

CHAPTER 12 LAND USE

Introduction

The purpose of the Land Use chapter is to identify and analyze how land within the Village of North Hudson is being used at a specific point in time and to help recommend appropriate uses for the land in the future.

A well thought-out land use plan will help the Village to make zoning decisions, evaluate development proposals, and provide a vision that provides the necessary background information for local government, residents, business owners, and developers to make consistent and informed decisions.

Survey Results

The Village of North Hudson 2006 Community Survey asked residents for their opinions on specific land use issues. Residents were asked if the Village:

1. Should approve annexation requests to ensure room for growth (Agree 37.3%, Disagree 34.2%)
2. Should purchase land to ensure room for growth (Agree 21.0%, Disagree 49.7%)
3. Has no need to grow larger (Agree 41.9%, Disagree 33.6%)
4. Should create new zoning to allow smaller lots for single family homes (Agree 21.0%, Disagree 52.2%)
5. Should limit development and preserve the natural environment (Agree 57.3%, Disagree 23.8%)
6. Has adequate parks (Agree 56.7%, Disagree 24.3%)

In general, residents do not indicate a desire for the Village to grow.

Residents were also asked to prioritize the need for certain amenities in the community. The highest responses in each column are highlighted.

Prioritize the need for....	High	Medium	Low
Bike Trails	30.1%	36.6%	28.2%
Boating Facilities/Docks	18.6%	26.3%	49.6%
Soccer Fields	5.4%	27.7%	61.6%
Walking/Hiking/CC Ski Trails	35.4%	35.7%	24.2%
Playground Equipment	25.2%	47.3%	22.4%
Picnic Areas/Shelters	22.1%	40.3%	31.5%
Recreational Services (Lifeguards. Rink Attendants)	18.4%	40.5%	35.7%
Dog Parks	7.9%	17.5%	69.7%
Baseball Fields	13.5%	42.7%	38.4%
Structured Summer Rec. Program	20.3%	37.3%	36.4%
Outdoor Rink	20.7%	42.4%	31.0%
Tennis Court	9.8%	28.0%	56.4%
Frisbee Golf	2.5%	13.1%	78.3%

Existing Land Use Analysis

The purpose of the existing land use analysis is to identify existing land uses and land use patterns (see *Map 12-1*). Creating an existing land use map will help determine future land uses and identify existing and/or potential land use conflicts. Below is a brief description of land use patterns for the following categories.

Single Family: The majority of housing options in the Village of North Hudson are single family homes. Single family homes occupy approximately 507 acres (45.7% of total acreage) within the Village and can be found throughout the Village.

Multi-Family: The Village of North Hudson has 62 acres of land (5.6% of total acreage) devoted to multi-family housing. Multi-family homes consist of apartments, twin homes, and condominiums and typically are higher density developments compared to single family. This land use can also be found throughout the Village.

Light Traffic Commercial: Commercial properties create employment opportunities within the Village and provide residents with goods and services. In general, they are less expensive to provide services for than residential properties. The Village of North Hudson identifies two types of commercial properties; Light Traffic Commercial (LTC) and Heavy Traffic Commercial (HTC).

LTC businesses typically do not require a lot of vehicle traffic. Representative businesses would be an accounting business or a beauty salon. HTC businesses attract more vehicle traffic. These are often banks, restaurants, or convenience stores.

The Village has approximately 11 acres of Light Traffic Commercial and retail businesses (1.0% of total acreage). These properties are mainly located along S.T.H. 35 /6th Street North in the southern portion of the Village.

Heavy Traffic Commercial: Most Heavy Traffic Commercial businesses are located along S.T.H. 35 /6th Street North in the northern portion of the Village. The Village has approximately 14 acres of these types of businesses (1.3% of total acreage).

Industrial: Industrial development offers job opportunities and a significant source of tax revenue for municipalities. Like commercial properties, they also require fewer services. The Village of North Hudson has a limited industrial base. There are approximately 26 acres of industrial land (2.4% of total acreage) in the Village's Historic District.

Parks/Conservancy: Park land provides valuable passive and active recreational opportunities for area residents and is considered a measure of the quality of life a community has to offer. The Village has 82 acres of park land (7.4% of total acreage). Most of these consist of open space or small parks with playground equipment and are located in the northern and eastern parts of the Village.

Public/Municipal: There are approximately 2 acres of land used for public purposes (0.2% of total acreage). These include the Village Hall, Police Department, and water towers.

Institutional: Institutions provide valuable services to a community. There are 14 acres of institutional land in the Village of North Hudson (1.3% of total acreage). These properties include the elementary school and a church. Typically, institutional land uses are scattered throughout a community.

Vacant: The Village has approximately 129 acres of vacant parcels (11.6% of total acreage). Vacant lands are important to a community as they provide a “land bank” for future growth needs. Most of the vacant properties in the Village of North Hudson are in existing residential developments or near the commercial area in the northern part of the Village.

Water/Right-of-Way: Developed and vacant land normally does not add up to the total area of a Village. The missing area can be attributed to the width of road right-of-ways and local water resources. The Village of North Hudson has 261 acres of area dedicated to road right-of-ways and local water resources (23.5% of total acreage).

Table 12-1 Existing Land Use Acreages

Land Use	Acres	% of Total Land Use
Single Family	507	45.7%
Multi-Family	62	5.6%
Light Traffic Commercial	11	1.0%
Heavy Traffic Commercial	14	1.3%
Industrial	27	2.4%
Parks/Conservancy	82	7.4%
Public/Municipal	2	0.2%
Institutional	14	1.3%
Vacant	129	11.6%
Water/Right-of-Way	261	23.5%
Total	1,109	100.0%

Source: Village of North Hudson Plan Commission and Cedar Corporation

Adopted 12.05.2006

Reserved for Map 12-1

Adopted 12.05.2006

Reserved for Map 12-2

Existing land uses in the Town of Hudson and the Town of St. Joseph were obtained from their respective Comprehensive Plans. Some of the land use classifications the Towns used were renamed to be consistent with the Village's land use classifications. Map 12-2 shows the Village's and Town of Hudson's existing land uses. Land use patterns in the Town of Hudson are dominated by residential, farmland, and vacant/natural areas.

Village of North Hudson Development Patterns

Land use patterns in the Village of North Hudson are influenced by two main conditions. First, the proximity to industrial and commercial areas in the City of Hudson, St. Croix River Valley, and Twin Cities area has decreased the need for these land uses in the Village. This has allowed more land to be developed for housing. Over 50% of land in the Village is used for single family and multi-family purposes. In comparison, the Village of Somerset, Village of Baldwin, and City of Glenwood have between 20% and 30% of land used for single family and multi-family purposes.

Second, the Village is bordered by water on two sides and the Town of Hudson has developed up to or near the Village's legal boundary. This has limited the opportunities for the Village to grow and have vacant land to develop in the future.

Potential Land Use Conflicts

Land use conflicts occur when incompatible land uses cause a negative effect. Currently, no land use conflicts are identified. Potential conflicts could arise if the industrial zoned area evolved into a manufacturing center and created noise and traffic problems.

Redevelopment Opportunities

As mentioned in Chapter 7, the Chicago-St. Paul / Minneapolis and Omaha Railroad Car Shop Historic District (industrial zoned area) is the most likely location for redevelopment within the Village.

The Historic District is zoned Industrial and has several businesses located within the area. The District has historical brick buildings that could be converted to commercial or residential properties. The existing businesses would have to be relocated or bought in order to pursue redevelopment of the area. There is a concern over contaminated soils in the area. A former business, Jones Chemical, has had testing done for contaminants and is currently being monitored.

Currently, the Village would like to keep this area industrial but would be open to the concept of it becoming residential or commercial properties in the future due to its unique history.

Limitations for Development

There are several issues that could impact further growth and development of the Village of North Hudson. First, natural limitations such as slopes and floodplains restrict some areas in and around the Village making them unbuildable. Second, there is a small amount of vacant land within the Village. Third, there are limited opportunities for annexation because portions of the Town of Hudson are developed up to the Village legal boundary. Fourth, limited capacity of the City of Hudson's wastewater treatment plant (WWTP) may not allow future growth unless the WWTP is expanded. Finally, residents may not want to grow.

Influences on Land Demand and Supply

The proximity of the Village of North Hudson to the Twin Cities and St. Croix River Valley has been a draw for decades. Residents have access to higher paying jobs and greater job variety while being able to live in a smaller community. This is one of the main reasons western Wisconsin has seen a large amount of growth over the past few decades. Because of this, land prices have risen. Limited opportunities are available for residential development in the Village of North Hudson resulting in available lots starting at over \$70,000 with most being priced much higher.

Future Land Needs Analysis

The Village of North Hudson will likely remain a largely residential community. Therefore, the future land needs analysis will be based on potential residential needs.

Table 12-2 shows the amount of additional households which would be needed based on population and household projections by the Wisconsin Department of Administration. If the projections are accurate, the Village will have an additional 514 households between 2005 and 2025.

Current zoning requires a single family lot to be a minimum of 13,000 square feet in size. This results in approximately three lots per acre. Therefore, the Village would need an additional 172 acres of land to accommodate this growth.

Currently, the Village has about 129 acres of vacant land. Some of this vacant land is unbuildable due to natural limitations, being located on a closed landfill, or not being zoned for residential development. Also, recent developments have had larger sized lots which would require more land. Because of this, land would have to be annexed to meet the potential housing needs.

Table 12-2 Household Forecasts Based on the Wisconsin Dept. of Administrations Estimates

Year	2000	2005	2010	2015	2020	2025
Population	3,463	3,834	4,161	4,427	4,698	4,892
Persons Per Household	2.63	2.62	2.56	2.51	2.47	2.47
Total Number of Households	1,315	1,466	1,626	1,765	1,905	1,981
Additional Households	-	151	160	139	140	75

Source: 2000 U.S. Census, WDOA, and Cedar Corporation

Table 12-3 shows the amount of additional households needed based on the Village having room for about 130 lots based on current development patterns, existing plats, and the Village legal boundary staying the same.

If these projections are accurate, the Village will have an additional 130 households between 2005 and 2025. Using the minimum lot size again, the Village would need approximately 44 acres of land to accommodate this growth. The Village currently has the available land to meet these needs.

Table 12-3 Household Forecasts Based on the Potential Number of Lots Remaining in the Village

Year	2000	2005	2010	2015	2020	2025
Population	3,463	3,717	3,802	3,888	3,973	4,059
Persons Per Household	2.63	2.63	2.63	2.63	2.63	2.63
Total Number of Households	1,315	1,413	1,446	1,478	1,511	1,543
Additional Households	-	-	33	32	33	32

Source: 2000 U.S. Census and Cedar Corporation

Table 12-4 shows projected land use needs in five year increments in the Village of North Hudson. Overall, there is little vacant land available for future growth in the Village.

The largest need for land in the future will be for residential development. The Village will need roughly 11 acres of land every 5 years for residential use based on the Household Forecasts in Table 12-3 and assuming the lot sizes will average approximately one-third acre.

There are smaller amounts of vacant land in and around the Village designated for commercial use in the future. Commercial development of these areas would require about two acres of land every five years.

There is no room for the expansion of the Industrial Park. Therefore, land needed for industrial growth is not anticipated. Also, there is not any agricultural land within the Village and this will not change.

Table 12-4 Projected Land Use Needs in Acres

Year	*2006	2010	2015	2020	2025
Residential	569	580	591	602	613
Commercial	25	27	29	31	33
Industrial	27	27	27	27	27
Agricultural	0	0	0	0	0

Source: * 2006 is Existing Land Use calculations.

Options to Annexation

It is possible that the Town of Hudson could be developed up to the Village of North Hudson's legal boundary. This would greatly decrease the chance that land would be annexed in the future. The Village could support two actions that would increase the amount of residential land in the Village if desired. First, the Village could create a residential zoning classification that reduces the minimum lot size.

Second, the Village may encourage redevelopment of some areas to accommodate higher residential densities.

Overall Future Land Uses

Map 12-3 shows future land uses in and surrounding the Village of North Hudson. Future land uses were assigned to vacant parcels and the industrial park located in the Village. In general, if a parcel was surrounded by a specific land use, such as single family, it is assumed that the vacant parcel will also be single family.

Four specific areas should be noted.

1. The vacant parcels near 6th St. North and Krattley Lane North are designated commercial. This area is seen as potential Village commercial center if one would develop.
2. As mentioned earlier, the industrial area would remain industrial but the Village would be open to the concept of it becoming residential or commercial properties in the future due to its unique history.
3. Vacant lots north of Riverside Drive North should be preserved for stormwater management and to protect Lake Mallalieu.
4. The general area designated as Residential/Light Commercial has a mix of light traffic commercial businesses, single family, and multi-family housing. In the future, the Village would be willing to consider this area for businesses that do not rely on heavy vehicle traffic and long business hours in order to preserve the residential atmosphere of this area.

Adopted 12.05.2006

Using the Future Land Use Map

The future land use map should be consulted when addressing future rezoning requests and land use issues. It is not meant to be a tool for a mass rezoning of Village properties in order to match the Future Land Use map.

Adopted 12.05.2006

Reserved for Map 12-3

Land Use Goals, Objectives and Implementation Options

Goal 1: Ensure orderly growth within the Village of North Hudson.

Objectives

1. Avoid land use conflicts that may decrease the value of properties.
2. Protect vacant lands that provide valuable functions such as stormwater control or wildlife habitat.
3. Preserve neighborhoods.

Potential Options for Achieving Goal 1

1. Use the Village's Land Use Plan as a guide for decision making.
2. Rezone the closed landfill area and adjacent park from One Family Residence to Conservancy.
3. Rezone right-of-way at the southern end of 7th Street North to Conservancy.
4. Ensure the look and scale of redevelopment is consistent with the neighborhood it is in by allowing variances to existing subdivision and zoning codes such as in the original platted area of the Village.
5. Explore the possibility and pursue a DNR Stewardship Grant to purchase the property shown as location 2 on the Storm Sewer Map (10-3) in order to preserve the land for a park and stormwater control.