%.
- 19 6. Long term, the County Courthouse will remain a community asset and will grow in size and  
20 function with the growth throughout the county. Space should be set aside or developed for  
21 future adaptations\expansions and support services on this and other sites near population  
22 centers.
- 23 7. Growth centers (such as St. Croix County) usually need more public meeting rooms and  
24 spaces, many of which could be shared with other on-site uses and structures. This is especially  
25 true of new public buildings.
- 26 8. Technology continues to improve. Communications and information services especially could  
27 also be shared with other on-site uses and structures.
- 28 9. Recognize that a pattern already has been created along Carmichael and Vine. It is a new  
29 community entrance and connection; an intersection of Civic Boulevards lined with county  
30 government, hospitals and medical uses, schools, YMCA, open space recreation fields, golf,  
31 churches, housing, retail, and offices. These “boulevards” are part of the public and civic

1 investment and should create a special atmosphere and ease of access to the public's buildings  
2 and spaces.

3 10. By planning for the long term, integrating, connecting, or collaborating on uses, the  
4 community saves time and funds. Coordination among agencies can help make this happen.

5

6 **XII. Additional Information – Site Planning Implementation (additions by BCS, Inc., 2007)**

7

8 As the County considers the nature of and marketability of some surplus lands owned by the  
9 County, and to reduce doubts about the usefulness of these lands, the following plans should  
10 become a part of the land review:

11

12 1. Surface Water Management Plan

13 2. Land Conservation Plan

14 3. Development Standards

15 4. State Endangered Resources Review

16 5. Environmental Assessment Statement – Phase 1

17 6. Soil Borings

18 7. Infrastructure Cost Assessments

19 8. Legal description of the new parcels

20

21