

County Land Development

“Plan for a Plan”

Government Center Property, Hudson

August 17, 2004

Principles: If the County is to sell or develop this property, it will:

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

Action Steps – Approvals Necessary

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

Policy Guidelines

Considerations for Development Options

- ✓ All property will be valued at fair market value in the event of a sale. There will be no gifting of any property.
- ✓ The County will also study long-term property tax implications/benefits of the types of development considered.
- ✓ The County will consider its own and other public uses or needs in its planning process.
- ✓ The County will hear and consider the City of Hudson's input regarding this property.
- ✓ The County will give priority consideration to proposed development plans that incorporate the entire parcel of property. Only if that is not feasible will the County consider proposals for portions of the property.

Policy Guidelines Continued . . .

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

Planning Responsibilities and Resources

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

Planning Timeline

(All items are dependent upon County Board approval in order to move to next step)

August, 2004: Finance Committee approves this “plan for a plan” process and forwards to the County Board for its consideration.

60 to 90 Days: Finance Committee creates a site concept plan for property and its disposition and forwards to County Board for its consideration.

120 to 180 days: If site concept plan approved, the Finance Committee facilitates development options and necessary components based on approved plan.

Planning Timeline continued . . .

If the County Board approves any action items for implementation (such as for example: development agreements, budgetary issues or commitment of County resources) the Finance Committee is then responsible for oversight of implementation of approved actions and reporting to the County Board regularly on its progress

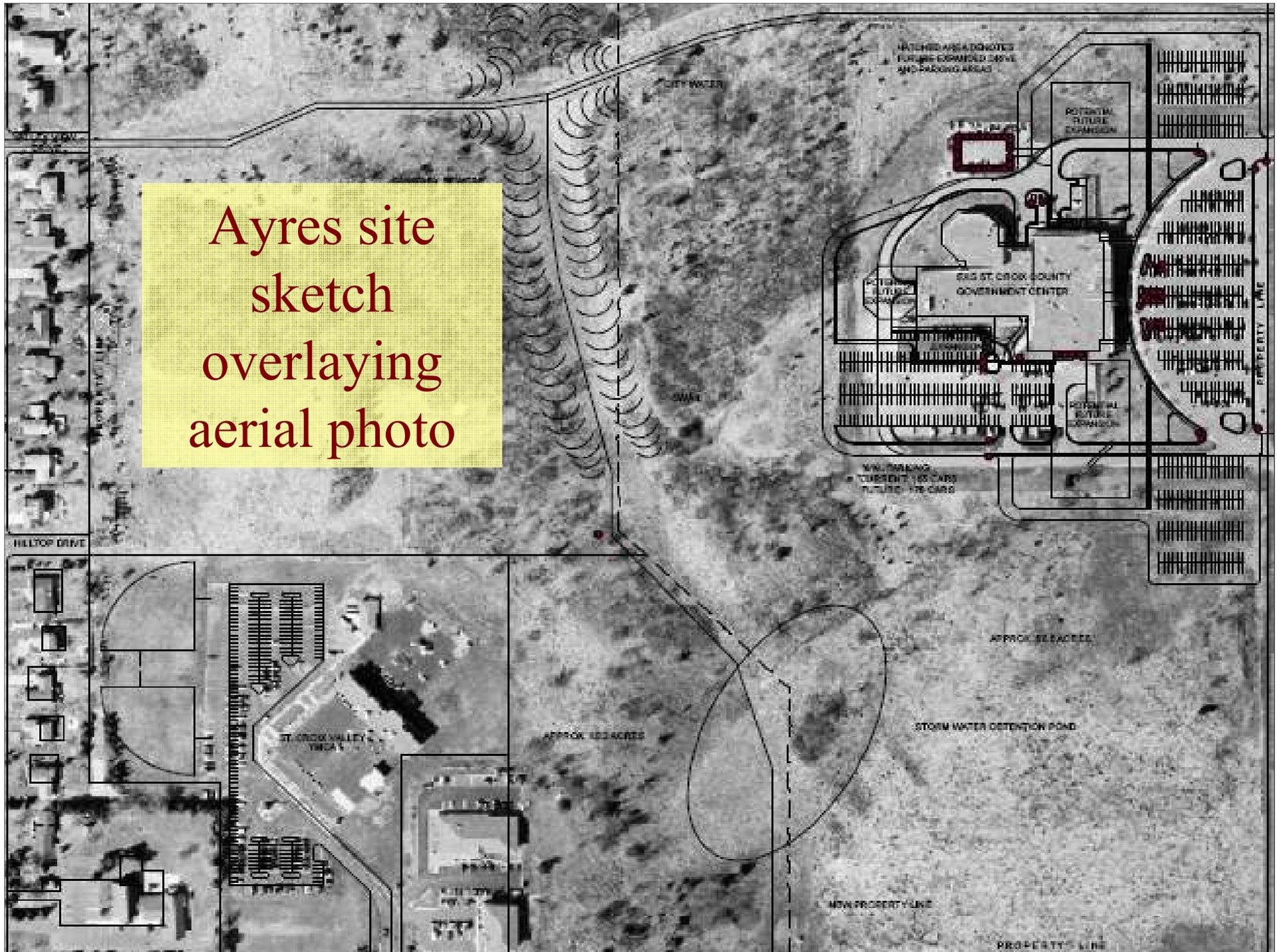
Starting Based on Principles 2 & 3

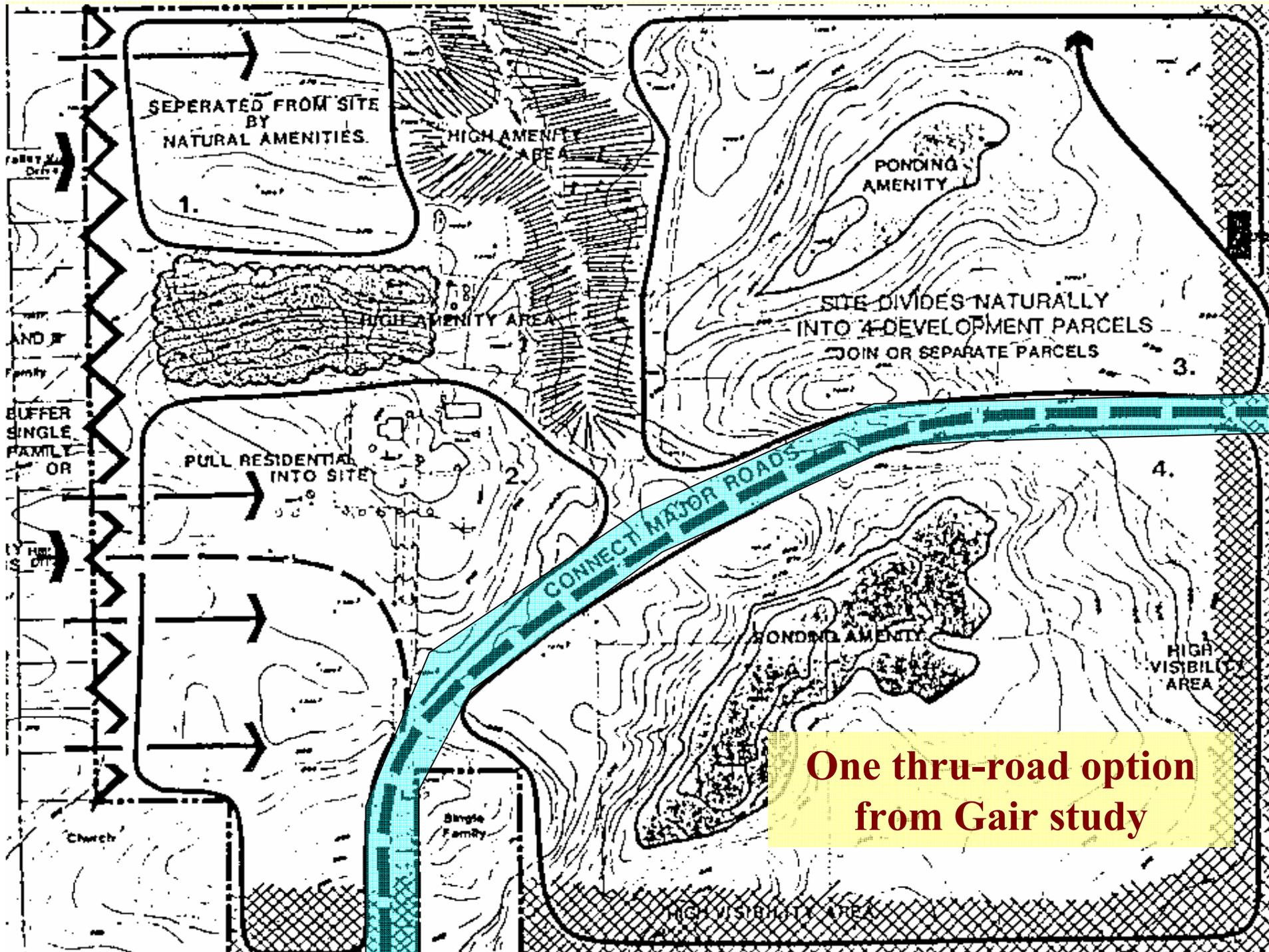
(from Slide 2)

2. Be based on a site concept plan consisting of the entire piece of property, and approved by the County Board.
3. Consider compatible land use options and traffic design.

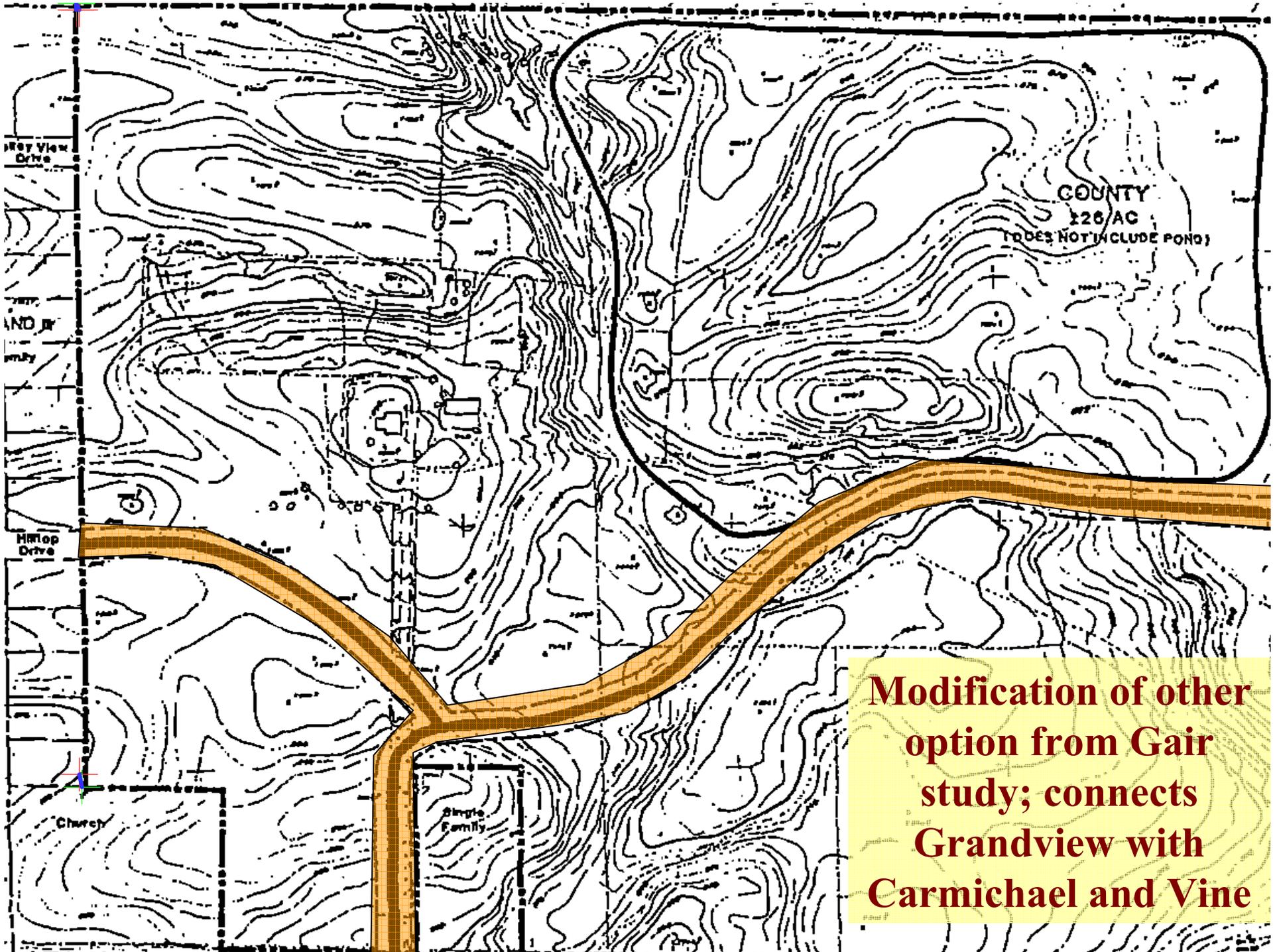
The next slides are reproduced from the 2001 Ayres Associates site review, aerial photos of site, the Gair study of 1987, and a drawing by Steve Fisher of Bruggemen Homes and former County Zoning Administrator

Ayres site
sketch
overlaying
aerial photo





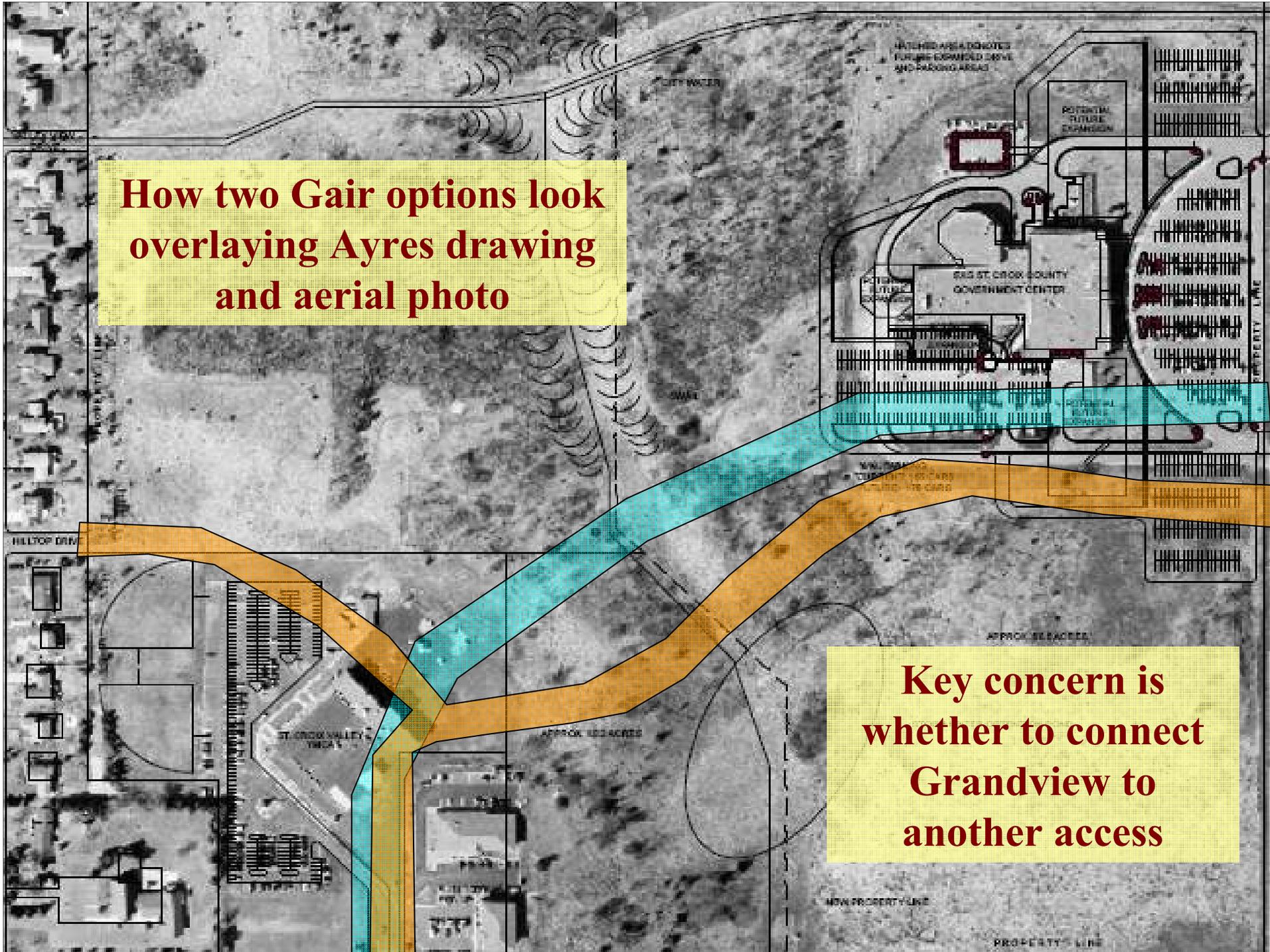
One thru-road option from Gair study

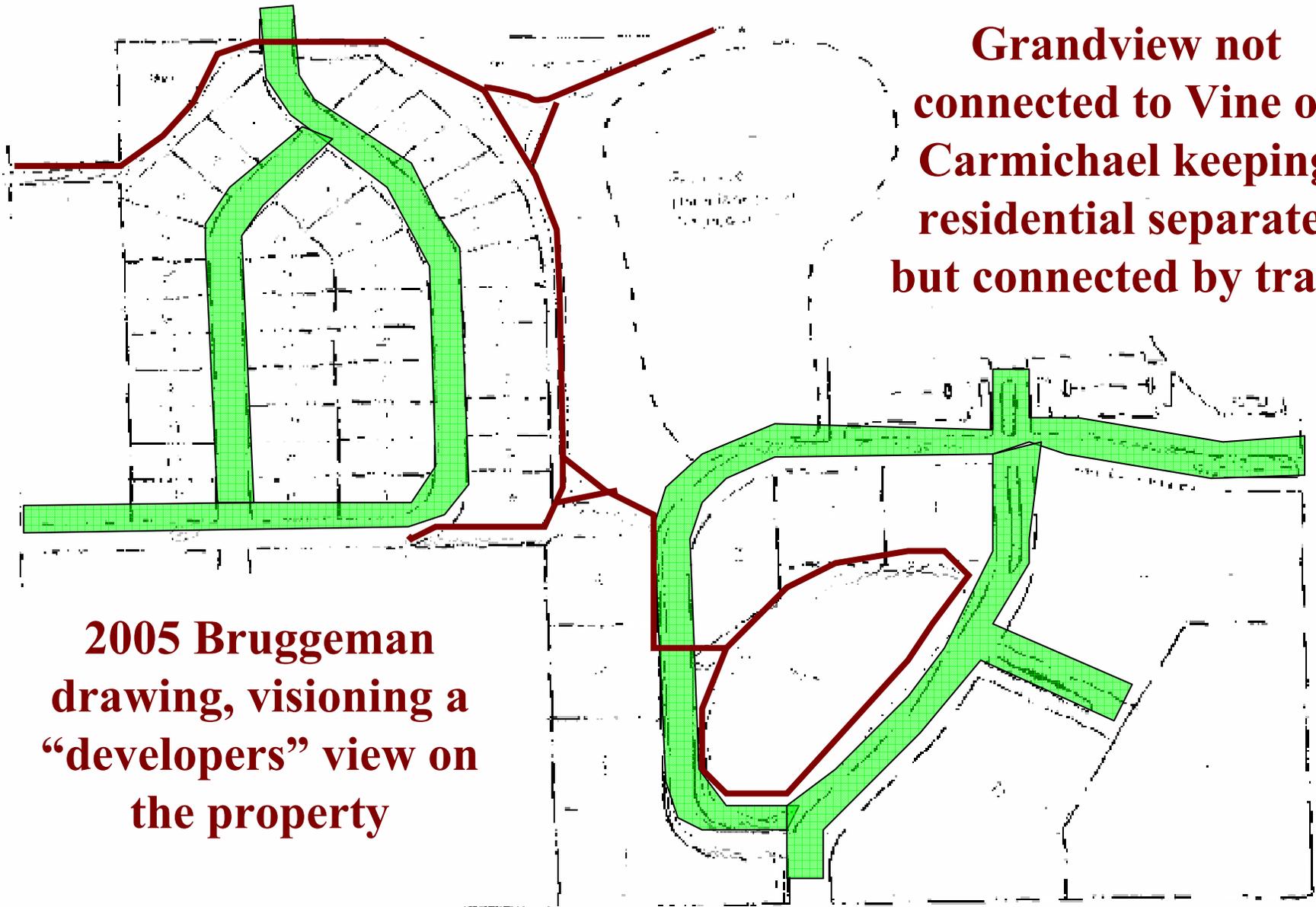


Modification of other option from Gair study; connects Grandview with Carmichael and Vine

**How two Gair options look
overlaying Ayres drawing
and aerial photo**

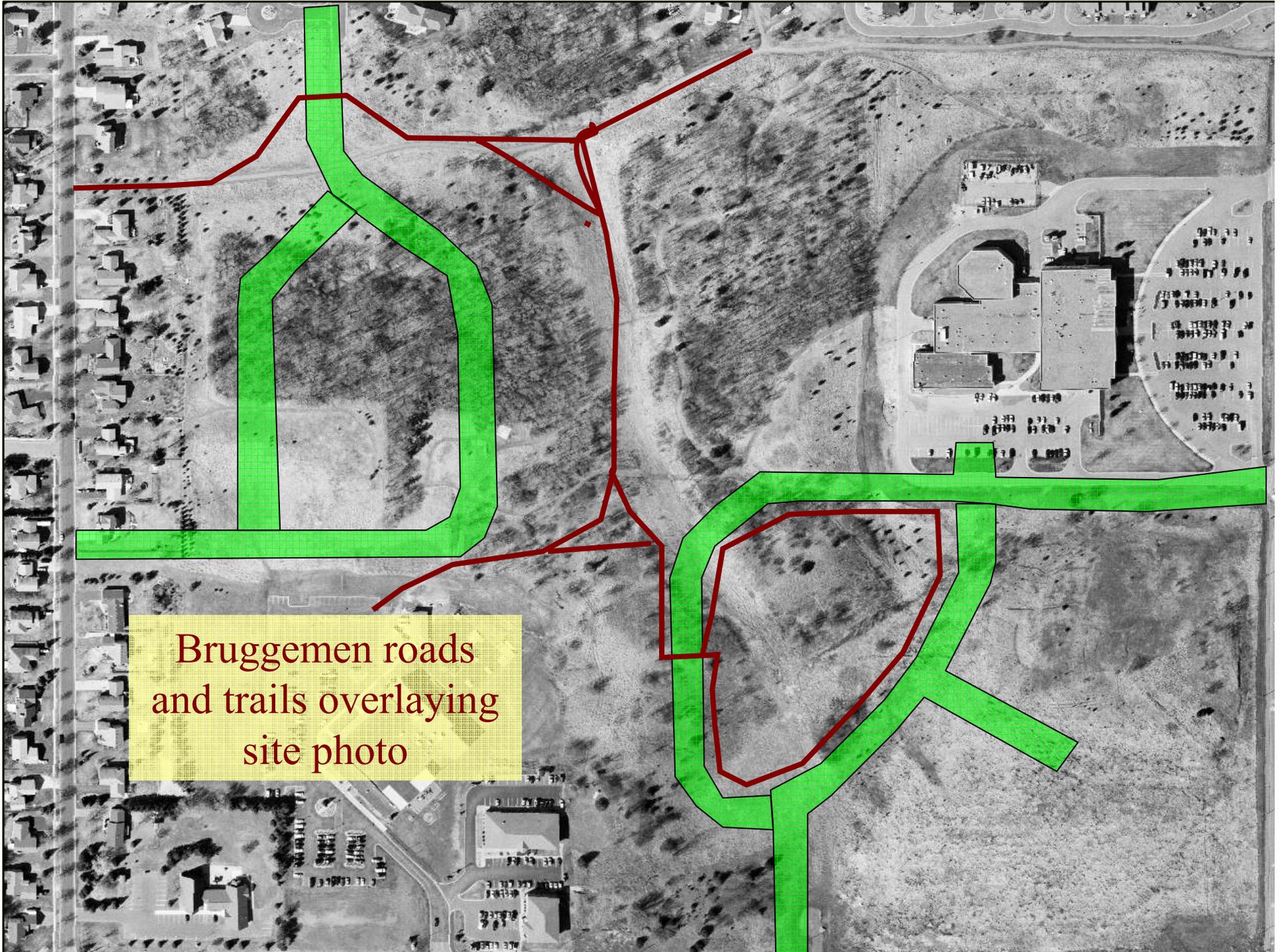
**Key concern is
whether to connect
Grandview to
another access**





Grandview not connected to Vine or Carmichael keeping residential separate, but connected by trails

2005 Bruggeman drawing, visioning a “developers” view on the property



Bruggemen roads
and trails overlaying
site photo

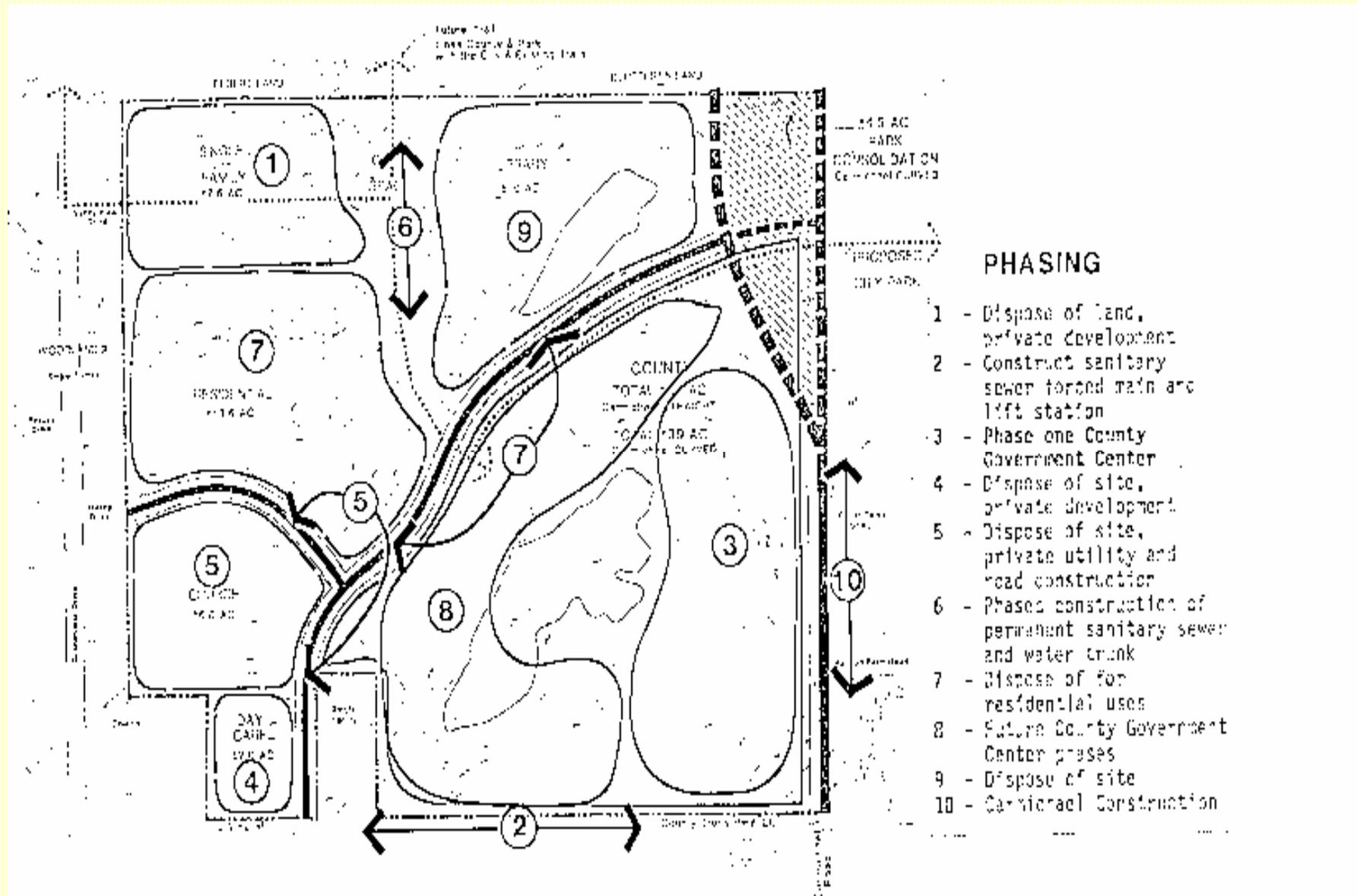
Concepts for Site Plan Option I

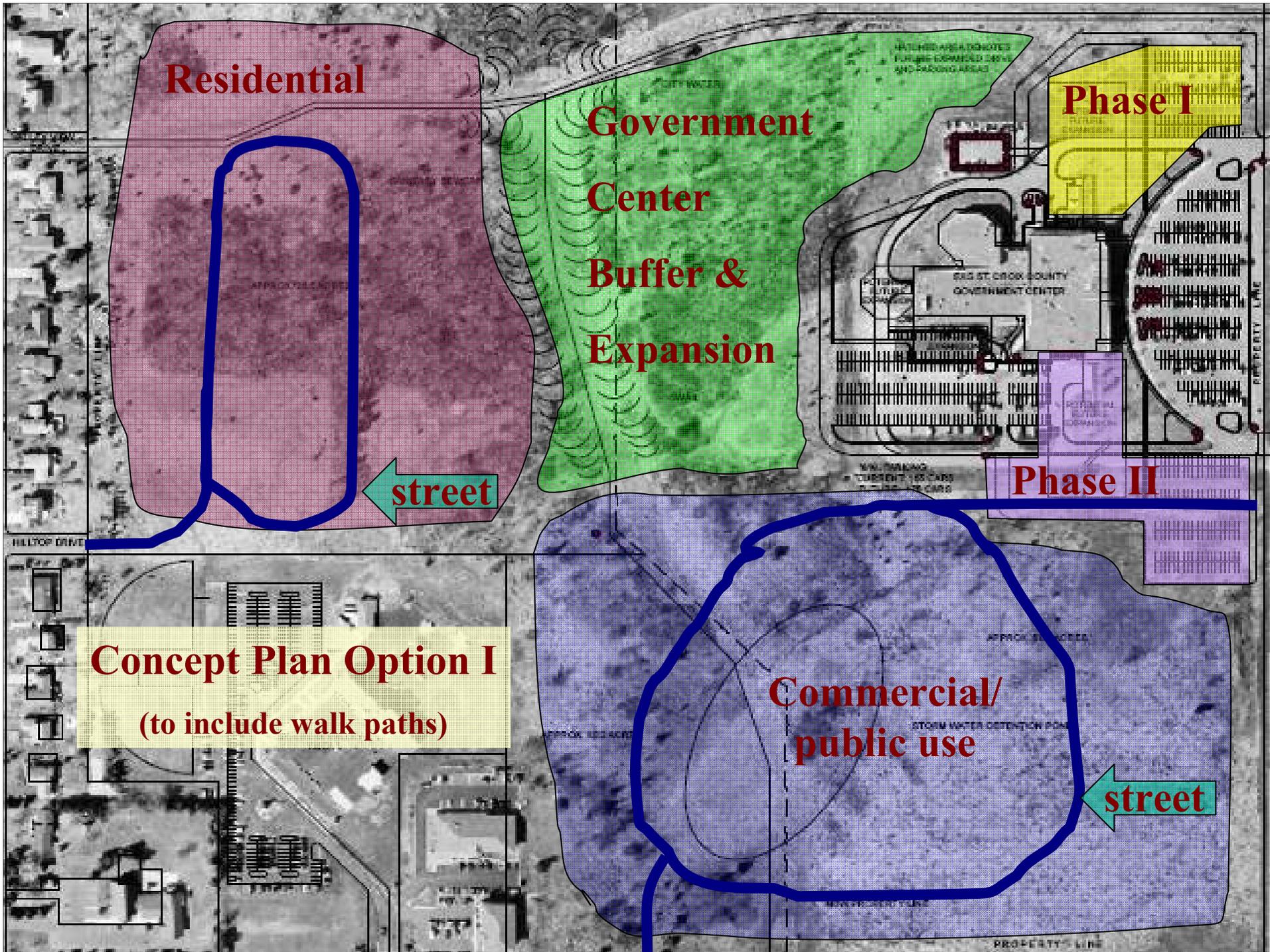
1. Site is best suited to keep residential area along Grandview separate from any area accessing Carmichael or Vine
2. Northwest portion of property should remain residential or compatible with residential use, and should act to buffer this portion of the property from the eastern portion
3. Street improvements to northwest portion of property should be consistent with residential use, and trail system should continue similarly to current use
4. Non-residential uses should be restricted to southeast portion of property with access to Vine and/or Carmichael set back appropriately from intersection

Additional Considerations

- Ayres drawing extends Government Center parking lot further south than may be necessary or convenient for Carmichael access to property. Options would be to view primary Government Center expansion to north, and secondary Government Center expansion to the south with options to be developed to accommodate needed joint parking lot
- Development to southeast should be low in traffic intensity to assure safe traffic flows on Carmichael and Vine, and at intersection
- Site drainage options would need to be focused as a developer responsibility for acceptance of a plan proposal
- Assuming residential oriented development is most appropriate for northwest portion of property, then consideration of any “public uses” of property would be positioned in the southeast portion of property

Example from Gair study of site development concept





Residential

**Government
Center
Buffer &
Expansion**

Phase I

Phase II

street

street

**Concept Plan Option I
(to include walk paths)**

**Commercial/
public use**

510 ST. CROIX COUNTY
GOVERNMENT CENTER

HILLTOP DRIVE

PROPERTY LINE

APPROX. BOUNDARY

APPROX. BOUNDARY

STORM WATER DETENTION POND

APPROX. BOUNDARY

PROPERTY LINE

CITY WATER

ATTACHED AREA DESIGNATED
FOR FUTURE EXPANSION OF
OFFICE AND PARKING AREAS

WALKWAY
CURRENT USE CAR
PARKING

POTENTIAL
FUTURE
SOCIAL USE

Policy Guidelines – With Action Steps Considerations for Development Options

(referencing Slide 4)

- Determine fair market value of property – Have an appraisal done
- Determine long-term property tax implications based on appraisal
- Determine public needs – Compile list of expressed interests to date, including County's own interests
- City of Hudson's input – Review above information with City
- Information compiled will be on entire parcel, not portions

Review the findings with County Board to
determine next step (referencing Slide 5)