



# 2000 – 2020 COMPREHENSIVE PLAN



Prepared by:  
ST. CROIX FALLS PLAN COMMISSION

Adopted by:  
ST. CROIX FALLS COMMON COUNCIL  
March 2003

Planning Assistance Provided by:



# **City of St. Croix Falls**

Comprehensive Plan 2020

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### Note on Comprehensive Plan Limitation

The Comprehensive Plan is intended to act as a policy guide for the future growth and development of the City of St. Croix Falls, Wisconsin. Many forecasts and ideas are represented to accomplish that growth. It should be noted that although the planning period is 20 years, there will be a need for modifications on a periodic basis to adjust for deviations from growth forecasts and unforeseen variables.

Maps and drawings found within the plan are a compilation and reproduction of various sources and data. The maps are intended to be used for reference purposes only and should not be used as a substitute for an accurate site survey.

# MISSION STATEMENT

THE CITY OF ST. CROIX FALLS WILL CONTINUE TO BE A UNIQUE PRISTINE RIVER VALLEY COMMUNITY, PROVIDING A SAFE, FRIENDLY ENVIRONMENT FOR LIVING, WORKING AND PLAYING, THROUGH ORDERLY GROWTH AND CONTINUED INVESTMENT IN THE CITY'S FUTURE, WHILE PROTECTING OUR SCENIC BEAUTY AND HISTORIC CHARACTER.

# VISION STATEMENT

THE CITY OF ST. CROIX FALLS IS DEDICATED TO PRESERVING ITS PRISTINE RIVER VALLEY COMMUNITY AND TO PROVIDING A SAFE, FRIENDLY ENVIRONMENT BY INVESTING IN THE FUTURE THROUGH ORDERLY GROWTH, THEREBY PROTECTING ITS SCENIC BEAUTY AND HISTORIC CHARACTER.

# OVERALL GOALS

## CITY OF ST. CROIX FALLS

1. To promote and protect the pristine beauty of the River Valley.
2. To promote controlled growth by encouraging central and continuous growth while discouraging sprawl and leapfrogging development.
3. To enhance and revitalize the downtown by promoting its prosperity and restoring its historic character.
4. To keep and promote a friendly atmosphere within the community.
5. To promote orderly growth through the responsible use of tax dollars.

# CITY OF ST. CROIX FALLS COMPREHENSIVE PLAN

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# CHAPTER 1

## ISSUES AND OPPORTUNITIES

Critical to the planning process is an objective look at the situation the community is facing (at opportunities for success, at challenges to continued achievement). At any given time, a community can identify strategic issues, which if not dealt with, may inhibit the future quality of life of the community.

Strategic issues are issues that may be destructive to the community if not resolved, or which may present a positive opportunity to achieve a desired future. Most frequently, strategic issues focus on decisions and actions involved in changing long-term community goals, reallocating community resources, or implementing major changes in community policies or ways of doing things. Careful definition of strategic issues and opportunities enables public officials, business persons, and citizens to invest both time and dollars wisely in projects that are most likely to ensure the future health of the community.

The following issues for the City of St. Croix Falls are the result of the efforts provided by the Citizen Advisory Board in the fall of 2000. These issues were identified as being critical to achieving the vision developed by the Plan Commission and outlined within the Vision Statement. Most issues listed below will change over time, some within the course of one to two years.

1. *What should St. Croix Falls do to promote and protect the natural scenic beauty of the River Valley?*

Preserving the beauty and enhancing the environmental quality of the area is vital to promoting St. Croix Falls and to ensuring a high quality of life for residents. This issue includes such things as protecting the scenic riverway and groundwater quality, protecting environmentally sensitive areas from development, preserving air quality, protecting the community's forestry, promoting recycling, and cleaning up contaminated sites.

2. *What should St. Croix Falls do to promote controlled uniform growth?*

As development pressure continues to increase in St. Croix Falls, it will be necessary for the City to promote in-fill and continuous growth while discouraging urban sprawl or "leapfrogging development."

3. *What should St. Croix Falls do to enhance and revitalize its downtown area?*

Assist in promoting its prosperity and restoring its historic identity. The conditions of the downtown, as the community's center, is often seen by visitors and prospective businesses as representative of the health of the entire community. Downtown revitalization is a long term, sometimes difficult process, that requires the assistance of many sectors of the community including downtown property and business owners, the City, and new private investors.

4. *What should St. Croix Falls do to keep and promote its small town friendly atmosphere?*

There is an ever-increasing development pressure on the City of St. Croix Falls for additional industrial, commercial and residential development. Finding a balance to this development and protecting cultural and historical aspects of the community will be increasing important to maintain a link between the past, present and future of the community.

5. *What should St. Croix Falls do to promote orderly planning through cost-effective and responsible use of tax dollars?*

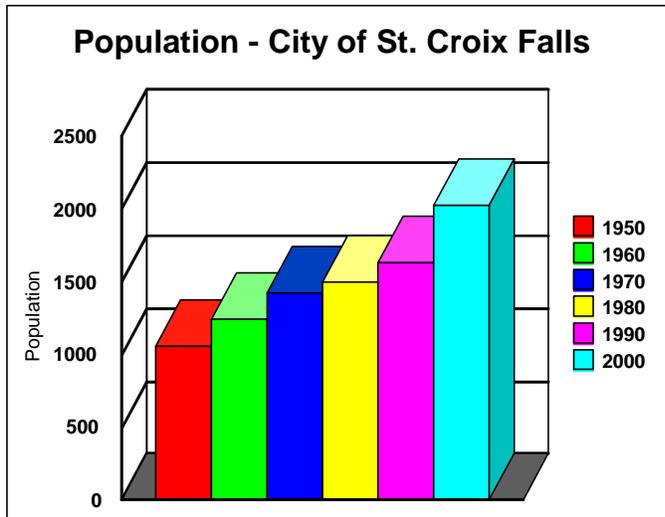
Orderly growth is essential to a continued high quality of life. Orderly development is related to ensuring long term quality of life in all parts of the community, and, specifically to decisions about the extension of sewer and water mains, assuring water quality, storm sewer management, and the appropriate size of the urban sewer service area. This will involve enhanced development standards; zoning to ensure compatible land uses; policies on annexation and exercising extraterritorial rights; and incentive programs.

## Community Demographic and Background Data

### Population

A study of local population and identification of trends is a vital part of the planning process. Population characteristics provide the basis for planning decisions, resource allocation and forecasting land and housing needs.

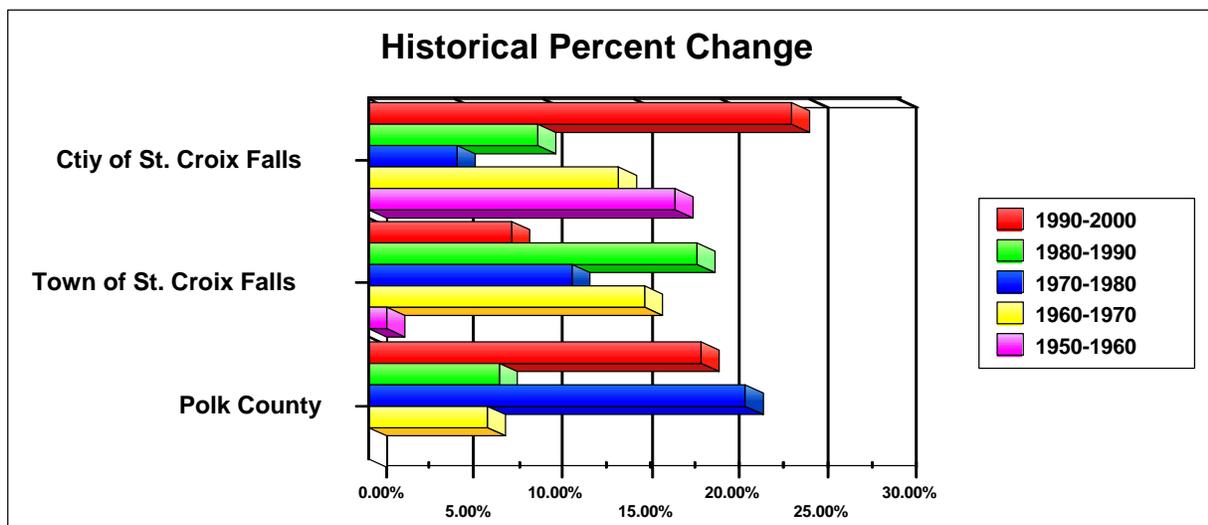
Figure I-1



Since at least 1950, the City of St. Croix Falls has experienced varying growth rates, but has increased in population throughout the period 1950-2000. The highest growth rate was achieved during the past 10 years (see figure I-1). Based on the historic increases and the regional growth trends, this upward trend in population is expected to continue into, and throughout the planning horizon.

Source: 2000 US Census Bureau

Figure I-2 shows a comparison of Historic Growth Rates (St. Croix Falls, Town of St. Croix Falls, Polk County)



Source: 2000 US Census Bureau

## Community Composition

Figure I-3



Source: 1990 US Census Bureau

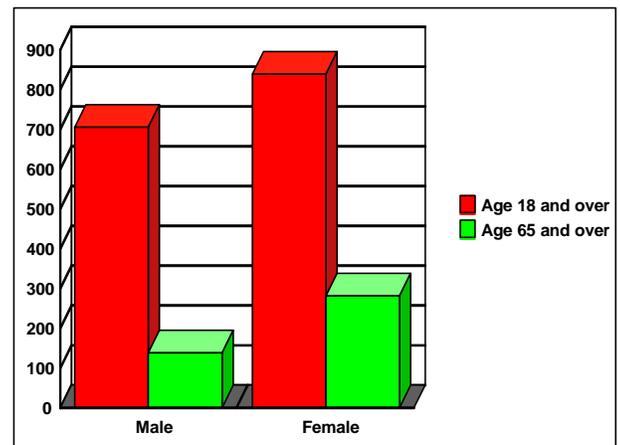
Age distribution is an important consideration throughout the planning process. In the City of St. Croix Falls, the median age is 40.7 years, approximately 5 years older than the state median age (see figure I-3). This figure is significant in that it divides the age distribution into equal halves. This value gives an indication of the needs that need to be addressed in the community, whether it is planning for increases in the student enrollment, or addressing the needs of an aging population. Figure I-4 shows a breakdown of educational attainment, while Figure I-5 shows age distribution by sex.

Age Distribution by Sex - Figure I-5

Educational Attainment - Figure I-4

Educational Attainment (Age 25+)	Persons	Percent
Less than 9th Grade	92	8.1%
9th to 12th Grade, no Diploma	109	9.6%
High School Graduate (includes equivalency)	402	35.5%
Some College, no Degree	206	18.2%
Associate Degree	106	9.4%
Bachelors Degree	139	12.3%
Graduate or Professional Degree	79	7.0%
<b>Total</b>	<b>1133</b>	

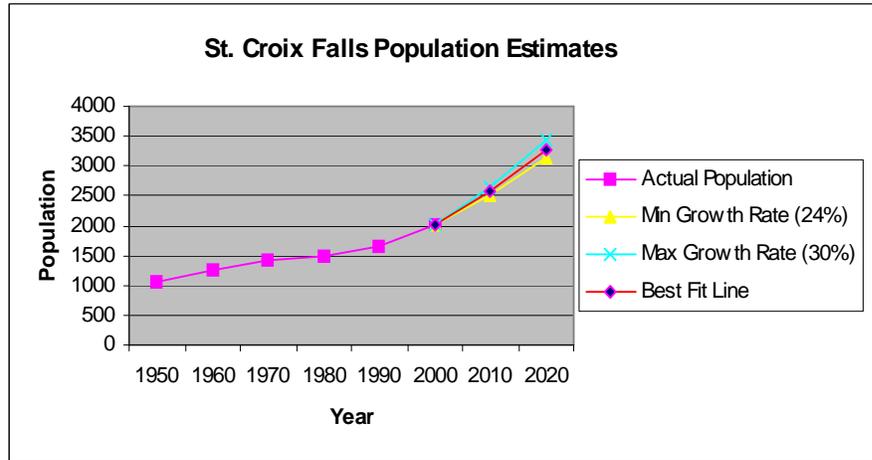
Source 1990 US Census Bureau



Source 1990 US Census Bureau

## Population Projections

Figure I-6



Population projections are a critical tool used in planning. These forecasts provide guidance to the city in determining future needs for public facilities and services, housing, and for land development. It is important to remember that these figures are only estimates; unforeseen events can alter these numbers significantly. The population projections are derived by extrapolating the most likely growth rate (percentage) into the future. Growth rates were calculated based on assessment of historic trends (24% historical maximum) and given the existing economic and social environment, a growth rate of 30% is the most likely figure (see figure I-6).

<b>Population Yields at 24%</b>	<b>Population Yields at 30%</b>
2000 - 2033 Residents	2000 - 2033 Residents
2010 - 2521 Residents	2010 - 2643 Residents
2020 - 3127 Residents	2020 - 3436 Residents

## Employment and Income Characteristics

A key indicator of the City's economic health is income statistics. The per capita income for Polk County in 1998 was \$21,265 (US Department of Commerce), compared with the state figure of \$26,284. Figure I-7 shows ranges of household income in the City of St. Croix Falls, based on the 1990 decennial census.

According to 1990 census figures, the largest percentage of residents below the poverty line are in the age class 18 to 64, although a substantial number of residents above the age of 64 are also below this threshold see figure I-8. These figures are important when developing policies and programs related to housing.

Figure I-7

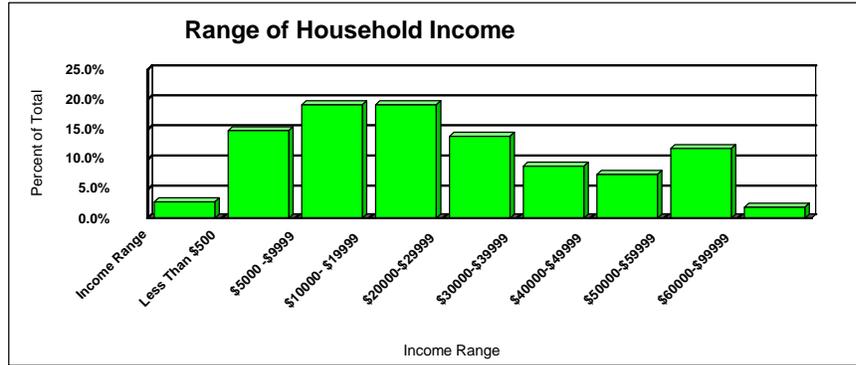
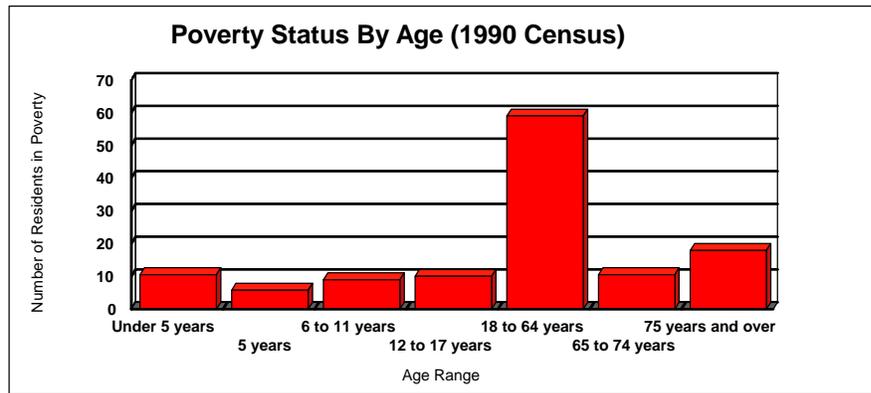


Figure I-8



2001 Employment Statistics for Polk County  
(Wisconsin Department of Workforce Development) JAN-AUG 2001

Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Labor Force	23,333	23,768	24,153	24,089	24,037	24,927	24,674	24,226
Unemployed	1,384	1,899	1,959	1,749	1,273	1,384	1,243	982
RATE	5.9	8.0	8.1	7.3	5.3	5.6	5.0	4.1

Year	1996	1997	1998	1999	2000
Polk County %	4.9	4.1	4.0	3.6	3.7
Region %	3.9	4.0	3.6	3.0	3.8
Wisconsin %	3.5	3.7	3.4	3.0	3.5

## Economy

A critical component of the planning process is an examination of the local economy. Identification of constraints and opportunities can be used to guide future development. Figure I-9 supplies a breakdown employment by occupation.

A thorough understanding of the trends and present economic conditions will help determine the potential for growth and development and its impact on the City of St. Croix Falls.

Figure I-9  
Employment by Industry (1990 Census)

Employed persons over the age of 16	Persons	Percent
Agriculture, Forestry, and Fisheries	7	0.9%
Mining	5	0.6%
Construction	31	4.0%
Manufacturing Nondurable Goods	53	6.9%
Manufacturing Durable Goods	100	13.0%
Transportation	15	1.9%
Communication and Other Public Facilities	14	1.8%
Wholesale Trade	28	3.6%
Retail Trade	139	18.1%
Finance, Insurance and Real Estate	47	6.1%
Businesses and Repair Services	15	1.9%
Personal Services	28	3.6%
Entertainment and Recreational Services	12	1.6%
Health Services	127	16.5%
Educational Services	77	10.0%
Other Professional and Related Services	55	7.1%
Public Administration	17	2.2%

Figure I-10

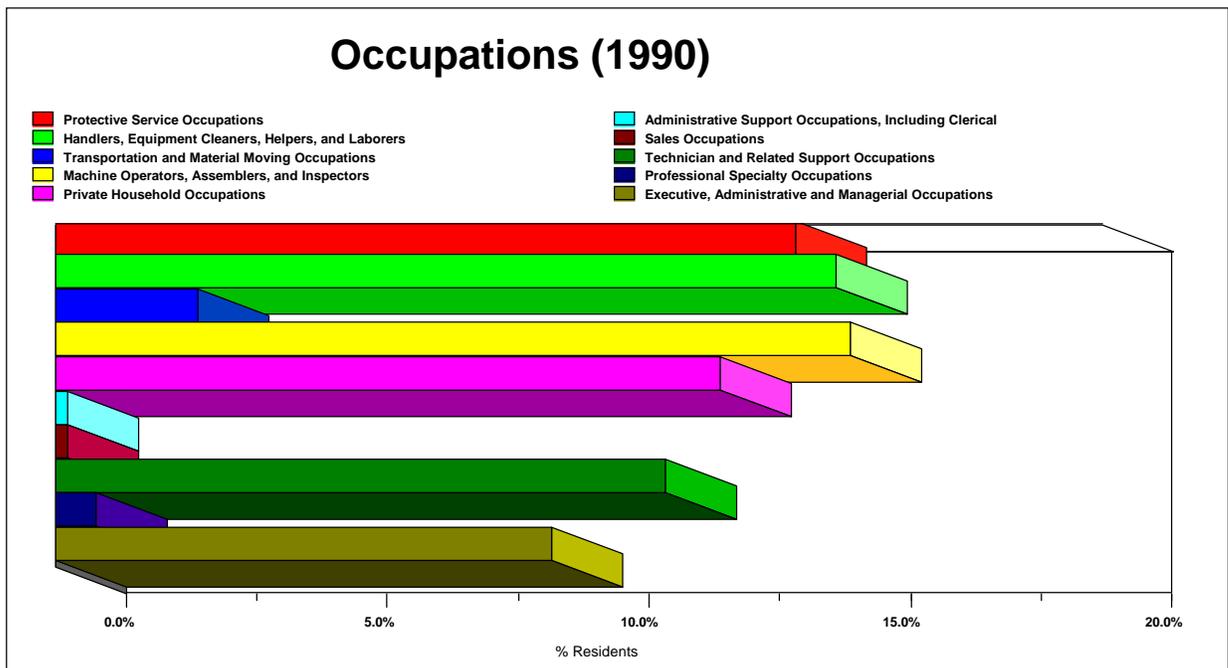


Figure I-10 shows that most people were employed in the retail trade industry in 1990. Other significant sectors include health services, manufacturing, and educational services.

## Households

Household information is compiled in order to determine overall community composition. This information is used to forecast housing needs, develop policies, and to visualize community change over time. Figure I-11 shows a number of key housing statistics gathered from the 2000 US Census data for the City of St. Croix alls.

Figure I-11

	Households	City of SCF Percent	Polk County Percent	Wisconsin Percent
Family Households	505	57.9%	69.7%	66.5%
Family Households w/Children Under 18	262	30.0%	32.1%	31.9%
Married Couple Family	412	47.2%	58.2%	53.2%
Married Couple w/Children Under 18	193	22.1%	24.5%	23.7%
Female Household, No Husband Present	71	8.1%	7.4%	9.6%
Female Household, No Husband Present, Children Under 18	54	6.2%	5.0%	6.2%
Non-Family Households	367	42.1%	30.3%	33.5%
Householder Living Alone	321	36.8%	25.2%	26.8%
Householder 65 Years and Over	166	19.0%	25.7%	9.9%
Average Family Size	2.96	N/A	N/A	N/A
Average Household Size	2.22	N/A	N/A	N/A
Households w/Individuals Under 18	270	31.0%	34.1%	33.9%
Households w/Individuals 65 and Over	267	30.6%	25.7%	23.0%

The number of housing units is used to determine future housing needs (see figure I-12). This information is compared to housing types, quality of housing information, vacancy rates, and household size to define the housing needs throughout the planning horizon.

Figure I-12

Housing Units	1980	1990	2000
Housing Units (Occupied)	577	676	872
Owner Occupied	391	440	545
Renter Occupied	186	236	327
Household Size Owners	N/A	2.64	2.56
Household Size Renters	N/A	1.73	1.6

Source US Census Bureau

## Employment Forecasts

The employment forecasts were derived from the population projections (see figure I-6). Figure I-13 shows the employment rates for 1990 and 2000 along with the number of individuals in the labor force. The 2000 percentage of labor force to population over 16 years of age was 62.2%. This percentage was used to project the labor force until 2020. The employment rate for 2000 of 96.5% was applied to the projected labor force to arrive at the totals for employed and unemployed workers.

The employment rate of 96.5% may be high considering that that was approximately the peak of recent economic prosperity and may have to be adjusted in the future.

Figure I-13 *Employment Status*

	<b>1990</b>	<b>% Of Labor Force</b>	<b>2000</b>	<b>% Of Labor Force</b>
<b>In Labor Force</b>	810	100.0%	1,009	100.0%
<b>Employed</b>	770	95.1%	974	96.5%
<b>Unemployed</b>	40	4.9%	35	3.5%

US Census Bureau 1990 and 2000

The percentage of people working in the fields listed in Figure I-14 has remained steady over the past ten years. This may be because all sectors of the job market are expanding at approximately the same rate or that an increase in one sector has a positive effect on other sectors. Future employee needs were projected based on projected population, percentage of population in the workforce, and the 2000 US Census Bureau percentage of total workforce in each category (Figure I-15). As a percentage, service and productions occupations will likely increase while management/professional occupations will slightly decrease.

Figure I-14 *Employed Civilian Population 16 Years And Older*

<b>Occupation</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
Management, Professional, and Related Occupations	226	29.3%	307	31.5%
Service Occupations	92	11.9%	125	12.8%
Sales and Office Occupations	236	30.6%	242	24.8%
Farming, Fishing, and Forestry Occupations	6	0.7%	8	0.8%
Construction, Extraction, and Maintenance Occupations	24	3.1%	70	7.2%
Production, Transportation, and Material Moving Occupations	186	24.2%	222	22.8%
<b>Totals</b>	<b>770</b>	<b>100%</b>	<b>974</b>	<b>100%</b>

US Census Bureau 1990 and 2000

Figure I-15 *Future Employee Needs By Occupation*

<b>Occupation</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
In Labor Force based on 24% Growth Rate	1128	1249	1399	1549
Management, Professional, and Related Occupations	356	393	440	488
Service Occupations	145	160	179	199
Sales and Office Occupations	280	309	347	384
Farming, Fishing, and Forestry Occupations	9	10	11	12
Construction, Extraction, and Maintenance Occupations	81	90	101	112
Production, Transportation, and Material Moving Occupations	257	285	319	354
<b>Totals</b>	<b>1035</b>	<b>1312</b>	<b>1614</b>	<b>1917</b>

## **CHAPTER 2**

### **NATURAL AND CULTURAL RESOURCES**

The natural and cultural resources planning element consists of a series of objectives, policies, goals, maps and programs for the conservation and promotion of the effective management of natural resources, such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and non-metallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources, and other natural resources.

The City of St. Croix Falls is located in an area rich in natural and cultural resources. Community assets such as the St. Croix River, a state park, unique wild lands, exceptional features of glacial geology, and a wide range of plant and animal communities, are among the natural amenities found within the Planning District. Productive agricultural lands and sites of cultural or historical importance are also scattered throughout the district.

An inventory of the natural and cultural resource base of the Planning District will provide a general overview of the physiographic and cultural resources of the community. Natural features such as steep slopes, surface water, wetlands, and soil characteristics can be barriers to development. Often times, it is very costly and time consuming to overcome these obstacles. Through identification and analysis of these features, development can be guided into the most appropriate locations, saving time, money, and preserving valuable natural and cultural features. Any proposed future development should be concentrated in the areas that are most suitable for the intended use, avoiding these environmental and cultural limiting factors. Data compiled in this report is intended for generalized classifications and should not be substituted for site-specific study or analysis.

A thorough inventory and analysis of the natural and cultural resources of St. Croix Falls will serve to:

1. Guide the development of the parks system.
2. Protect environmentally sensitive areas from development.
3. Guide development to specific sites capable of sustaining and supporting development in terms of the City's infrastructure.
4. Preserve and enhance waterways and other natural areas.
5. Coordinate with the land use plan.
6. Protect and enhance the City's recreational opportunities.
7. Guide the evaluation and upgrading of the present park facilities.
8. Protect and enhance the community's cultural and historical resources.
9. Promote reconstruction of the historic Washington Street corridor project.

## ***SOILS***

Soil types play an important role when planning for the future of a community. The location and type of soil assists in the evaluation of a community's potential for accommodating growth and development (see map NR-1). Limitations in soil capacity for drainage, strength, compaction, and attenuation capability can pose potentially costly problems to remediate. Soils may be unsuitable for specific land uses due to the presence of rock, depth to bedrock, saturation or shrink-swell potential. Some of the soil limitations can be overcome through engineering and site planning practices, but this is often very costly or impractical. In order to prevent soil limitations from becoming a problem, early identification of soil types, capabilities, and limitations will allow growth and development to be allocated to the most suitable areas.

Soil types within the Planning District were determined using the Polk County Soil Survey, published by the Natural Resource Conservation Service. Each individual soil type has specific characteristics and limitations based on the chemical and structural composition of the soil. Soils are assigned ratings for specific common uses, such as dwellings with basements, septic tank absorption fields, and construction of local roads and streets. Soil types are also classified on their ability to support agricultural crops, recreational uses, and suitability for wildlife habitat.

Restrictive properties of particular soils type are conveyed through the soil ratings *slight*, *moderate*, and *severe*. Restrictive features identify the soil property that creates the limitation for the specified use. The extent to which the restriction will limit a soils use will depend on the severity of the limiting factor and/or cost incurred to correct the limitation.

A rating of *slight* indicates: the soil properties are generally favorable for the specified use. The limitations are generally minor and may be easily overcome. Soils that exhibit slight limitations can be developed for almost any urban use with few, if any, difficulties.

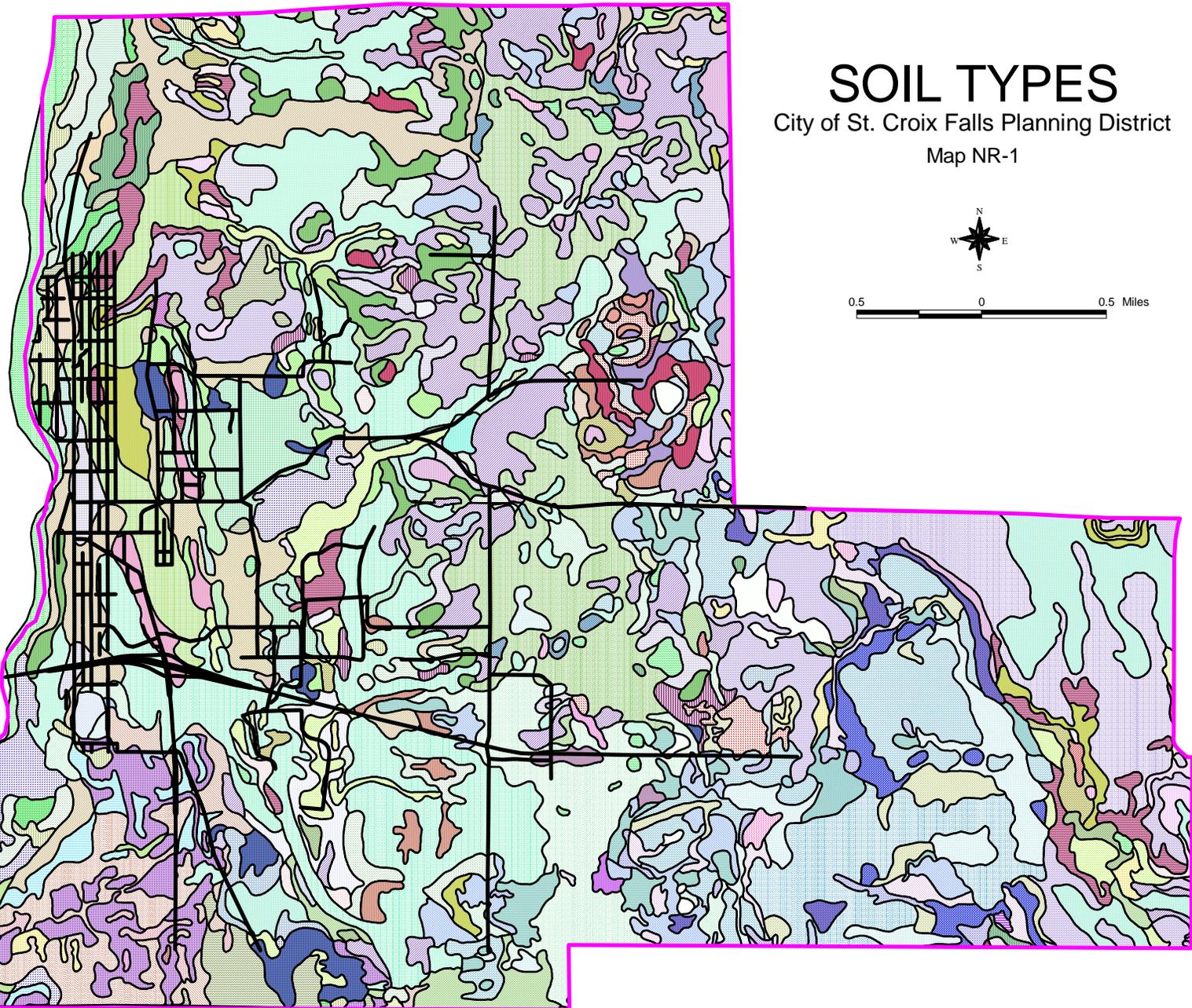
A rating of *moderate* indicates: some properties of the soil are generally unfavorable for the specified use. These properties may be overcome or modified by special planning or site design. A soil may be classified as having a moderate limitation for a variety of reasons, including excessive slope (8-15%), depth to bedrock, and shrink-swell qualities that may cause uneven settling.

A rating of *severe* indicates: soil properties are unfavorable for a specified use and present difficulty to overcome. Such soils require major soil reclamation, special designs, or intensive maintenance. Reasons for a soil being assessed a severe limitation include: flooding, excessive slope (<15%), shrink-swell potential, low soil strength, and a seasonal high water table. Soils with severe limitations should generally be regarded as unsuitable for urban uses and alternative sites should be examined.

Legend

Mapping Unit ID's

Ad	CxB
AfB	CxC2
AfC2	CxD2
AIB	DaA
AIC	DaB
AID	DvA
AIE	EmD
AnB	Fa
AnC	Fe
AoB	FnB
AoC	HrB
AoD	MaA
AoE	MaB
ArC	MmC
ArD	MnB
AtA	MnC
AtB	MnD
AtC2	NyA
AuA	OgC
Ba	PvA
Be	PxA
Bf	Rf
BIA	RoA
BpA	RoB
BpB	RoC2
BpC	RoD
BpC2	RpB
CaA	RpC
CbB	RpD
CbC	RpE
Cc	SaB
ChB	SaC
ChC2	SaD
ChD2	ScB
CmA	ScC
CrB	Se
CrC	Sm
CrD	Us
CsA	Uy
CvB	Water
CvC2	Wv



# SOIL TYPES

City of St. Croix Falls Planning District

Map NR-1



0.5 0 0.5 Miles

## **Septic Tank Absorption Fields**

Septic tank absorption fields are subsurface systems of tile or perforated pipe, which distribute effluent from a septic tank into the soil. Soil properties are evaluated for both construction of the system and the absorption of effluent. Soil suitability ratings for septic tank absorption fields are generally moderate to severe in the area (see map NR-2). The limiting factors are determined to be slope and the rapid permeability of soils found near St. Croix Falls.

Due to the problems associated with septic tank absorption fields, it is recommended that those soils exhibiting severe limitations not be opened up to development until municipal sewers can be extended to provide service. It should be noted that special site planning and/or system design can accommodate development, but this is often very costly.

## **Dwellings With Basements**

Soils are rated for the construction of dwellings fewer than three stories in height, which are supported by footings placed in undisturbed soil. Factors such as soil capacity to support load, resistance to settling, and ease of excavation is examined to assess soil suitability. Soil ratings range from slight to severe in the City of St. Croix Falls, depending on location. Limiting factors for this particular use include slope, wetness, low strength soils, and shrink-swell potential of the soil. In the planning district, the central region extending north to south, shows the largest areas of severe limitations for construction of dwellings with basements (see map NR-3).

The purpose of analyzing soil is not to restrict development, but to inform residents of potential problems. Limitations can be overcome, in some cases, through proper measures such as site planning and engineering. Extra cost can be expected, though, in constructing proper streets, foundations and stormwater drainage systems, and minimizing erosion. Care should be taken when development is considered in the areas with severe rated soil.

## ***TOPOGRAPHY***

Relief in the City of St. Croix Falls Planning District is widely variable. The topography of this region of the State of Wisconsin was heavily influenced by glacial activity. Within the Planning District exists a high north-south ridge, a glacial esker. An esker is defined as a snake-shaped ridge made of sand and gravel deposited by streams that flowed through tunnels at the base of the glacier; positioned generally parallel to the ice flow. To the east of this ridge marks the highest points within the Planning District at an average elevation of about 1220-1260 feet. The lowest elevations are found along the St. Croix River, and range from 680-720 feet (see map NR-4). Within the District there are also numerous ridges, depressions, rock outcrops, and other glacial features, which portray a general undulating topography.

# LIMITATIONS FOR SEPTIC SYSTEMS BASED ON SOIL TYPE

City of St. Croix Falls Planning District

Map NR - 2

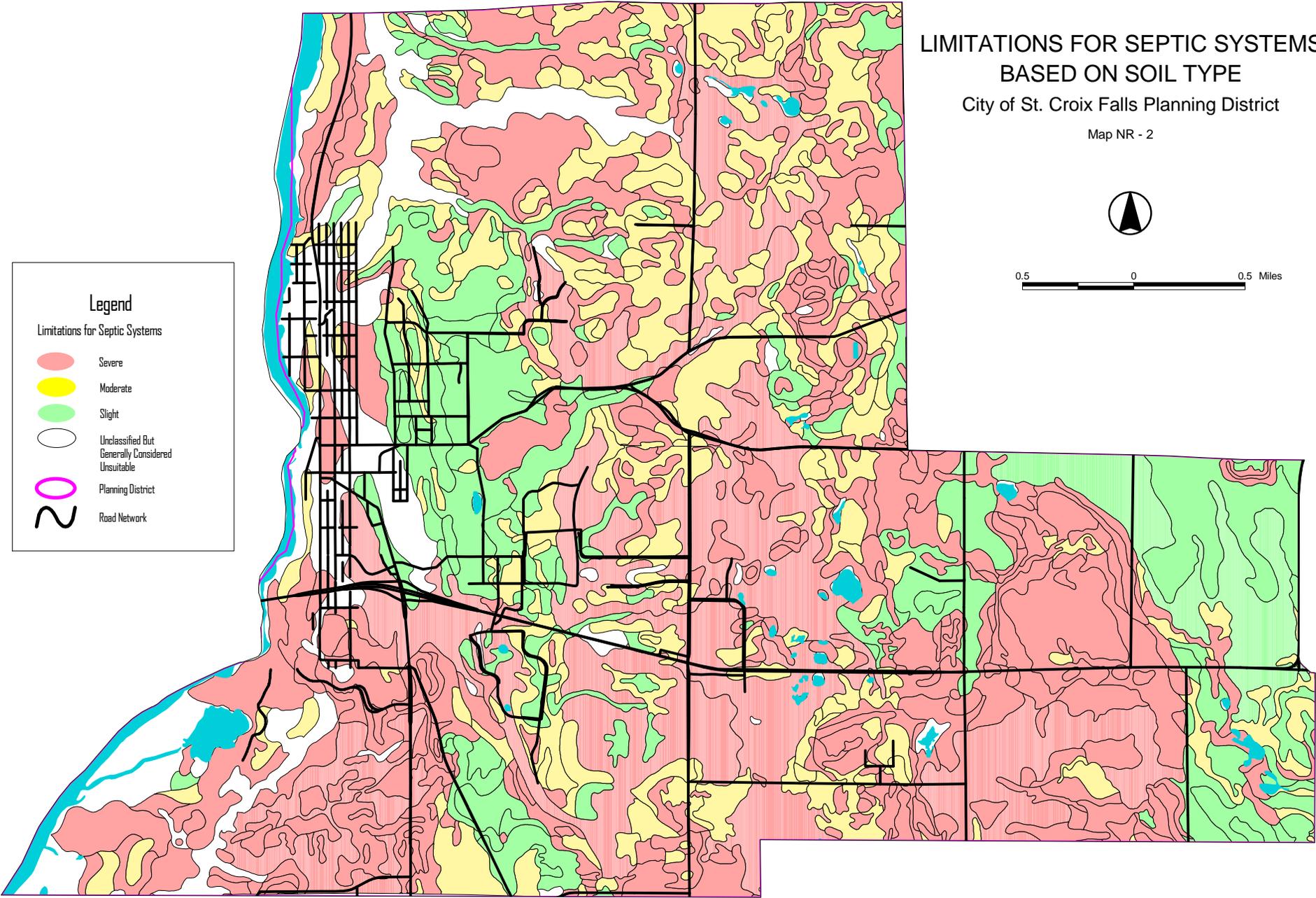


0.5 0 0.5 Miles

**Legend**

Limitations for Septic Systems

- Severe
- Moderate
- Slight
- Unclassified But Generally Considered Unsuitable
- Planning District
- Road Network



\* Soil data has not been certified by the Natural Resource Conservation Service.

# LIMITATIONS FOR DWELLINGS WITH BASEMENTS BASED ON SOIL TYPE

## City of St. Croix Falls Planning District

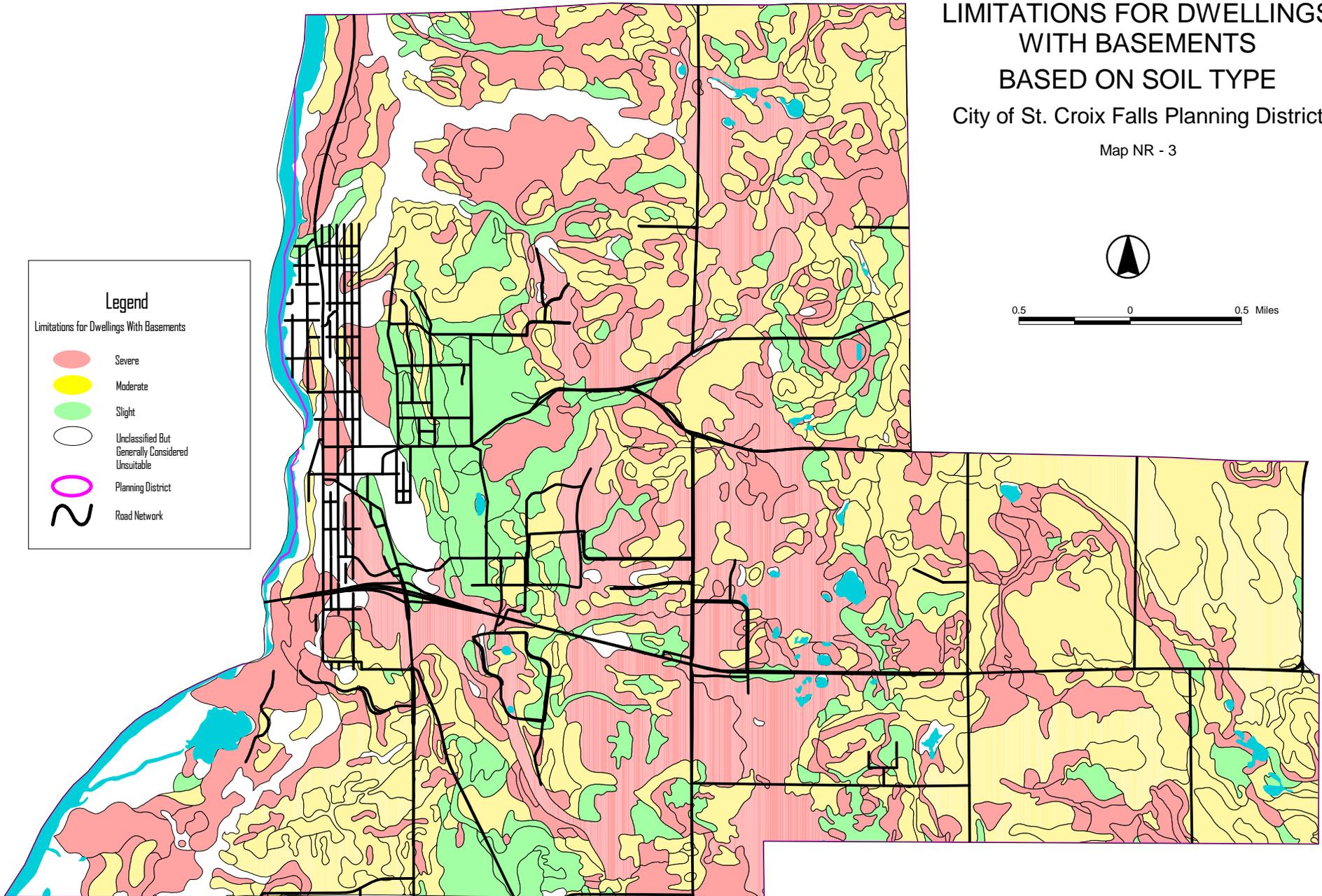
Map NR - 3



0.5 0 0.5 Miles

**Legend**  
Limitations for Dwellings With Basements

- Severe
- Moderate
- Slight
- Unclassified But Generally Considered Unsuitable
- Planning District
- Road Network



\* Soil data has not been certified by the Natural Resource Conservation Service.

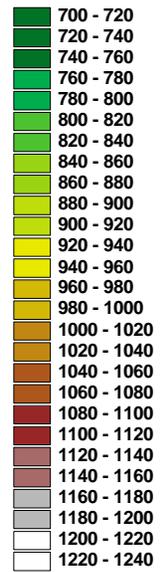
# Surface Elevation

## City of St. Croix Falls Planning District

Map NR - 4

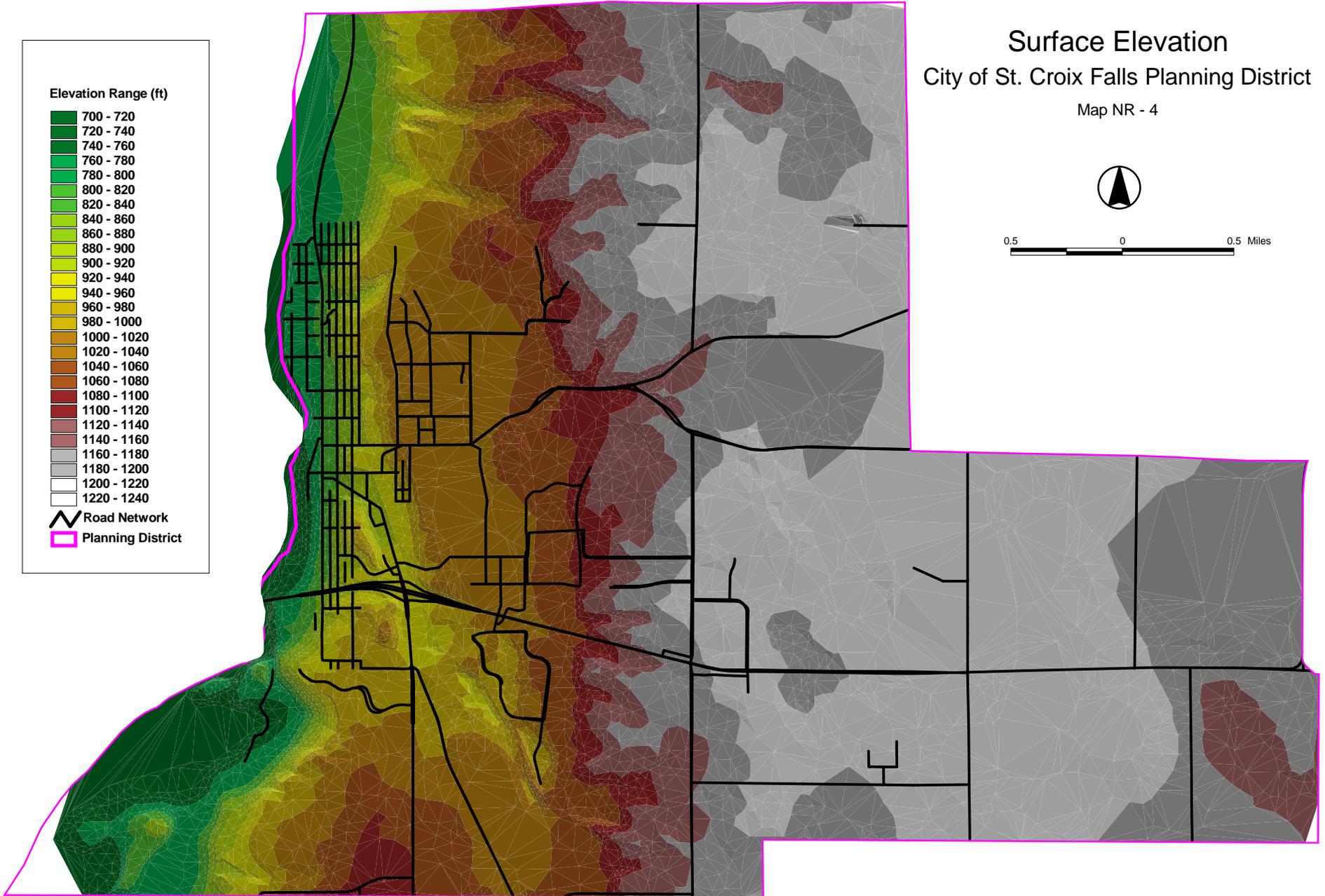


### Elevation Range (ft)



Road Network

Planning District



## **Slope**

The presence of steep slopes (generally greater than 20%) marks a potential barrier to future land development. Excessive sloping can pose an erosion hazard when these lands are developed, which in turn, can lead to increased sediment and pollutant deposits in waterways. Removal of hillside vegetative cover and mechanical cut/fill operations can disturb the natural drainage regime, resulting in excessive runoff and increased erosion. Steep slope lands also are considered to be valuable habitats for a wide range of plant and animal species that occupy the many microhabitats found on these slopes. Also, development of steep sloping/bluff lands may be undesirable due to the high visibility of these locations.

Slopes in the Planning District were derived using digital elevation models and ESRI's Spatial Analyst for ArcView (see map NR-5). The map depicts the areas of excessive sloping as a percent slope (rise/run). For planning purposes, slopes in excess of 20% are considered to be steep slopes. Many areas within the Planning District have slopes that are in excess of the 20% benchmark.

## ***FLOODPLAINS***

Floodplains are lands that have been, or may be covered with water during a regional flood. Flood plains are comprised of two components, the **floodway** and **floodfringe**. Floodways are areas that directly adjoin the channel of a stream, and are characterized by deep, fast moving water. The floodway is typically the most dangerous part of a floodplain, and uses in this area should be limited to conservation areas or open space. The floodfringe is generally associated with standing or slow flowing water adjacent to the floodway. Development within the floodfringe is generally accepted, provided adequate floodproofing measures are in place. Section 87.30, of the Wisconsin Statutes, direct all counties, cities, and villages to adopt floodplain zoning ordinances. Development in floodplain areas should be discouraged in accordance with state law.

Figure NR-6 illustrates the flood plain area through the planning area. The map was derived by the digitization of Flood Insurance Rate Maps (FIRM) of the area.

## ***WETLANDS***

Wisconsin statutes define a wetland as “an area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic ('water-loving') vegetation and which has soils indicative of wet conditions.” Wetlands provide many services such as natural flood control and act as filters by removing sediments and contaminants from water. Wetland areas also provide habitat for wildlife, including threatened and endangered species. Wetlands also serve as rest areas for migratory waterfowl during the fall and spring months. Historically, wetlands have been viewed as “wastelands,” with no real economic potential. This view has resulted in wetlands being drained or filled and converted to other land uses. In the past decade, however, strict regulation of wetland conversion has slowed the loss of habitat and made conversion to other uses too expensive and impractical. Wetlands within the Planning District should be managed in accordance with the

# EXCESSIVE SLOPES

City of St. Croix Falls Planning District

Map NR - 5

## Legend

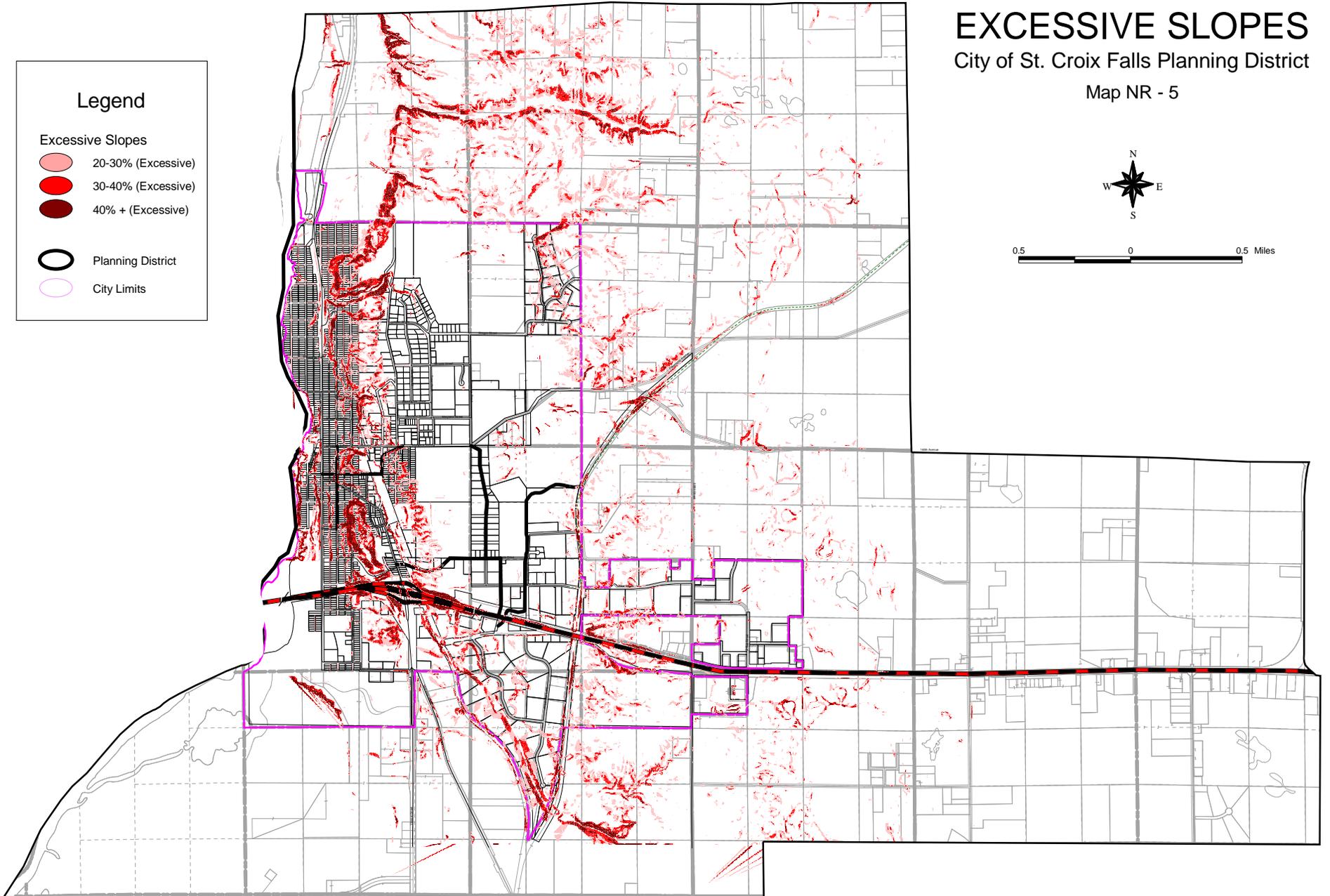
### Excessive Slopes

- 20-30% (Excessive)
- 30-40% (Excessive)
- 40% + (Excessive)

- Planning District
- City Limits



0.5 0 0.5 Miles



# Floodplain

## City of St. Croix Falls Planning District

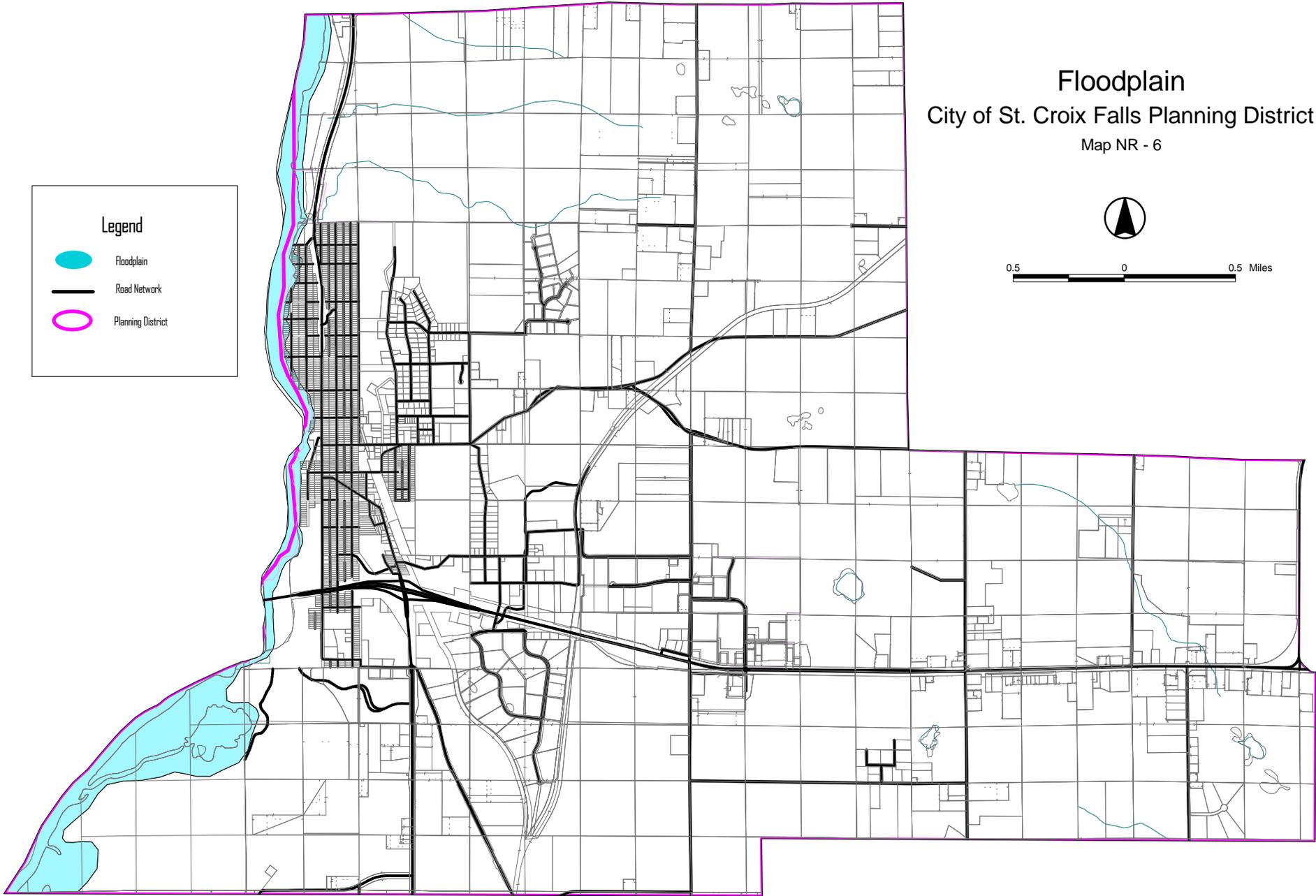
Map NR - 6



0.5 0 0.5 Miles

**Legend**

-  Floodplain
-  Road Network
-  Planning District



Source: FIRM/FEMA 1976



benefits they provide. Consideration of future land uses in the Planning District should include emphasis on wetland habitats, and development should be guided to more appropriate areas. Map NR-7 shows wetlands within the St. Croix Falls Planning District.

### ***PRIME AGRICULTURAL LANDS***

Prime agricultural lands provide economic benefit, as well as providing open space and aesthetic value. Preservation of these lands is important for the continued production of food and fiber. Farmlands are being converted to residential land uses at an ever-increasing rate. Conversion of farmland to low-density, scattered residential development represents a form of urban sprawl found in many communities across Wisconsin. The loss of these valuable lands is often attributed to the changing economic and social dynamics of agriculture, and the high demand for rural living.

In order to assess the value of farmland for crop production, the capability of the soils to support and sustain agricultural crops must be analyzed. In the St. Croix Falls Planning District, prime agricultural lands have been identified by the West Central Wisconsin Regional Planning Commission utilizing Polk County Soil Survey Maps (see map NR-8). Prime agricultural lands were identified by **capability class** of the soils. Soils in capability classes I, II and III have relatively few limitations which restrict their use for agricultural purposes. Because of the broad classification of soils in the capability class system, other methods have been devised to define prime agricultural lands, including the **LESA** ( Land Evaluation and Site Assessment) system. Land Evaluation and Site Assessment classification systems were developed in 1981 to assist in the classification of land based on suitability for agricultural uses. Most systems include an evaluation of the soils capacity to produce food and fiber, land capability classes, soil productivity ratings, soil potential ratings, and important farmland classes (Land Evaluation) and an examination of the non-soil properties which affect use (Site Assessment). These factors can include land uses of adjacent properties, floodplains, land use plans, and others. The LESA classification uses a point value system, which can be weighted based on local concerns, conditions, and priorities.

### ***SURFACE WATER RESOURCES***

Surface water resources consist of lakes, rivers, streams, creeks, and ponds, which collect, transfer, or store water. Land uses directly impact the quality of surface water resources. Because these resources tend to collect and confine water from surface runoff, they are also areas where sediments and pollutants are deposited. Impervious cover (i.e. parking lots, houses, roads) influences the amount of runoff entering surface water from rain and snowmelt. The more impervious cover, the less infiltration into the ground, equating to more runoff into surface water resources. This runoff transports contaminants directly into surface waters, where they degrade water quality.

Shoreland areas are critical habitats found along surface waters. Shoreland zones are generally characterized by vegetated streambanks and lakeshores, which provide a buffer between development and surface water resources. Vegetative cover in the shoreland buffer serves to filter runoff, and to anchor and stabilize lake/stream banks. **Shoreland Zoning** is mandated by the State of Wisconsin, and applies to all lands within 300 feet of a river or stream or to the landward edge of the

# WETLANDS

City of St. Croix Falls Planning District

Map NR - 7

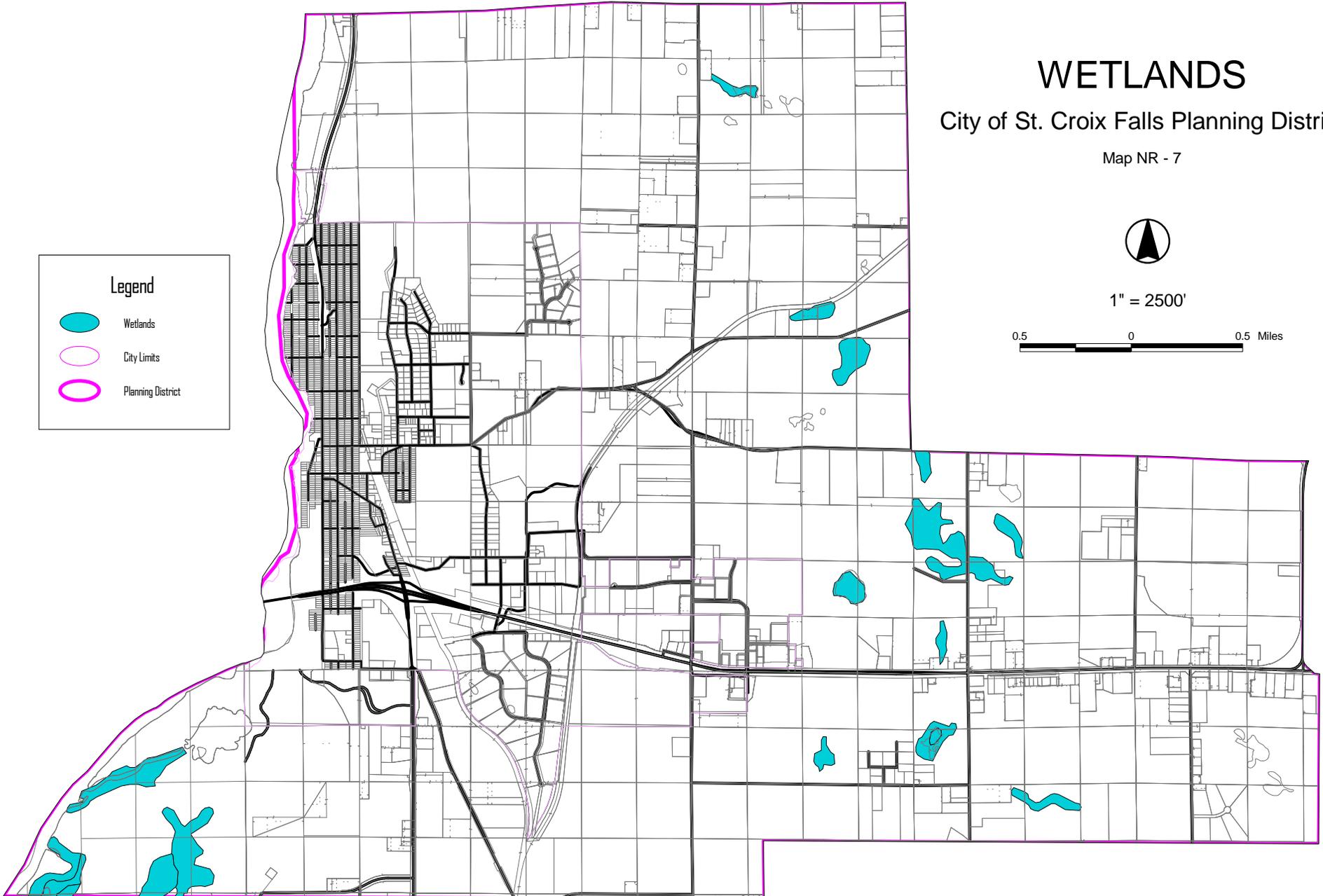


1" = 2500'

0.5 0 0.5 Miles

**Legend**

-  Wetlands
-  City Limits
-  Planning District



# Prime Agricultural Lands

## City of St. Croix Falls Planning District

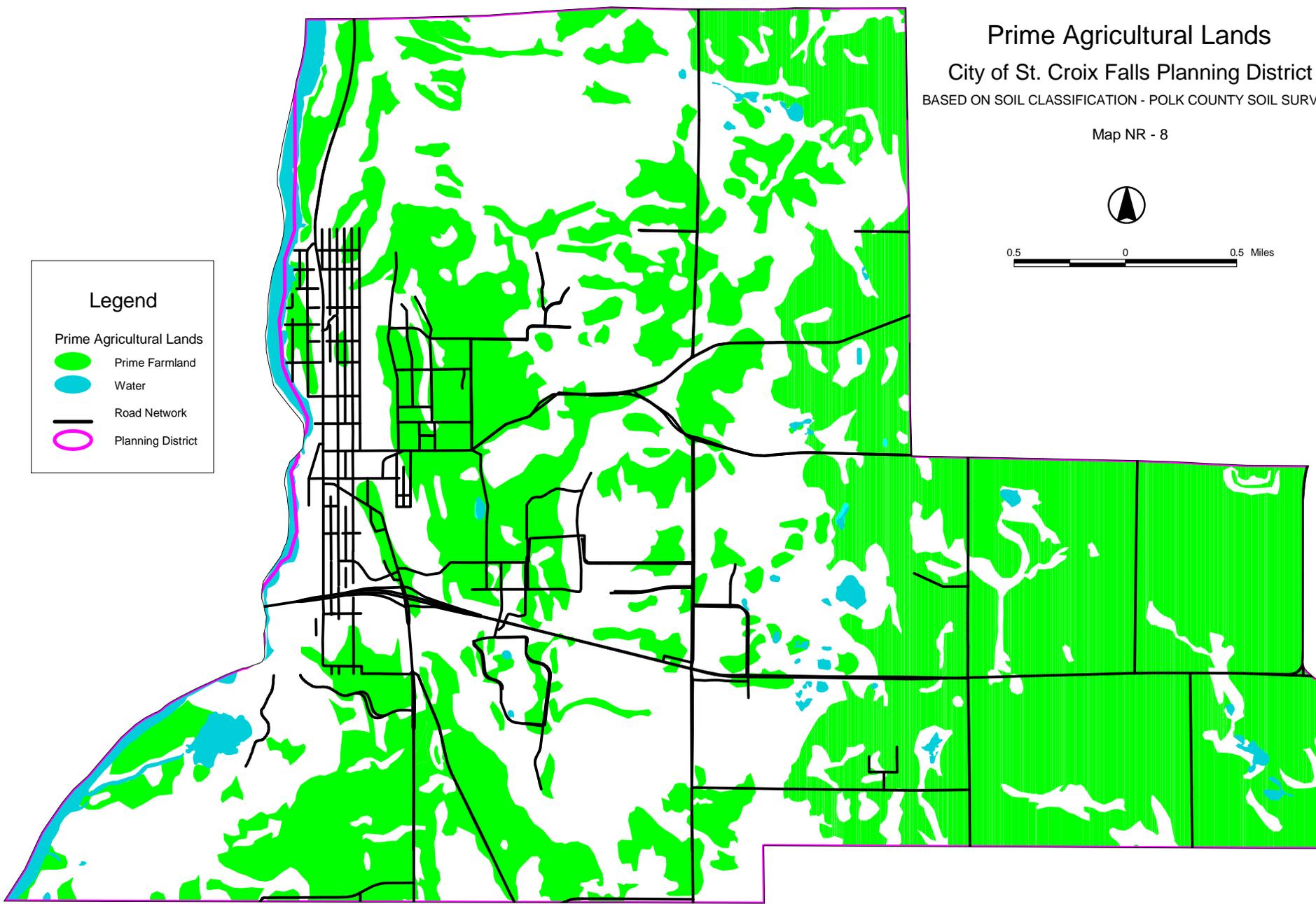
BASED ON SOIL CLASSIFICATION - POLK COUNTY SOIL SURVEY

Map NR - 8



**Legend**

- Prime Agricultural Lands
  - Prime Farmland
  - Water
- Road Network
- Planning District



floodplain or within 1000 feet of a lake, pond, or flowage. These regulations limit the type and amount of permitted development within the jurisdictional boundary, and regulate general land uses within this boundary.

All lands within the Planning District are located in the St. Croix River Basin. The St. Croix River, a National Scenic Riverway, drains a majority of the western portion of Polk County. Surface water within the Planning District is illustrated on map NR-9.

## ***GROUNDWATER RESOURCES***

The primary source for all water used for domestic, industrial, and agricultural purposes within the St. Croix Falls Planning District is groundwater. The need for clean, reliable water supplies grows as a community expands. Groundwater is stored in underground aquifers and drawn out through a well. These water supplies are recharged through rainfall and melt water that seeps through the porous soil under the force of gravity, settling at an impervious layer such as bedrock. Recharge areas are typically located in the upland areas, with the low lying areas being discharge zones such as lakes, streams, and wetlands. Groundwater flow patterns typically follow the surface topography as the water slowly seeps to the discharge areas. Groundwater contamination potential is influenced by soil characteristics such as chemistry, permeability, slope, and the ability of the unconsolidated materials overlying bedrock to filter contaminants (attenuation capacity). Protection of groundwater resources is essential in order to retain safe and clean potable water supplies.

St. Croix Falls is currently operating five municipal wells located throughout the City. Because of the large amounts of bedrock found throughout the area, the wells have relatively low pumping capacities that range from approximately 50 – 200 gallons per minute (gpm). The City is currently searching for a viable location for a new well.

## ***EXISTING LAND COVER***

Land cover analysis can be used to determine existing land uses and provide a “snapshot” of an area at a particular moment in time. Comparison of these data to historical records can provide insight into the evolution of growth and development patterns. Land cover classification and mapping data has been compiled through a consortium of government and private organizations in Wisconsin. The Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data (WISCLAND) information provides a delineation of land cover based on LANDSAT satellite imagery from August 1991- May 1993.

Map NR-10 gives a breakdown of land cover within the St. Croix Falls Planning District. The dominant land cover within the planning district is forestlands, which comprise of over 40% of all lands within the district. Grassland comprises the second largest percentage of land cover within the district, with various types of agricultural lands being the third dominant land cover in the district. In contrast, areas that are classified as being urban, wetlands, and open water, comprise a very small portion of the Planning District.

# Surface Water

## City of St. Croix Falls Planning District

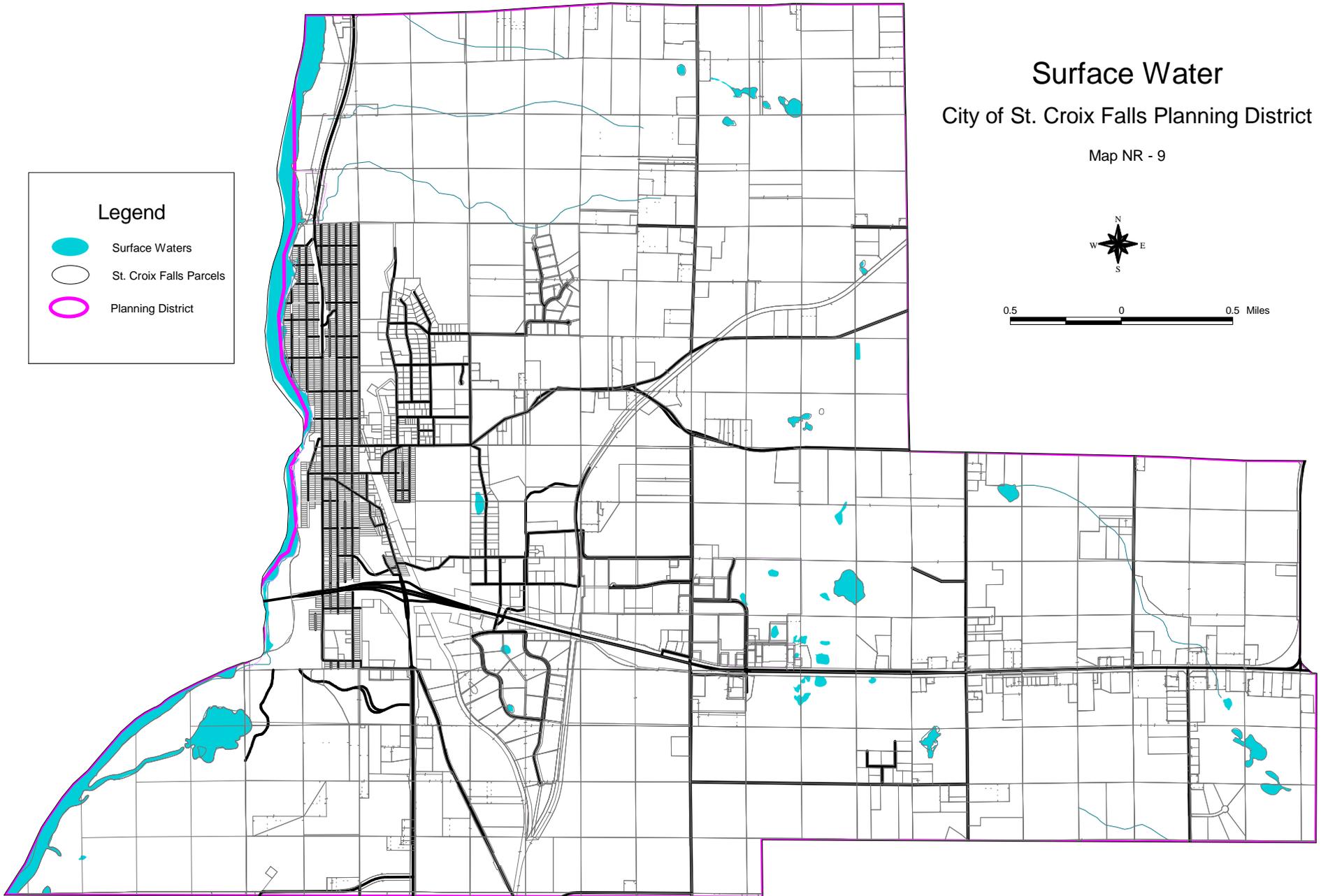
Map NR - 9



0.5 0 0.5 Miles

**Legend**

-  Surface Waters
-  St. Croix Falls Parcels
-  Planning District



# LAND COVER

City of St. Croix Falls Planning District  
Map NR-10

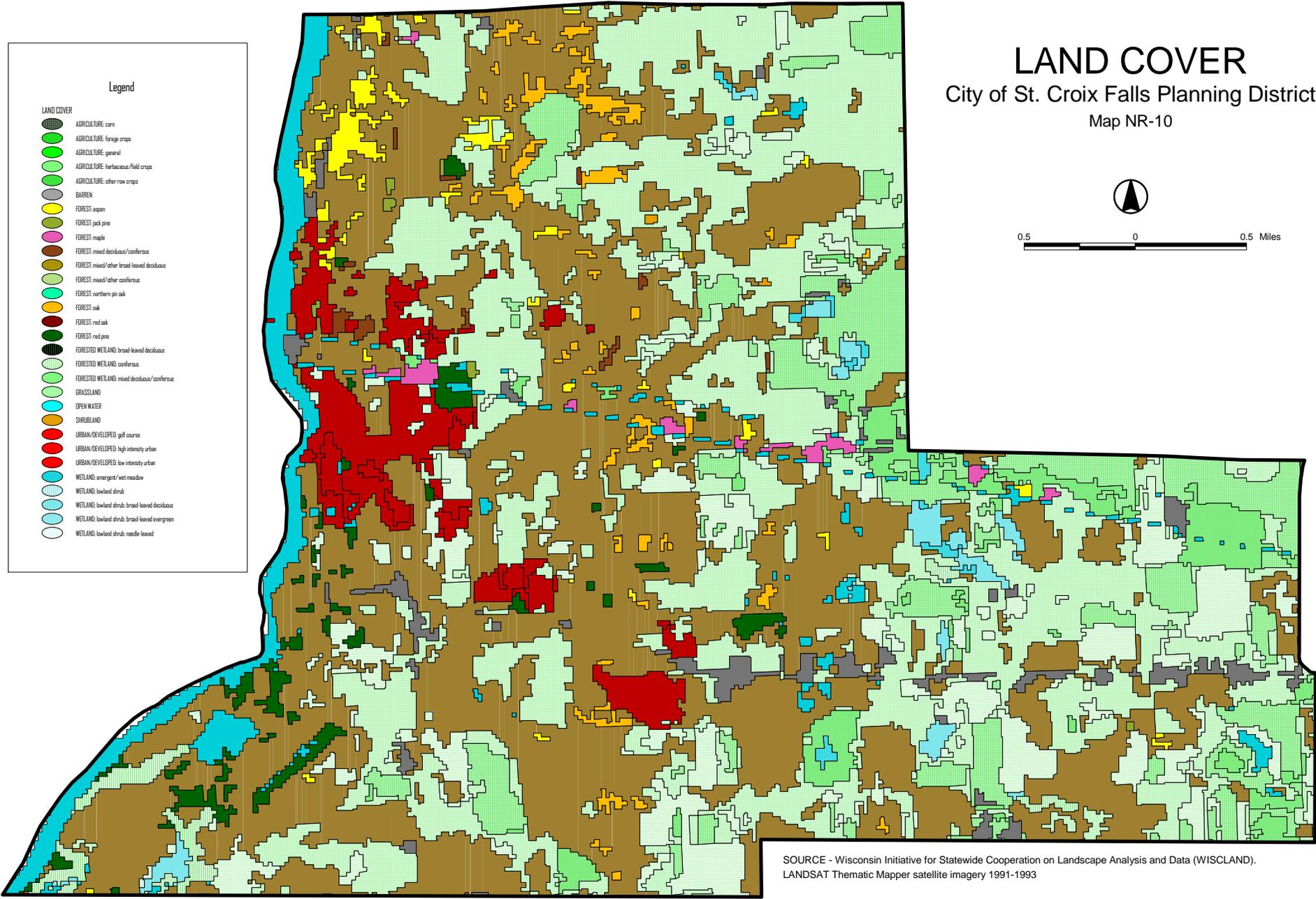


0.5 0 0.5 Miles

**Legend**

**LAND COVER**

- AGRICULTURE: corn
- AGRICULTURE: forage crops
- AGRICULTURE: general
- AGRICULTURE: herbaceous/field crops
- AGRICULTURE: other row crops
- BARREN
- FOREST: aspen
- FOREST: jack pine
- FOREST: maple
- FOREST: mixed deciduous/coniferous
- FOREST: mixed/other broad-leaved deciduous
- FOREST: mixed/other coniferous
- FOREST: northern pin oak
- FOREST: oak
- FOREST: red oak
- FOREST: red pine
- FORESTED WETLAND: broad-leaved deciduous
- FORESTED WETLAND: coniferous
- FORESTED WETLAND: mixed deciduous/coniferous
- GRASSLAND
- OPEN WATER
- SHRUBLAND
- URBAN/DEVELOPED: golf course
- URBAN/DEVELOPED: high intensity urban
- URBAN/DEVELOPED: low intensity urban
- WETLAND: emergent/wet meadow
- WETLAND: lowland shrub
- WETLAND: lowland shrub/broad-leaved deciduous
- WETLAND: lowland shrub/broad-leaved evergreen
- WETLAND: lowland shrub/needle-leaved



SOURCE - Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data (WISCLAND).  
LANDSAT Thematic Mapper satellite imagery 1991-1993

<b>LAND COVER CLASS</b>	<b>ACRES</b>
FOREST: Mixed/other broad-leaved deciduous	3815.3
GRASSLAND	2558.27
AGRICULTURE: Corn	788.75
AGRICULTURE: Forage crops	718.59
OPEN WATER	346
AGRICULTURE: Other row crops	267.29
URBAN/DEVELOPED: Low intensity urban	240.77
BARREN	170.37
FOREST: Red pine	133.21
FOREST: Oak	117.3
FOREST: Aspen	95.89
URBAN/DEVELOPED: High intensity urban	90.81
WETLAND: Emergent/wet meadow	86.4
FORESTED WETLAND: Broad-leaved deciduous	82
URBAN/DEVELOPED: Golf course	46.34
FOREST: Maple	37.27
WETLAND: Lowland shrub: broad-leaved deciduous	23.17
FOREST: Mixed deciduous/coniferous	20.43
FOREST: Mixed/other coniferous	8.12
SHRUBLAND	2.25

### ***HISTORICAL RESOURCES***

Historic and archeological sites provide links to our past. These sites provide cultural, educational, aesthetic, and in some cases commercial value. Preservation of historic and archeological sites is important in a rapidly modernizing society.

In 1999 the Historical Society in St. Croix Falls purchased the Baker Building located on Main Street. The building has approximately 1095 square feet of floor space, and is shared with the St. Croix Falls Chamber of Commerce. The historical society is staffed with volunteers, whose duties include the gathering and managing of archives, and answering the phones. Along with the collection and management of historical material, the Historical Society has been instrumental in putting together a walking tour, which showcases 18 different homes and buildings with historic significance to the City.

## ***PARKS AND OPEN SPACE***

### ***INTRODUCTION***

The City of St. Croix Falls acknowledges the important roles recreation and open space play as vital components of the quality of life. This is evident when considering the existing system of parks, open spaces and trails throughout the area. The City, with the cooperation of various other governmental and civic organizations, has successfully combined a mixture of manmade recreational facilities along with the preservation of natural and historic resources to create an upstanding parks and open space system on which to build.

This section is based upon the existing City of St. Croix Falls Outdoor Recreation and Trails Plan as updated and adopted by the City Council on October 26, 1998.

### ***PARKS CLASSIFICATION AND ASSESSMENT SYSTEM***

Park facility categories and standards have been developed based on factors as site function, size, use, service area, and degree of facility development in order to analyze and evaluate the adequacy of a community's municipal park and open space system. Relating these categories to quantifiable standards provide a method of assessing the municipal park and open space needs and deficiencies of the community. Such criteria and standards, when used appropriately, can also serve to promote an equitable distribution of these facilities throughout the community. In addition, they can be used to evaluate the attainment of the community's goals and objectives with respect to the quantity and quality of the parks.

#### Standards and Criteria for Municipal Park and Open Space Areas

<b>Type of Area</b>	<b>Acres/1,000 Population</b>
Neighborhood Parks	2.0
Neighborhood Playgrounds	2.0
Community Parks	5.0
Other Park and Open Space Areas include	3.0
-Regional Parks	
-Trail Systems	
-Specialized Areas	
Total	12.0

## Park Classification Definitions

Local recreation needs can best be met by providing a variety of parks which serve all age groups, neighborhoods and activity levels of the resident population. The following definitions classify the parks into categories: neighborhood parks, neighborhood playgrounds, community parks, regional parks, trail systems and special areas.

The classifications summarized in Table VI should be used to make park inventory and planning more meaningful. The definitions provide standards to judge the adequacy of the park system.

*Table VI*  
Park Classifications

	Rec. Type	Age Group Served	Area Served	Minimum Size	Facilities & Equipment	Other Considerations
Neighborhood Park	Passive	All ages, especially elderly and mothers with children	1/4 mile radius	2-acres	Sidewalk, benches, landscaping, tot lot	Undeveloped
Neighborhood Playground	Active	5-12	1/4 mile	2-acres radius	Playground facilities apparatus	
Community Park	Providing one or more activities, passive and active picnicking	All ages	Community wide	5-acres	Tennis courts, ball fields, basket-ball courts, toilets, picnic areas, swimming area	
Trail System	Jogging, walking, skiing	All ages	1/4 mile access	1/4 mile minimum	Exercise course	
Specialized Areas	Passive	All ages	Access to water, plaques with descriptions			
Waterfront Corridors	Passive	All ages			Trails, benches, look-outs, Picnic areas	
Regional Park	Active and Passive	All ages	Multi-		Swimming, facilities to accommodate county skating, restrooms, picnic areas, region crowds, playground equipment	

## *LIMITATIONS TO STANDARDS*

It is important to note that the use of standards to assess these needs have drawbacks and must be used cautiously as many factors critical to assessing need and demand are not incorporated into the standards and are ignored. For example, standards do not consider factors which may be unique to a particular service area or neighborhood, such as age distribution of the service area, income, type of housing, density, etc. In addition, standards do not consider the availability and quality of the natural amenities available at individual sites for its physical features; such resources and features play a key role in determining the facilities developed at the park. Therefore, it is important to realize that standards should not be accepted as absolute determinants of park and open space needs, but rather a guide to developing a park and open space system.

## *ST. CROIX FALLS STANDARDS*

For the City as a whole, a guideline of 15 to 17 acres of parks and open space should be provided for each 1,000 residents. This would include all park and open space facilities owned by the City, School District, County, and other governmental agencies that are located within the City and available for use by the general public.

To analyze St. Croix Falls' park and open space needs by functional classifications, a review and inventory of these areas into seven categories is necessary. The facility types used range from play lots, which are small areas that serve a small service area, to regional parks, which serve the entire community and surrounding regional area as well.

### Neighborhood Park

A neighborhood park provides open space for passive recreation for all ages within a neighborhood, particularly for the elderly and mothers with young children. An ideal neighborhood park site is scenic or wooded and located a maximum of one-quarter mile from primary users. Suggested minimum size for this type of park is two acres. Site development may include sidewalk, benches, landscaping and a designated tot lot with sandboxes and play devices for preschoolers.

### Neighborhood Playground

A neighborhood playground is usually provided in conjunction with an elementary school and mostly serves the recreation needs of children 5 to 12 years of age. Its size is dependent on the types of activities it supports and facilities it provides. Playground apparatus, ball fields, basketball courts and open play fields are common in these areas. The service area for such a recreation area is highly variable, but it too usually has a radius of one-quarter mile.

### Community Park

This type of park serves the community and is under municipal administration. Although size is not always a sound criterion for classifying parks, it is generally recognized that community parks are more spacious than neighborhood parks or playgrounds. In addition to the kinds of facilities provided at neighborhood parks, these parks may provide swimming pools, picnic areas, more elaborate play fields, shelter and toilet buildings and tennis courts. Community parks serve people of all ages in the area.

### Trail System

A trail system serves two main functions. It may serve as a connecting corridor between established parks or other destinations. Trails also provide a corridor for distance types of recreation (walking, jogging, skiing or motorized forms) devoid of other incompatible uses. Permitted trail uses should be designated.

### Specialized Recreation Areas

Golf courses, historic sites, conservancy areas and floodplains are examples of specialized recreation open space areas. Floodplains and conservancy areas have limited active recreation value. They are not usually developed as multi-purpose recreation areas and are not always available for use by the public.

### Waterfront Corridors

A waterfront corridor is land owned by the city or another public entity which abuts either a lake or river but which is not part of any specific park (although a waterfront corridor may connect two or more parks). The width of these corridors range from 20 feet to over 100 feet and provide the opportunity for public access to portions of the city's waterways. Another important function of these corridors is to provide a link between existing parks. They may be improved by an improved trail system or be kept in a natural state depending on the location. Facilities that can be provided include bicycle/pedestrian trails, benches, look-outs, and small picnic areas.

### Regional Park

A regional park usually serves an area of over a 30-mile radius of the park. The size may vary, but regional parks are usually over 70 acres in size and feature active and passive recreation and facilities to accommodate crowds of people.

*PARKS AND OPEN SPACE INVENTORY*

In order to assess the needs and deficiencies of the City's park and open space system, it is important to inventory not only the existing facilities provided by the City, but facilities provided by others to the residents of the City. A total of 37.25 acres of public park and open space land exists within the City of St. Croix Falls. This land is primarily provided by the City and the St. Croix Falls School District, including municipal parks, school grounds, recreation areas, nature areas and many specialized recreation uses.

Neighborhood Parks:	Water Tower Park	.25 acres
	Overlook Park	
	Riverfront Park	
	Jerusalem Pond	3.0 acres
	Downtown Mini-Park	.15 acres

Neighborhood Playgrounds

Community Parks:	Lions Park	12.0 acres
	Athletic Field	10.0 acres
	Elementary School	12.0 acres

Trail Systems:	Gandy Dancer Trail (originating in St. Croix)	98 miles
	Ice Age trail (originating in St. Croix)	600 miles
	Volksmarch Trail	5 K
	Volksmarch Trail	5 K
	Interlink Trail	2 miles

Regional Parks:	Riegel Memorial Park	72 acres
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## ***GOALS, OBJECTIVES AND POLICIES***

**Goal:** “Protect, preserve, and enhance the significant environmental resources of St. Croix Falls including soils, ground and surface water, topography, natural viewsheds, prime agricultural lands, historical site, floodplains, shorelands, threatened and endangered species, parks, open space, and wetlands.”

**Objective:** Consider environmental impacts at all levels of the land use decision-making process.

### **Policies**

- The City shall compile environmental resource master maps related to:

<b>Soil Types</b>	<b>Floodplains</b>
<b>Viewsheds</b>	<b>Slopes</b>
<b>Wetlands</b>	<b>Topography</b>
<b>Surface Waters</b>	<b>Shorelands</b>

- All applications for zoning adjustments will be reviewed based on potential environmental impacts based on interpretation of these data.

**Objective:** Protect surface water and wetland quality.

### **Policies**

- The City of St. Croix Falls will follow state regulations when applicable regarding the placement of permanent vegetative buffers between surface water resources and new development.
- Prevent stormwater runoff of pollutants from roads and highways, spreading of residual waste, erosion and sedimentation, salt/sand storage sites through zoning, subdivision, other land use controls and best management practices.
- The City of St. Croix Falls will discourage development on slopes in excess of 20%. Development on slopes in excess of 20% must meet of the requirements of the City's development standards for erosion control and soil stabilization.
- The City of St. Croix Falls will not allow development of wetlands.
- The City will require the use of approved erosion control mechanisms and best management practices to control runoff on slopes in excess of 20%, if developed.

- Encourage development that minimizes the amount of impervious surface cover through site design.
- Locate nonresidential development that manufacture, store, or use toxic substances away from the City's surface water resources.
- The City of St. Croix Falls will protect drainage ways and areas that drain to surface water from pollutants. The use of natural vegetative cover will be encouraged.

**Objective:** Protect groundwater quality and quantity.

#### **Policies**

- The City of St. Croix Falls will not allow development to occur within the wellhead protection area, or other areas identified as groundwater recharge zones.
- The City of St. Croix Falls will work to limit development where septic wastes will be stored in holding tanks. This provision affects all new development.
- The City of St. Croix Falls will take reasonable land use control measures to prevent the contamination and pollution of the groundwater supply.

**Objective:** Protect floodplain in order to preserve human health, prevent costly flood damage to homes and personal property, and preserve ecological services provided by this resource.

#### **Policies**

- The City of St. Croix Falls will allow new development to occur consistent with applicable lake, stream, river or wetland regulations.
- The City of St. Croix Falls will not allow development within the 100-year flood zone as identified by the Federal Emergency Management Agency.

**Objective:** Protect open space and lands of agricultural significance.

#### **Policies**

- The City of St. Croix Falls will consider prime agricultural areas and open space for transfer of development rights (TDRs) within or in proximity to the City, in order to secure conservation easements on valuable rural lands from which density may be transferred, and shift those rural residential densities to appropriate urban settings where the negative impacts of growth can be better mitigated or avoided.

- The City of St. Croix Falls will consider purchase of development rights (PDRs) where feasible, in order to protect valuable agricultural lands and open space within or adjacent to the City.
- Rural housing opportunities should be available. Residential development policies should ensure that the density and location of non-farm development does not conflict with agricultural uses and that the amount of agricultural land converted to non-farm uses is minimized.

**Objective:** Preserve existing viewsheds.

#### **Policies**

- The City of St. Croix Falls will not allow development in areas where there is significant disturbance of the natural viewshed.
- The City of St. Croix Falls will develop a plan to protect and preserve existing viewsheds.

**Objective:** Protect sites of historical significance.

#### **Policies**

- The City of St. Croix Falls will use discretion and consideration of historical value regarding development in areas identified as being “historically significant.”
- The City of St. Croix Falls will develop a historical resources plan.
- The City of St. Croix Falls will continue to work with the Historical Society to protect and preserve sites of historical significance.

**Objective:** Preserve and enhance public parks and recreation facilities.

#### **Policies**

- The City of St. Croix Falls will ensure that the amount of park lands in the City meet standards and criteria for municipal park and open space areas.
- The City of St. Croix Falls will work to acquire additional parklands within new subdivisions to provide active neighborhood parks.

# CHAPTER 3

## HOUSING ELEMENT

### Introduction

Housing represents one of the most important aspects of our lives and our communities. Aside from providing shelter, housing connects people to neighborhoods and communities, and provides a foundation for our social structure. For government, housing represents a major source of tax revenue and expenditures, such as new streets, sewer, water, protective services and other associated community support services.

For most people, housing expenditures consume the largest share their of personal income. 1997 Bureau of Labor statistics show that Midwestern households spent an average of 31% of their personal incomes on housing, compared with 19% for food and 14% for clothing. Community growth and vitality is linked directly with the quantity and quality of available housing. Communities with rapid growth can experience housing shortages, which can cause prices to rise. Housing costs can also influence growth and development patterns, often leaving communities facing an under supply of low to moderate-income housing. These types of housing patterns contribute to urban sprawl, cause increased traffic congestion, and affect community character.

Growth in the St. Croix Valley over the past decade has transformed the landscape and affected housing patterns. Migration of individuals into the area, and the projected demand for housing, will continue to create housing related problems and opportunities for the City of St. Croix Falls. Among the issues facing the City of St. Croix Falls, and the entire valley include:

- Rising housing costs (homes and rentals)
- Home ownership assistance
- Increasing senior population
- Housing for individuals with special needs
- Land use policy and decision-making

**Population and Percent Change 1950-2000**

**Table H-1**

Total		St. Croix Falls	Polk Co.	West Central Wisconsin	State of Wisconsin
Year	Population				
1950	1,065	N/A	N/A	3.4	9.5
1960	1,249	17.2	0.1	2.9	15.1
1970	1,425	14.1	6.8	8	11.8
1980	1,497	5.1	21.3	16	6.5
1990	1,640	9.6	7.5	5.9	4
2000	2,033	23.9	18.8	8.6	9.6

*Source: 1950-2000, U.S. Bureau of the Census and Wisconsin Department of Administration*

**Population Projections**

Population projections are a critical tool used in planning. These forecasts provide guidance to the City in determining future needs for public facilities and services, housing, and for land development. It is important to remember that these projections are estimates only and unforeseen events may change these numbers at any time. Table H-2 represents population estimates derived by the Wisconsin Department of Administration in 1993 and actual US Census data from the 2000 Decennial Census.

Figures for Polk County, City of St. Croix Falls, and municipalities adjacent to the City of St. Croix Falls have been underestimated. This example indicates that population levels may grow at a much faster rate than expected. The reverse situation could also occur, with sudden unexpected decreases in population due to economic, social or other conditions.

**Table H-2**

	2000 Population	2005	2010	2015	2020
<i>Town of St. Croix Falls</i>	1119	1121*	1135*	1146*	N/A
<i>Town of Osceola</i>	2085	1542*	1584*	1625*	N/A
<i>City of St. Croix Falls</i>	2033	1650*	1643*	1625*	N/A
<i>Town of Eureka</i>	1338	1302*	1317*	1327*	N/A
<i>Polk County</i>	41319	36885*	37197*	37356*	37217*

\* Denotes Wisconsin Department of Administration Figure

*St. Croix Falls Population Estimates (Italics indicates additional housing units)*

**Table H-3**

	<b>2000 Actual</b>	<b>2010 (24%)</b>	<b>2010 (30%)</b>	<b>2020 (24%)</b>	<b>2020 (30%)</b>
<b>City of St. Croix Falls</b>	2033	2521	2643	3127	3436
<b>Projected Housing Units</b>	872	264	319	537	676

**Figure H-1**

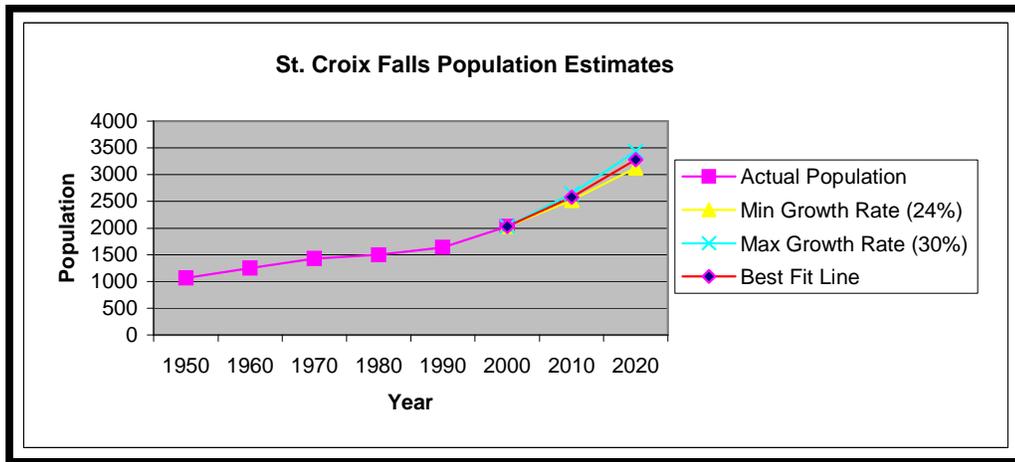


Figure H-1 represent two possible growth scenarios for the City of St. Croix Falls. Projections based on the minimum projected growth rate (historical maximum) of 24%. This scenario yields a projected population of 2521 in the design year 2010 and 3127 in the design year 2020. A more realistic projected growth rate for the City of St. Croix Falls is 30%. The projected expectations for an increase in the growth rate could yield a potential population of 2643 and 3436 in the design years 2010 and 2020, respectively. The number of new housing units required by an increase in population is represented in the St. Croix Falls Population Estimates chart. Based on forecast population, and dependant upon population growth rate, a significant number of new housing units will be required to meet future demand.

**Historical Housing Units (St. Croix Falls)**

**Table H-4**

	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Housing Units (occupied)</b>	577	676	872
<b>Owner Occupied</b>	391	440	545
<b>Renter Occupied</b>	186	236	327
<b>Household Size Owners</b>	n/a	2.64	2.56
<b>Household Size Renters</b>	n/a	1.73	1.6

Source: US Census Bureau

The average household size declined over the period 1990-2000. This trend mirrors statewide and national trends in average household size. Possible reasons for a decrease in the average household size include:

- Y More women in the workforce
- Y Women delaying childbearing
- Y Fewer children per family

***Building Permits***

***Table H-5***

Year	New Home	Apartments
1992	13	
1993	6	
1994	7	
1995	4	3
1996	9	
1997	8	
1998	9	1
1999	11	
2000	9	
2001	4*	

\* Denotes permits through 09/01

***Household Characteristics and the Community Development Survey***

***Table H-6***

Survey Item	
<b>Total Dwelling Units</b>	770
<b>Vacant Units</b>	18
<b>Occupied Units</b>	752
<b>Percent LMI Households</b>	51%
<b>Percent Households W/Handicapped</b>	11.60%
<b>Percent Households W/LMI Handicapped</b>	6.20%

Housing Related Comments:

- “I would like to see affordable housing for single family and elderly.”
- “We would be very interested in a 0% deferred payment loan for home improvements.”
- “Building permits are outrageously high.”
- “It would be nice to see grants and low cost loans for the restoration of historic homes.”
- “Housing appears to be somewhat adequate.”
- “Many homes need renovation.”
- “Improper housing for senior citizens where there is husband and wife. 2-bedroom apartments. Reasonable rent.”
- “There is a need for more housing - single family.”

**2000 Household Characteristics**

**Table H-7**

	City of St. Croix Falls	St. Croix Falls Percent	Polk County Percent	Wisconsin Percent
<b>Family Households</b>	505	57.9%	69.7%	66.5%
<b>Family Households with Children Under 18</b>	262	30.0%	32.1%	31.9%
<b>Married Couple Family</b>	412	47.2%	58.2%	53.2%
<b>Married Couple with Children Under 18</b>	193	22.1%	24.5%	23.7%
<b>Female Household, No Husband Present</b>	71	8.1%	7.4%	9.6%
<b>Female Household, No Husband Present, Children Under 18</b>	54	6.2%	5.0%	6.2%
<b>Non Family Households</b>	367	42.1%	30.3%	33.5%
<b>Householder Living Alone</b>	321	36.8%	25.2%	26.8%
<b>Householder 65 Years and Over</b>	166	19.0%	25.7%	9.9%
<b>Average Family Size</b>	2.96	N/A	N/A	N/A
<b>Average Household Size</b>	2.22	N/A	N/A	N/A
<b>Households with Individuals Under 18</b>	270	31.0%	34.1%	33.9%
<b>Households with Individuals 65 and Over</b>	267	30.6%	25.7%	23.0%

Source: 2000 US Census Bureau

A key component in determination of future housing need is notable change in household composition. It is important to assess the characteristics of households within a community, as these characteristics will affect future housing demand, and will dictate the type of housing required by a community. Within the City of St. Croix Falls, nearly 37% of all households are comprised of single resident homes. This figure is significant to note, as single occupant dwellings tend to require less floor area, and subsequently smaller dwellings and lots than multiple occupant dwellings. The 2000 US Census figures also indicate that 19% of all households are comprised of householders age 65 and over, and slightly under 37% of householders are occupied by residents in this age class. These figures represent a fairly significant deviation from the countywide and statewide figures. Overall, the City of St. Croix Falls compares very closely to both Polk County and the State of Wisconsin.

## Conditions of Housing Stock

The condition of housing stock is difficult to assess without a comprehensive door-to-door survey or inspection. Based on the responses of the Community Development Survey (see graph H-1) and analysis of US Census information (see table H-8), the overall quality of housing in the City of St. Croix Falls can be estimated. According to the 1990 Decennial Census, just over 23% of homes in the City were constructed prior to 1939 and nearly 80% built before 1970.

*Table H-8*

Date Constructed	Homes	Percent in 1990
1989 to March 1990	14	1.9%
1985 to 1988	40	5.4%
1980 to 1984	89	12.1%
1970 to 1979	220	29.9%
1960 to 1969	77	10.5%
1950 to 1959	66	9.0%
1940 to 1949	36	4.9%
1939 or earlier	193	26.3

*Source: 1990 Data, US Census Bureau*

## Value Characteristics

Table H-9 shows a comparison between owner specified housing values in 1990 and 2000. As indicated in the table, there has been a large increase in the number of houses in the \$100,000 to \$200,000 price range going from 32 in 1990 to 244 in 2000.

### *Specified Owner Occupied Housing Units – Value*

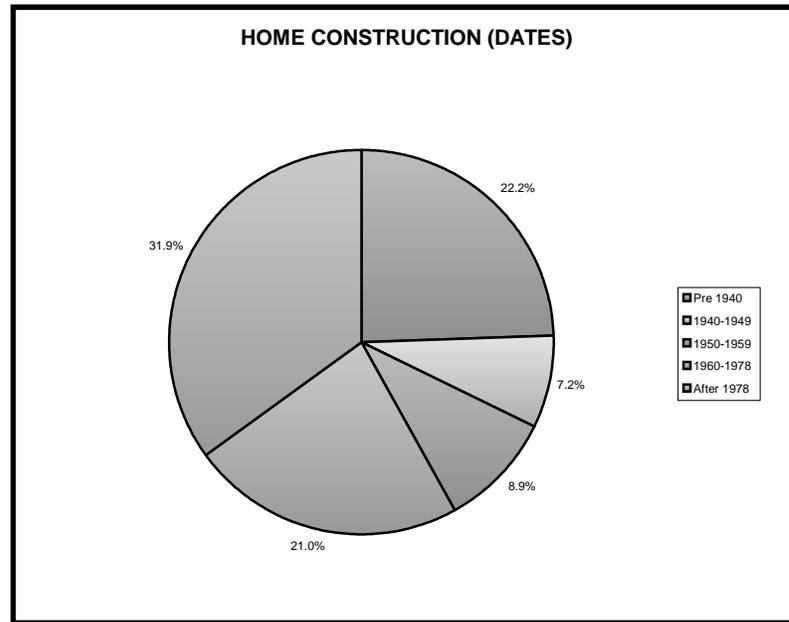
*Table H-9*

VALUE	Year		Year	
	2000		1990	
Less than \$50,000	34	7.1%	132	35.7%
\$50,000 to \$99,999	180	37.5%	203	54.9%
\$100,000 to \$149,999	175	36.5%	29	7.8%
\$150,000 to \$199,999	69	14.4%	3	0.8%
\$200,000 to \$299,999	19	4.0%	3	0.8%
\$300,000 to \$499,999	3	0.6%	0	0.0%
\$500,000 to \$999,999	0	0.0%	0	0.0%
\$1,000,000 or more	0	0.0%	0	0.0%
Total	480		370	
Median (dollars)	108,400		58,200	

*Source: 1990 and 2000 Census Data*

*Home Construction Dates*

*Graph H-1*

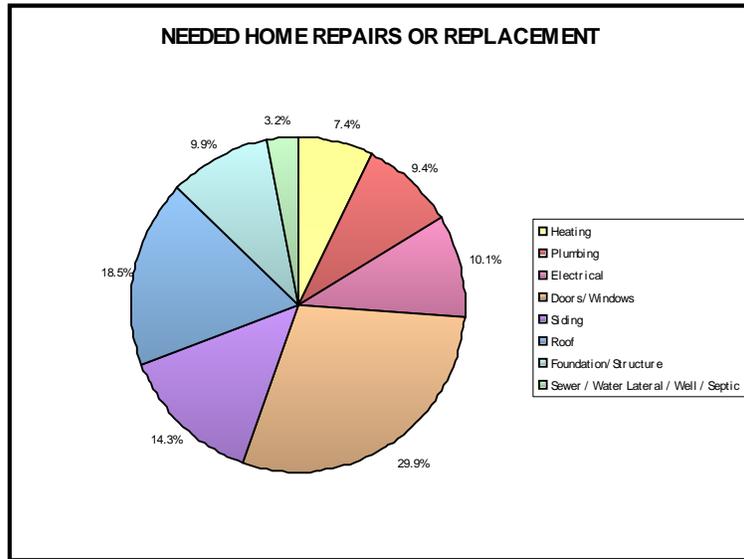


*Source: 2000 Community Development Survey*

According to survey responses, home repairs are needed in the city include many minor items such as replacement of doors/windows, although some homes do require major structural/ foundational improvements and roofing repairs (see graph H-2). The greatest concern with regards to housing conditions is that with the increasing proportion of personal income expended for housing, less discretionary income is available for housing repairs and improvements.

*Needed Home Repairs*

**Graph H-2**



Source: 2000 Community Development Survey

*Housing Vacancy Rates*

**Table H-10**

	Owner	Rental
City of St. Croix Falls	1.8%	4.7%
Polk County	0.9%	5.9%
State of Wisconsin	1.2%	5.6%

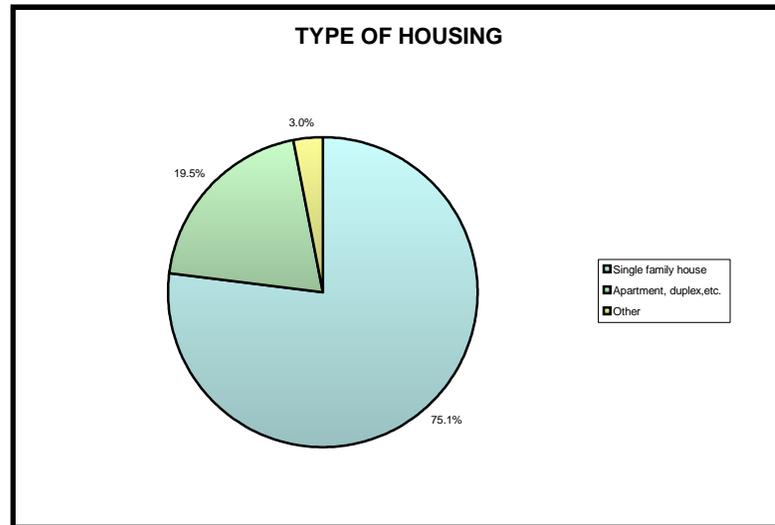
Source: 2000 US Census Bureau

Vacancy Rate = Number of Vacant Units/Total Number of Units

Home and rental vacancy rates are indicators of the availability of housing in a community. Low rental vacancy rates can indicate a housing shortage. According to the US Housing and Urban Development Agency (HUD), an overall vacancy rate of around 3% is considered desirable. In the City of St. Croix Falls, the overall vacancy rate indicated by the 2000 US Census was 6.5% (see table H-10). Both the rental and owner vacancy rates are within normal tolerances and the housing market appears to be healthy.

## Housing Type

Graph H-3

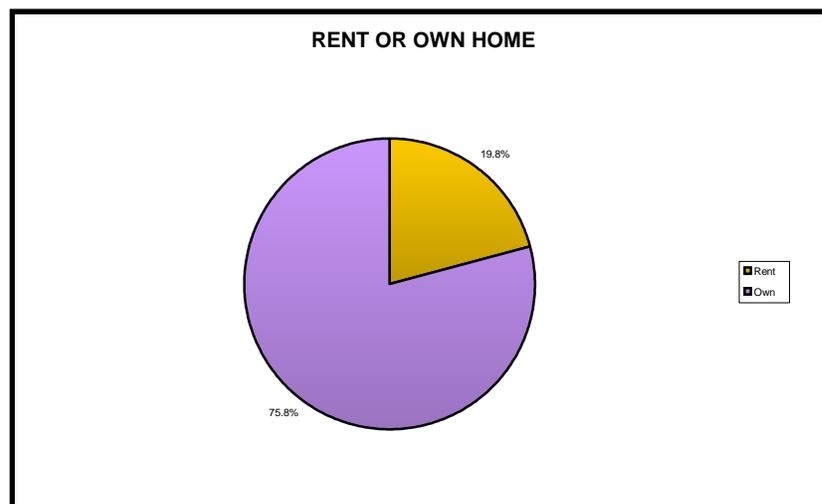


Source: 2000 Community Development Survey

As shown in graphs H-3 and H-4, the Community Development Survey indicates that nearly 75% of St. Croix Falls' residents live in single family homes and nearly 20% of City residents occupy apartment units.

## Home Ownership

Graph H-4



Source: 2000 Community Development Survey

*Age and Sex Structure*

**Table H-11**

	Population	St. Croix Falls	Polk Co.	Wisconsin
<b>Male</b>	954	46.9%	50.0%	49.4%
<b>Female</b>	1079	53.1%	50.0%	50.6%
<b>Under 5 Years</b>	119	5.9%	5.9%	6.4%
<b>5 to 9 Years</b>	134	6.6%	7.2%	7.1%
<b>10 to 14 Years</b>	143	7.0%	8.0%	7.5%
<b>15 to 19 Years</b>	131	6.4%	7.6%	7.6%
<b>20 to 24 Years</b>	102	5.0%	4.3%	6.7%
<b>25 to 34 Years</b>	216	10.6%	11.2%	13.2%
<b>35 to 44 Years</b>	314	15.4%	16.4%	16.3%
<b>45 to 54 Years</b>	280	13.8%	14.4%	13.7%
<b>55 to 59 Years</b>	92	4.5%	5.2%	4.7%
<b>60 to 64 Years</b>	79	3.9%	4.7%	3.8%
<b>65 to 74 Years</b>	160	7.9%	7.5%	6.6%
<b>75 to 84 Years</b>	163	8.0%	5.4%	4.7%
<b>85 and Older</b>	100	4.9%	2.2%	1.8%
<b>Median Age</b>	40.7	N/A	38.7	N/A
<b>65 and Older</b>	423	20.8%	15.1%	13.1%

*Source: 2000 US Census*

**Median Household Income**

Household income is another factor that must be considered in an analysis of housing issues. County median income limits (CMI) provide a relative measure of income classifications for counties. Polk County lies outside of the Standard Metropolitan Statistical Area (SMSA) of the Twin Cities. Median income limits for Polk County are slightly higher than some adjacent counties due to the proximity of the SMSA, and the number of workers who commute to the higher paying jobs of the metropolitan area. Lack of affordable housing is a problem within the planning district, and as the City of St. Croix Falls continues to grow, and land prices rise, this trend is expected to continue.

Lower cost housing tends to be of the more traditional design, compact, higher density development where both construction and infrastructure costs and impacts are minimized substantially. This “traditional neighborhood” design is characterized by close proximity to neighbors, smaller lot sizes, and a wide mix of housing types to accommodate all types of residents and income levels. Traditional neighborhood design features easy pedestrian access to downtown services and shops, promotes walking and biking as transportation options, and provides the least-cost-method to development.

The United States government provides rental assistance to households that meet specific income requirements. A Section 8 rental subsidy is a federal payment to a landlord on behalf of an individual tenant. In a Section 8 certificate tenancy, the household pays 30 percent of their income for rent. The difference between 30 percent of the household income and the set "fair market" rent of a unit is paid by the federal government. These CMI income benchmarks also serve as the basis for income classifications.

**Extremely Low:** A household earning a gross yearly income equal to 30% or less of the County Median Income, adjusted for household size.

**Very Low:** A household earning a gross yearly income between 31%-50% of the County Median Income, adjusted for household size.

**Low:** A household earning a gross yearly income of more than 50% but not to exceed 80% of the County Median Income, adjusted for household size.

**Moderate:** A household earning a gross yearly income of more than 80%, but less than 95% of the County Median Income.

**Middle:** A household earning a gross yearly income of 96% to 120% of the County Median Income.

These classifications are used by the federal government to define housing affordability. According to HUD, a household should not pay more than 30 percent of its annual income for housing purposes. HUD also bases a range of federal programs on these income guidelines.

*% of State Median Income*

1997 Polk County Median Household Income	<b>\$36,282</b>	91.2%
1997 St. Croix County Median Household Income	\$51,680	129.8%
1997 Barron County Median Household Income	\$32,040	80.5%

*Data Source: Economic Research Service -US Department of Agriculture*

## **Polk County - Section 8 Median Income Limits**

***Table H-12***

CMI%	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	\$10,150	\$11,600	\$13,050	\$14,500	\$15,700	\$16,850	\$18,000	\$19,150
50%	\$16,950	\$19,350	\$21,800	\$24,200	\$26,150	\$28,050	\$30,000	\$31,950
80%	\$27,100	\$31,000	\$34,850	\$38,700	\$41,800	\$44,900	\$48,000	\$51,100

*Source: US Department of Housing and Urban Development 2000*

## **Housing Affordability**

Affordable housing units are those which may be purchased or rented by those who meet the guidelines for maximum annual income for a low-income, moderate-income, or upper moderate-income family or household, and whose expenditure for housing costs does not exceed 30% of the gross annual income of an owner and 28% of the gross annual income of a renter in the previous calendar year. Housing costs includes: 1) for owners - payments for principal and interest on a mortgage, real estate taxes, and condominium fees, if any, or 2) for renters - rent including heat, furnishings, if provided, but not utilities.

For most people, housing expenditures consume the largest share their of personal income. 1997 Bureau of Labor statistics show that Midwestern households spend an average of 31% of their personal incomes on housing, compared with 19% for food and 14% for clothing. Community growth and vitality is linked directly with the quantity and quality of available housing. Communities with rapid growth can experience housing shortages, which can cause prices to rise. Housing costs can also influence growth and development patterns, often leaving communities facing an under supply of low to moderate-income housing. These types of housing patterns contribute to urban sprawl, cause increased traffic congestion, and affect community character.

### **Affordability Analysis (Using Mortgage Industry Standard of 28% Median Household Income)**

Average Home Selling Cost = \$100,000  
Down Payment (20% Minimum) = \$20,000  
Mortgage Principal = \$80,000  
30 Year Fixed Rate = 7.0%  
Principal and Interest Payment = \$532.24/mo  
Homeowners Insurance = \$ 335.00  
Maintenance and Repairs = \$ 500.00  
Taxes (Polk Co.) = \$2,591.00  
Total Annual Housing Cost = \$9,812.88

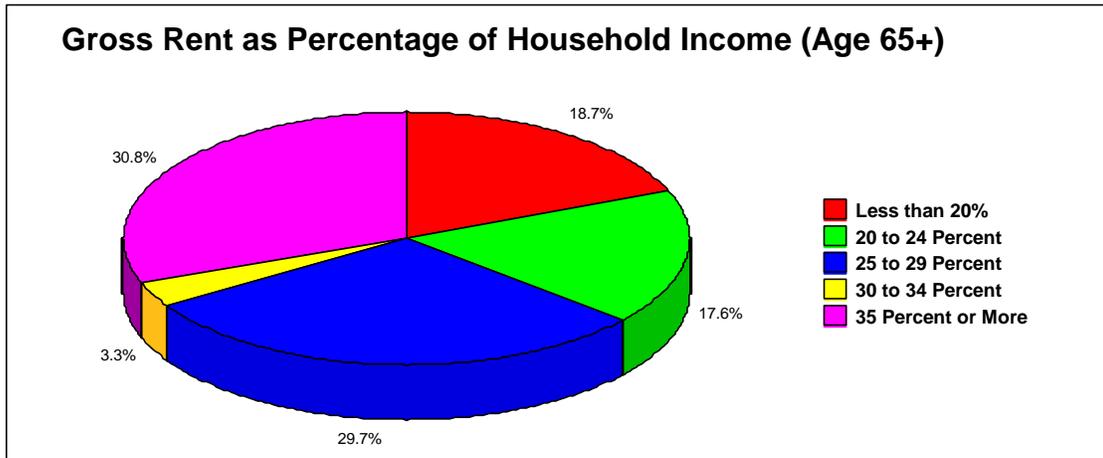
**Housing-to-Income Analysis:** This model compares the sum of monthly housing expenses to monthly gross income. The **mortgage industry's** conservative guideline is that housing expenses should be 28% or less of income.

In the above example, the total annual housing cost would be \$9,812.88. The median household income in the City of St. Croix Falls is assumed to be \$36,282 (Polk County Median Household Income 1997). Using this model, housing costs would equate to about 27% of median household income, and housing would be considered to be generally affordable. The affordability model uses the housing industry standard down payment of 20%, if this is reduced to 10%, housing

affordability is reduced approximately 5%. This model is designed to represent an assessment of affordability for households earning the median annual household income, and should not indicate that housing is affordable to all economic segments of the population in the City of St. Croix Falls.

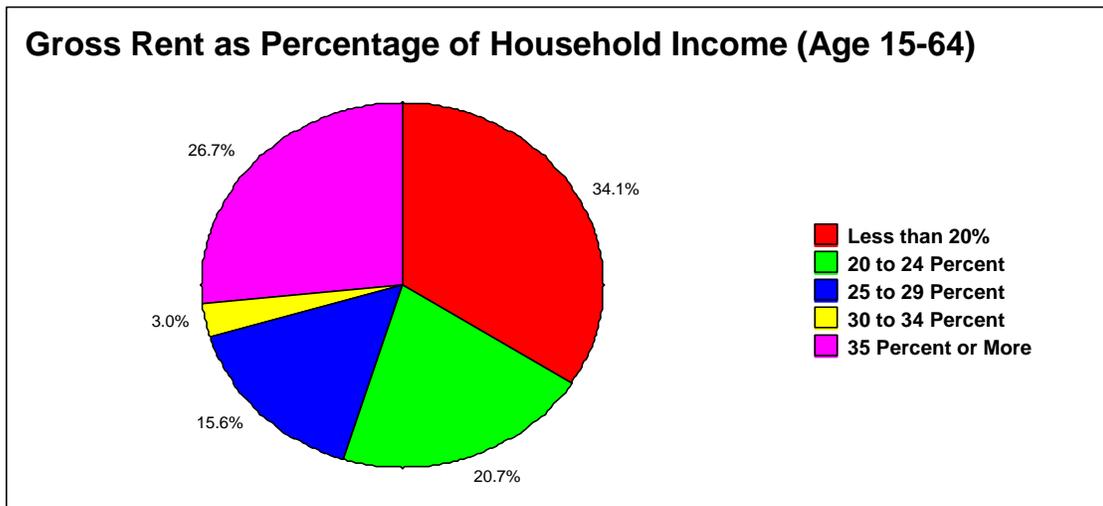
**Rental Affordability**

**Graph H-5**



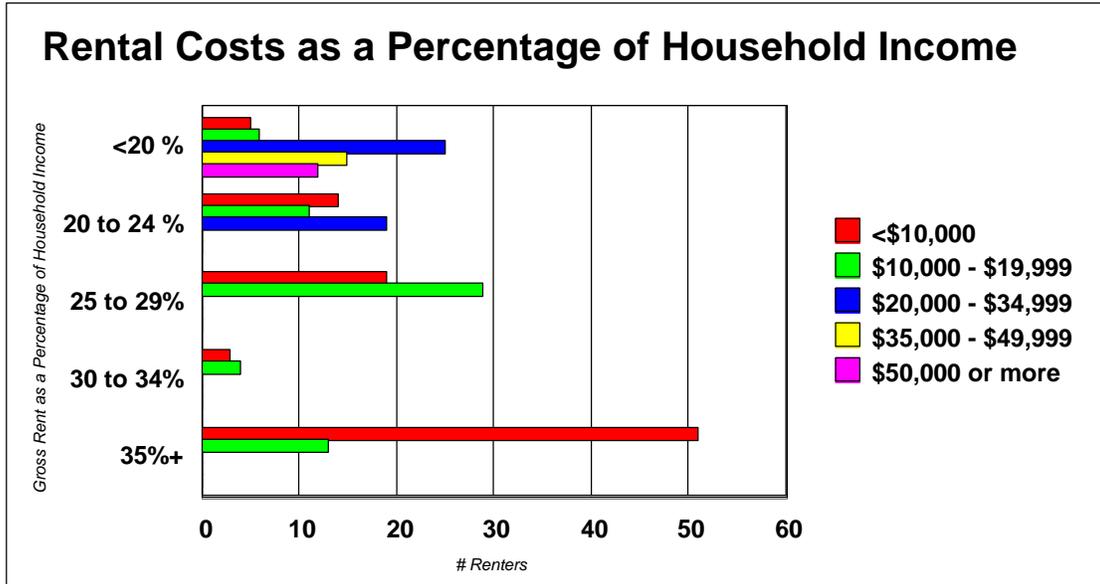
Source: 1990 Decennial Census

**Graph H-6**



Source: 1990 Decennial Census

*Graph H-7*



Source: 1990 Decennial Census

Graphs H-5 through H-7 indicate the gross rent as a percentage of household income. All three charts indicate that many households are paying at least 35 percent of their gross income for rental housing related costs. In the age 65+ age class, nearly 31% of households are spending in excess of the affordability standard of 30%. This figure is especially significant in the senior population as these households are typically on fixed incomes.

***Housing Units and Acreage Requirements***

*Table H-13*

<b>Required Housing Units and Acreage Required (Projected)</b>						
	<b>1990</b>	<b>2000</b>	<b>2010</b>		<b>2020</b>	
			<b>24%</b>	<b>30%</b>	<b>24%</b>	<b>30%</b>
<b>Population</b>	1640	2033	<b>2521</b>	<b>2643</b>	<b>3127</b>	<b>3436</b>
<b>Total Housing Units</b>	676	872	<b>264</b>	<b>319</b>	<b>537</b>	<b>676</b>
<b>Single Family Units</b>	440	545	<b>165</b>	<b>199</b>	<b>335</b>	<b>423</b>
<b>Single Family Acres</b>	360.8	427.9	<b>55</b>	<b>66</b>	<b>112</b>	<b>141</b>
<b>Multi-Family Units</b>	236	327	<b>99</b>	<b>119</b>	<b>201</b>	<b>254</b>
<b>Multi-Family Acres</b>	16.4	19.45	<b>9</b>	<b>10</b>	<b>17</b>	<b>22</b>

Table H-13 represents the number of housing units which will be required in the City of St. Croix Falls in the years 2010 and 2020, based on the projected population increases and the existing

number of both rental and home units. Acreage figures for rental and home units are based on the percentage of existing lands used for these purposes, applying this figure to the projected population, and using minimum lot size required by the City of St. Croix Falls zoning code.

### **Housing Assistance Programs**

#### *Community Development Block Grant-Small Cities Housing (CDBG)*

CDBG funds may be used for various housing revitalization efforts. Any Wisconsin city, village or town with a population of less than 50,000 and not eligible for a direct federal CDBG grant, or any county not defined as "urban" by the U.S. Department of Housing and Urban Development (HUD), may apply. Approximately \$9 million is awarded annually.

#### *Housing Cost Reduction Initiative (HCRI)*

Local sponsors compete for \$2.6 million in state grants annually to reduce the housing costs of low-income renters or homebuyers. Eligible applicants include local units of government, American Indian tribes or bands in Wisconsin, housing authorities and nonprofit housing organizations. Eligible activities are emergency rental aid, home buying down payment assistance, homeless prevention efforts and related housing initiatives.

#### *Local Housing Organization Grant (LHOG)*

State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services. Approximately \$630,000 is awarded annually.

#### *Home Investment Partnerships Program (HOME)*

A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance for homebuyers, rental rehabilitation, weatherization related repairs, accessibility improvements and rental housing development. Approximately \$13 million is awarded annually.

**Goal:** Promote the development of a variety of housing types that will meet the needs of persons of all age groups and income levels.

**Objective:** Provide for the housing needs of existing and future St. Croix Falls residents.

### **Policies**

- Ensure that adequate land is available to meet forecast residential housing demand.
- Increase the market supply of new housing units to meet projected demands.
- Encourage and promote a wide mix of housing types and densities, which are available at varying price ranges.

**Objective:** To promote and assist in the preservation of homes with significant historical value within the city.

**Policies**

- To retain existing housing (historic) and strengthen community identity.
- Review zoning ordinances to ensure the protection of historical sites.
- The City will encourage conservation of homes with significant historical value.

**Objective:** Direct residential development to occur in economically and environmentally sound locations.

**Policies**

- Encourage development adjacent to public utilities.
- Encourage the redevelopment of lots in existing neighborhoods.
- Develop land use regulations that will protect prized features of the natural environment.

**Objective:** Promote and assist in the preservation of affordable housing for seniors, low to moderate-income persons, and disabled residents.

**Policies**

- Encourage the rehabilitation of housing of low and moderate income residents through the CDBG loan program
- Establish goals and strategies for the production of housing units by price range
- Develop a schedule for funding programs to apply for to help meet the established goals.
- Identify neighborhood land plans and studies that should be undertaken in anticipation of potential grant applications and potential development or redevelopment.
- 
- Review zoning ordinances that are detrimental to the development of low income housing.
- Maintain the stock of existing affordable and rent-assisted housing.

- Utilize existing housing grant and assistance programs.
- Review existing developmental controls, to see if they need to be changed to encourage the development of housing for seniors.
- Encourage assisted living housing for the elderly.
- Encourage adult group homes for the disabled.

# CHAPTER 4

## Economic Development Element

The Economic Development Element of the St. Croix Falls Comprehensive Plan will include:

- T An analysis of the labor force and economic base of the City of St. Croix Falls.
- T Assessment of categories or particular types of new businesses and industries that are desired by the local governmental unit
- T Assessment of the City of St. Croix Falls strengths and weaknesses with respect to attracting and retaining businesses and industries
- T Designation of an adequate number of sites for such businesses and industries
- T Evaluation and promotion of the use of environmentally contaminated sites for commercial or industrial uses
- T Identification of county, regional and state economic development programs that apply to the City of St. Croix Falls.

### Overall Goal

To promote and maintain the economic health of commercial and industrial activities that contribute to the community's quality of life and that fit within St. Croix Falls's social and physical environment.

### Objectives

- Work to maintain and expand the tax base by identifying areas suitable for development and redevelopment.
- Continue to support and revitalize St. Croix Falls existing businesses and structures.
- Promote opportunities for industrial expansion in the City Industrial Park.
- Develop/improve infrastructure to meet business needs.

### Background Information

The City of St. Croix Falls has a very diverse economy that includes strong manufacturing, tourism, retail trade, services and government sectors.

St. Croix Falls is unique and fortunate to be located in an area rich in natural and cultural resources. The distinctive beauty of the St. Croix River Valley, numerous recreational activities, and proximity to Wisconsin's oldest state park (Interstate Park), has given rise to a flourishing tourism industry. According to Interstate Park, the park had over 354,000 visitors in the year 2000. Because of the large influx of tourists into the community, the services and retail trade sectors have benefited significantly by capturing tourist dollars.

As St. Croix Falls plans for the future, it will become increasingly important to tie the park/river and downtown together. By doing this, it will help ensure that downtown remains healthy and competitive.

### *Industrial*

The St. Croix Falls industrial park is located on the north side of USH 8, extending east-west along Pine Street and Aspen Drive. The industrial park is approximately 145 acres in size, and is currently comprised of 21 businesses. The buildings within the park are relatively new and appear to be structurally sound. Logistically, the close proximity to the USH 8 corridor has made the industrial park more appealing. The majority of employers in the park are small to medium in size, with Brandtjen and Kluge Inc. being the largest. Table ED-1 lists the different manufactures within the park.

*Table ED-1*

<b>BUSINESS</b>	<b>BUSINESS TYPE</b>
INDUSTRIAL TOOL & PLASTIC INC.	PLASTIC INJECTION MOLDED PARTS
PACK-IT BINDERY	TRADE BOOK BINDING – GRAPHIC ARTS INDUSTRY
LUNDE INC.	MACHINE SHOP & GLASS LAMINATING MFR
BENCHMARK TOOL & MFG	JUST TOOK OVER, NOT SURE ON NAME YET, POSSIBLY TECHMATIC. WILL BE A SCREW MACHINE SHOP.
NORTHERN ELECTRICIANS	ELECTRICAL CONTRACTOR – COMMERCIAL/INDUSTRIAL
BRANDTJEN AND KLUGE INC	MANUFACTURE PRINTING PRESSES
DUREX INC.	SCREEN MFR FOR AGGREGATE/MINING
STAUS KNITTING INC.	MFR KNIT MATERIAL
NOBLES MANUFACTURING	COMMERCIAL PARTS DRYERS
ENGINEERED FINISHING	APPLIED FINISHES TO PRODUCTS
THERMAL PLASTIC DESIGN INC.	INJECTION MOLDING, PLASTIC COMPONENTS
U.S. SPRING AND C.D.F.I.	SPRING MANUFACTURER
VIKING ACOUSTICAL	
W & S TRUCKING	TRUCKING
LASER TECH	LASER MACHINING OF CERAMIC CIRCUIT BOARDS
PRECISION URETHANE FABRICATORS	URETHANE HAND CASTINGS
ST. CROIX PLASTICS	PLASTICS
ARDEN SPECIALTY	DISTRIBUTOR OF FASTENERS

The industrial growth in St. Croix Falls has been strong which can be partially attributed to the local government's pro-business direction. Currently there are 193 acres zoned for industrial use. However, it should be noted that 48 of those acres are privately owned leaving approximately 17 acres remaining for future development

### **Commercial - USH 8 Corridor**

Over time there has been a steady in-fill affect along the USH 8 corridor. The businesses that have contributed to this process have a variety of different architectural styles, signs, uses, and parking. However, over the past few years the corridor has seen a dramatic increase in the amount of growth. The growth has taken place on both sides of USH 8, with most of it occurring east of Golf Course Drive. Some of the larger employers to move into the area have been Wal-Mart, Holiday Inn Express and Market Place Foods. Other businesses moving in have included lending institutions, fast food restaurants, convenience and retail stores.

As commercial growth continues to occur on the USH 8 corridor, it will become ever more vital to provide for the increased traffic demand. This will require the local government to work in conjunction with the Wisconsin Department of Transportation and the Polk County Highway Department to ensure the proper design and placement of intersections and access points.

### **Commercial – Downtown**

The Downtown commercial area, while older, is also in good shape. There is currently a \$1.6 million National Scenic River Enhancement Project scheduled to take place starting in June of 2002. The enhancement project will take place on Washington Street from USH 8 to Maryland Street. The purpose of the project is to revitalize the downtown, beautify the highway and provide a vital link between USH 8 and STH 87 with the St. Croix Scenic Riverway. The proposed enhancement will recreate the historic atmosphere of this old rivertown while providing a gateway to serve pedestrians and vehicles to the downtown and scenic overlook.

Some of the enhancements will include a five to eight foot wide pedestrian route and nine defined crosswalks. An 18-inch strip of brick pavers will provide a scenic boulevard between the sidewalk and the curb and gutter. There will also be the additions of antique lights, flower planters, cast iron and wood benches, traditional trash receptacles and bike racks. The bike racks will be installed to accommodate the users of the Gandy Dancer Trail and City bike routes. The highway landscaping and scenic opportunities will be attractive to passing motorist, pedestrians, and bicyclist and will greatly enhance the traveling experience.

The beautification of STH 87 will greatly impact the area. Interstate Park is directly connected to the STH 87 corridor and pedestrians frequently travel this corridor to enjoy the beauty of the scenic overlook and to access the down town businesses. By providing a gateway along STH 87, the city will encourage travelers to stop and enjoy the beauty of the area, as well as visit the 67 local businesses in the downtown.

The City of St. Croix Falls has several strengths and weaknesses with respect to attracting and retaining businesses and industries.

Strengths include:

- A local government that is proactive in attracting new businesses into the area
- The development of local industrial sites to accommodate prospective businesses
- The creation of a TIF district in 1993
- Highway system that can accommodate most businesses
- Good school district
- Community that is family orientated
- Educated work force to draw from

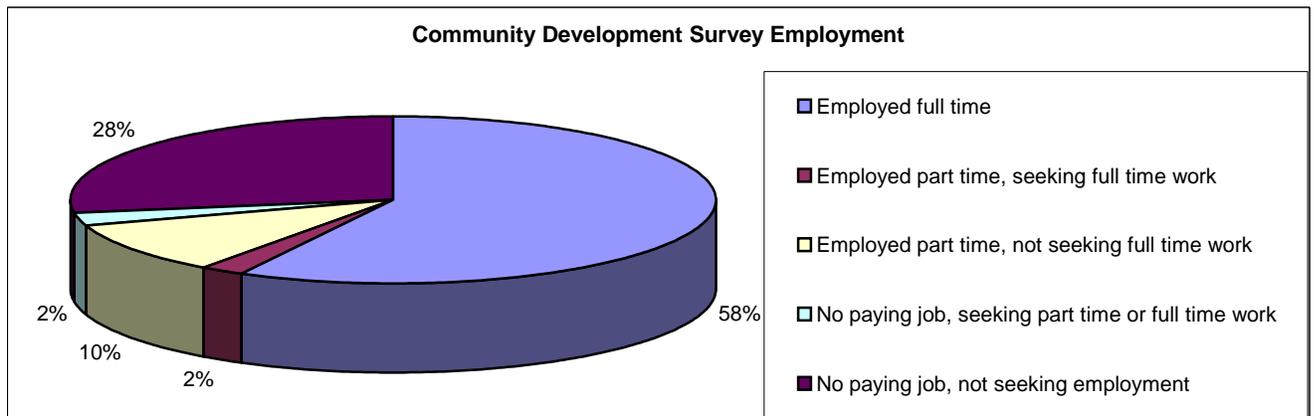
Weaknesses include:

- Not located on a four lane interstate highway
- Limited for industrial and commercial expansion due to the geography of the area

### **Economic Development and the Community Development Survey**

Community Development Survey responses indicated that overall, most residents felt that there was a need for increased industry in the City. A majority of residents indicated that it was at least somewhat important to create more job opportunities in the City of St. Croix Falls. Residents were asked to indicate their current employment status and location of employment. Respondents indicated that 2.5% of residents were currently unemployed and seeking full-time employment. 2.4% of respondents indicated that they were currently employed on a part-time basis, but were seeking full time employment (see figure ED-1).

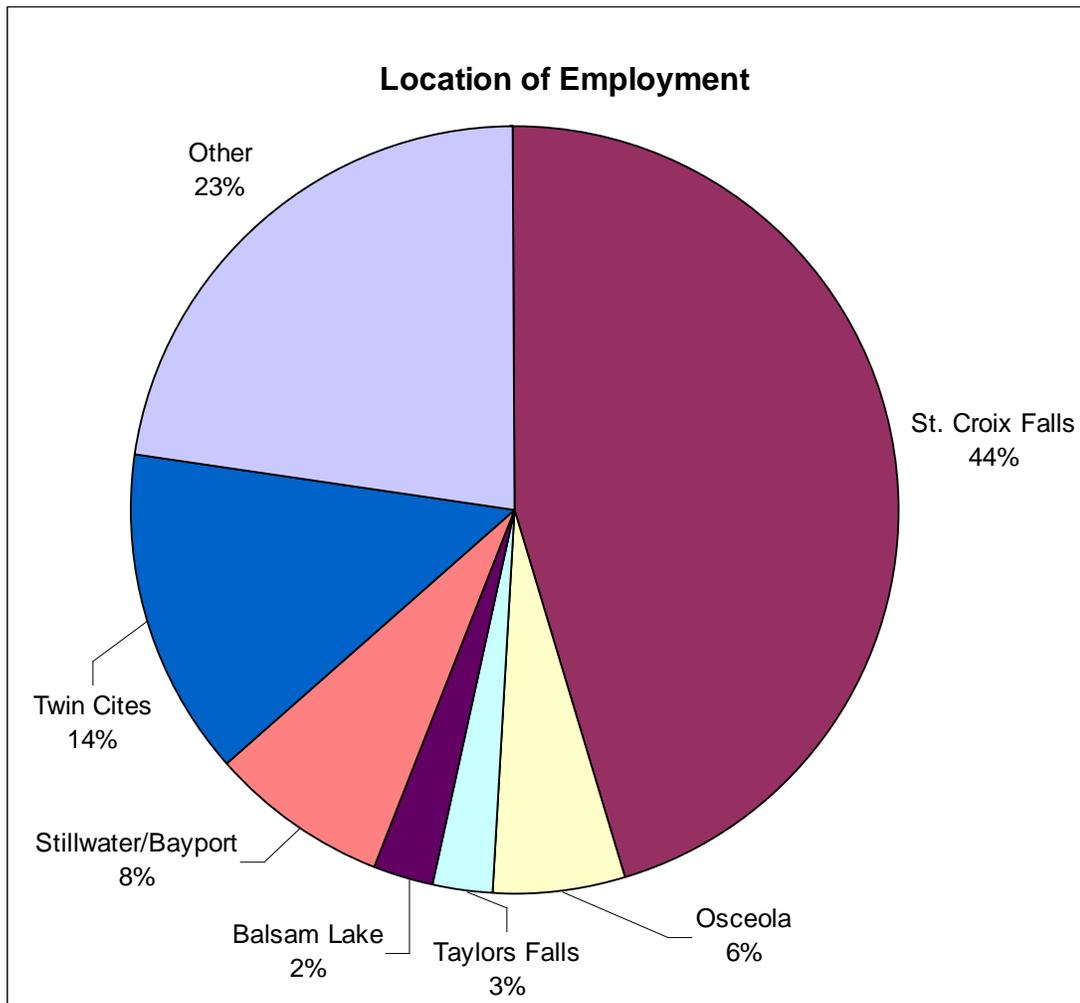
*Figure ED-1*



The survey results also indicate that the majority of St. Croix Falls residents work inside of the community (44%) with a large percentage of residents commuting to jobs in the Twin Cities metropolitan area and the community of Stillwater, Minnesota (see figure ED-2).

As the Twin Cities metropolitan area grows outward, the numbers of commuters to the Twin Cities will grow. However, one limitation that will slow growth is the lack of four-lane access to the Twin Cities. Due to environmental and monetary issues as well as the geography of the area, there are no current plans by the Wisconsin or Minnesota Departments of Transportation for bridge expansion across the St. Croix River between St. Croix Falls and Taylors Falls.

**Figure ED-2**



## Labor Force

Based on results of the Community Development Survey (1999), the labor force participation rate in the City of St. Croix Falls is approximately 72.4%. According to the Wisconsin Department of Workforce Development, the labor participation rates for Polk County and Wisconsin in 1999 were 76.6% and 72.3%, respectively. Regional growth over the past decade has contributed to an overall lower unemployment rate in the western region of Wisconsin.

Table ED-2 shows the employment by category for the City of St. Croix Falls and Polk County. Comparatively speaking, most of the occupational categories between Polk County and St. Croix Falls are fairly close. However, it is interesting to note that St. Croix Falls has a higher percentage of people working in Managerial and Professional Occupations. This could be attributed to a number of different factors:

- Two of the larger employers in St. Croix Falls are the St. Croix Regional Medical Center and the School District of St. Croix Falls. Both employ a large percentage of professional workers.
- Because of proximity, a large percentage of residents commute to the Minneapolis–St. Paul Metropolitan area where there are a larger number of white-collar jobs.

### *Persons 16 Years and Older by Occupation*

**Table ED-2**

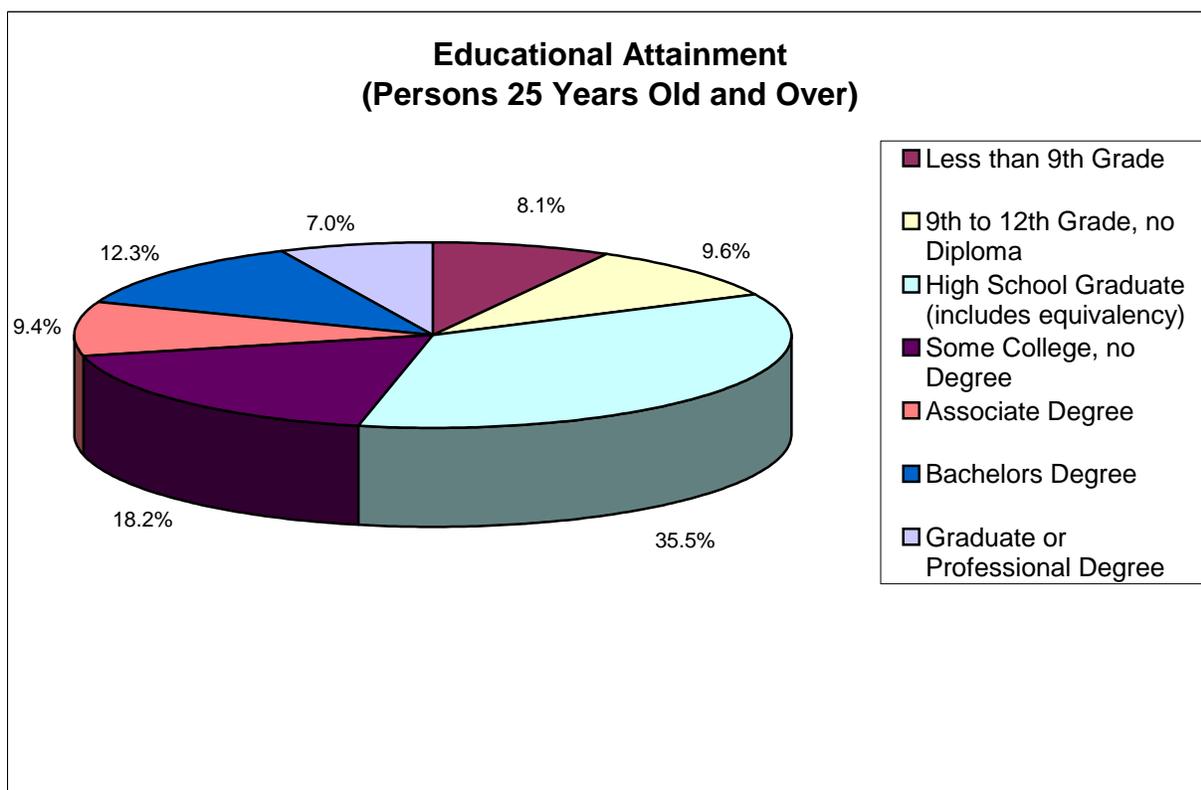
Category	St Croix Falls		Polk County	
	Total	% of Total	Total	% of Total
<i>Managerial and Professional Specialty Occupations:</i>				
Executive, Administrative and Managerial	109	14.1%	1193	7.7%
Professional Specialty	115	14.9%	1541	9.9%
<i>Technical, Sales and Administrative Support Occupations:</i>				
Technicians an related Support	21	2.7%	362	2.3%
Sales	117	15.2%	1372	8.9%
Administrative Support including Clerical	98	12.7%	1964	12.7%
<i>Service Occupations:</i>				
Private Household	2	0.3%	46	0.3%
Protective Services	2	0.6%	103	0.7%
Services, except Protective and Household	90	11.7%	1872	12.1%
<i>Farming Forestry and Fishing Occupations:</i>				
	6	0.8%	1575	10.2%
<i>Precision Production, Craft and Repair Occupations:</i>				
<i>Operators, Fabricators &amp; Laborers Occupations:</i>				
Machine Operators, Assemblers and Inspectors	83	10.8%	1722	11.1%
Transportation and Material Moving	30	3.9%	786	5.1%
Handlers, Equipment Cleaners, Helpers and Laborers	24	3.1%	799	5.2%

Source: (1990 U.S. Census)

## Education

The more education an individual obtains, the higher the wage he or she usually earns in a lifetime. Advanced education will increase employment opportunities as well. Although uncontrollable economic conditions can have a large impact on ones employment situation, the odds of being unemployed are reduced if an individual has continued education beyond high school. Figure ED-3 indicates educational attainment for St. Croix Falls adults, 25 years old and over. The percentages are of 1,133 adults who fall into this category.

*Figure ED-3*



(1990 U.S. Census)

## Unemployment Levels

(Wisconsin Department of Workforce Development)

	1996	1997	1998	1999	2000
Polk County %	4.0	4.1	4.0	3.6	3.7
Region %	3.9	4.0	3.6	3.0	3.8
Wisconsin %	3.5	3.7	3.4	3.0	3.5

## Recent Labor Statistics for Polk County (not seasonally adjusted)

(Wisconsin Department of Workforce Development)

Category	Apr.	May	Jun.	Juy.	Aug.	Sep.
Labor Force	24,089	24,037	24,927	24,674	24,230	23,848
Unemployed	1749	1273	1384	1243	983	833
Unemp. Rate %	7.3	5.3	5.6	5.0	4.1	3.5
Employed	22,340	22,764	23,543	23,431	23,247	23,015

## Recent Labor Statistics for the State of Wisconsin (not seasonally adjusted)

(Wisconsin Department of Workforce Development)

Category	Apr.	May	Jun.	Juy.	Aug.	Sep.
Labor Force	3,031,426	3,036,661	3,114,551	3,127,510	3,081,423	3,038,526
Unemployed	133415	118968	141614	138001	121845	103242
Unemp. Rate %	4.4	3.9	4.5	4.4	4.0	3.4
Employed	2,898,011	2,917,693	2,972,937	2,989,509	2,959,578	2,935,014

Between 1996 and 2000, unemployment rates have remained consistently low due to a strong economy. Fluctuations in Polk County's unemployment rate have been consistent with the Regions while Wisconsin rate has remained lower.

## Development of Environmentally Contaminated Sites

Brownfields are abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination. There are no identified Brownfields within the City of St. Croix Falls. If one is to be identified within the planning area, the DNR has a Remediation and Redevelopment program that has a range of tools available to assist local governments, businesses, lenders, and others to clean up and redevelop Brownfields in Wisconsin.

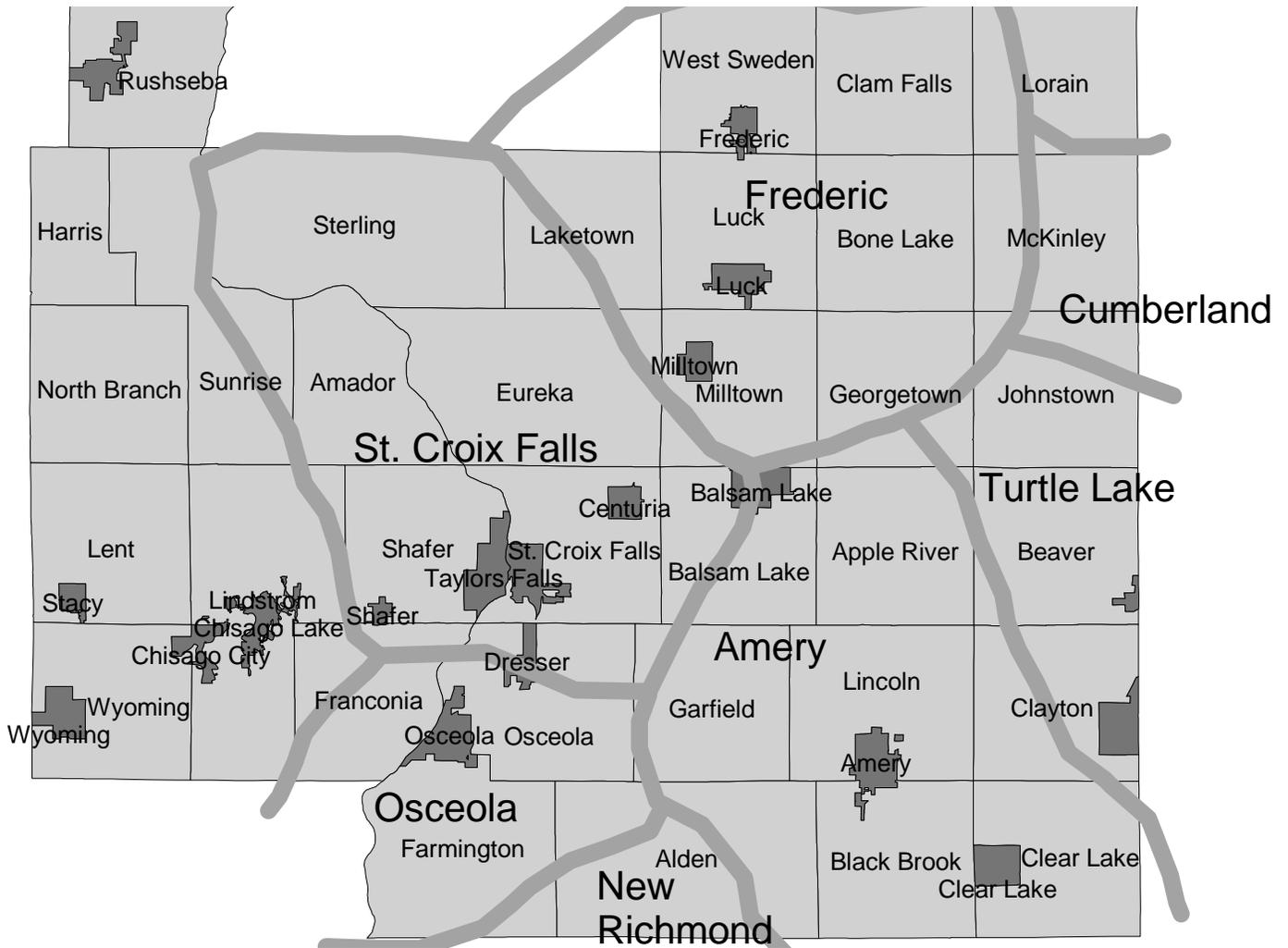
## **Trade Centers**

The economy has an affect on trade centers, or the places where people purchase goods and services. Every community in Wisconsin is a trade center, however, these centers are in a complicated hierarchy. Trade centers are classified into six types depending on the number of services provided. The types include hamlet, minimum convenience, full convenience, partial shopping, complete shopping, and primary wholesale/retail centers. St. Croix Falls trade center can be found on map ED-1.

In 1997 West Central Wisconsin Regional Planning had St. Croix Falls listed as a Full Convenience Trade Center. However, with the recent growth in the area, St. Croix Falls is now considered a Partial Shopping Trade Center. It has all the required services for a Full Convenience Center, plus a Hospital and Nursing Home as well as five specialty services which can include antique stores, florist shop, sporting goods store, specialty clothing store, photo studio, gift and novelty shop, plumbing and heating supplies, camera shop, music store, paint, glass and wallpaper store, radio/TV store and book store.

# Minimum Convenience Trade Areas

 Trade Area Boundaries



## **Economic Development Programs Available**

*Community Development Block Grant-for Economic Development – Department of Commerce*  
CDBG-ED programs were developed to assist businesses that will invest private funds and create jobs as they expand or relocate into the state. Since 1982, the Wisconsin Department of Commerce has made more than 324 CDBG-ED awards in excess of \$113 million. Any Wisconsin city, village or town with a population of less than 50,000 which is not located in Milwaukee County or Waukesha County. In the early 1990's St. Croix Falls was awarded grant money for the revolving loan fund program. The money was used for business start up cost and will be available to finance additional economic development in the future. In addition Polk County also has a revolving loan program with monies available for business start up cost.

### *Rural Economic Development Microloan (RML) – Department of Commerce*

This is a program designed to provide working capital or fixed asset financing for businesses. Since it's inception in 1990, The RML program has provided more than \$1.4 million to over 110 Wisconsin businesses. The business must be located in a town with a population of less than or equal to 6000 or be located in a county with population density of less than 150 persons per square mile.

### *Rural Economic Development (RED) Early Planning Program – Department of Commerce*

The goal of RED Early Planning Program is to stimulate the start up and expansion of small business in rural and small communities within Wisconsin. To accomplish this goal, RED Early Planning Program provides financial assistance to rural entrepreneurs and small businesses so they may obtain the professional services necessary to determine the feasibility of the proposed start-up or expansion.

Since it's inception in 1990, the RED program has provided more than \$1.4 million to over 110 Wisconsin businesses. Eligible applicants for the RED program include for-profit or cooperatives that, when combined with affiliates, subsidiaries or parent entities, have fewer than 100 employees. The business must also be located in a town with a population of less than or equal to 6000 or be located in a county with population density of less than 150 persons per square mile.

### *Rural Business Enterprise Grants Program – Wisconsin Rural Development*

Rural Development has grants for financing and developing small and emerging private businesses with less than \$1 million in revenues, and which will have fewer than 50 new employees. There is no maximum dollar limit for any one project. Funds can be used for technical assistance, revolving loan program, industrial buildings, and industrial park improvements. Applicants are public bodies, non-profit associations, and Indian Tribes. This program serves areas with populations less 50,000, and the applicants should also meet income and unemployment standards.

## **Tax Incremental Financing**

In 1993 St. Croix Falls created a Tax Incremental Financing (TIF) District. TIF districts can help municipalities undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development project in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisitions or needed public works.

**Goal:** Create a strong economic environment, which will provide a business friendly atmosphere and competitive wage jobs.

**Objective:** Encourage the redevelopment and revitalization of the downtown retail center on Main Street.

### **Policies**

- Using the downtown enhancement project as a catalyst, work to increase the number of visitors to the downtown commercial district.
- Work to eliminate the loss of local shoppers to other communities.
- Work to retain existing downtown businesses, to the extent of their effectiveness in the market place.
- Recruit and attract new businesses that can fill niches within the community.
- Maintain the older buildings within the downtown district, and redevelop buildings that have become run down or obsolete.

**Objective:** Promote and encourage industrial and commercial development along the Highway 8 corridor.

### **Policies**

- Identify and zone areas for industrial expansion, which will create more economic expansion.
- Use the revolving loan fund program to help attract new businesses.
- Utilizing the Chamber of Commerce, use promotional material to showcase businesses located along the Highway 8 corridor and Main Street.

# **CHAPTER 5**

## **LAND USE ELEMENT**

The purpose of the Land Use Element within the Comprehensive Plan is to graphically designate the general distribution and extent of the uses of land within the City of St. Croix Falls Planning District. The locations of residential, commercial, industrial, and public use lands will be displayed on the Land Use Plan map along with existing and proposed transportation corridors and infrastructure. The goal of the Land Use Element is to establish future land use patterns and to specify the appropriate residential density and development intensity. The Land Use Element is interconnected with all other plan elements, and will reflect the goals, objectives, and policies of the other elements.

Land use patterns, and changes to these patterns can have adverse consequences or beneficial effects on the neighborhood and community. It is the intent of this section of the Comprehensive Plan to direct land uses to the most appropriate locations based on community goals, environmental restrictions, and cost effectiveness. No previous inventories of land use were conducted in St. Croix Falls so a comparison of prior years was not possible.

### **Population and Land Use**

As the population changes, so do land uses and development within a community. Population increases tend to be the single most influential factor driving growth and development. Increases in population equate to a need for more housing. A larger population typically demands a more diversified housing base, which reflects incomes, desires, and needs. Also, larger populations will require more commercial and industrial development to serve the larger citizen base with jobs, goods, and services. Demand for recreational/park land can also be expected to increase as the community grows.

The general trend in the City of St. Croix Falls is continued population growth into the foreseeable future, and certainly within the planning horizon. As the community expands, pressures to develop vacant and agricultural lands will undoubtedly become evident. Through the planning process, early identification of suitable development zones and restrictive natural features can guide future development into the most suitable areas.

### **The Built Environment**

The built environment is the portion of land that has been developed in some way with manmade structures or other artificial physical alterations to the landscape.

## Land Use Inventory

The study area for this project includes the land within the City limits and the surrounding planning area within a radius of 1 – 1.5 miles of the City limits.

Land uses within the City of St. Croix Falls were derived through a visual survey (“windshield survey”), conducted by Cedar Corporation in the fall of 1999. The survey consisted of driving city streets and assigning classifications based on interpretation of existing land use and through survey. Land uses in the extraterritorial district were derived through the interpretation of aerial photography taken in the spring of 2001. Verification of data was done through survey, individual site examination, and review of municipal and legal documents.

Classification of land uses is divided into nine categories:

*Residential Single-family:* All lands used for single-family residential, including rural farm and non-farm.

*Residential Multi-family:* All lands used for multiple family dwellings. These typically include apartment complexes, town homes, and duplexes.

*Commercial:* All lands used for commercial purposes. Commercial development includes retail establishments, personal service businesses, restaurants, banks, taverns, and other service businesses.

*Industrial:* All lands used for industrial purposes. These include factories, warehouses, and distribution facilities.

*Institutional:* All lands used for quasi-public and instituted use such as churches, schools, hospitals, libraries, and cemeteries.

*Public:* All lands used for government services. The lands include wastewater treatment facilities, police, fire, and other government services.

*Park:* All lands used for normal park uses including: playgrounds, ball fields, passive open space, and boat landings.

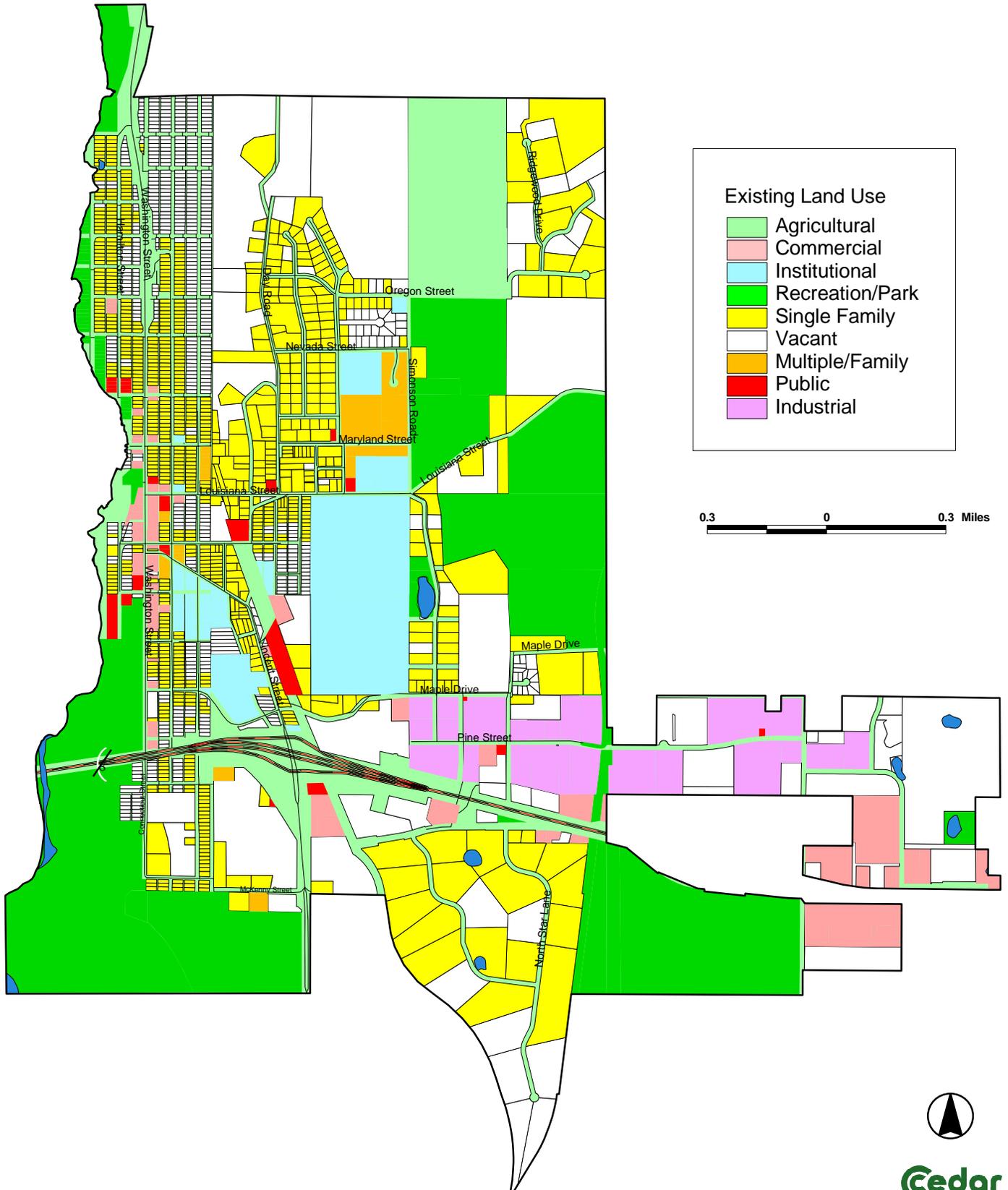
*Agriculture and Vacant:* All lands in incorporated areas not having specific types of development. This could include agricultural areas and undeveloped land.

The land within the City limits is on Map L-1. Map L-2 depicts the planning district for St. Croix Falls.

# City of St. Croix Falls

## Existing Land Use

### Map L-1



# LAND USE MAP

## ST. CROIX FALLS

City of St. Croix Falls Planning District

### LEGEND

-  Local Road
-  Principal Arterial
-  Trail
-  Industrial Sites
-  Single Family
-  Multiple/Family
-  Commercial
-  Industrial
-  Recreation/Park
-  Public
-  Agriculture
-  Institutional
-  vacant



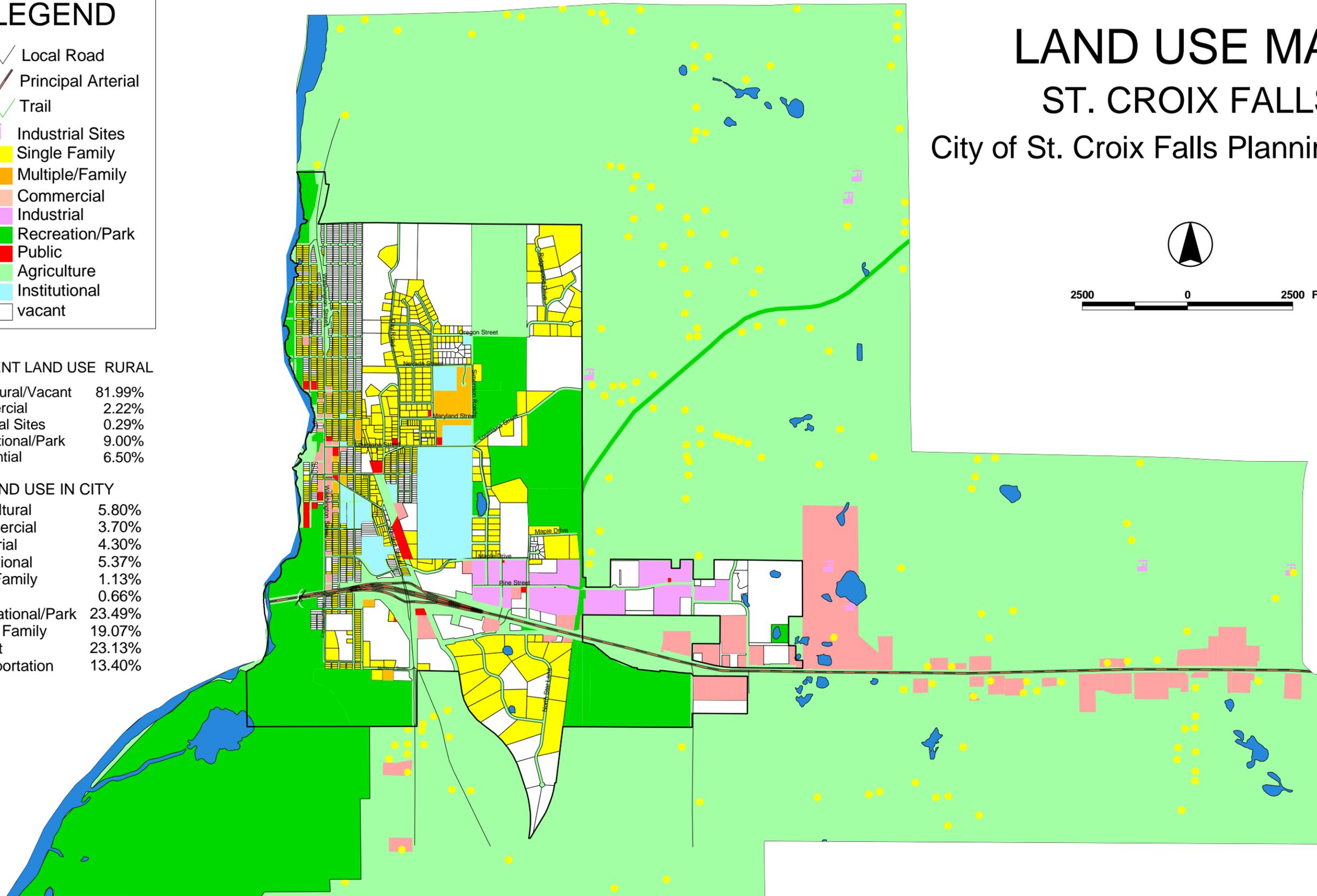
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#### PERCENT LAND USE RURAL

Agricultural/Vacant	81.99%
Commercial	2.22%
Industrial Sites	0.29%
Recreational/Park	9.00%
Residential	6.50%

#### LAND USE IN CITY

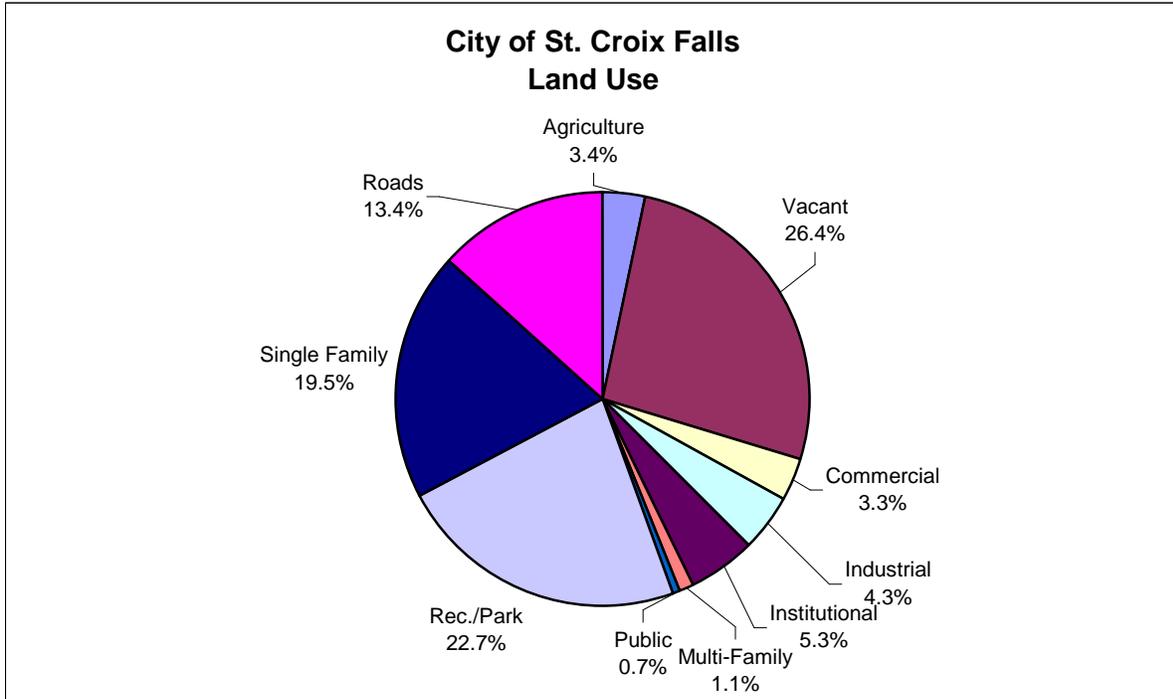
Agricultural	5.80%
Commercial	3.70%
Industrial	4.30%
Institutional	5.37%
Multi-Family	1.13%
Public	0.66%
Recreational/Park	23.49%
Single Family	19.07%
Vacant	23.13%
Transportation	13.40%



## Existing Land Use Analysis – City of St. Croix Falls

The total land area within the City of St. Croix Falls limits equals approximately 2,270 acres. At present nearly 52.4% of the land within the City limits is undeveloped and classified as vacant, agricultural or park/recreational land (See Figure L-1). However, it should be noted when figuring out future land use, recreational/park land will probably not be available bringing the percentage of undeveloped land to approximately 30%. A breakdown of land by acreage is shown in Table L-1.

*Figure L-1*



*Table L-1*

Land Use	Acres	Percent
Single Family	442.25	19.5%
Multiple Family	25.73	1.1%
Industrial	98.52	4.3%
Institutional	119.27	5.3%
Commercial	76.07	3.3%
Public	15.07	0.7%
Transportation	303.66	13.4%
<b>Total Developed</b>	<b>1081.54</b>	<b>47.6%</b>
Recreation/Park	514.59	22.7%
Vacant	598.76	26.4%
Agricultural	77.05	3.4%
<b>Total Land</b>	<b>2270.97</b>	<b>100.0%</b>

**Land Use – Residential**

Residential land use is a vital component of community composition. The type, condition, size, character, and cost of housing greatly influence the quality of life within a community. To some extent, these issues can also define the type of people who live in communities. As the City of St. Croix Falls continues to grow, vacant lands and lands currently being used for other purposes will be converted to residential land uses to accommodate the increased demand.

The City of St. Croix Falls has a very diverse range of housing styles including turn-of-the-century structures, modern single-family homes, traditional farm homes, and cabins. This range in housing reflects the historic character and diversity of the community.

Residential land use comprises approximately 20.6% of all land use in the City of St. Croix Falls. Single-Family residential equates to 19.5%, while multi-family represents a 1.1% share of total City land use. Table L-2 illustrates the connection between population and number of housing units for the years 1990 and 2000, while Table L-3 shows the population density for the City of St. Croix Falls in 2000.

*Table L-2*

<b>Residential Land Use</b>	<b>1990</b>	<b>2000</b>
<i>Population</i>	<b>1640</b>	<b>2033</b>
<i>Total Housing Units</i>	<b>676</b>	<b>872</b>
<i>Single Family Units</i>	<b>440</b>	<b>545</b>
<i>Single Family Acres</i>	<b>360.8</b>	<b>433</b>
<i>Multi-Family Units</i>	<b>236</b>	<b>327</b>
<i>Multi-Family Acres</i>	<b>16.4</b>	<b>25.7</b>

*Table L-3*

*Population Density, City of St. Croix Falls*

	<b>Density/Acre</b>	<b>Square Miles</b>	<b>Density/Square Mile</b>
<b>Total Urban Area</b>	<b>.90</b>	<b>3.5</b>	<b>581</b>
<b>Developed Area</b>	<b>1.91</b>	<b>1.7</b>	<b>1196</b>

Total Urban Area: Land Within Municipal Boundaries (2,270 Acres)  
 Developed Area: Land Within Municipal Boundaries Excluding Vacant, Agricultural or Recreational Properties (1,081 Acres)  
 Density Per Acre: Population (2,033)/Acres (2,270) or (1,081)  
 Density Per Square Mile: Population (2,033)/Square Miles (3.5) or (1.7)

*(Source: U.S. Census and Cedar Corporation Field Study)*

## **Land Use – Industrial**

Industrial development provides employment opportunities for city residents and offers a significant source of tax revenue for municipalities. Industrial land use may also be a source of potential conflict in a community, as this type of development poses transportation and utility challenges and has the potential to affect the aesthetic character of the landscape. Proper planning ensures that the placement of industrial facilities will provide maximum safety and compatibility with existing development and will minimize environmental damage and loss of aesthetic value.

Industrial land use accounts for 4.3% of the existing land in the City of St. Croix Falls. The City has a 145-acre industrial park located north of USH 8 and south of Pine Street.

## **Land Use - Institutional**

Schools, nursing homes, community centers, and hospitals represent institutional land uses within a community. These land uses provide valuable and needed services to community residents and are often viewed as community assets. These uses tend not to conflict with most other land uses and thus, may be located within most other districts. Institutional land use planning requires consideration of traffic and pedestrian safety along with community needs and desires.

Within the City of St. Croix Falls, institutional land use accounts for 119 acres, or 5.3% of the total acreage. Institutional sites include:

- Elementary School
- Middle School
- High School
- St. Croix Regional Medical Center
- Good Samaritan Home
- St. Croix Falls Public Library.

## **Land Use - Agricultural**

Agriculture is an important cultural and economic land use to the City of St. Croix Falls and the State of Wisconsin. Lands capable of supporting and sustaining agricultural practices provide significant economic input into a community and provide aesthetics and open space. As communities grow, farmland is often converted to other uses. Agricultural land use can be incompatible with adjacent land uses due to the smells, sounds, and slow moving vehicles associated with this type of activity.

A majority of the agricultural land use in the planning district occurs outside of the municipal limits of the City of St. Croix Falls. Agricultural land within the City is located on the north end of the City limits and accounts for 3.4% of City lands.

## **Land Use - Commercial**

Commercial land uses within a community provide employment opportunities, goods and services to the community, tourism, and tax revenue for the municipality. Commercial development can differ widely in form and structure. Common forms of commercial development include strip development and large office buildings.

Within the City of St. Croix Falls, 76 acres (3.3%) of lands are used for commercial purposes. St. Croix Falls currently has two major commercial districts. The first district is located on Main Street, which extends north to south along Washington Street from USH 8 to Maryland Street. The second district is located along the USH 8 corridor with the majority of businesses located on either side of 220<sup>th</sup> Street.

## **Land Use – Public**

Public facilities include all those lands that are used for government purposes. This may include police and fire services facilities, government offices (local, state, and federal), and public utility facilities.

Lands used for public purposes comprise less than 1 percent of total land use in the City of St. Croix Falls. The facilities included in the public land use classification include:

- City Hall/Police Station
- Fire Hall
- Library
- Public Utilities Buildings
- Water Towers and Public Wells
- Fish Hatchery
- National Scenic Riverway Headquarters
- Post Office

## **Land Use - Recreation/Park**

Recreational and parklands provide valuable community services. These lands are used by both residents and tourists, for activities such as baseball, softball, walking, jogging, hiking, biking, and many forms of passive recreation. These areas also serve as meeting and community gathering places for picnics, family reunions, and other social events.

The City of St. Croix Falls is endowed with a wealth of recreation/park areas and facilities. With approximately 515 acres (22.7%) of total land being used for this purpose, recreation/park lands are the second most dominant use within the city. Substantial portions of these lands are part of Interstate Park, Wisconsin's oldest State Park. Numerous park and recreation facilities are dispersed throughout the community, including several city parks that include:

- Lions Park
- Water Tower Park
- Jerusalem Pond
- Athletic Field – West Side of Vincent Street
- Recreational Park – East of Elementary School
- Riverfront Park
- Florence Baker Riegel Memorial Park
- Downtown Mini-Park
- Gandy Dancer Trail

### **Transportation**

A well planned road network is vital for safe travel and sound infrastructure within a community. The City of St. Croix Falls has approximately 304 acres (13.4%) of lands that fall within this category which include all railroad and road rights-of-way. The largest percentage of this land can be found along STH 35, STH87 and USH 8 corridors.

### **Land Use – Vacant**

Lands included within this classification are primarily undeveloped areas such as woodlots and fields (not used for agricultural purposes). Vacant lands can also be areas with abandoned structures, including brownfields and other reclamation sites. Vacant lands are extremely important to a community's land base, as these are the land bank for future development and growth. Infill and re-development of vacant lands is a mechanism commonly used to promote cost effective growth while conserving undeveloped lands.

The City of St. Croix Falls has approximately 599 acres of vacant lands, which make up the largest community land use (26.4%). Not all vacant lands within the City of St. Croix Falls are considered developable lands. Environmental constraints such as excessive sloping, shallow depth to bedrock, lands with drainage problems and floodplains present development limitations. Aesthetic and ecological concerns are also issues that must be considered before vacant lands are developed. Furthermore, the preservation of natural systems must be considered, in accordance with the benefits that these systems provide (flood control, drainage, contaminant attenuation, etc.)

## Planning District Land Use

Land use outside the City limits, but within the Planning District, was also classified as shown in Map L-2. The total amount of land for this area equals approximately 7,334 acres. This information is important, as it will help determine what type, as well as where future growth will occur both in and out of the City limits. Table L-4 breaks down land use outside the City limits.

*Table L-4*

<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Vacant/Agricultural	6013.26	82.0%
Recreation/Park	659.58	9.0%
Commercial	162.97	2.2%
Industrial	21.0	0.3%
Single Family	477	6.5%
<b>Total Land</b>	7334	100.0%

## Future Land Needs Analysis

The future land needs analysis for St. Croix Falls will attempt to display a general overall look to the City by projecting general locations of land use patterns out to the year 2020 as seen in Map L-3.

The map should not be used as a strict end all, but rather as a tool to help shape the community's growth. The analysis will also estimate acreage out to the year 2020 for residential, agricultural, commercial and industrial land uses.

### *Residential*

The minimum amount of land needed to accommodate the projected population can be estimated based on a combination of population projections, the number of persons per household and the density of development.

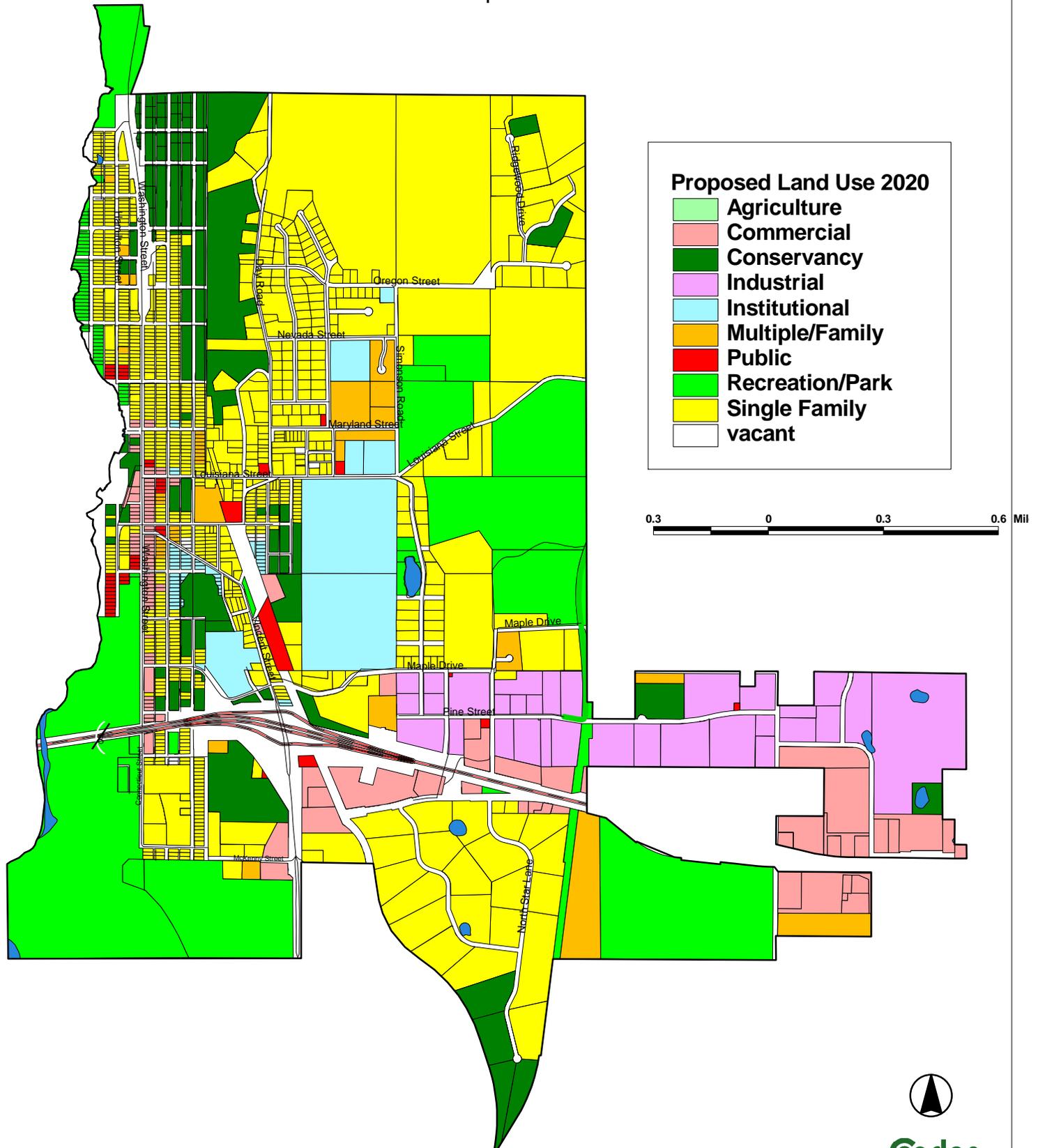
The first step is to estimate the number of housing units needed. Using growth rates of 24 and 30 percent, population projection for the year 2010 will be 2,521 and 2,643, respectively. The average household size for St. Croix Falls, based on the 2000 census is 2.22. Assuming the average household size remains at this level, it is estimated that 264 and 319 additional housing units will be needed to accommodate growth rates of 24 and 30 percent, respectively. The same logic can be applied to figure out the growth rates through the year 2020.

The amount of land needed for the projected housing units depends on the density of the development. Densities vary widely between housing types. When figuring single-family densities, the density will be assumed at 3 units per acre. This represents the maximum number of single family units allowed per acre, as to the St. Croix Falls Municipal Code. It is difficult to estimate the number of units for multiple-family housing because designs range from duplexes to high rise apartment buildings. This analysis assumes that the multiple family housing will develop at a moderate density of 11 – 12 units per acre. It is also assumed that the proportion of single-family

# City of St. Croix Falls

## Proposed Land Use 2020

Map L-3



units to multiple family units will remain at the 2000 census level (62.5% single family and 37.5% multiple family units). Tables L-5 and L-6 show projected housing and acreage requirements out to the year 2020 for 24 and 30 percent growth rates.

**Table L-5  
24% Growth Rate**

Year	1990	2000	2005	2010	2015	2020
Population	1640	2033	2277	2521	2823	3126
Total # of Households	676	872	1026	1136	1271	1408
Additional Housing Units Needed			154	264	399	536
Persons per Household	2.32	2.22	2.22	2.22	2.22	2.22
Single Family Units	440	545	96	165	249	335
Multi-Family Units	336	327	58	99	150	201
Single Family Acreage Total	360.8	433	465	488	516	545
Multi-Family Acreage Total	16.4	25.73	31	35	40	44
Additional Single Family Acreage			32	23	28	28
Additional Multi- Family Acreage			5	4	5	4

**Table L-6  
30% Growth Rate**

Year	1990	2000	2005	2010	2015	2020
Population	1640	2033	2338	2643	3039	3436
Total # of Households	676	872	1053	1191	1369	1548
Additional Housing Units Needed			181	319	497	676
Persons per Household	2.32	2.22	2.22	2.22	2.22	2.22
Single Family Units	440	545	113	199	311	422
Multi-Family Units	336	327	68	120	186	254
Single Family Acreage Total	360.8	433	465	488	516	545
Multi-Family Acreage Total	16.4	25.73	31	35	40	44
Additional Single Family Acreage			38	29	37	37
Additional Multi- Family Acreage			6	5	6	6

*Commercial*

The need for commercial land in the City of St. Croix Falls will increase as the population increases. Sites must be made available for expanded retail, services, and wholesale operations. It is difficult to predict the amount of land that will be needed for commercial expansion, but the need should be anticipated and suitable land must be identified to accommodate the growth. As illustrated in Map-L3, there are three distinctive areas for commercial expansion.

The two largest areas for commercial expansion include the USH 8 and STH 35 corridors. The USH 8 corridor would offer the greatest potential for commercial expansion, extending east from STH 35 south to 208<sup>th</sup> Street, east of the City limits. STH 35 south would offer a more modest growth potential, extending south out of St. Croix Falls to County Road S. Main Street would be the third area, offering a limited amount of expansion due to the lack of undeveloped land. Table L-7 list the projected additional commercial acreage, which will account for an additional 189 acres by the year 2020.

**Table L-7**

	Land Use Commercial				
Year	2000(existing)	2005	2010	2015	2020
Inside City Limits	76	47.25	3.75	--	--
Outside City Limits	163	--	43.5	47.25	47.25
Additional Acres	--	47.25	47.25	47.25	47.25
Total Acres	239	286.25	333.5	380.75	428

*Industrial*

The planned area for industrial expansion is located on the north side of USH 8 extending east of 220<sup>th</sup> Street. This area would act as an extension to the existing industrial park Table L-8 list the projected additional industrial acreage.

**Table L-8**

	Land Use Industrial				
Year	2000(existing)	2005	2010	2015	2020
Inside City Limits	99	43	32	--	--
Outside City Limits	--	--	11	43	43
Additional Acres	--	43	43	43	43
Total Acres	99	142	185	228	271

## *Agriculture*

Currently St. Croix Falls has approximately 77 acres classified as Agricultural lands which are located on the north side of the City. As the population grows, these lands will likely be converted into residential. Table L-9 list the projected loss of agricultural acreage.

**Table L-9**

	Land Use Agriculture				
Year	2000(existing)	2005	2010	2015	2020
Inside City Limits	77	-19.25	-19.25	-19.25	-19.25
Outside City Limits	--	--	--	--	--
Additional Acres	--	--	--	--	--
Total Acres	77	57.75	38.5	19.25	0

## **Development Policies and Plan**

The culmination of the planning process is the development of the land use plan. The land use plan consists of a map delineating where future development should occur in the City (see Maps L-3). The plan map is a result of determining what types of land uses are best suited to various types of land. In preparing this map the inventory information that has been gathered and analyzed is used including topography, soil conditions, the road system, future population, etc.

The proposed map for the planning district is shown on Map L-4. This area includes the area outside of the City but still within the planning area. There is currently three major land uses within this area that consist of agriculture/vacant, single family homes and commercial. Agriculture/vacant and single family can be found throughout the area, with commercial found primary along the USH 8 corridor. It is assumed that single family and commercial growth will continue at current rates.

The second part of the land use plan consists of policies that can be used by the City to guide development. These policies should be used to determine where development occurs as well as how it occurs. Adherence to the plan will guide and manage the growth of the City of St. Croix Falls.

The land use map and policies are built within the framework of the community goals and objectives. It is to these goals and objectives, that the plan and policies are directed.

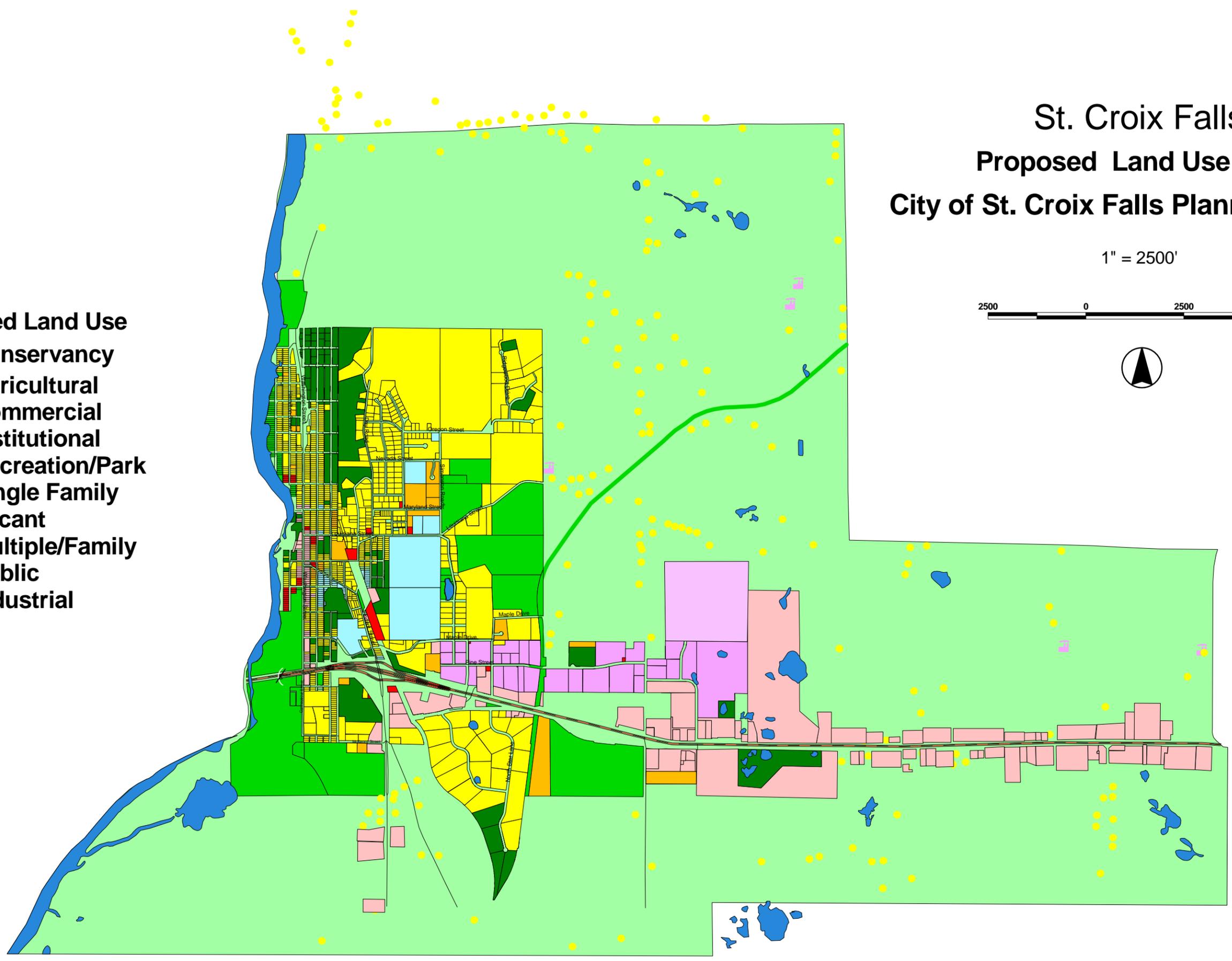
The land use plan for the City of St. Croix Falls is divided into several land use categories. These categories are described and appropriate polices listed.

# St. Croix Falls Proposed Land Use 2020 City of St. Croix Falls Planning District

1" = 2500'



- Proposed Land Use**
- Conservancy
  - Agricultural
  - Commercial
  - Institutional
  - Recreation/Park
  - Single Family
  - Vacant
  - Multiple/Family
  - Public
  - Industrial



## **Land Use Goals, Objectives, Policies and Programs**

**Residential:** The areas that are intended for single-family and two-family dwelling units.

Many factors have been taken into consideration while planning for future residential development. These include suitability of land, conflicts with neighboring land uses and availability of utilities and streets.

Some of the larger tracts where future development should be directed include lands on the north and east sides of the city. This land is more suitable for development and extension of utilities. It appears that the City has adequate land available for new development.

**Goal:** Work to promote fiscally responsible housing developments.

### **Objectives:**

- Promote development within the City consistent with the City plans for street, utilities and land use.

### **Policies**

- Unsewered development would be discouraged, but would be allowed on a limited basis within designated residential areas.
- Land should be developed according to community standards for curb, gutters, parks, street widths, storm sewers, etc.
- Encourage land use and roadway patterns compatible with existing neighborhoods.
- Strictly enforce codes that protect the safety, property values, and physical appearance of the neighborhood.
- Encourage the use of all available funding sources to assist with the maintenance and rehabilitation of substandard housing.
- Promote the redevelopment of residential areas that become blighted.
- Promote preservation of greenspace within existing and proposed developments

**Goal:** Through the land use plan encourage variety in housing types and densities that will help meet the needs of all citizens within the community.

### **Policies**

- Review existing housing ordinances to ensure current building codes will meet the housing needs of the entire community.
- Duplex development should be allowed providing it is consistent with the character of the neighboring residences.
- Encourage a range of choices in housing types, design and costs.
- Provide ongoing housing renewal, rehabilitation and revitalization programs.

Multi-family: The areas that are intended for multi-family dwelling units of three units or more. Two-family dwelling units may be allowed within these areas.

**Goal:** To maintain and preserve an area to promote multiple dwelling units to accommodate people of all ages and income levels.

### **Policies**

- Development should be consistent in character with neighboring residences.
- Integrate low and moderate-income housing into future residential land use through ordinances.
- Review ordinances and consider the addition of a new residential zone (R-3).

Commercial: The area or areas which allow for the sale or exchange of goods and services.

The commercial development policies are based on the premise that commercial development should be centered on Washington Street or along the STH 35 and USH 8 corridors.

**Goal:** To provide local residents and residents of the surrounding area with viable shopping areas that are clean, attractive, safe and convenient.

**Objective:** Work to create well-designed, attractive and efficient business districts.

## **Policies**

- Washington Street and USH 8 and STH 35 corridors should be the designated areas for future commercial development.
- Review and update City ordinances to ensure environmentally friendly and aesthetically pleasing commercial development.
- The location of new shopping areas will take into consideration the neighborhoods, land use, and circulation patterns.
- Boundaries of commercial districts will be well defined so as to prevent intrusion into residential areas; commercial areas must be properly screened to prevent detrimental effects on adjacent and nearby residential areas.
- Review and update City ordinances for lighting, signage and parking, to ensure a more aesthetically pleasing commercial development.

**Objective:** Evaluate both the rate and nature of commercial development along Washington Street, USH 8 and STH 35 corridors to ensure the following.

## **Policies**

- That adequate City services are available to serve expanding commercial districts at minimal expense to the City.
- That neither Washington Street nor the highway corridors are developed at the expense of the other, and that there is an effort made to try to link the districts together.

**Industrial:** Areas designated for industrial use. Industrial uses should contribute to the City's economy without adversely affecting the character of the City or the quality of the environment.

**Goal:** To attract and maintain industry which will provide local employment opportunities and contribute to the City tax base without adversely affecting the character of the community or the quality of the environment.

## **Policies**

- Industry should be required to locate in areas designated industrial in the St. Croix Falls land use plan.
- Industrial Park areas should be developed in an aesthetically pleasing manner utilizing specific landscape plans consistent with City standards.

- Residential development should not be permitted in areas designated industrial.
- Encourage the efficient use of remaining industrial land by developing the existing industrial park before zoning for additional industrial uses that could be located in the existing park.

Public and Institutional: Includes areas designated for general government and institutional uses. Such uses may include post offices, municipal buildings, schools, churches, etc.

**Goal:** Public and institutional uses should be compatible with surrounding land uses.

### **Policies**

- Ensure that all community facilities be developed at the same aesthetic standards required for the development of private property and shall be subjected to review of the City council and planning commission.
- Work with the St. Croix Falls School District in planning for future building sites.
- Full impacts of placing structures should be studied before it is constructed.
- Governmental uses should be compatible with surrounding land uses.
- Transportation corridors should be sufficient for the proposed use.

Park and Open Space: The areas used for active recreation or left in a natural state.

**Goal:** To provide quality park facilities and a variety of recreational opportunities and experiences to meet the needs of the community's residents.

### **Policies**

- Work to maintain the high amounts of park space available to the community and continue to update and utilize the St. Croix Falls Outdoor Recreation and Trails Plan.
- Ensure that parks are located to serve the needs of all residents.
- Developers of residential developments should be required to dedicate land for parks or payment-in-lieu at the discretion of the City
- Provide for passive parks to meet the needs of the elderly residents as well as persons with disabilities.
- Provide adequate parking for public recreational areas.

- Obtain when possible, sites for open space and playgrounds.
- Develop and maintain neighborhood recreational facilities in order to serve the community's changing needs.

**Goal:** Open Space should be preserved and protected.

- Areas not suitable for development such as wetlands and steep slopes should remain in a natural condition.

# CHAPTER 6

## TRANSPORTATION ELEMENT

### BACKGROUND INFORMATION

A planned transportation network lays the foundation for growth and economic success. Transportation facilities provide access to goods and services, promotes new growth and development, and provides connectivity with other communities. Construction of new roads, ramps, and bridges is expensive and often has negative environmental impacts. Examination of existing facilities and land uses will serve as a guide for the design and construction of future transportation facilities. This will ensure the adequacy of the network to support future growth, while minimizing costs and protecting environmental resources. The transportation planning element will examine existing transportation corridors with respect to land use, environmental concerns, and economy. Multi modal transportation options will examine alternative forms of transportation, including bicycle, pedestrian, and rail travel.

### Modes of Transportation

The movement of people and goods is accomplished through a variety of transportation modes. These modes include motor vehicle, airplane, train, pedestrian, and biking. In some cases, these various modes compete for passengers and product shipment. For the most part, however, each mode functions for a particular need. Automobiles primarily function as the dominant mode for the movement of people. Trucking provides for the rapid movement of goods and products over the highway network. Air travel helps to move people and lightweight products quickly over long distances. The railroad functions primarily for the bulk movement of commodities (such as grain, rock, fertilizer) over long distances.

The various modes of transportation must be supported by adequate facilities to accommodate them. These modes include streets, roads, railroads lines, airports, bicycle and walking paths.

### Streets and Highways

Streets and highways serve two major functions:

1. Accommodate the movement of through traffic
2. Provide access to property

Major highways serve the first function, while local roads and streets provide the latter.

Streets and Highways facilitate movement of automobiles, trucks, buses, motorcycles, bicycles, as well as pedestrians. Streets and highways form the backbone of the nation's transportation system. The street and highway network forms a connection to homes, farms, businesses, industries, and communities throughout the nation. The automobile is the dominant mode of travel in the United States.

A major highway whose primary function is to accommodate long distance travel will often be designed with a limited number of access opportunities and with safety features corresponding with higher travel speeds. Local residential streets, on the other hand, are designed with numerous access points for adjacent properties.

The City's primary transportation needs are provided by the state, county, and local streets and highways.

Planning for transportation in St. Croix Falls involves an understanding of area and local routes, classification of roads by function and jurisdiction, an analysis of traffic volume data, and existing plans.

### **Functional Classification System (Road Network)**

Most public roads in Wisconsin are classified according to their function. A functional classification system groups roads and streets according to the character of service that they provide. Classifications are divided into urban and rural categories, based on population. See map T-1 for the functional classification of St. Croix Falls.

#### *Roads Within URBAN Areas (>5000 people):*

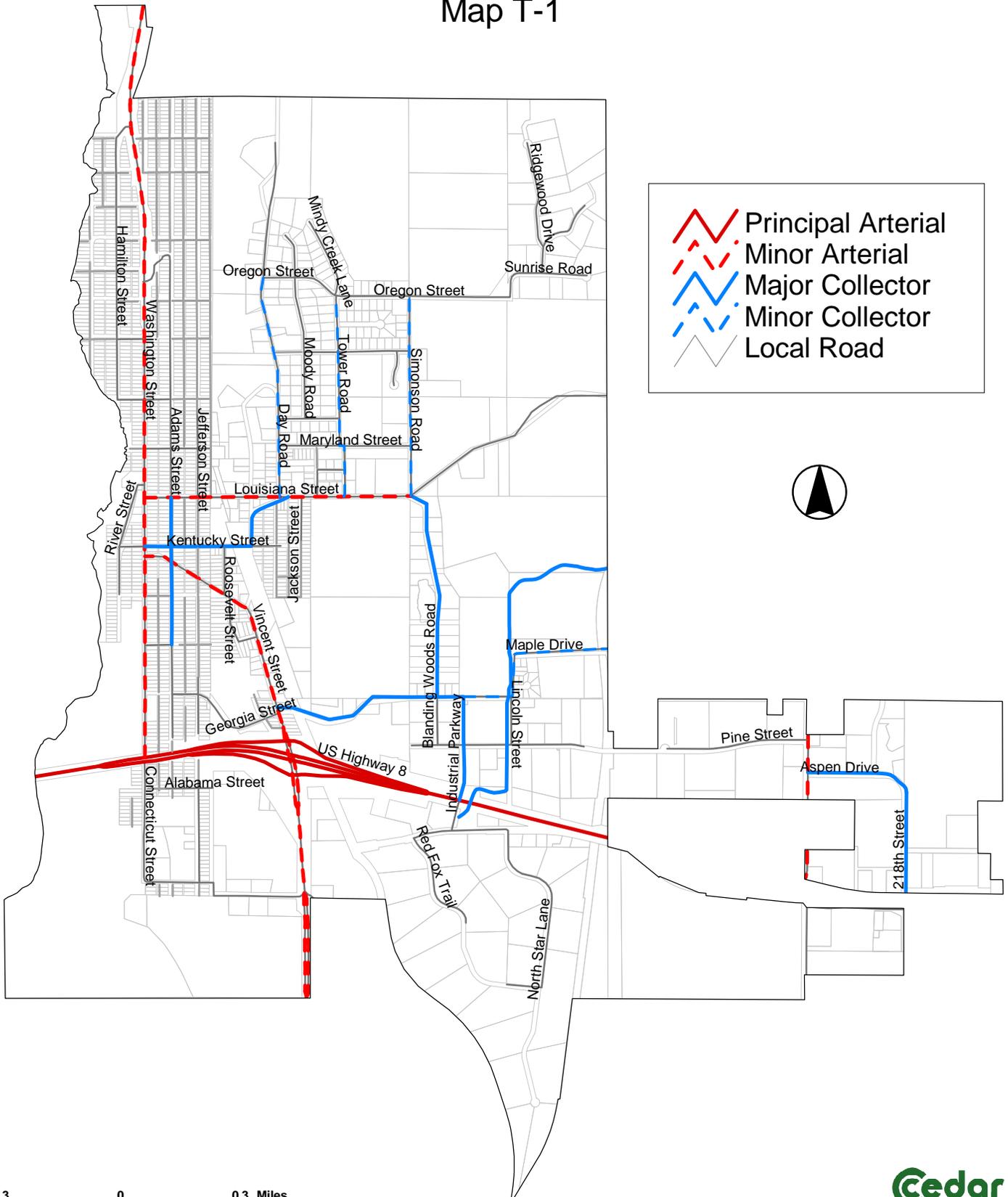
**Principal arterials** serve longer intra-urban trips and traffic moving through urban areas. These roads carry high traffic volumes and provide links to major activity centers. The urban principal arterials are connected to the system of rural principals and minor arterials. Urban arterials are subdivided into three categories: 1) interstate highways, 2) other freeways, and 3) other principal arterials.

**Minor arterials** provide intra-community continuity and service trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to the rural connectors.

**Collectors** provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system. In the central business district, and in other areas of like development and traffic density, the collector system may include the street grid, which forms the basic unit for traffic circulation

# City of St. Croix Falls Functional Road Classification

## Map T-1



Principal Arterial  
Minor Arterial  
Major Collector  
Minor Collector  
Local Road



0.3 0 0.3 Miles

**Local streets** comprise all facilities not on one of the higher systems. Primarily provide direct access to adjacent land and access to higher order systems. Local streets offer the lowest level of mobility, and through traffic movement on this system is usually discouraged.

*Rural Roads:*

**Principal arterials** serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principal arterials are further subdivided into 1) interstate highways and 2) other principal arterials.

**Minor arterials** in conjunction with the principal arterials, serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

**Major collectors** provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes.

**Minor collectors** collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.

**Local roads** provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

### **Highways Serving St. Croix Falls**

Three primary access points, USH 8, STH 35, and STH 87 serve the City of St. Croix Falls. Access is also provided through a network of local roads and streets. Proposed future highway improvements will add additional access points to the City, and strengthen the transportation network.

**USH 8** is listed as a principal arterial and is the largest traffic carrier in the planning area. USH 8 is a major east to west corridor, acting as a link between Minneapolis St. Paul and Northwestern Wisconsin.

The Wisconsin Department of Transportation (WisDOT) in cooperation with the Federal Highway Administration (FHWA) is currently in the process of performing an Environmental Impact Statement Study on USH 8 between Wisconsin 35 (N), east of St. Croix Falls and USH 53, west of Cameron. According to WisDOT, the purpose of the study is to document the need to provide increased capacity for existing and future traffic demand and improve safety to reduce crash rates.

Other classified State Trunk Highways serving St. Croix Falls include:

**STH 87** – a north-south minor arterial connecting St. Croix Falls with the communities of Cushing and Grantsburg.

**STH 35** – a minor arterial, which runs both north off of USH 8 and south out of St. Croix Falls. STH 35 extends across the entire state.

As shown on map T-1, the following streets in the City are classified as collector streets:

Simonson Road  
Tower Road  
Day Road  
Blanding Woods Road  
Kentucky Street  
Madison Street  
Lincoln Street  
Adams Street  
Maple Drive

### **Jurisdictional Control**

In terms of jurisdictional control, the state has control over USH 8, STH 87 and STH 35. All other roads in St. Croix Falls are under local control.

Jurisdictions are important in land use planning. The State’s plans for their roads may affect access needs of future development.

### **Means of Transportation to Work**

Means of transportation, and commuting time between work and home, are primary factors in travel. Table T-1 compares how means of travel varied between the 1980 and 1990 census, with table T-2 comparing the percentages between St. Croix Falls, Wisconsin and the Nation.

*Table T-1*

St. Croix Falls		
Year	1980	1990
Drove Alone	362	536
Carpools	148	117
Walked or Worked at Home	128	87
Other Means	6	13
Total workers 16 and older	644	753

*(1980 and 1990 Decennial Census)*

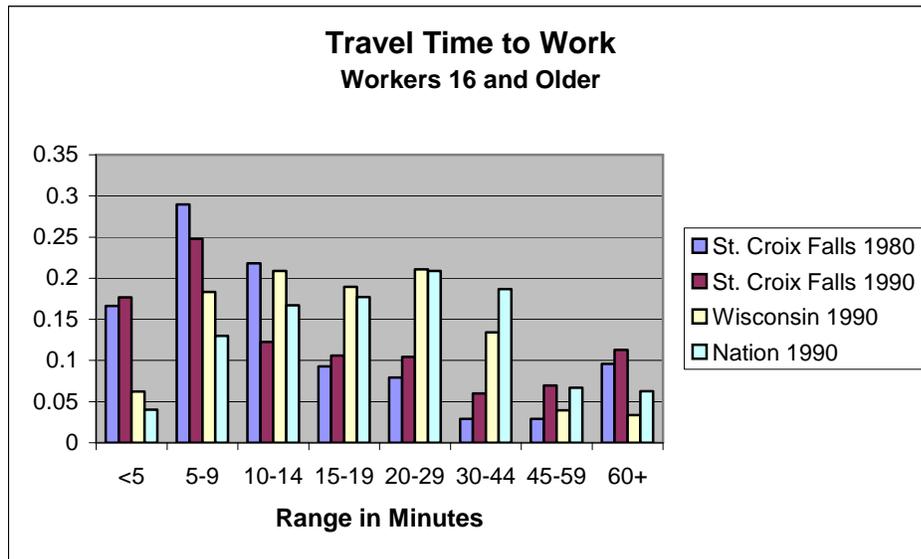
**Table T-2**

	St. Croix Falls		Wisconsin	USA
Year	1980	1990	1990	1990
Drove Alone	56.2%	71.2%	74.5%	73.2%
Carpools	23.0%	15.5%	11.5%	13.4%
Walked or Worked at Home	19.9%	11.5%	10.4%	6.9%
Other Means	0.9%	1.7%	1.1%	1.2%

A number of comparisons can be made from the transportation to work statistics. First, it is important to note the percentage of workers over the age of 16 who walked to work. In 1980 19.9 percent of workers walked to work, this dropped to 11.5 percent in 1990. However, this is still above the State and National numbers. The City should take this into account when planning for pedestrian traffic. Secondly, according to 1990 Census numbers, the percentage of workers who carpool in St. Croix Falls is larger than the state and national levels. This is most likely do to the large number of people who work in and around the Twin Cities Metropolitan Area.

**Commuting Patterns**

**Figure T-1**



*(1980 and 1990 Decennial Census)*

Figure T-1 shows the average travel times to work for the City, State and Nation. Because such a large percentage of people work within the City (44 percent), close to 55 percent of the workforce is able to make it to work in less than 15 minutes compared to 45 percent of the workers in Wisconsin and 34 percent of the workers in the U.S. However, as indicated by the 1990 census data, the trend is for the workforce to commute farther to work.

## Traffic Volumes

Traffic volumes within the planning area are determined by the Wisconsin Department of Transportation (WisDOT). This data represents 1998 Annual Average Daily Traffic for the specified roadway. See map T-2 for the traffic volumes for highways listed below.

USH 8 (E)	4700
USH 8 (W)	5300
STH 87	5500
STH 35 (S)	6200

## Accident Locations

A valuable tool to use while planning future road corridors and road network changes is to identify crash site locations. The accident count data generated by the Wisconsin Department of Transportation gives a good indication of where the problem areas are within the system. Map T-3, illustrates crash sites and accident counts located within the St. Croix Falls planning district. As might be expected, the intersections along Main Street and USH 8 are where the majority of accidents have occurred. As future development occurs, it will be important for St. Croix Falls to be proactive in working with WisDOT and the Polk County Highway Department on the design process of new road construction in these areas.

## WISDOT Six-Year Highway Improvement Plan Program 2002-2007

The Wisconsin Department of Transportation has eight separate planning districts. St. Croix Falls is located in WisDOT, District 8. According to District's 8 six-year improvement plan, there is only one project slated to take place in St. Croix Falls.

### Highway Name

### Project Description

Highway 87 (Illinois St. – Maryland St.)	Replace the portions of the pavement structure that will be destroyed by the city's utility improvement work.
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Other projects that do not sit within St. Croix Falls proper, but potentially impact traffic patterns within St. Croix Falls include:

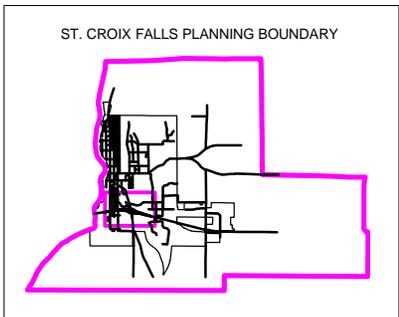
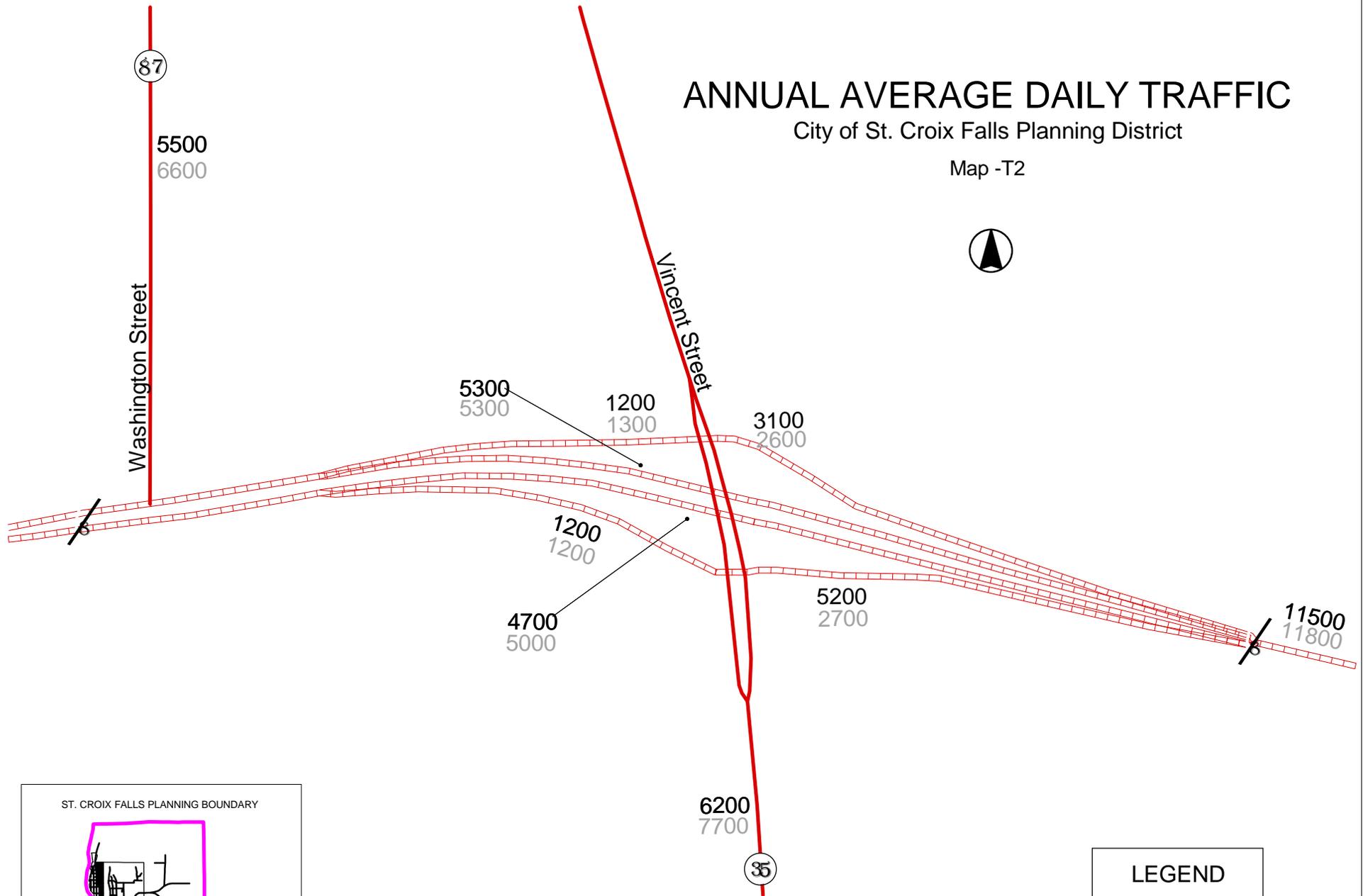
Year 2001 Projects for US 8 Corridor: Data collection and analysis – Environmental Impact Statement from WIS 35 to US 53.

Year 2006 Projects for US 8 Corridor: Resurfacing – US 8 from WIS 35 to the Apple River bridge.

# ANNUAL AVERAGE DAILY TRAFFIC

City of St. Croix Falls Planning District

Map -T2



LEGEND	
1998 DATA:	3600
1995 DATA:	3600

Source: Wisconsin Highway Traffic Volume Data  
WDOT 1998, 2001

### CRASH SITES AND ACCIDENT COUNTS City of St. Croix Falls Planning District 1995 - 2001



**LEGEND**

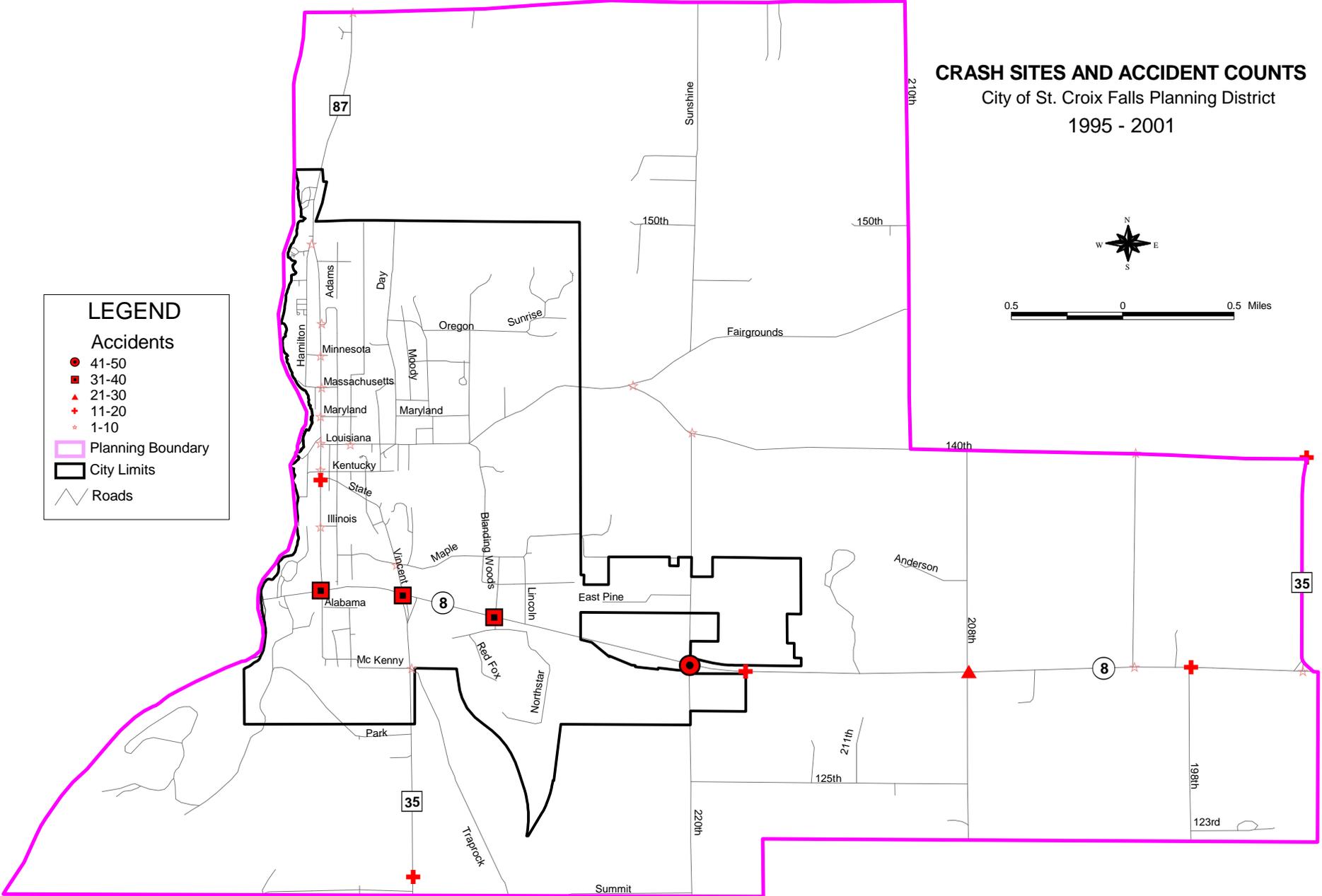
**Accidents**

- 41-50
- 31-40
- ▲ 21-30
- ⊕ 11-20
- \* 1-10

▭ Planning Boundary

▭ City Limits

∩ Roads



Source: WisDOT, 2000



## **Street Improvement plans**

One of the main assumptions employed during the preparation of this plan was the community will experience both population and physical growth during the planning period. Through an examination of past trends, it is known that the City has grown at a rapid rate with in the past decade. This type of growth has, and will continue to exert pressure on the community's transportation system.

The plan established goals and policies and recommends specific improvements to the transportation system.

**Goal:** To provide a transportation system capable of delivering people, goods and services to and from and through the community while providing for efficient movement of traffic within the community.

**Objective:** Design a transportation system that will allow for safe travel of motor vehicles, bicycle and pedestrian traffic within the community.

- Adequate and convenient public parking facilities should be provided and maintained
- Plan and encourage the location of new major traffic generators and dense land use patterns along or near arterial and collector streets.
- Require developers to design and construct sidewalks or alternative pedestrianways in new developments.
- Establish access controls where necessary top preserve the integrity of highways in newly developed areas.

**Objective:** Utilize proper planning to ensure that road improvements are done in a fiscally responsible manner.

## **Policies**

- Work to preserve the existing transportation infrastructure by planning, programming, and financing street and highway improvement needs.
- A capital improvements program should be used to plan for the cost of maintaining and restructuring existing streets and constructing new streets.
- Existing local streets should be prioritized for capital improvements.

- Aggressively pursue available grant monies to help offset the cost of infrastructure upgrades.
- Coordinate new construction projects and upgrades with Polk County and adjacent municipalities.
- Coordinate street and highway improvement work with municipal utility needs.
- The City should reserve adequate right-of-way through presently undeveloped land for future streets. This can be accomplished through the plat review process or through an official map ordinance.

Map T-4 shows both planned and potential projects that may be anticipated during the next 20 years. Many of the potential projects are for improvements of existing streets, while others include proposed street extensions and addition of new streets to accommodate future development.

### **2002 Projects**

1. Main Street - Highway 87 (Illinois St. – Maryland St.) Replace the portions of the pavement structure that will be destroyed by the city’s utility improvement work.
2. State Street - State Street, from Main Street to Adams Street is scheduled to be reconstructed in 2002. Work will be done in conjunction with the Main Street upgrades.
3. Moody Street - Moody Street, from Eisenhower Street to Nevada Street is scheduled to be reconstructed in 2002. This will include repaving and the addition of curb and gutter and storm sewer.
4. Eisenhower Street - Eisenhower Street, from Day Road to Tower Road is scheduled to be reconstructed in 2002. This will include repaving and the addition of curb and gutter and storm sewer
5. Industrial Parkway - The entire street is scheduled for reconstruction in 2002. This will include repaving and the addition of curb and gutter and storm sewer.

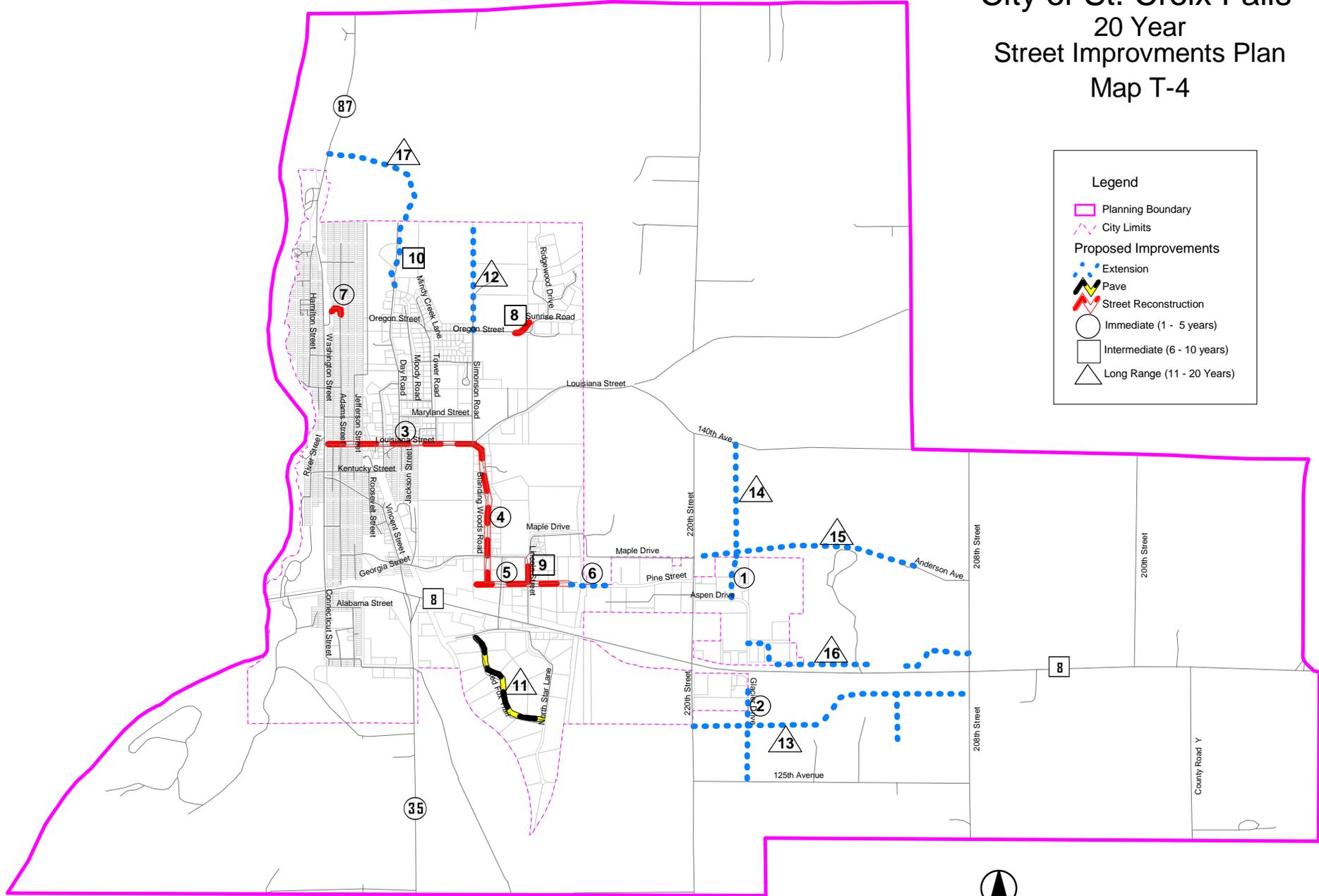
### **Short Term (1 – 5 Years)**

1. Aspen Drive Extension - Do the addition of businesses in the industrial park; Aspen Drive is scheduled to be extended approximately 500 feet in 2002. This will also include the extension of utilities.
2. Glacier Drive Extension -The extension of Glacier Drive will provide access to Hwy 8 for future residential development expected to take place to the southeast of the golf course. The extension would extend south from Hwy 8 to 125<sup>th</sup> Avenue.

# City of St. Croix Falls 20 Year Street Improvements Plan Map T-4

**Legend**

- ▭ Planning Boundary
- - - City Limits
- Proposed Improvements**
- Extension
- ▲▲▲ Pave
- ▲▲▲ Street Reconstruction
- Immediate (1 - 5 years)
- Intermediate (6 - 10 years)
- △ Long Range (11 - 20 Years)



0.5 0 0.5 Miles



3. Louisiana Street Reconstruction – The Louisiana Street reconstruction will take place in conjunction with the anticipated Xcel Energy project. The project will consist of power lines being extended under ground from the hydro plant, up through the City. The power lines will be buried on a path that will run east under Louisiana Street, south down Blanding Woods Road, and east under Pine Street
4. Blanding Woods Road Reconstruction – As with Louisiana Street, Blanding Woods Road will also be reconstruction in conjunction with the Xcel Energy project.
5. Pine Street Reconstruction – As with Louisiana Street, Pine Street will also be reconstruction in conjunction with the Xcel Energy project.
6. Pine Street Extension – The extension of Pine Street will provide an outlet through the industrial park to the Hwy 8 corridor commercial district. The extension should take place in conjunction with the Xcel Energy power line project.
7. North Adams Reconstruction – The loop at the end of North Adams Street, which ties into Hwy 87, has severely deteriorated pavement and requires reconstruction.

#### **Intermediate (6 – 10 Years)**

8. Oregon Street - The curve, which ties Oregon Street into Sunset Road, needs to be evaluated and potentially redone due to the severity of the curve.
9. Lincoln Street Reconstruction – The reconstruction of Lincoln Street is required to improve the deteriorating road condition.
10. Day Road Extension - The extension of Day Road to the north will provide access for future residential development. The exact locations of the roads would be determined as plats are developed.

#### **Long Range (11 – 20 Years)**

11. Red Fox Trail – As development continues to occur in Fox Hill Estates, there will be an increasing need to pave Red Fox Trail. The project would extend from North Star Lane to Old Highway 8.
12. Simonson Road Extension - The extension of Simonson Road to the north will provide access for future residential development. The exact locations of the roads would be determined as plats are developed

13. 220<sup>th</sup> to 208<sup>th</sup> Street Crossing - It is anticipated that this area will eventually fill in with residential and commercial development, requiring the placement of new streets and utilities. The new street would run east to west between 220<sup>th</sup> Street and 208<sup>th</sup> Street. Market demands will determine the timing of this project.
14. Aspen Drive Extension - The extension of Aspen Drive to the north would provide access to the Industrial Park, and promote future industrial expansion.
15. Maple Drive to Anderson Avenue Crossing – The extension of Maple Drive to Anderson Avenue would provide additional access to the industrial park as well as a outlet on the east side of the city.
16. Hwy 8 Frontage Road Between Glacier Drive and 208<sup>th</sup> Street - A frontage road between Glacier Drive and 208<sup>th</sup> Street will provide access to commercial property expected to develop on the north side of Hwy 8.
17. Day Road to Hwy 87 Crossing - As Residential development continues north along Simonson and Day Roads, there will be a need for an outlet to Hwy 87. This will provide better traffic circulation on the northwest side of the City.

## **Trucking**

Because there is no direct rail or air service into St. Croix Falls, trucking services provide the majority of freight shipping needs for the manufacturing and retail businesses in the community. The areas generating the greatest truck traffic include the commercial and industrial businesses located along the USH 8 corridor and to a lesser extent the commercial businesses located along Main Street (STH 87).

Future increases in truck traffic will likely take place along USH 8 and STH 35 corridors where commercial and industrial growth is expected to occur. As a result, future planning will need to address safety and roadway capacity issues that will arise due to the increase in truck traffic.

The following policies are related to truck traffic in the City of St. Croix Falls and are developed from the overall goal of the transportation system.

### **Policies**

- Provide the necessary infrastructure for trucking needs within the City.
- Maintain the designation and signing of truck routes to efficiently guide truck shipments to destinations within and through the City.

## **Bicycle and Walking Access**

Pedestrian and bicycle travel, as a means of transportation and recreation, is popular for many reasons. There is an increased interest in physical fitness and walking or biking provides good exercise. Also the outdoors can be enjoyed when a person chooses to walk or bicycle rather than take a car. Others walk or bike out of necessity due to lack of vehicle or driver license. The City should consider the needs of bikers and pedestrians in its street construction projects.

Currently the City of St. Croix Falls has a number of existing hiking and biking trails as shown on map T-5.

Gandy Dancer Trail – The Gandy Dancer is located on the east side of the St. Croix Falls and extends north out of the City. The Wisconsin DNR acquired the right-of-way for this all-purpose trail at the time the railroad was abandoned.

Ice Age trail – The Interstate Park acts as the western trailhead of this trail, which runs 1100 miles across the state of Wisconsin to Lake Michigan. The trail follows the moraine of the last glacial retreat.

Volksmarch Trail – In 1993, the International Volkssport Association established an official walking route that runs through St. Croix Falls. The route consists of existing trails as well as sidewalks.

Interlink Trail - This all-purpose trail runs in a east to west direction and extends from the west edge of the interstate park to the Gandy Dancer Trail on the east side of the City.

**Goal:** To provide and maintain a trail system for the public that can be used for both recreational and transportation purposes.

### **Policies**

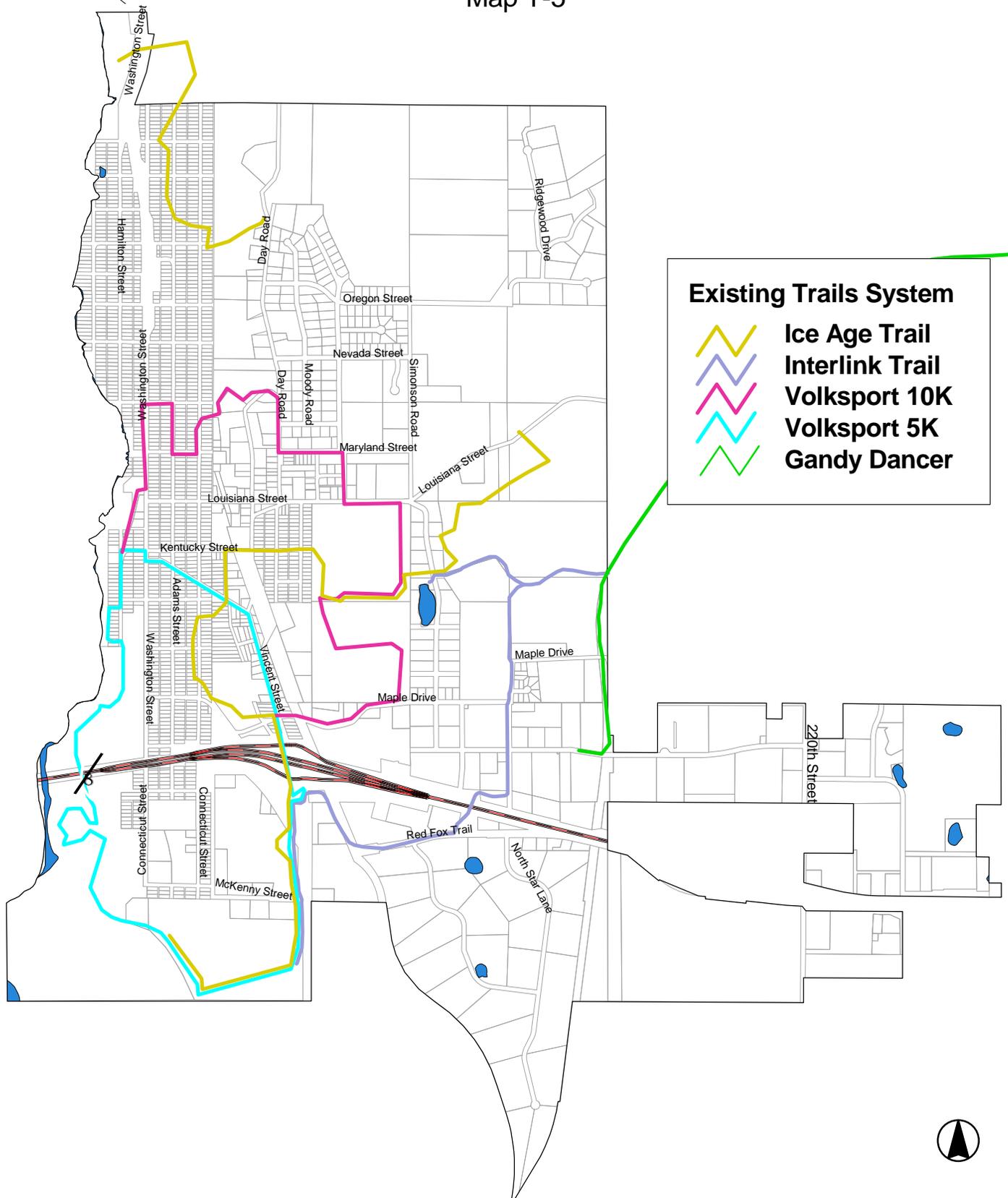
- Continue to develop and expand bike routes and trails within the existing system
- Cooperate with Polk County and neighboring municipalities in designing and implementing a regional bike path system.
- Work to insure the safety of pedestrians and bicyclist through trail improvements and law enforcement programs
- Insure that trails and bike paths are properly marked at street crossings.
- Because of the importance of tourism within the community, new trail systems and recreational facilities should be developed with visitors in mind.

# City of St. Croix Falls

## Existing Trails System

Map T-5

Lions Park



### Existing Trails System

-  Ice Age Trail
-  Interlink Trail
-  Volkspost 10K
-  Volkspost 5K
-  Gandy Dancer

0.3 0 0.3 Miles



## **Rail and Transit Access**

The City of St. Croix Falls has no rail or transit access at this time and there are no plans for it in the future. Amtrak offers the closest passenger train service, which is located in the City of St. Paul, MN.

## **Transportation Facilities for the Disabled**

According to the Polk County Department of Aging, the county has seven vans with lifts. The “Care a Vans” are used to transport residents of Polk County that are disabled or older than 55. The Department of Aging has also established a network of 20-30 volunteers that use their own vehicles to transport disabled and elderly people located throughout Polk County.

### **Policies**

- Explore funding sources and volunteer opportunities to meet the transportation needs for the elderly and disabled citizens of St. Croix Falls.
- Develop a shuttle bus service for the elderly and disabled.
- Ensure that street and side walk construction meet the needs of the disabled and follow ADA construction standards.

## **Water Access**

St. Croix Falls is located next to the St. Croix River. The river is a large tourist attraction and used for many different recreational activities. However, it is not currently used as a mode of transportation outside of recreational use.

## **Air Access**

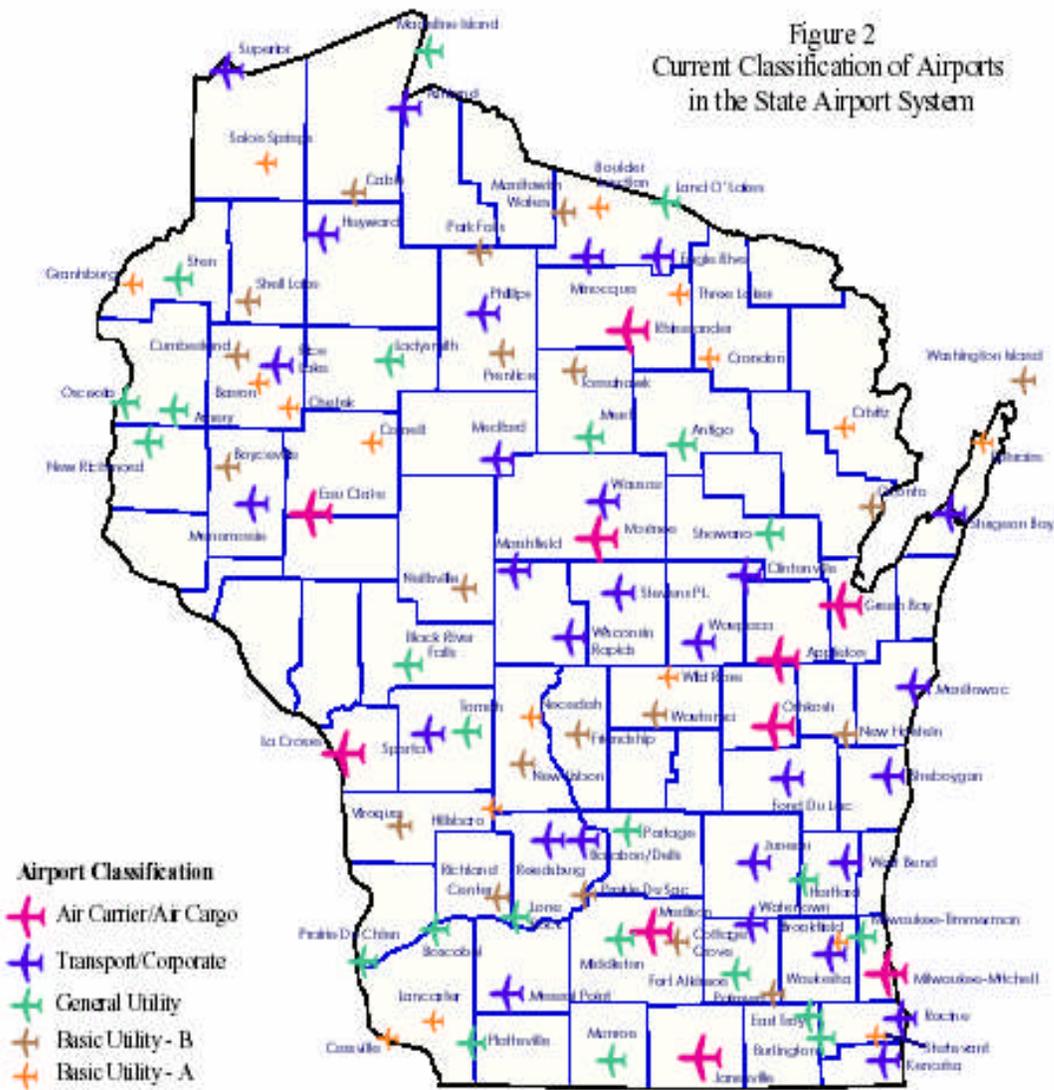
The City of St. Croix Falls does not have a municipal airport at this time. However, it does support the Wisconsin State Airport System Plan 2020 adopted by the Wisconsin Department of Transportation. The plan “provides a framework for the preservation and enhancement of a system of public-use airports adequate to meet the current and future aviation needs of the State of Wisconsin”. Figure T-2 shows all airports in the state airport system and their current classification.

Access to commercial air service is provided through the Minneapolis-St. Paul International Airport. MSP provides direct access to 175 domestic destinations, as well as many international access points.

Other smaller public airport sites are available within close proximity to St. Croix Falls. These sites are listed in the table T-3.

Table T-3

Airport	City	Runways	Longest	Surface	Lights	Fuel
Osceola Municipal	Osceola	2	3,000	Asphalt	Yes	Yes
New Richmond Municipal	New Richmond	2	4,000	Asphalt	Yes	Yes
Amery Municipal	Amery	1	3,076	Asphalt	Yes	No



# **CHAPTER 7**

## **PUBLIC UTILITIES AND FACILITIES**

As St. Croix Falls continues to grow, there will be additional pressure put on the current community wide-services and facilities. A steadily rising standard of living and continuing population growth, create new demands for cities such as St. Croix Falls. Local officials must provide and finance these facilities and services in the most practical manner possible.

This section discusses several essential facilities and services in St. Croix Falls. Included are fire protection, ambulance service, police protection, library services and educational facilities. St. Croix Falls community facilities can be found on Map CF-1.

### **City Administration**

The City Hall is located at 710 Highway 35 South. The municipal offices housed at City Hall include the offices of the Mayor, City Clerk and Treasurer. The building is also home to the police department, tourism center and the city council chambers.

The building was built in 1993, and has approximately 4,000 square feet of floor space. There are currently no plans for expansion.

The Public Works Building is located at 210 South Madison Street. The City may require expansion of this facility within the next 10 years.

### **Police Protection**

The City of St. Croix Falls employs one full-time Chief of Police, three full-time deputies and five other part time deputies. At present the department is equipped with three squad cars. The police department is located in the City Hall Building. For non-emergency calls the police department can be reached at 483-9298. In the event of an emergency the police department can be reached at “911.” The offices are adequate at this time.

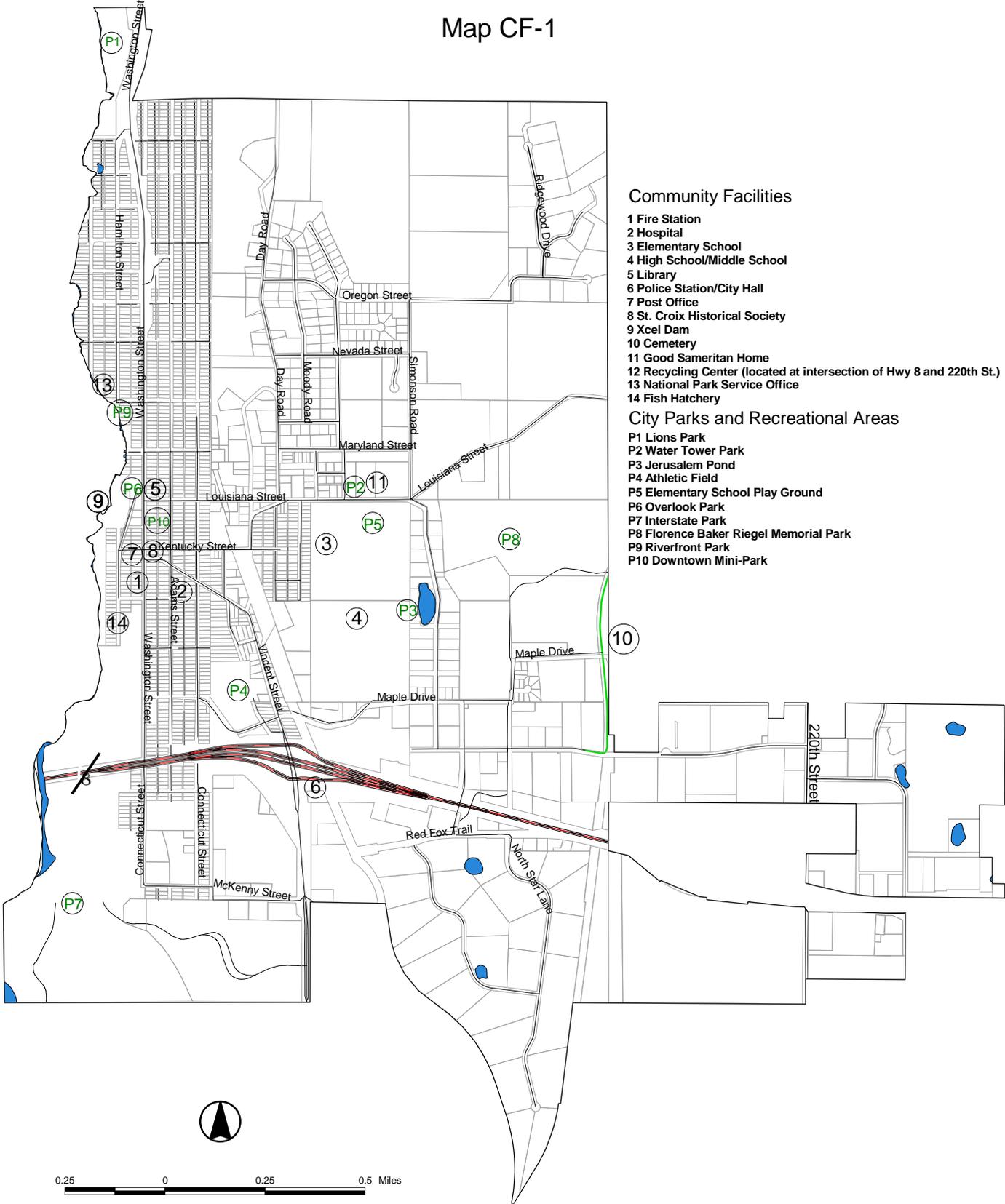
### **Fire Protection**

The St. Croix Falls Fire Hall is currently located at 135 South Washington Street. The Department staff consists of a chief, an assistant chief, a captain, an engineer, a safety/training officer, a fire inspector and 20 volunteer firemen. The St. Croix Falls Fire Department Serves the City of St. Croix Falls as well as the Townships of Eureka and St. Croix as shown on Map CF-2.

# City of St. Croix Falls

## Community Facilities

Map CF-1



### Community Facilities

- 1 Fire Station
- 2 Hospital
- 3 Elementary School
- 4 High School/Middle School
- 5 Library
- 6 Police Station/City Hall
- 7 Post Office
- 8 St. Croix Historical Society
- 9 Xcel Dam
- 10 Cemetery
- 11 Good Samaritan Home
- 12 Recycling Center (located at intersection of Hwy 8 and 220th St.)
- 13 National Park Service Office
- 14 Fish Hatchery

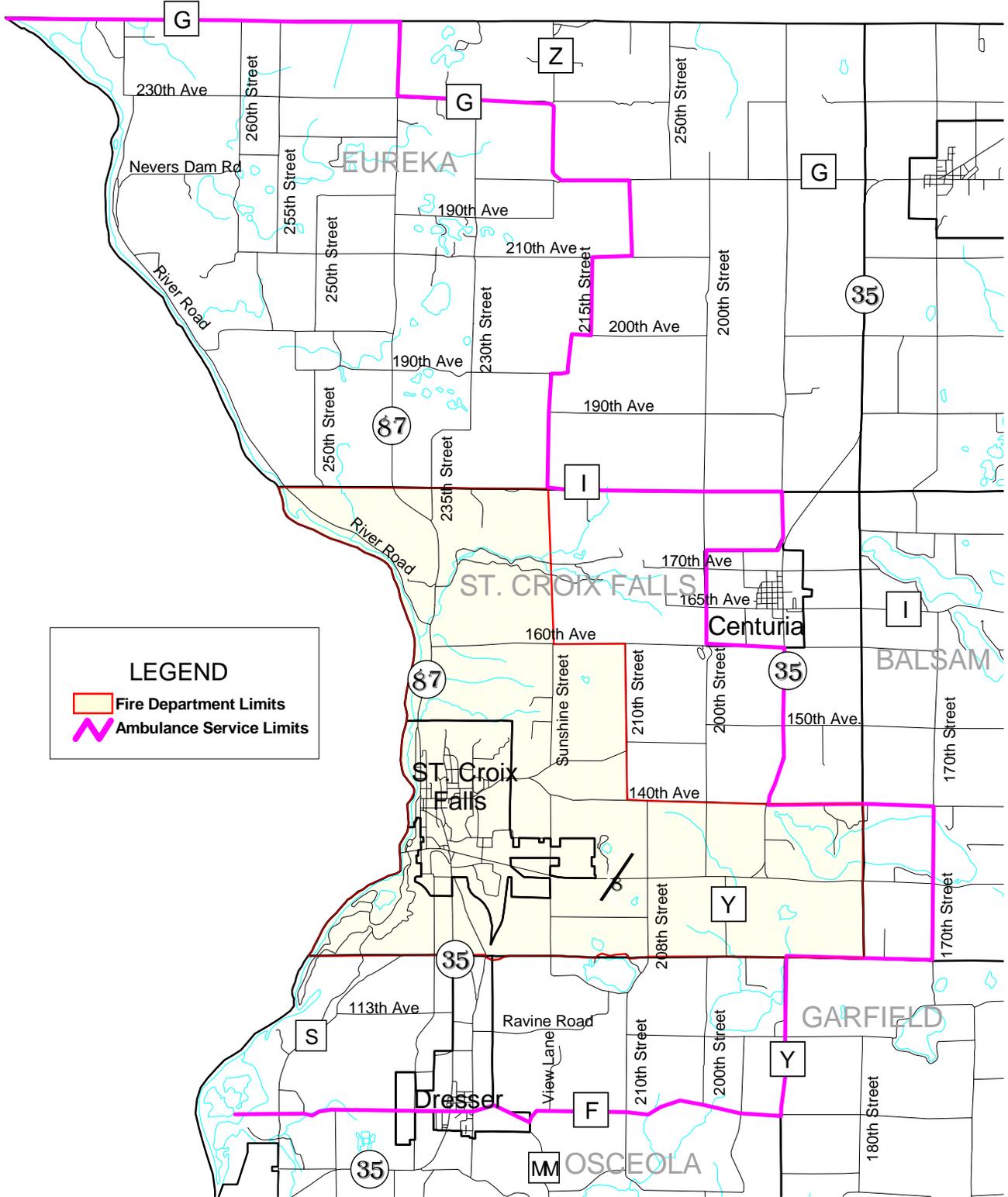
### City Parks and Recreational Areas

- P1 Lions Park
- P2 Water Tower Park
- P3 Jerusalem Pond
- P4 Athletic Field
- P5 Elementary School Play Ground
- P6 Overlook Park
- P7 Interstate Park
- P8 Florence Baker Riegel Memorial Park
- P9 Riverfront Park
- P10 Downtown Mini-Park

# City of St. Croix Falls

## Fire and Ambulance Service Limits

Map CF-2



**LEGEND**

- Fire Department Limits
- Ambulance Service Limits

The vehicles and equipment used by the unit make the St. Croix Falls Fire Department well equipped to deal with any emergency. Currently the Department has two engine or pumper trucks, two tanker trucks, two wild land fire/grass rig trucks, and one ladder truck as well as a rescue boat, snowmobile and disaster trailer.

One problem the Fire Department is facing, is that they have begun to outgrow their building. With recent acquisitions of new vehicles, and increasing growth within the community, the Fire Department has found itself short on space.

### **Ambulance Service**

The St. Croix Falls Ambulance Service operates out of the St. Croix Regional Medical Center. The Ambulance Service has 16 EMT-DA trained volunteers. The staff is paid on a per run basis, with the exception of a full time manager. The Department has two type 3 ambulances. Service is provided 24-hours a day and all emergency calls are dispatched through the Polk County Sheriff's Department. Map CF-2 shows the boundaries of the St. Croix Falls Ambulance Service.

The St. Croix Falls Ambulance Service is funded through the St. Croix Regional Medical Center, municipal taxes and its fees charged for services provided.

The following is a list of common task and training performed by both the Fire Department and the Medical Response Teams:

- Fire fighting structural
- Fire fighting – forest
- Emergency medical (E.M.T. First Response)
- High level rescue
- Extraction
- Haz/Mat
- Confined space rescue
- Search and rescue summer/winter
- Boat operations – search and rescue
- Medavac landing zone operations
- Weapons of mass destruction (N.B.C.)

## Library Services

The St. Croix Falls Public Library is located at 210 Washington Street and currently has an adequate amount of space. The library plans on joining the MORE library system in the near future. The MORE system will allow St. Croix Falls to share resources totaling over a half million items, with other libraries throughout Western Wisconsin. Their circulation for 2001 was approximately 30,000. The St. Croix Falls Library is opened on the following hours.

	SUMMER	WINTER
Sunday	Closed	Closed
Monday	10-8	10-8
Tuesday	Closed	10-6
Wednesday	10-8	10-8
Thursday	2-7	10-6
Friday	10-7	10-6
Saturday	9-12	9-12

## Post Office

The St. Croix Falls Post Office is located at 113 South Washington Street. The Post Office currently serves approximately 2,200 households. The facility is 2,400 square feet, which includes lobby space and a mailroom sorting area. Currently the Post Office has no plans for expansion. However, the need for additional space has been identified, and will need to be addressed to accommodate the increased demands of a growing population.

## Educational Services

### *Public School*

The St. Croix Falls School District encompasses the City of St. Croix Falls, the Villages of Dresser and Cushing, as well as portions of the townships of St. Croix, Osceola, Garfield, Balsam Lake, Eureka, Laketown and Sterling (see map CF-3). The funds to run the school district come from state aid, local taxes, and other sources.

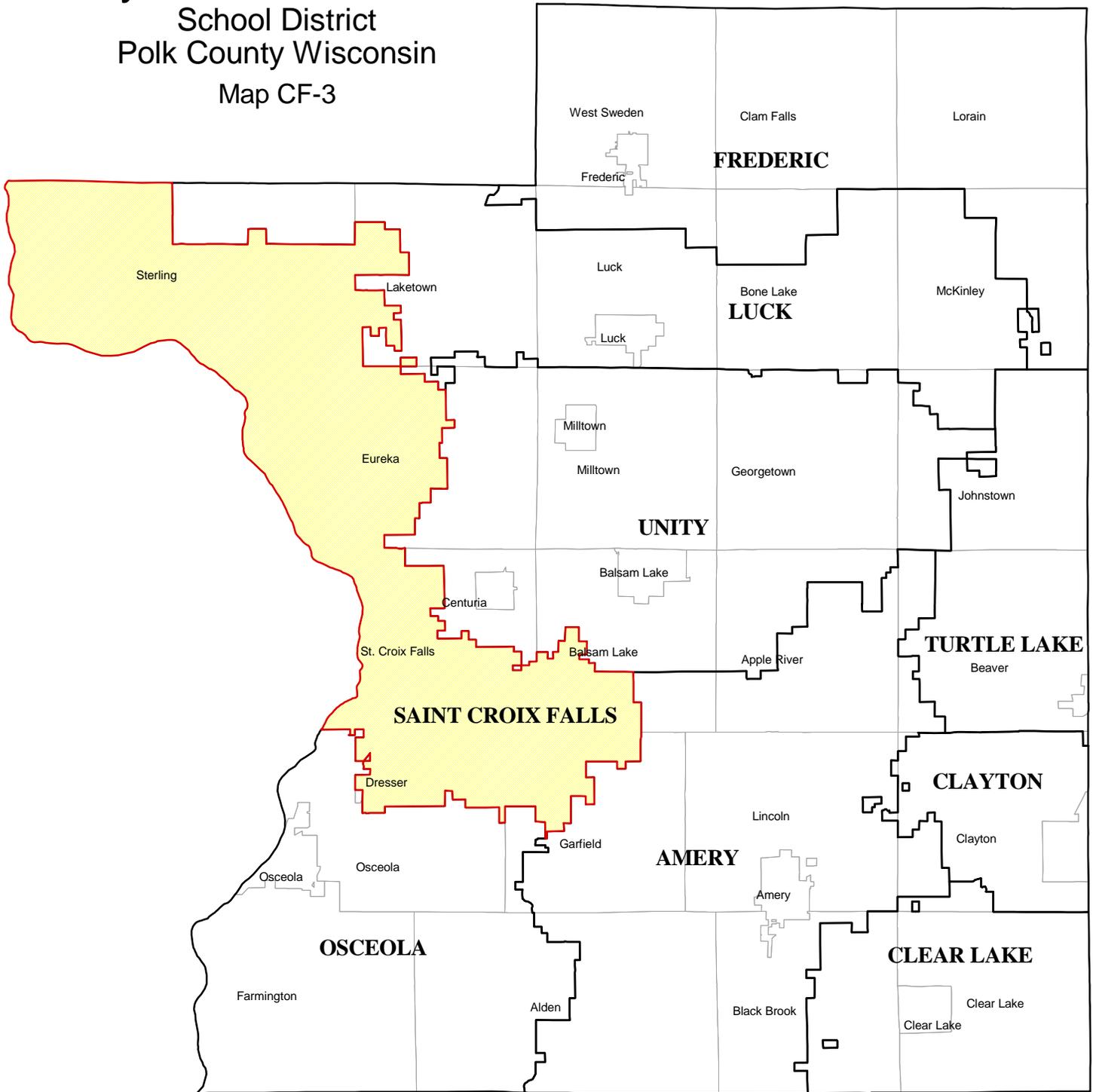
The St. Croix Falls School District is presently operating four schools. Three of the schools are located within the city limits of St. Croix Falls, consisting of the High School, Middle School, and one Elementary School. A second Elementary School is located in the Village of Dresser. The system is divided by kindergarten to 3<sup>rd</sup> grade, Intermediate (4<sup>th</sup> Through 6<sup>th</sup> grades), Middle School (7<sup>th</sup> and 8<sup>th</sup> grades) and High School (9<sup>th</sup> through 12<sup>th</sup> grades). The total enrollment for all four schools is approximately 1,100 students.

Within the school district, there is one Superintendent; three principals, one for the Elementary, Middle and High Schools; and a five member school board. The school board meets on a monthly basis.

# City of St. Croix Falls

School District  
Polk County Wisconsin

Map CF-3



 Saint Croix Falls School District



5 0 5 Miles



The School District is planning on going to referendum in 2003. The referendum will include the addition of an auditorium to the High School and the building of a new Elementary School. Future expansion is expected to take place on current school grounds.

#### *Parochial Schools*

There is one parochial school located in St. Croix Falls. The Valley Christian School is located on Highway 35, South of St. Croix Falls. Valley Christian School currently provides kindergarten through grade 12 educational services, and has an enrollment of 105 students. Valley Christian School also offers preschool services during the school year.

#### **Cemetery**

There is one cemetery in St Croix Falls. The cemetery is located on Maple Drive on the east side of the city. The cemetery is managed by the Cemetery Association, which is made up of a six-member board. The cemetery is funded through the City of St. Croix Falls, Township of St. Croix, and the sale of lots.

#### **Child Care Facilities**

The City of St. Croix Falls currently has nine active child care providers. The nine providers are composed of both daycare centers and home providers. At present the combined capacity for children is 147.

#### **Health Services**

St. Croix Regional Medical Center is located in St. Croix Falls at 204 South Adams Street (see figure CF-1). The facility currently has 92 licensed beds and approximately 89,000 total square feet, however, the medical center is currently in the middle of a 7.5 million dollar remodeling project, which will increase the square footage, another 44,000 square feet. The new addition will double the number of patient exam rooms in the Clinic, increase the size of the Emergency, laboratory, and diagnostic imaging (X-ray) departments, and enhance the pre- and post-operative areas of surgery.

The Medical Center has approximately 400 full time employees, including 30 physicians and mid-level providers. The hospital has a 24-hour emergency center with physicians on-site at all times.

## Figure CF-1



### **Nursing Home**

St. Croix Falls has one nursing home facility for its residents in need of care. St. Croix Valley Good Sam is a private, not-for-profit facility, located at 750 Louisiana East. Good Sam is licensed for 95 residents in the nursing home and also has 8 independent living apartments attached on the west end of the facility. The Good Sam serves the general public.

### **Power Plants/Transmission Lines**

There is one hydro plant located in St. Croix Falls, on the St. Croix River. The plant is owned and operated by Xcel Energy Inc. (Xcel). The plant was constructed between 1905 and 1906. According to Xcel, the St. Croix Falls Hydro Plant is its second highest producer of electricity among the Xcel's Wisconsin's 19 hydro plants. The plant utilizes eight hydro turbines, and has the capability of producing up to 117,363 kilowatts of power annually.

The St. Croix Falls substation provides power to St. Croix Falls and Taylors Falls, MN, with a source of electrical energy via the same transmission line. However, the hydro facility alone cannot reliably serve the local demand for electricity and significant production capacity would be wasted if the plant were dedicated only to serving local electricity demand.

Transmission lines in the area are owned and maintained by Xcel. St. Croix Falls currently has a sufficient supply of electricity entering into the community. However, there have recently been proposals to extend more transmission lines through St. Croix Falls, which has been met with local

opposition. The purpose of additional power lines would be to deliver electricity to northeastern Wisconsin. The proposal would extend the power lines from the hydro plant, up Louisiana Street, and out to the east through the industrial park. To maintain the scenic beauty of the River Valley and appease opponents of the project, Xcel Energy plans on burying all of the lines that will extend through the City.

### **Solid Waste Disposal**

Residents of St. Croix Falls are provided two options in choosing a contractor for solid waste removal. Waste Management out of Osceola or Waterman Sanitation out of Amery both provide curbside pick up of trash and recyclables. Appliances, furniture and construction materials can also be disposed of for a separate fee.

### **Recycling Facilities**

The Polk County Recycling Center is the facility that serves the City of St. Croix Falls. The facility is located at 1302 208<sup>th</sup> Street, St. Croix Falls. The 16,000 square foot facility has been open for approximately 10 years. The recycling center is operated by Polk County, and has four full time employees and five part time adult handicapped employees. Local residents can either drop off recyclables directly or use a local recycling hauler. There are currently no plans to expand the facility.

#### *Items Accepted at the Polk County Recycling Center*

For Free: Used Oil, Aluminum, Scrap Metal, Tin, Steel, Glass Bottles and Jars, Plastic Bottles - No. 1&2, Newspapers, Magazines/Catalogs, and Corrugated Cardboard.

For a Fee: Televisions, Appliances, Computer Hardware and Fluorescent Bulbs

### **Public Utilities**

#### Existing Storm Sewer System

In the City of St. Croix Falls, as in most communities, parts of the early storm water drainage system were constructed somewhat haphazardly as development occurred. This can be attributed to several things, among which are: an “out of sight, out of mind” attitude, small areas of development that rarely created runoff problems, and little or no environmental awareness/regulations by the public and government. The existing storm sewer is shown on map CF-4.

# CITY OF ST. CROIX FALLS

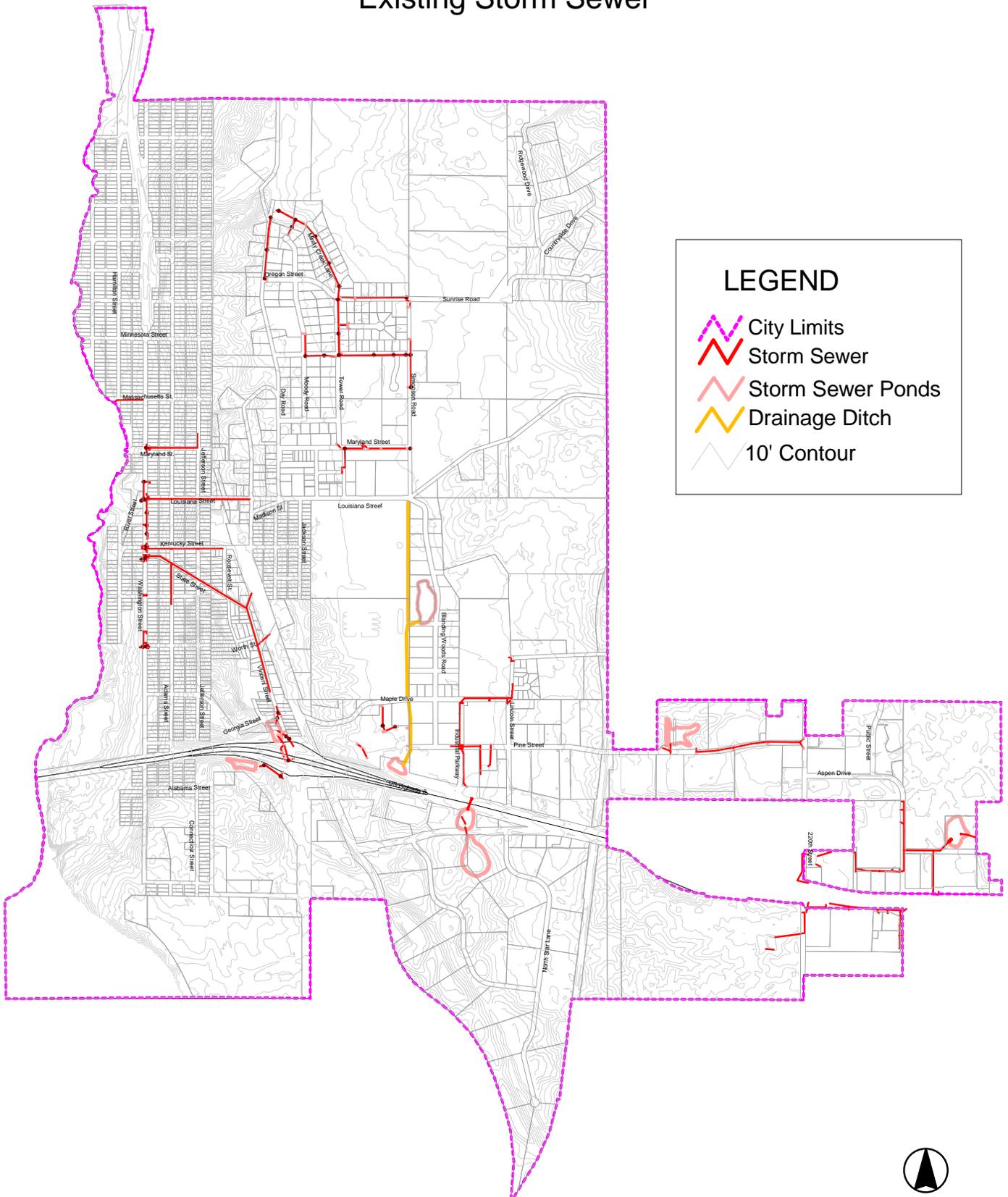
Map CF-4

Polk County, Wisconsin

## Existing Storm Sewer

### LEGEND

-  City Limits
-  Storm Sewer
-  Storm Sewer Ponds
-  Drainage Ditch
-  10' Contour



0.25 0 0.25 Miles



However, within the last 20 years (the last 5-10 in particular), much has changed in how storm water drainage is addressed. Every new project, both public and private, must consider runoff with the same diligence, if not more, as that given to other utilities. Unfortunately, this new awareness combined with governmental regulations and the resulting increases in runoff created by continued development have combined to create problems that can be quite difficult to address.

Recognizing the increasing importance of properly addressing storm water issues, the City initiated preparation of a storm water drainage evaluation in 1997. The resulting report focused on 11 areas in the City that have, at various times, been subject to flooding or storm water runoff pressures. The report found that several areas of the City are in need of storm sewer construction, storm sewer replacement/upsizing, pond construction, or a combination of improvements.

One of the most pressing issues is the U.S.H. 8 drainage corridor. Residential, commercial, and industrial development continues to exert increasing pressures on this system, which is already near capacity. The Wisconsin Department of Transportation (D.O.T.) is not willing to issue new permits for installations of storm water discharges to this system until additional storage capacity is provided to offset any runoff increases. A new city retention pond connected to the Highway 8 system would alleviate some of the D.O.T.'s concerns and greatly reduce the adverse effects of new development on the drainage system.

Other areas of concern are increasing the runoff storage capacity in the TIF/Industrial Park area, alleviating flooding in the Jerusalem Pond area, and upsizing storm sewer pipes or reducing peak flows leading to discharge points below (west) of Washington Street. Because of the large expenses involved in excavating the shallow bedrock present in some areas and securing suitable property to construct retention ponds in other locations, providing solutions to storm water problems in the City will be a costly and long-term task.

### **Storm Sewer (Proposed Improvements over the next 20 years)**

The following is a list of needs summarizing short, intermediate and long-range storm sewer improvement projects within the City of St. Croix Falls. Each project listed below correlates with a number on map CF-5, which shows the location of each potential project.

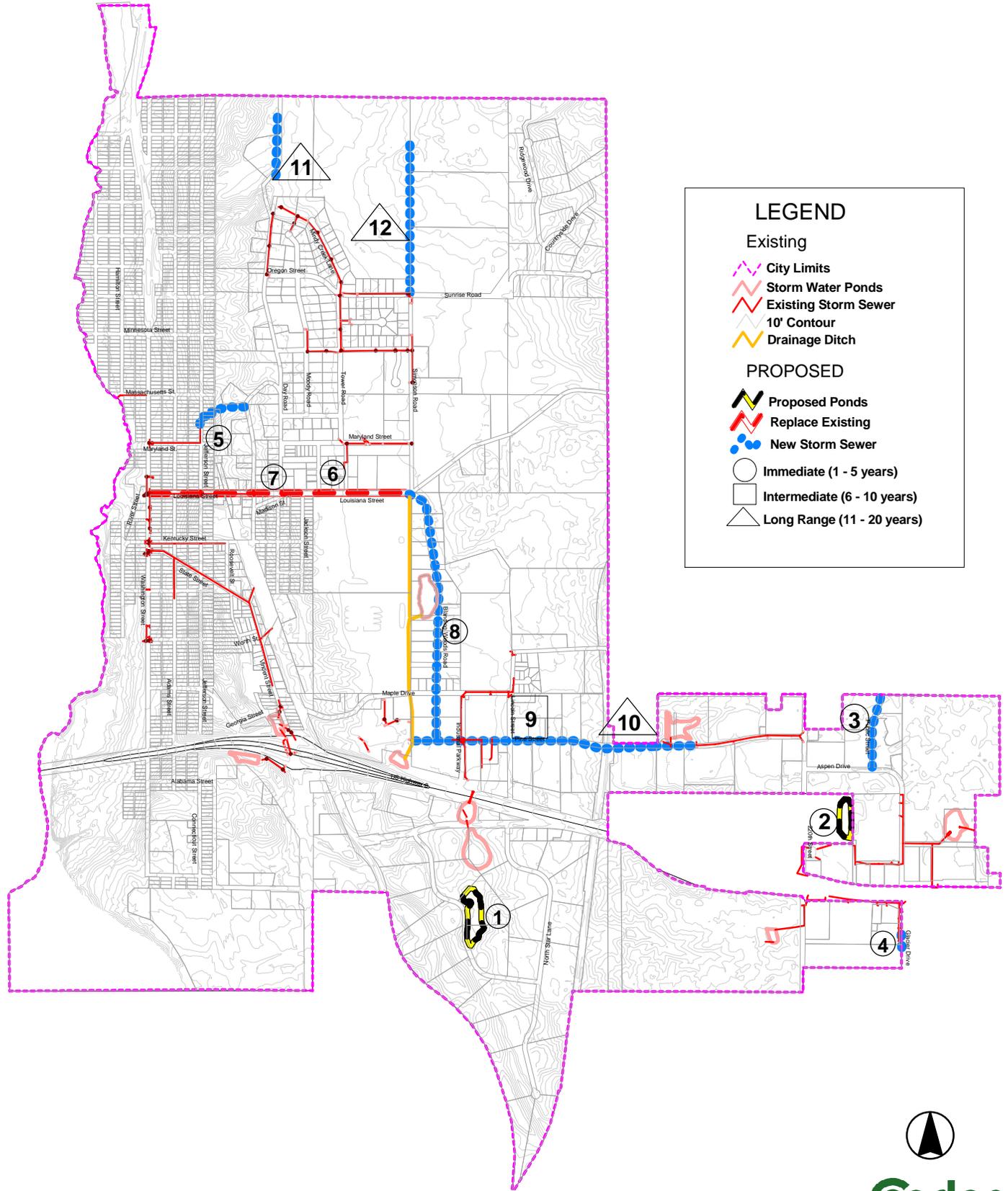
#### **Short Term (1 – 5 years)**

1. Fox Hill Estates Retention Pond – The City has recently purchased property within Fox Hill Estates that will be used as a retention pond. The retention pond is needed to capture the increased storm water run off created from the commercial and industrial development along the USH 8 corridor.
2. 220<sup>th</sup> Street Detention Pond – This detention pond would be located to the west of Market Place and Wal-Mart, and would work in conjunction with the Fox Hill Estates detention pond. The pond will be needed to slow the release of storm water generated by the planned

# CITY OF ST. CROIX FALLS

Polk County, Wisconsin

## Proposed Storm Sewer



0.25 0 0.25 0.5 Miles

commercial development along highway 8. The storm water would move westward from the pond utilizing DOT right-of-way, until it reached Fox Hill Estates, where it will drain into the Fox Hill Estates detention pond.

3. Aspen Drive Extension – Storm water management will need to be addressed in conjunction with the street expansion to the north.
4. Glacier Drive Extension – Storm water management will need to be addressed in conjunction with the street expansion to the south.
5. Jefferson Street - Runoff water from Day Road, Moody Road, Maryland Street area flows overland to the west and combines with water from Madison Street and the hill. It then flows to a small confined ditch area behind Jefferson Street, which has led to the flooding of basements and erosion problems.
6. Good Samaritan Center - The Good Samaritan Facility has expanded parking lots and roof area creating additional runoff. The drainage on Maryland Street and the resulting impacts on Tower Road should be further evaluated. Depending on the timetable, the drainage issues surrounding the Good Samaritan Center could possibly be dealt with when the Louisiana Street upgrades takes place.
7. Louisiana Street Upgrade - The existing storm sewer on Louisiana Street is in poor condition, has failed in several locations and is overloaded during periods of intense rainfall. It is anticipated that with in the next couple years, Xcel Energy will be running new power lines underground from the hydro plant, up through the City. The power lines will follow a path up Louisiana Street then down Blanding Woods Road and Pine Street. This will provide an opportunity to reconstruct the street and upgrade the existing storm sewer
8. Blanding Woods Road - The runoff from Blanding Woods sheet flows overland, flooding the area of Reigel Park. The pond area has no out flow piping and grading around the pond has kept the level up, which only provides a minimal amount of storage capacity during periods of heavy rainfall. The need for a ditch overflow together with a structure and outfall pipe needs to be evaluated.
9. Pine Street Upgrade – Storm water management will need to be addressed during the planned reconstruction of Pine Street, which will happen in conjunction with the Xcel Energy power line project. Currently, there is no storm sewer along Pine Street.

#### **Intermediate (6 – 10 years)**

10. Pine Street Extension – Storm water management will need to be addressed during the planned extension of Pine Street.

## **Long Range (11 – 20 years)**

11. Day Road Extension - Storm water management will need to be addressed during the planned extension of Day Road.
12. Simonson Road Extension - Storm water management will need to be addressed during the planned extension of Simonson Road.

## **Existing Sanitary Sewer System**

The City of St. Croix Falls sanitary sewer system consists of the collection system (pipes), four lift stations, and the wastewater treatment plant (WWTP) (see map CF-6 for existing sanitary system). The City provides both full-time and part-time employees to manage, operate, and maintain the system.

The City's WWTP is located between Washington Street and the St. Croix River, with vehicle access from River Street. It is permitted by the Wisconsin Department of Natural Resources to treat and discharge wastewater to the St. Croix River. The plant was originally designed to treat a raw wastewater flow of 0.392 million gallons per day and is presently treating approximately 0.287 million gallons per day. As such, the City WWTP is operating at nearly 75% of its original design capacity.

In 1996, 1997, and again in 1999-2000 the treatment plant exceeded its design capacity biochemical oxygen demand (BOD) loadings. A WWTP evaluation conducted in the year 2000 indicated that the plant's capacity had been reduced to approximately 0.287 million gallons per day of raw wastewater flow. In response, the City followed several of the recommendations contained in the evaluation to bring the plant back into compliance with State regulations and restore treatment capacity. The project consisted of maintenance and new equipment for the trickling filters, anaerobic gas handling operations, automation of the primary sludge valve, and an integrated telemetry system at a total cost of approximately \$425,000. Since project completion in February, 2001, the WWTP has not experienced any violations. Plant performance is currently being monitored to determine the exact extent to which capacity has been restored.

Toxicity in the wastewater stream from industrial discharges has been identified as a significant source of reduced treatment capability. The City is aggressively working with the contributors to resolve the toxicity issue and insure that discharges do not negatively impact plant operations.

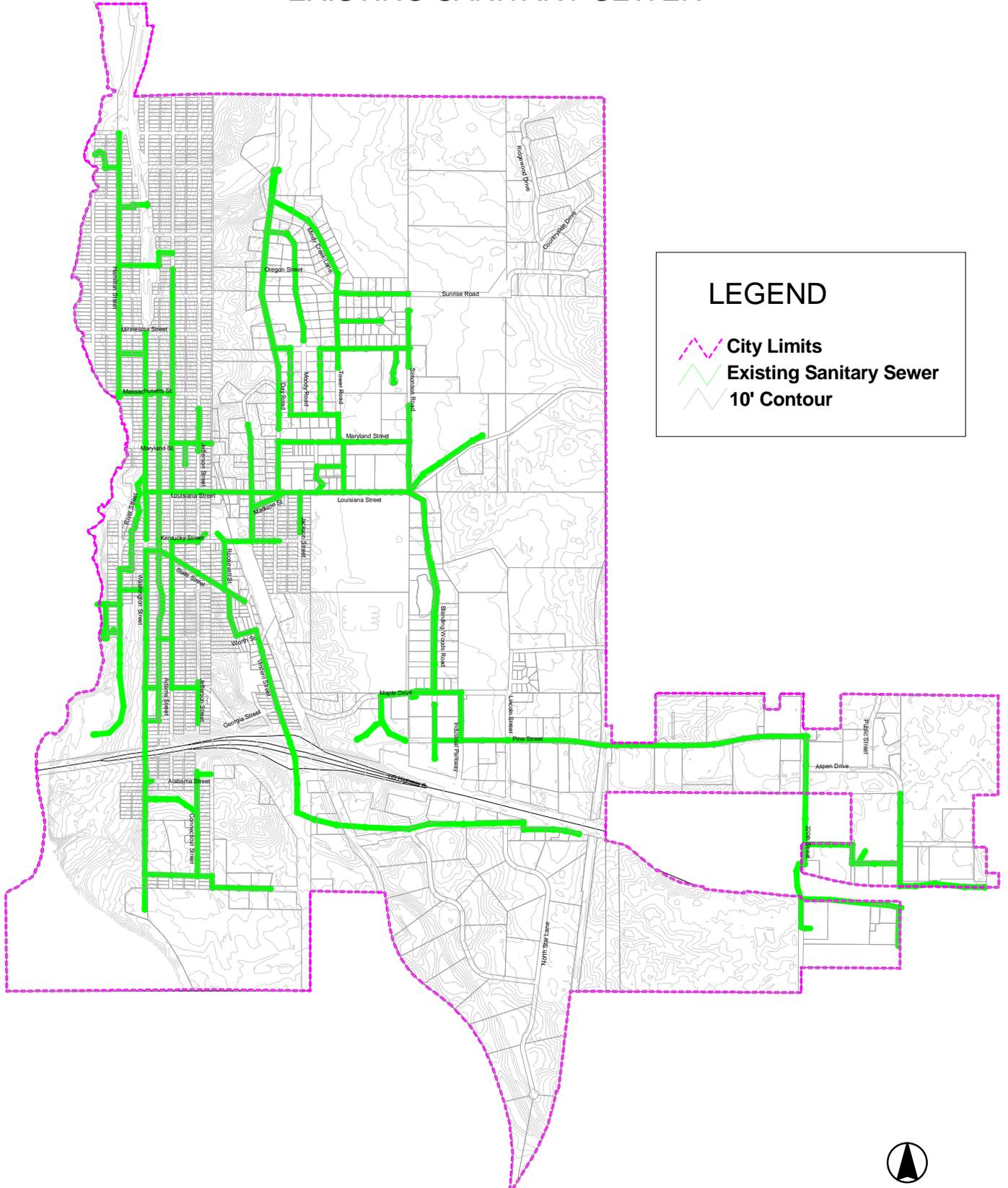
Older areas of the sanitary sewer collection system are composed of deteriorated vitrified clay pipe. Pipe decay contributes to water infiltration, flow restrictions, and pipe blockages. This reduces the available capacity of both the collection system and treatment plant.

# CITY OF ST. CROIX FALLS

Polk County, Wisconsin

## EXISTING SANITARY SEWER

Map CF-6



### LEGEND

- City Limits
- Existing Sanitary Sewer
- 10' Contour

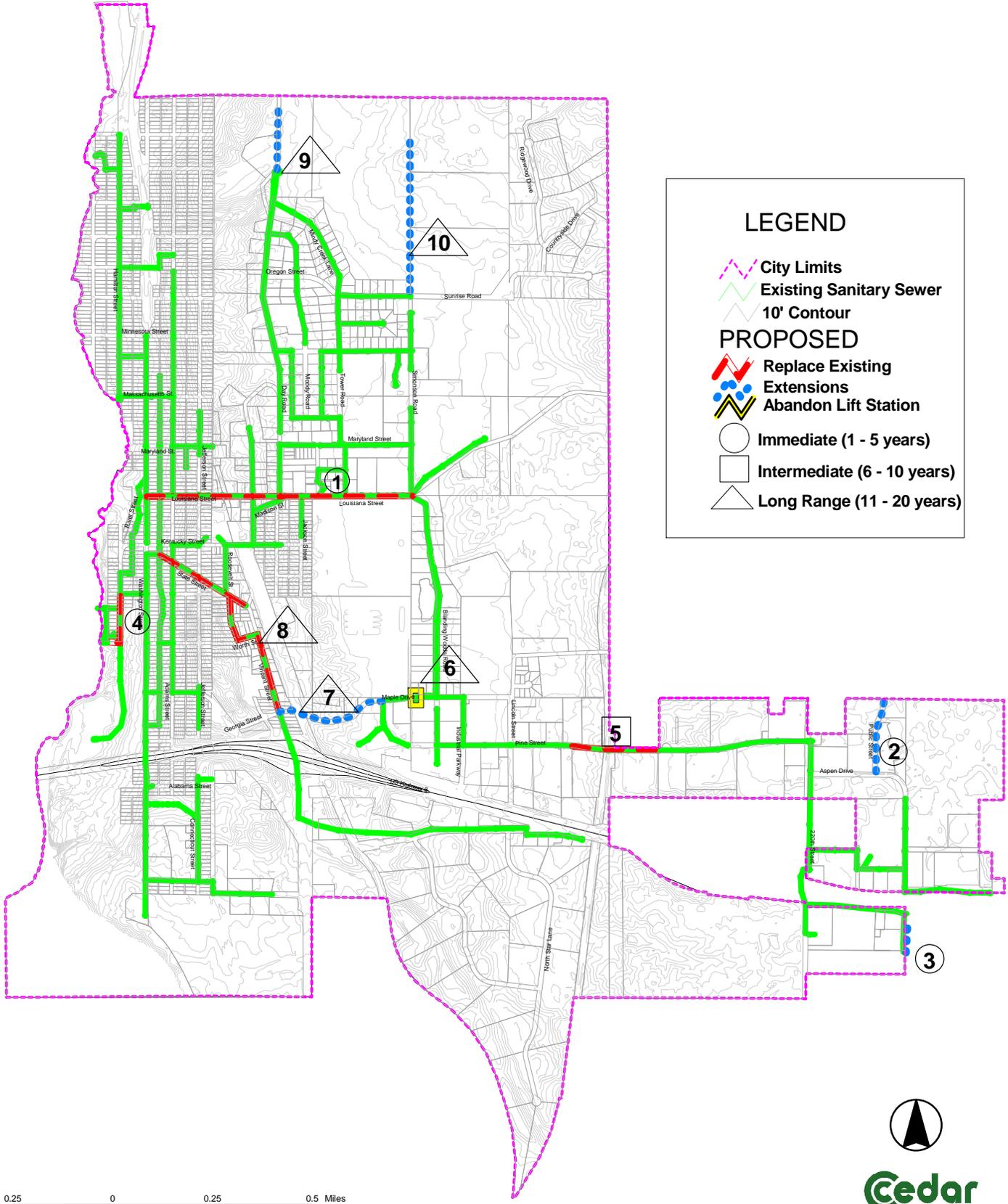
0.25 0 0.25 0.5 Miles



# CITY OF ST. CROIX FALLS

Polk County, Wisconsin

## PROPOSED SANITARY SEWER



### LEGEND

- City Limits
- Existing Sanitary Sewer
- 10' Contour
- PROPOSED**
- Replace Existing
- Extensions
- Abandon Lift Station
- Immediate (1 - 5 years)
- Intermediate (6 - 10 years)
- Long Range (11 - 20 years)

0.25 0 0.25 0.5 Miles



A portion of the main sewer interceptor that handles flow from Louisiana Street passes directly underneath several downtown businesses on the west side of Washington Street. This is a remnant of the City's original collection system and would not be allowed under current State of Wisconsin regulations. Maintenance or replacement of this section of the system is extremely difficult, if not almost impossible, in certain instances.

Some of the sanitary sewers in the downtown area (particularly main interceptors) have been observed to regularly surcharge during peak flow periods. This is an indication that the current 8" pipe is no longer adequate to handle peak flows. As sanitary sewer flows continue to increase with new development and population growth this problem will only be made worse.

There are currently two subdivisions within the City that are not connected to City sewer. Both Valley View Estates located in the northeast corner of the City and Fox Hills located on the southern limits of the City utilize on-site wastewater treatment technology. Because of restrictive cost of sewer extension, there are currently no future plans to extend sewer service to these areas.

### **Sanitary (Proposed Improvements over the next 20 years)**

The following is a list of needs summarizing short, intermediate and long-range sanitary sewer improvement projects within the City of St. Croix Falls. Map CF-7 illustrates the proposed sanitary sewer projects listed below.

#### **Short Term (1 – 5 years)**

1. Louisiana Street Upgrade - It is anticipated that within the next couple years, Xcel Energy will be running new power lines underground from the hydro plant, up through the City. The power lines will be buried on a path that will run east along Louisiana Street, south down Blanding Woods Road, and east along Pine Street. This will provide an opportunity to reconstruct the street and upgrade the existing sanitary line.
2. Aspen Drive Extension - The extension of the sanitary sewer north of Aspen Drive should coincide with the street extension. This will be needed to accommodate future commercial and industrial growth.
3. Glacier Drive Extension - The extension of sanitary sewer south on Glacier Drive should coincide with the street extension. This will be needed to accommodate future commercial and residential growth.
4. River Street Upgrade - The existing sanitary sewer line (River Street to WWTP) that was not upgraded during the Main Street renovation project, needs to be upgraded to handle the additional flow.

### **Intermediate (6 – 10 years)**

5. Pine Street Upgrade - The replacement of the sanitary sewer lines on Pine Street should coincide with the street extension.

### **Long Range (11 – 20 years)**

6. Abandon Lift Station – The Lift Station on Maple Drive could be abandon if a sanitary line was extend down Maple Drive from Highview Court to Vincent Street. This would alleviate the need to pump waste generated in the industrial park, up Blanding Woods Road. This would take place in conjunction with reconstruction of the west end of Maple Street.
7. Maple Street Extension - The extension of sanitary sewer between Highview Court and Vincent Street should coincide with the Maple Street reconstruction. This will allow for the abandonment of the lift station on Maple Drive, and provide a more efficient means of moving waste generated within the industrial park down to the WWTP.
8. Vincent/State Street Upgrade - If the Maple Street extension occurs, then the sanitary lines under Vincent Street and State Street would need to be upgraded to handle the additional load. Exactly when this happens will depend upon the development of that area.
9. Day Road Extension - The extension of the sanitary sewer main on Day Road should coincide with the street extension. This will be needed to accommodate future residential growth.
10. Simonson Road Extension - The extension of the sanitary sewer main on Simonson Road should coincide with the street extension. This will be needed to accommodate future residential growth.

### **Water Supply (Existing System)**

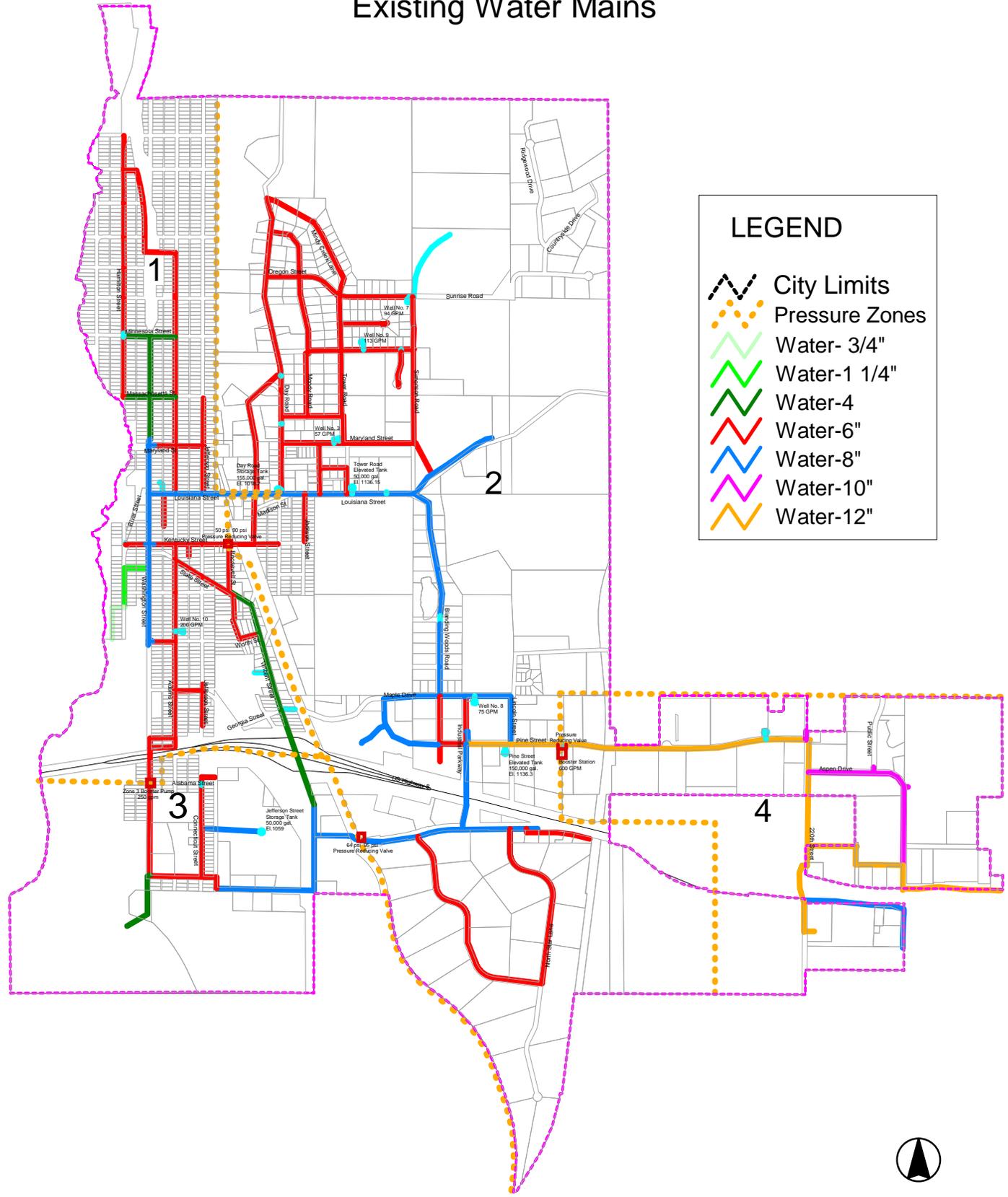
The City's water supply system consists of five wells, three elevated storage tanks, two ground storage tanks, three booster pumps, three main pressure reducing valves, four zones of operation, and the water distribution system (see map CF-8). The City provides a staff of both full-time and part-time employees to manage, operate, and maintain the system.

Zone #1 is the lower level (downtown), fed by Well #3 through the Day Road ground storage tank, and by Zone #2 through pressure reducing valves. The City's best producing well (Well #10) is located in this zone.

Zone #2 is the middle zone covering the central portion of the City. Two elevated storage tanks are located in this zone. Zone #2 can feed both other zones through pressure reducing valves, in addition to providing a water supply to the golf course via a booster pump during off-peak hours. All but one of the City's wells are located in this zone.

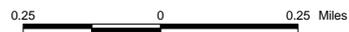
# CITY OF ST. CROIX FALLS

Polk County, Wisconsin  
Existing Water Mains



### LEGEND

- City Limits
- Pressure Zones
- Water- 3/4"
- Water-1 1/4"
- Water-6"
- Water-8"
- Water-10"
- Water-12"



Zone #3 is the southwest portion of the City and is fed by a booster pump off Zone #1 and a pressure reducing valve connected to Zone #2. The ground storage tank on Jefferson Street is located in this zone. Zone #3 is the only zone that does not contain any wells.

Zone #4 is the upper level zone covering the T.I.D./Industrial area and is the easternmost portion of the water system. This zone is fed from Zone #2 by a booster pump, with a pressure reducing valve in place to allow water to pass back to Zone #2 as needed. One elevated storage tank is present in this zone.

Key elements of the water supply system are connected to a modern telemetry network to facilitate efficient monitoring and control operations.

Elevated storage tanks on Tower Road (50,000 gal.) and Pine Street (150,000 gal. & 200,000 gal) combine with ground storage tanks on Jefferson Street (50,000 gal.) and Day Road (155,000 gal.) to provide a total water storage capacity of 605,000 gallons for City needs. All of the existing tanks are presently in good condition and with continued regular maintenance are expected to serve the City well into the future.

The existing distribution system has some areas of small diameter (4") pipe that restrict system flow and reduce water pressure. Typically, the smaller pipes are located in older areas of the system, while newer mains have been constructed with larger pipe sizes.

One of the issues facing the City is increasing the available supply of water to Zone #2 as residential, commercial, and industrial development continues. During recent summer months, City staff has begun to witness water pressure drops in Zone #2. While the temporary pressure reductions have not been detrimental to system operation to date, they are an indication of potential future problems as demand continues to increase.

Of the five operating City wells, only Well #10 is capable of supplying more than 200 gallons/minute (gpm). The remaining wells generally produce only 50-120 gpm apiece, making them relatively low capacity for municipal purposes. Unfortunately, the natural geology of variable depth bedrock and scattered water bearing lenses in the soil combine to make locating new wells with enough capacity for municipal supply needs a difficult task. Finding adequate and reliable water supply sources (wells) has been, and will continue to be, a long-term issue for the City as increases in population and continued development in the City result in ever greater water demands.

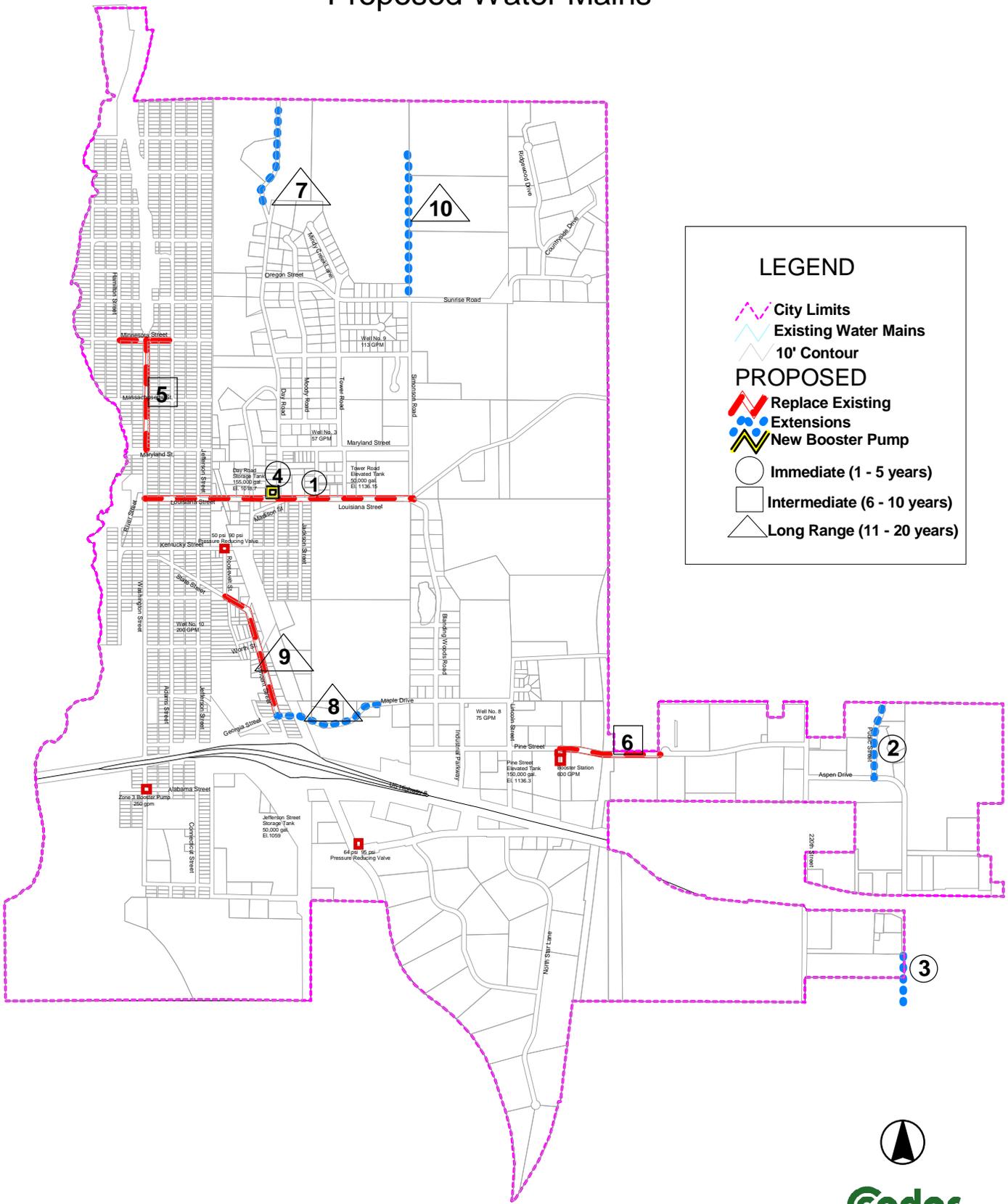
### **Water Distribution System (Proposed Improvements over the next 20 years)**

The following is a list of needs summarizing short, intermediate and long-range water distribution system improvement projects within the City of St. Croix Falls. Map CF-9 illustrates the proposed water system projects listed below.

# CITY OF ST. CROIX FALLS

Polk County, Wisconsin

## Proposed Water Mains



### LEGEND

- City Limits
- Existing Water Mains
- 10' Contour
- PROPOSED**
- Replace Existing
- Extensions
- New Booster Pump
- Immediate (1 - 5 years)
- Intermediate (6 - 10 years)
- Long Range (11 - 20 years)



### **Short Term (1 – 5 years)**

New Municipal Well - (not listed on map) The City is currently searching for a new well site that could be connected to Zone #4. This would provide a new source of supply for Zone #4 and, depending upon well capacity, possibly enable other lower level zones to be economically fed from Zone #4. A long-term goal is to develop two or more wells in this zone so that the three lower zones could be gravity fed from Zone #4.

1. Louisiana Street Upgrade - It is anticipated that within the next couple of years, Xcel Energy will be running new power lines underground from the hydro plant, up through the City. The power lines will follow a path up Louisiana Street then down Blanding Woods Road and Pine Street. This will provide an opportunity to reconstruct the street and upgrade the water main.
2. Aspen Drive Extension - The extension of the water main north of Aspen Drive should coincide with the street extension. This will be needed to accommodate future commercial and industrial growth.
3. Glacier Drive Extension - The extension of the water main south on Glacier Drive should coincide with the street extension. This will be needed to accommodate future commercial and residential growth.
4. Booster Pump Installation - To increase water supply to Zone #2, the City is pursuing approval from the State to install a booster pump between Zone #1 and Zone #2. This project is currently moving forward, but will probably be terminated if a new well is connected to the system.

### **Intermediate (6 – 10 years)**

5. Washington Street Upgrade - The 4" water main under the north end of Washington Street should be upgraded in conjunction with the reconstruction of the street.
6. Pine Street Upgrade - The replacement of the water main on Pine Street should coincide with the street extension.

### **Long Range (11 – 20 years)**

7. Day Road Extension - The extension of the water main on Day Road should coincide with the street extension. This will be needed to accommodate future residential growth.
8. Maple Street Extension - The extension of the water main on Maple Street from Vincent Street to Highview Court should occur in conjunction with Maple street reconstruction. This in turn would provide a loop for the water system.

9. Vincent Street Upgrade - If there were a water main extension put in between Vincent Street and Highview Court, then the 4" water main under Vincent Street would need to be upgraded to handle the additional load.
10. Simonson Road Extension - The extension of the water main on Simonson Road should coincide with the street extension. This will be needed to accommodate future residential growth.

### **Community Facilities Goals and Objectives**

**Goal:** To maintain and provide a full range of needs through community facilities and services.

**Objectives:** The City shall continue to provide adequate police, fire, and emergency government protection to all areas of the community.

Provide adequate space to house the city's facilities including, but not limited to, City government, police, fire, library, and maintenance activities.

All public facilities will be designed to meet aesthetic standards set forth by the city council and planning commission

Health and medical facilities should continue to be provided to meet the needs of all residents.

Follow a Capital Improvements Program when making public expenditures.

Consider the implementation of impact fees to help offset the cost of future capital improvement upgrades.

### **Policies:**

The city will give priority to utility extensions that would further a contiguous and compact pattern of development over those that would cross land not immediately expected to develop.

Coordinate utility improvement projects with road construction.

Encourage the use of natural surface water storage and detention systems to control stormwater runoff.

Encourage sanitary sewer and water system extensions occur in tandem to lower cost.

Where appropriate the City will require that all development provide land, funding or a combination of both for the development of detention sites for stormwater to ensure proper discharge rates.

The City will use centralized detention areas wherever possible to remove sediment and sediments surface water.

The City will review site plans and plats to ensure proper stormwater discharge rates.

# CHAPTER 8

## INTERGOVERNMENTAL COOPERATION

For the City of St. Croix Falls to implement their comprehensive plan successfully, they will need to have working relationships with neighboring jurisdictions as well as Polk County, St. Croix Falls School District, West Central Wisconsin Regional Planning, St. Croix Falls Chambers of Commerce, Wisconsin Department of Natural Resources, National Park Service, and the Wisconsin Department of Transportation.

Throughout the planning process neighboring jurisdictions as well as the St. Croix Falls School District and county and state agencies were contacted for information, advice and input. Much of the time information and exchange of ideas was done over the phone or via email while other times neighboring jurisdictions were invited to discuss issues at the plan commission meetings. Through continued cooperation with surrounding communities and governmental units there is a greater chance for long-term positive results, which may include:

- Cost Savings
- Early Identification of Issues
- Consistency
- Understanding
- Trust

### **Existing Intergovernmental Relationships**

The City of St. Croix Falls currently has a number of different governmental agreements with state agencies as well as neighboring municipalities. The following is a list of current intergovernmental agreements:

- Fire protection agreement with the Town of St. Croix Falls.
- Mutual aid agreement with Chisago County, MN for police protection.
- Street sweepers agreement with the City of Taylors Falls.
- Mutual agreement with the City of Taylors Falls to keep the Highway 8 bridge lit.
- Mutual agreement with the Town of St. Croix Falls in keeping Highway 8 lit.
- 911 agreement with Polk County
- Property tax deferral agreements with the School District, County and Wisconsin Indian Head Technical College.

## **Issues**

Some of the larger issues or problems that arose during the planning process were related to future land use, densities of new development, future extension utilities, and placement of new roads. Below are some of the issues that came up during the planning process and the parties that were involved.

## **Transportation**

St. Croix Falls neighbor to the west is Taylors Falls, Minnesota with the St. Croix River acting as the border. The two communities are connected to one another by the USH 8 bridge which is currently a two-lane bridge. USH 8 acts as a primary link between Minneapolis St. Paul and Northwestern Wisconsin. Because of the popularity of the area and the expected high rates of growth, there is concern about how to handle increased traffic volumes. Because of the importance of the USH 8 corridor to the area, it is vital that St. Croix Falls is proactive in voicing their concerns and ideas related to change of traffic flow patterns in and around the area.

### **Policies**

- Continue to work with transportation planners from both the Wisconsin and Minnesota Departments of Transportation as well the Polk County Highway Department to help determine, and plan for increased traffic flows along the USH 8 corridor.
- Encourage the State Transportation Planners to consider local planning findings, goals, objectives and policies when planning for major changes to the USH 8 corridor.

As St. Croix Falls grows outward, there will be a need for further expansion and building of new roads. As seen on Map T-4, most of the road expansion outside the City limits is expected to occur to the east, with a limited amount occurring to the north. Because the City of St. Croix Falls is surrounded by the Town of St. Croix Falls to the north, south and east, there will be an increasing need for the two Municipalities to work together. During the planning process the Town of St. Croix Falls was provided an opportunity to offer input and suggestions regarding placement of roads and will continue to be involved in any future road placement.

### **Policies**

- Continue to work with the Town of St. Croix Falls in locating the best locations for future road corridors in and around the City.
- Work with the Town of St. Croix Falls as they develop their comprehensive plan, and make modifications as needed to ensure a safe and efficient road network in the Town and City.

## **Annexation**

As the City of St. Croix Falls expands outward the possibility of land annexation will continue to increase. The City of St. Croix Falls future land use map L-4, shows that the areas most likely to be annexed are located east of the City limits on either side of the USH 8 corridor.

As annexations occur, there will be a number of issues that will need to be addressed, some of which include: extension of municipal service, loss of property tax revenue for the Town of St. Croix Falls, zoning and land use differences, housing densities and types of development that will occur upon the annexed property. As the Town of St. Croix Falls develops their own comprehensive plan, issues dealing with annexation will need to be readdressed to ensure that continued growth meets the goals, objectives and policies of both municipalities.

## **Intergovernmental Agreements**

There are a number of different options available to communities to help deal with annexation related issues. Some of the intergovernmental cooperation tools available include: General Agreements, Revenue Sharing Agreements and Cooperative Boundary Agreements. During discussions with the Town of St. Croix Falls interest was shown in formulating agreements with the City. It was felt that agreements should be further explored As the Town of St. Croix Falls develops their comprehensive plan.

## **Policies**

- Work with the Town of St. Croix Falls in exploring different intergovernmental agreement options available, that will help the Town deal with the potential loss of property tax revenue along the USH 8 corridor.
- Assist the Town of St. Croix Falls in formulating a cost effective plan to deal with sewer and water service extension.

## **Schools**

The School District of St. Croix Falls has over the years and continues to have a very good working relationship with the City of St. Croix Falls. Like many small communities the school acts as a focal point for the community and is an integral part of the City. The St. Croix Falls School District is currently comprised of three separate school facilities. The facilities consist of two Elementary Schools and a Middle School/High School. With the exception of the Dresser Elementary Schools, all of the other district buildings are located on the St. Croix Campus. The School District currently feels that the St. Croix Elementary School needs to be replaced and that there needs to be upgrades to the High School. At the 2002 November election the St. Croix Falls School District brought to referendum three separate building issues, all of which were voted down. However, the school will continue to face problems regarding lack of space and outdated facilities which will need to be addressed sometime in the future.

## **Policies**

- Assist the School District in addressing future building upgrades and expansion needs.
- In the event of a school expansion project, address any safety issues with the Blanding Woods Road, Simonson Road and Louisiana Street intersection.
- Revisit policies periodically on how to enhance the sharing of recreational areas between School and City.
- Continue to explore ways to share school services with the public including gyms, computer labs and community education programs.

## **Resolving Disputes**

Over time, the City of St. Croix Falls may find that it has differing ideas and visions than neighboring communities. But conflicting ideas can have positive effects. Resolution in a positive manner can increase future communication and foster mutual respect. One technique for resolving disputes that the City may consider is the formation of a focus group. A focus group consists a panel of citizens selected in a manner agreed upon by all of the parties. The citizens hear presentations from the parties and, after hearing the issues, deliberates and renders an advisory opinion. The communities will then decide to accept or reject the advice of the focus group.

## **Goal**

- The City of St. Croix Falls will evaluate projects on an ongoing basis to determine which, if any, communities or governmental agencies may need to be involved. Respective representatives will be informed of the issue and provided a chance to listen and give input on the matter.

## **Contacts**

Below are listed neighboring community and governmental agency contacts. These may be used as starting points when a possible action by the City may affect neighboring communities and agencies.

### **WisDOT-Superior**

District Planning Projects Engineer  
Transportation District 8  
Wisconsin Department of Transportation  
1701 North 4<sup>th</sup> Street  
Superior, WI 54880

**WDNR-Spooner Office**

810 West Maple Street  
Spooner, WI 54801  
715-635-2101

**Polk County Highway Department**

Commissioner  
518 Main Street P.O. Box 248  
Balsam Lake, WI 54810  
715-485-8700

**West Central Wisconsin Regional Planning Commission**

Director.  
800 Wisconsin Street  
Mail Box 9  
Eau Claire, WI 54703  
715 836-2918

**School District of St. Croix Falls**

Superintendent  
P.O. Box 130  
St. Croix Falls, WI 54024  
715 483-9320

**Town of St. Croix Falls**

Chairman  
Town Hall  
1303 200<sup>th</sup> St. & US Highway 8  
<http://co.polk.wi.us/Townships/StCroxFalls.htm>

**City of Taylors Falls**

637 1<sup>st</sup> Street  
Taylors Falls, MN 55084  
651-465-5133

# CHAPTER 9

## PLAN IMPLEMENTATION

A plan, like St. Croix Falls Comprehensive Plan, is only useful if it provides techniques to implement the plan's recommendations, goals and policies. Development regulations, capital improvements planning and a continuing and on-going planning program are tools the city may use to implement the goals of the document.

A plan cannot be implemented with the support of a variety of different persons, groups and agencies. There are specific roles that these persons must play and a variety of tools that can be used to make the ideas that are written on paper or colored on maps become reality.

The plan should be used, not set aside. The land use plan is a guide for making decisions concerning land development in and around the City.

Regulatory controls used to guide development are an important means of implementing the recommendations of the comprehensive plan. The zoning ordinance, housing and building codes, subdivision regulations, official mapping, and extra-territorial controls are the principal regulatory devices used to protect existing development and guide future in accordance with the comprehensive plan. These regulations are officially adopted by the City Council as ordinances, and then administered by the various municipal departments and officials.

### **Official Map**

The statutes allow municipalities to implement their public right-of-way plans through a document called an official map (see Wisconsin Statutes 62.23(6)).

The primary intent of the official map is to implement elements of the Comprehensive Plan by prohibiting construction of buildings or structures on land that has been designated for current or future public use. Areas needed for streets, widening, parkways, recreation areas, drainageways and the protection of unusual natural features may be included on the Official Basemap. The jurisdiction for Official Mapping extends 1-1/2 miles from the City limits. If an individual does build on an Officially Mapped area, he can be deprived of compensation for loss due to the construction of streets, highways or parkways. Within the City, the official map should be directly enforced through the issuance of building permits.

The City should review the need for an official map as it is revising its other regulatory land use controls.

## **Zoning Ordinance**

The City of St. Croix Falls has an updated zoning ordinance. Amendments, which reflect current conditions and trends, are made as needed. The zoning ordinance is probably the most important and useful tool used by the City in guiding development efforts. Zoning provides a means to ensure that land uses are compatible with one another, selected densities are maintained, and that new growth is directed to appropriate areas. A zoning ordinance promotes sound, orderly development directed towards the preservation of property values and the improvement of the overall appearance of the community by regulating the use of land on individual lots and parcels of land.

Zoning power is authorized by section 62.23(7) of the Wisconsin Statutes. As mentioned earlier, the City should continue to review and update its zoning ordinances to reflect development trends and public perception. Although the zoning ordinance cannot correct past mistakes, it is one of the best ways to prevent repetitive mistakes.

Through the City's zoning power, a process for reviewing development plans is implemented. The process allows the Plan Commission and City Council to review development plans for compliance with zoning standards. The Board of Appeals may recommend conditions, which the developer must comply with in order to proceed with the proposed plans. This process is used so the City can review the overall picture thus achieving compatible land use and development.

## **Extraterritorial Zoning**

Wisconsin Statutes 62.23(7)(a) allows municipalities to develop and implement zoning regulations in their respective extraterritorial area. The extraterritorial area for the City of St. Croix Falls extends up to 1-1/2 miles from its corporate limits into the village of Dresser and Towns of St. Croix Falls and Osceola. An extraterritorial zoning ordinance is developed jointly by abutting local governments. It allows the City to have some say as to how the area adjacent to its corporate limits is developed

## **Subdivision Regulations**

Another regulatory tool the City uses to direct growth in the City is subdivision regulations. The subdivision ordinance is used in conjunction with the zoning ordinance and the goals and policies established therein, to promote and direct the orderly growth of the City. The subdivision ordinance ensures that the public utilities and street improvements are installed and constructed to City standards. Subdivision regulations can also be utilized when performing extraterritorial plat review. This gives the City the authority to approve subdivision plats in unincorporated areas that are located within 1-½ miles of the City.

Subdivision regulations require a developer to present the proposed development for Plan Commission review and comment. These regulations allow the City to ensure compatible land uses and orientation to the growth of the City. A complete networking of streets and public utilities is presented and reviewed in terms of consistency with past and future developments. Again, an overall picture development is achieved.

### **Continuing Planning Program**

An effective comprehensive planning program should be reviewed and updated to reflect current and projected conditions and trends. The time frame addressed by this planning document extends through the year 2020. Although the goals and policies established by herein should be used to guide the City's decision-making process through the year 2020, these too may be amended to reflect changing attitudes.

A continuing planning program requires the support of the City officials and staff. The following discusses the roles each should play.

### **Capital Improvements Summary**

Another development tool the village can use to guide the decision making process is capital improvements programming. The following section is the Capital Improvements Program developed by the City and describes the scheduled anticipated improvements to be addressed by the City between 2003 and 2007

#### **Purpose**

One method available to local units of government to help manage and systematize the budget allocation process for needed improvements is a Capital Improvement Program.

A capital improvement may be defined as a major expenditure of public funds, beyond maintenance and operation cost, for the acquisition or construction of a needed physical facility. Salaries, supplies and other overhead expenditures are considered maintenance and operating cost and should be provided for elsewhere in the annual budgetary process. Improvements or acquisitions of a permanent nature representing a long-term investment of public funds are considered capital improvements.

A Capital Improvement Program is simply a method of planning for major capital expenditures and scheduling them over a period of years in order to maximize the use of public funds. It is a means of attempting to coordinate a physical development plan with the City's current and anticipated financial resources.

The Capital Improvements Program is a five-year plan covering 2003 - 2007. The overall purpose of assigning years to proposed projects is to provide a short range outline for action, and a long range schedule of project and completion for an accurate picture of needed capital improvement projects and resources.

The first year phase of the program, 2003, presents the most comprehensive and detailed picture of those projects scheduled for immediate action. This phase of the program, known as the Capital Improvement Plan Budget (CIPB), will be presented as a detailed list of anticipated expenditures and sources of funding. The second phase of the Capital Improvements Program includes those projects specified as being necessary but not of an urgent or immediate nature to warrant inclusion into the first year of the program, this stage will not require a detailed cost breakdown, however, estimates of capital costs will be provided. The Capital Improvements Program provides continuity by addressing long-range projects and therefore minimizing duplication or conflicts with other improvements.

It is important to note that the Capital Improvement Program must be based on local needs and objectives. These needs and objectives can be found in earlier chapters of the Comprehensive Plan, which relate to Transportation, Utilities and Communities Facilities. When formulating a needs analysis of the City, goals and objectives act as the basic guide to the development of the City. Through this process, the City is in a position to guide development rather than having to constantly react to development pressures.

The process used to develop the Capital Improvements Program involves four major steps:

1. Identification of Capital Needs

Based on the comprehensive process, the City arrives at a capital needs list, or a description of all anticipated improvements needed by the City. All City departments and organizations, appropriate, offer their recommendations to the City Council in this process.

2. Financial Analysis of the Community

A financial analysis of the City entails a review of past expenditures, mill rates, and taxable valuation. All of these factors are then projected for the capital improvements budget period.

3. Determine Method of Financing Capital Improvements

The analysis of the City's financial situation dictates to a large degree the number and cost of all capital improvements that can be undertaken. Of the primary methods available to finance capital improvements, the City must determine which particular method best fits the financing requirements of that particular improvement.

#### 4. Capital Improvements Priorities

Once the total needs list is identified, these projects need to be put in priority based on a variety of factors ranging from total cost of the project, to arrive at a year-by-year improvements list.

These four steps serve as the basic process for the development of the Capital Improvements Program. A yearly review of the City's needs and economic characteristics is recommended. What is contained in this program is at this point a suggested improvements budget; as conditions in the community change, the capital improvements Program must be altered in an attempt to reflect those changes.

As with virtually all budgeting procedures, there are usually worthy projects left over when the money runs out. This fact of life appears to be the case of all budgeting entities from the federal government down to families and individuals.

The Capital Improvements Program must attempt to identify potential sources of funds available to enable the City to provide those capital improvements.

#### **City Council**

The growth and development of the City will continue to be influenced by governmental decisions. The adoption of this plan will assist the decision-making process by providing sound land use goals and policies to act as a basis for those decisions. The City Council has the authority to adopt the plan and implement development regulations and programs. As chief policy makers, the City Council is responsible for establishing and activity participating in a continuing planning program. An important step in developing a continuing program is the maintenance of the City Plan Commission and City Planner to address the planning needs of the City.

#### **Plan Commission**

The St. Croix Falls Plan Commission will continue to take the lead role in implementing this plan. It will be the Plan Commission's responsibility to review all pertinent information that is available on a particular planning issue and to develop an objective recommendation to the City Council for final action. The Plan Commission can actively pursue the goals and policies developed within this document in order to insure and promote orderly growth and development within the City of St. Croix Falls.

Although the City has a Plan Commission, planning issues arise from time to time which require expertise and assistance from various staff such as the Planner, Engineer, Building Inspector, Attorney, ect. It is recommended that the City maintain and utilize these key people to provide their expertise and assistance to the City on these planning issues.

## **Process for updating the comprehensive plan every ten years.**

On-going evaluation and monitoring is important to maintain the integrity of the Comprehensive Plan. The needs of the community today may not match the needs of the community 10 or 20 years from now. Therefore, the Plan Commission will need to monitor the progress of the plan implementation. Revisions or amendments to the plan can be addressed at any time by following the procedures for adopting a comprehensive plan under Wisconsin Statutes and the public participation procedures. It is recommended that the Comprehensive Plan be reviewed yearly. A potentially large update may be needed after reviewing 2010 census data. The state statute requires updates no less than every 10 years.

## **Actions Related to the Plan**

The following steps should be taken to implement the planning process:

### Plan Commission

1. Adopt the City of St. Croix Falls Comprehensive Plan and recommend to the City Council that the plan be accepted as the official statement of public policy on matters relating to the future development of the City.
2. Recommend to the Council means of developing the policies and carrying out the proposals and recommendations of the Plan, including adoption of the proposed ordinances, the maintenance of the capital improvements program, and the fostering of a continuing planning program.

### City Council

1. Review and adopt the St. Croix Falls Comprehensive Plan and use it as a statement of public policy relative to community development problems and decisions.
2. Review, adopt, and provide for the administration and enforcement of the development ordinances.
3. Establish and actively sponsor a continuing planning process.
4. Maintain, administer, and update the capital improvements program.
5. Monitor and evaluate the development/success of recommended activities.

## **Conclusion**

This planning document, when adopted and implemented, will serve to guide City officials in the decision-making process. Demands for public services and increased pressures for development of marginal lands will continue. Without development controls and an active review process, the City will not be able to effectively meet these demands from both an economically and environmentally sound standpoint. This could result in various problems for the local residents, such as land use and traffic problems, higher taxes, decreases in services, declining property values, etc. Officials in St. Croix Falls have recognized these problems and have taken steps to address these issues in order to provide for the orderly growth and development. The preparation and implementation of the St. Croix Falls Comprehensive Plan is one step the City has taken to achieve that overall goal.

**APPENDIX A**

**CITY OF ST. CROIX FALLS PUBLIC PARTICIPATION POLICIES**

## **City of St. Croix Falls Public Participation Policies**

Before the City of St. Croix Falls began formulating their Comprehensive Plan, the Plan Commission and City Council recognized the need for strong public involvement in the planning process. Although St. Croix Falls residents are routinely able to engage City officials and staff by contacting City Hall or attending public meetings, it was felt that other avenues for public participation should be provided to enhance public input. The following points illustrate the public participation tools that the City used during the planning process.

- A community wide household survey was developed and conducted at the beginning of the planning process. The survey was given to all households within the city and a 54% response rate was achieved. The survey was then used as a tool to help locate problems or issues that needed be addressed while the plan was being developed.
- Public informational meetings were held to review survey results. Results were mailed to all residents, posted at the library and placed on the Internet for public review.
- There were then initial meetings conducted utilizing a cross section of businesses, citizens, town and country representatives, school and local officials. At the initial meeting, there were three citizen advisory boards created. The advisory boards listed strengths and weaknesses of the community as well as put forth a vision statement for the community.
- Breakout groups were then formed for each of the nine elements. The groups were once again made up of a large cross-section of citizens. The group discussion revolved around goals, issues, needs and strengths for each of the nine elements.
- The City developed a newsletter that described the process and findings of the citizen advisory groups. The newsletter was then mailed out to the public prior to the scheduled public informational meetings.
- Newspaper articles were also used to highlight upcoming meetings and progress of the plan.
- Plan Commission meetings were held on a monthly at which time the Commission and City's planning consultant would discuss different elements of the comprehensive plan. All meetings were open to the public and provided a forum for public input.

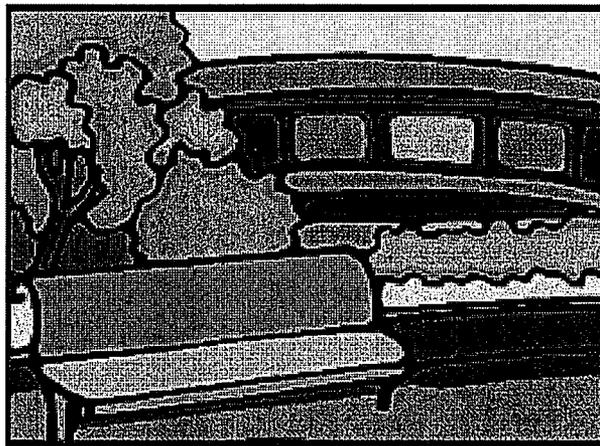
**APPENDIX B**  
**CITIZEN ADVISORY GROUP RESULTS**

# COMPREHENSIVE PLANNING

FOR THE

CITY OF ST. CROIX FALLS

CITIZEN ADVISORY GROUP RESULTS



SEPTEMBER 2000

WITH ASSISTANCE FROM:

CEDAR CORPORATION  
604 WILSON AVENUE  
MENOMONIE, WI

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## PARTICIPANTS



### GROUP 1

Stan Heiderscheidt  
Deb Kravig  
Marilyn Brisett  
Terry Lundgren  
Donna Lunde  
Debra Points  
Stuart Swenson

### GROUP 2

Harold Johnson  
Don Eibs  
Maria Lund  
Norm Toensing  
Clarence Nelson  
Loren Caneday  
Terry Nesvold

### GROUP 3

Jeff Gutzmer  
Brian Adams  
Jeff Krueger  
Steve McCormack  
Will Bergmann  
Roger Peterson  
Bonita Leggitt

---

## RESULTS

### QUESTION #1

#### What Are the Strengths of the City?

##### GROUP 1:

##### **What are the strengths of the City?**

- ➔ Location - River Valley
- ➔ Proximity/distance to Metro
- ➔ Wonderful health care system - nursing home
- ➔ Industrial Park
- ➔ Size - just right
- ➔ Two major highways
- ➔ Tourist industry potential
- ➔ Well rounded population age wise
- ➔ Park system
- ➔ Sound school system
- ➔ Good golf course
- ➔ Clean air
- ➔ Housing growth
- ➔ Mecca for arts/theater
- ➔ Undeveloped areas remaining
- ➔ Hospital
- ➔ Relative safety (perception of)
- ➔ Commercial area developed
- ➔ Diverse group of people (backgrounds)
- ➔ State Park/National Park
- ➔ Main Street - more professional
- ➔ People know and care about people
- ➔ Close to two ski areas/recreation
- ➔ Close to small airport
- ➔ Developing infrastructure - City government moving forward

---

## **GROUP 2**

- Natural beauty
- Small town atmosphere
- Good industrial/commercial growth
- Health care
- Time to Cities/location
- Festival theater
- Historic value
- Livability
- Good parks
- Overlook
- Recreation
- Interstate Park
- Room to grow
- Good water and air
- School system
- St. Croix River
- Progressive City Council
- Industrial Park
- Movie theaters
- Taylor's Falls
- Downtown (functionable)
- Good highways
- Friendly people
- Non-touristic (not tourist trap)
- County Fair Grounds
- Football field
- River boat/canoes
- Good Samaritan building
- Close to ski resorts
- Restaurants

---

### **GROUP 3**

- Location - proximity to Twin Cities
- Health care
- Recreational opportunities
- Historic
- Main Highways
- Small town atmosphere
- Park systems
- Tourism
- Theater
- Elderly care and housing
- Retail development
- Industrial development
- School system
- Slow sustained growth
- Sense of community
- Downtown surviving
- Public protection services

---

## QUESTION #2

### What Areas Need Improvement?

#### GROUP 1:

- ➔ Lack of comprehensive planning - need for it
- ➔ Hwy. 8 from Taylors Falls to 35 - commercial sprawl
- ➔ Protect natural resources
- ➔ Hwy. 8 safety
- ➔ Streets - pavement needs improvement
- ➔ Downtown - empty storefronts
- ➔ Change in traffic on Hwy. 8 - get it away from downtown
- ➔ Sewer system WWTP
- ➔ Feed mill
- ➔ Preserve area from corporate intrusion - NSP, towers, etc.
- ➔ No good use of river
- ➔ Need for more multi-family housing
- ➔ Need for more single family areas
- ➔ Terry has to work with Town of St. Croix Falls
- ➔ Entrance to town (City) - not welcoming
- ➔ Citizen involvement
- ➔ Attractions not being preserved (football field, theater, etc.)
- ➔ Something constructive for youth
- ➔ Need for identified industrial areas
- ➔ City Hall more central
- ➔ Restricted growth areas west/south
- ➔ Parking
- ➔ Noise level on Hwy. 8 - trucks, etc.
- ➔ River Valley (barriers)
- ➔ Central area for police, fire, ambulance
- ➔ Rules on river do not apply
- ➔ Elderly care/hospice
- ➔ Senior Citizen Center
- ➔ Elderly transportation
- ➔ Deer population in City

---

## **GROUP 2**

- ➡ Downtown survivability
- ➡ Control Hwy. 8 aesthetics
- ➡ Poor streets
- ➡ Access to river
- ➡ Access to downtown/City Hall (signage)
- ➡ Add to downtown character/natural beauty
- ➡ Restaurant (good)
- ➡ City utilities/maintenance
- ➡ Cooperation with Taylor's Falls
- ➡ Poor zoning enforcement
- ➡ Affordable single family housing
- ➡ Relationship with Town of St. Croix Falls
- ➡ Tree preservation (Hwy. 8)
- ➡ Job opportunities - higher wages
- ➡ Street lighting (Hwy. 8)
- ➡ Tacky brick pavers
- ➡ Larger library/location
- ➡ Interaction with police
- ➡ Senior citizen housing
- ➡ Auto repair
- ➡ Road to cemetery

---

### **GROUP 3**

- ➔ Infrastructure (sewer/water)
- ➔ Youth community facilities
- ➔ Downtown improvements
- ➔ Community involvement in government system
- ➔ Elementary school needs improvement
- ➔ Additional restaurant facilities
- ➔ Roads
- ➔ Diverse industry
- ➔ Wastewater plant
- ➔ City facilities (street, fire, police)
- ➔ Stronger building/sign ordinances
- ➔ Additional housing (rental)
- ➔ Connection to river
- ➔ New post office (downtown)
- ➔ Long range planning

---

### QUESTION #3

#### What Should the City Look Like In 10-20 Years?

##### GROUP 1

- ➔ Planned development
- ➔ Rural scenic feel (not urban sprawl)
- ➔ Specifically zoned areas - industrial/commercial/residential/recreation planned
- ➔ Highways bypass City
- ➔ Green space in developed areas
- ➔ Vibrant downtown
- ➔ Growth hidden in aesthetics - McDonalds
- ➔ Rural area/open space
- ➔ More senior citizen facilities
- ➔ Nice streets - fixed up
- ➔ Continued bio-diversity of wildlife
- ➔ Less dependent on cars
- ➔ Enough jobs so less commuters
- ➔ Higher education - small community college
- ➔ Expanded medical facilities
- ➔ Inter-generational recreation facilities
- ➔ Inclusive atmosphere diversity welcome
- ➔ Make a park along entire stretch of river
- ➔ People being unified - neighborhood spirit
- ➔ Safety - low crime, adequate fire/police protection
- ➔ Places for life-long learning theater/arts, etc.
- ➔ State/National Park protected
- ➔ Street with rural feel

---

## **GROUP 2**

- Keep natural beauty/tree preservation
- “Traditional” retain and improve historic charm and economy in downtown
- Zoned/structured growth
- Make use of river
- Keep commercial on Hwy. 8
- Neat/clean/maintain growth
- Vibrant economy
- Controlled housing/quality
- Move Industrial Park
- Retain Hwy. 8 vista/view with trees
- Grow/residential zoning/move/housing north
- Rezone west of Main Street (remove housing)

---

### **GROUP 3**

- ➔ Quality of life
- ➔ Land use/development planning
- ➔ Strategic planning for downtown and Hwy. 8
- ➔ Maintain historic value
- ➔ Strong industry
- ➔ More river views/or access
- ➔ Less restrictions on usage of river
- ➔ Change in downtown business towards tourism
- ➔ Blend of economic development
- ➔ Blend of housing
- ➔ Not merely bedroom community
- ➔ Economic independence
- ➔ More concentrated growth rather than sprawl
- ➔ Business growth along Hwy. 8
- ➔ Maintain and expand health care facilities
- ➔ Work where live vs. live where work
- ➔ Public safety to meet needs of growth
- ➔ Expand public services
- ➔ Road structures
- ➔ Use river/not abuse

---

## **COMPOSITE RESULTS OF ALL GROUPS**

### **TOP THREE PRIORITIES**

#### **Question #1 - What Are the Strengths of the City?**

- ① Location (River Valley)
- ② Natural beauty
- ③ Proximity/distance to metro area

#### **Question #2 - What Areas Need Improvement?**

- ① Lack of Comprehensive Plan
- ② Downtown survivability
- ③ Protect natural resources

#### **Question #3 - What Should the City Look Like In 10-20 Years?**

- ① Specifically zoned areas
- ② Keep natural beauty
- ③ Planned development



**APPENDIX C**

**COMMUNITY DEVELOPMENT SURVEY RESULTS**

**CITY OF  
ST. CROIX FALLS**

**Community Development  
Survey Results**

**FALL 1999**

WITH ASSISTANCE FROM:

CEDAR CORPORATION  
604 WILSON AVENUE  
MENOMONIE, WI 54751  
715-235-9081

# **CITY OF ST. CROIX FALLS**

## ***Community Development Survey Results***

### **TABLE OF CONTENTS**

	<b><u>Page</u></b>
Survey Methodology	1
Press Release	2

### **ATTACHMENTS**

- A. Maps of Survey Districts
- B. Blank Survey Instrument
- C. Tabulation Results
- D. Written Comments

**CITY OF ST. CROIX FALLS**  
**Survey Methodology**

This community wide survey for the City of St. Croix Falls was developed by Cedar Corporation and the City. The intent of the survey is to develop an understanding of public needs and opinions and to determine the percent of low and moderate income households in the community. This information can be used to develop a comprehensive plan and to apply for federal grant programs.

The community was divided into eleven survey districts using estimated housing counts obtained by city staff. A map of the survey districts is in Attachment A. U.S. Census data from 1990 indicated a total of 674 households in St. Croix Falls. Tabulated results from this survey show an increase up to 770. The 1998 population estimate was 1794.

Press releases informing residents about the community survey were published on August 30, 1999 and October 21, 1999 in the Polk County Ledger, Osceola Sun, and the Inter County Leader. On September 9, 1999 and October 28, 1999, city volunteers and Cedar Corporation staff distributed surveys door to door. Volunteers left at each household a color coded survey and an envelope for anonymity. They briefly explained the purpose of the survey and asked households to leave the completed surveys in the envelopes in their doors. Surveys were left where no one was home and vacant households were tallied.

The questionnaire results were tabulated by Cedar Corporation (see Attachment C). The Low to Moderate Income (LMI) category is determined by the U.S. Department of Housing and Urban Development Section 8 income levels, which are based upon 80% of the county median. The LMI level varies by household size as outlined below:

<u>Household Size</u>	<u>LMI if Annual Earnings are Less Than:</u>
1 person	\$24,350
2 persons	\$28,400
3 persons	\$31,950
4 persons	\$35,500
5 persons	\$38,350
6 persons	\$41,200
7 persons	\$44,050
8 or more	\$46,900

All surveys received were considered valid and included in this tabulation and analysis.

There was a 54% response rate for the survey. For a community of this size, a response rate of 50% is necessary by the Department of Commerce to apply for federal funds. A 51% LMI rate is also required; St. Croix Falls is calculated at 51%.

## **PRESS RELEASE**

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**Date:** October 21, 1999  
**To:** POLK COUNTY LEDGER **Fax:** 715-485-3037  
**For next publication:**  
**For more information contact:** Katie Larsen, Cedar Corporation, 1-800-472-7372

### **ST. CROIX FALLS COMMUNITY DEVELOPMENT SURVEY SET FOR OCTOBER 28, 1999**

Volunteers from the City of St. Croix Falls will complete a city wide household survey Thursday evening, October 28, 1999 beginning at 5:00 PM. The survey is being sponsored by the City of St. Croix Falls and will provide information on various needs in the community as well as citizen opinions about planning issues.

The City will use the survey information to prepare a Comprehensive Plan and possibly apply for grants to make needed improvements in the community. Members of the City Council and the Plan Commission say they are looking forward to learning how residents feel about various issues such as water and sewer service, street maintenance, police and fire protection, library services, medical services, shopping facilities, parks, housing, employment opportunities, land use planning, population growth, and other issues.

All households are encouraged to take a few minutes to complete the confidential survey. A good response rate is needed for the City to apply for Community Development Block Grants and other funding programs. These programs provide incentives for job creation and help pay for improvements to streets, water and sewer systems, housing, libraries, and community parks.

The City Council and the Plan Commission have expressed appreciation for the community spirit shown by the volunteers who will spend Thursday evening distributing the survey packets. Professional Planners from Cedar Corporation of Menomonie will oversee the survey process, tabulate the responses, and will also assist the City in developing the Comprehensive Plan.

###

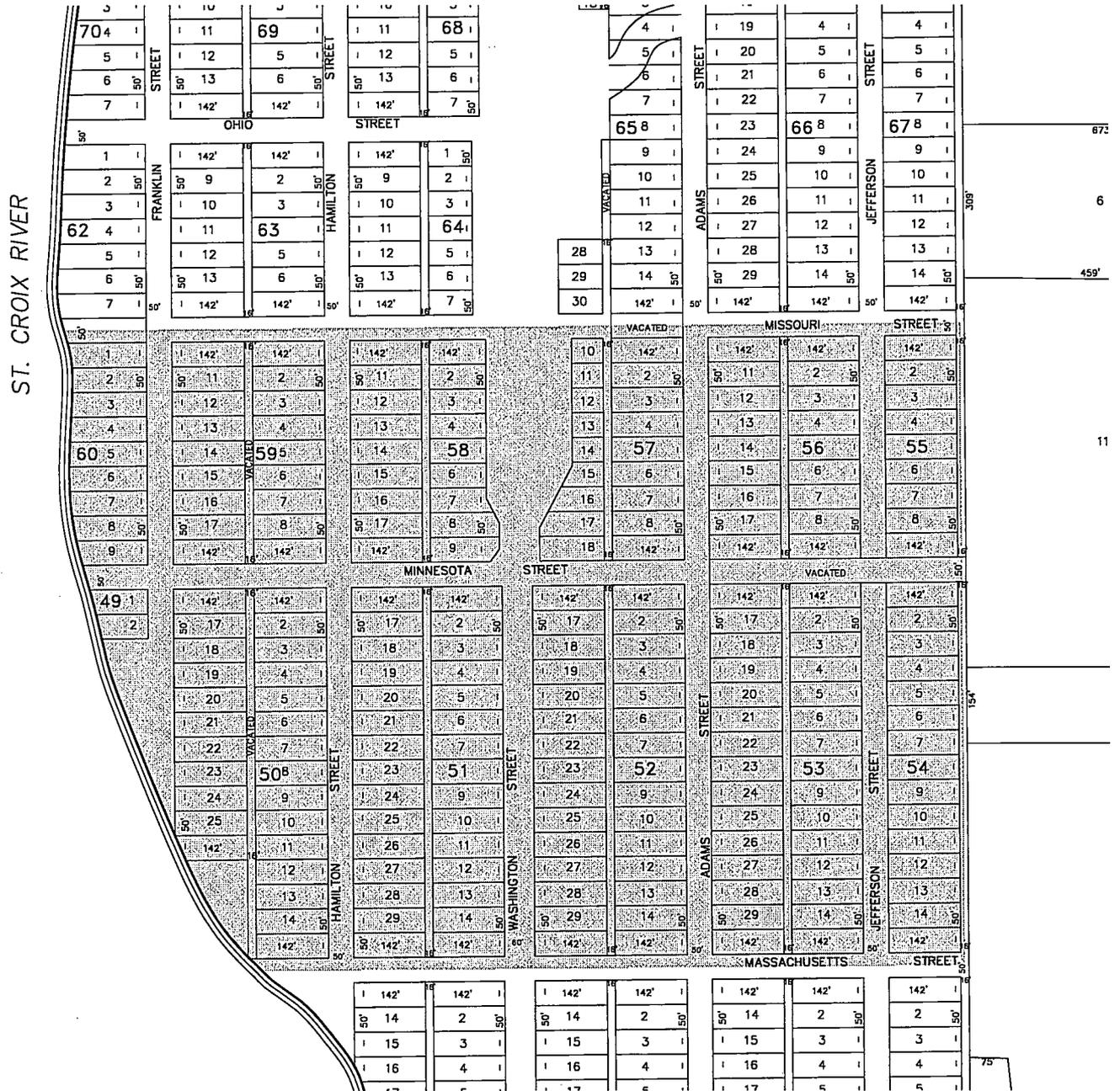
**ATTACHMENT A**

**Maps of Survey Districts**



# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 2



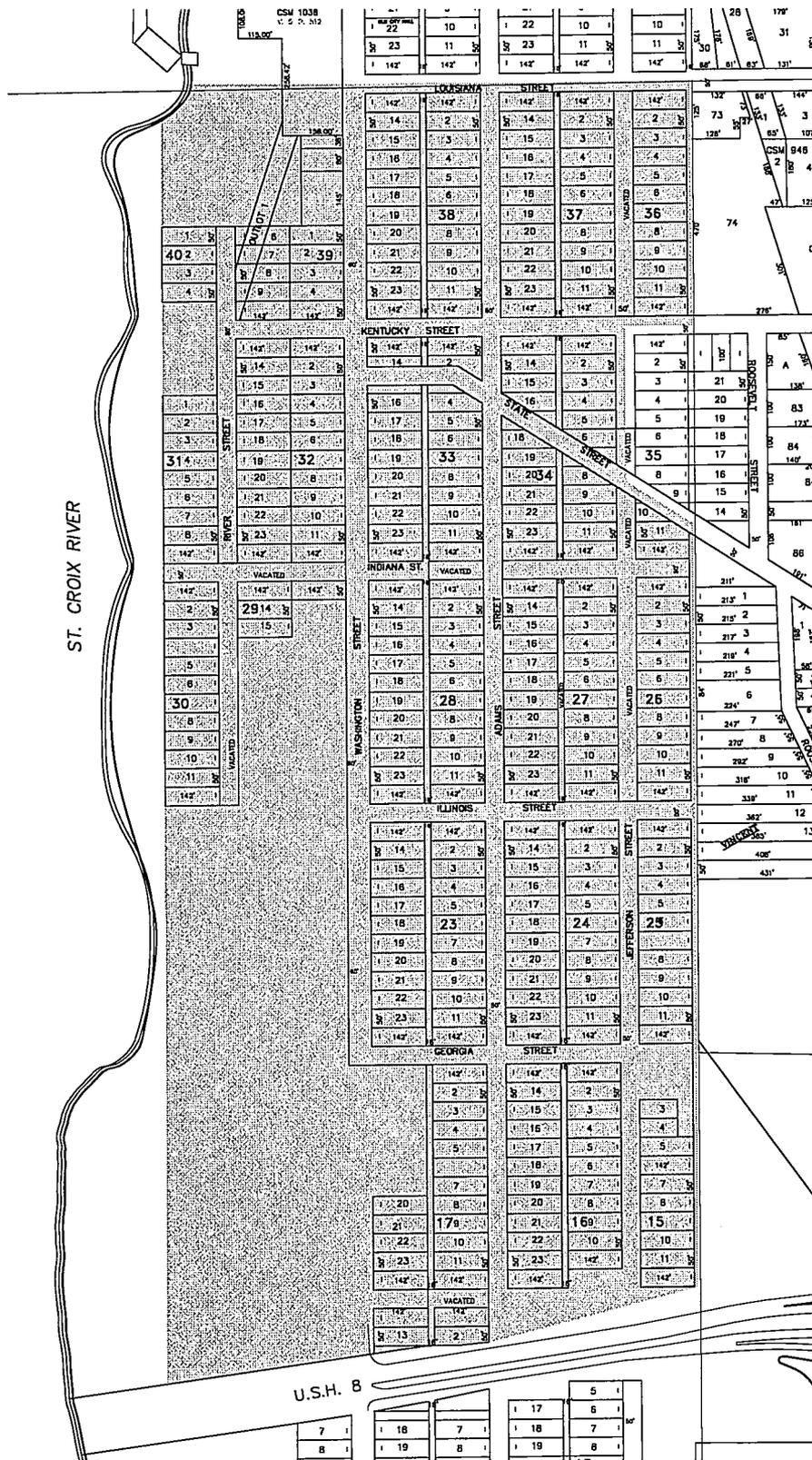
# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 3



# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 4



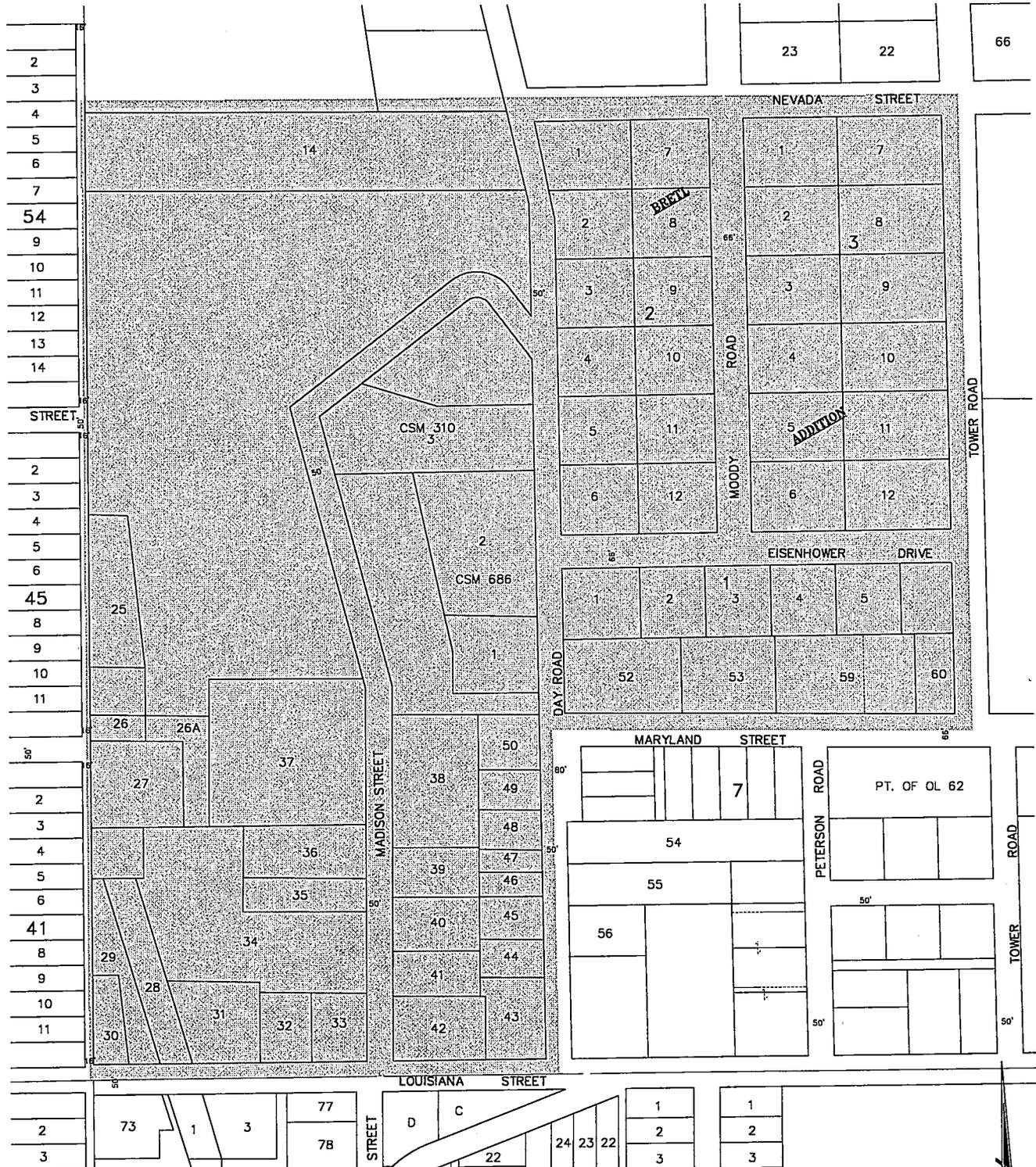
# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 5



# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 6



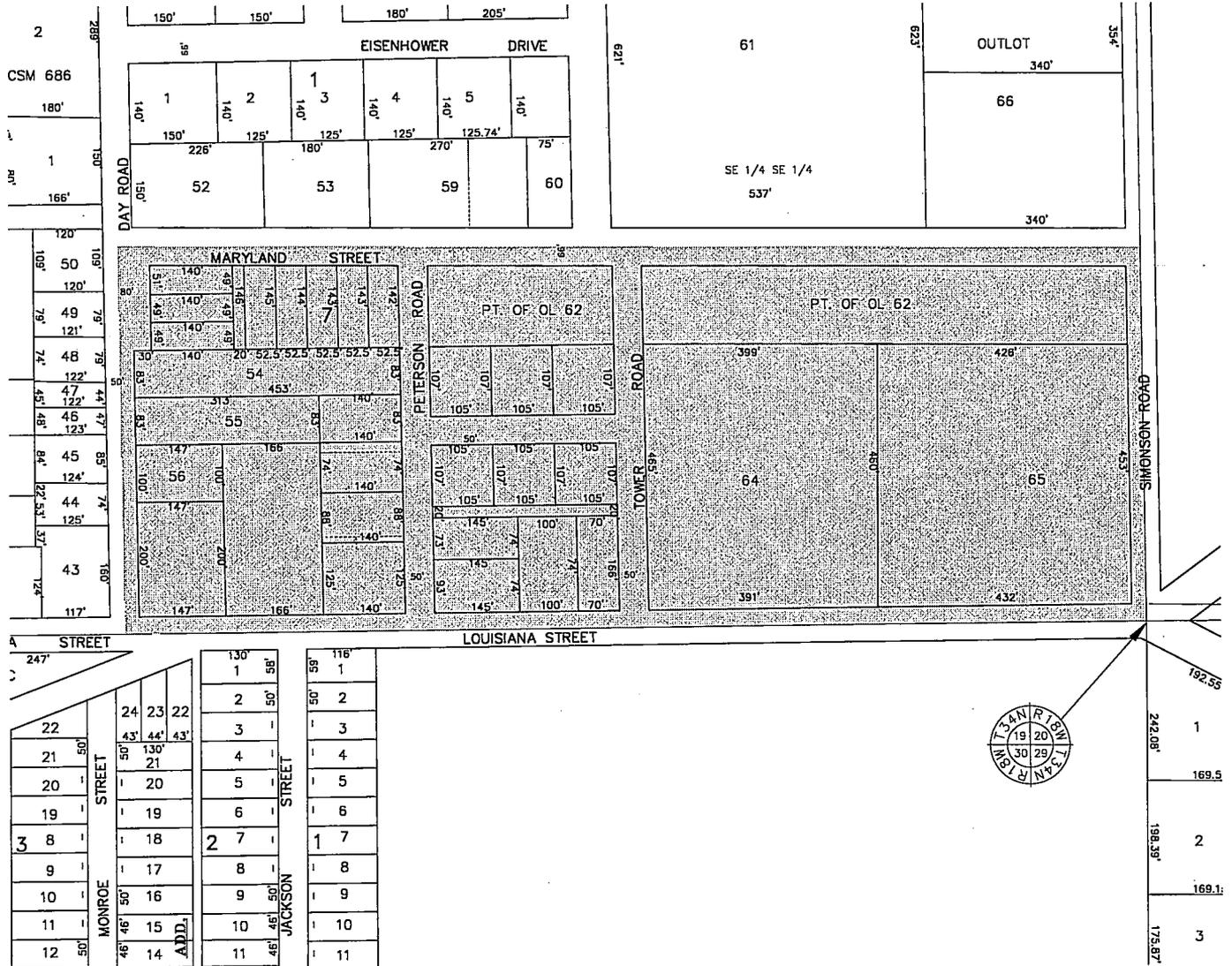
# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 7



# CITY OF ST. CROIX FALLS

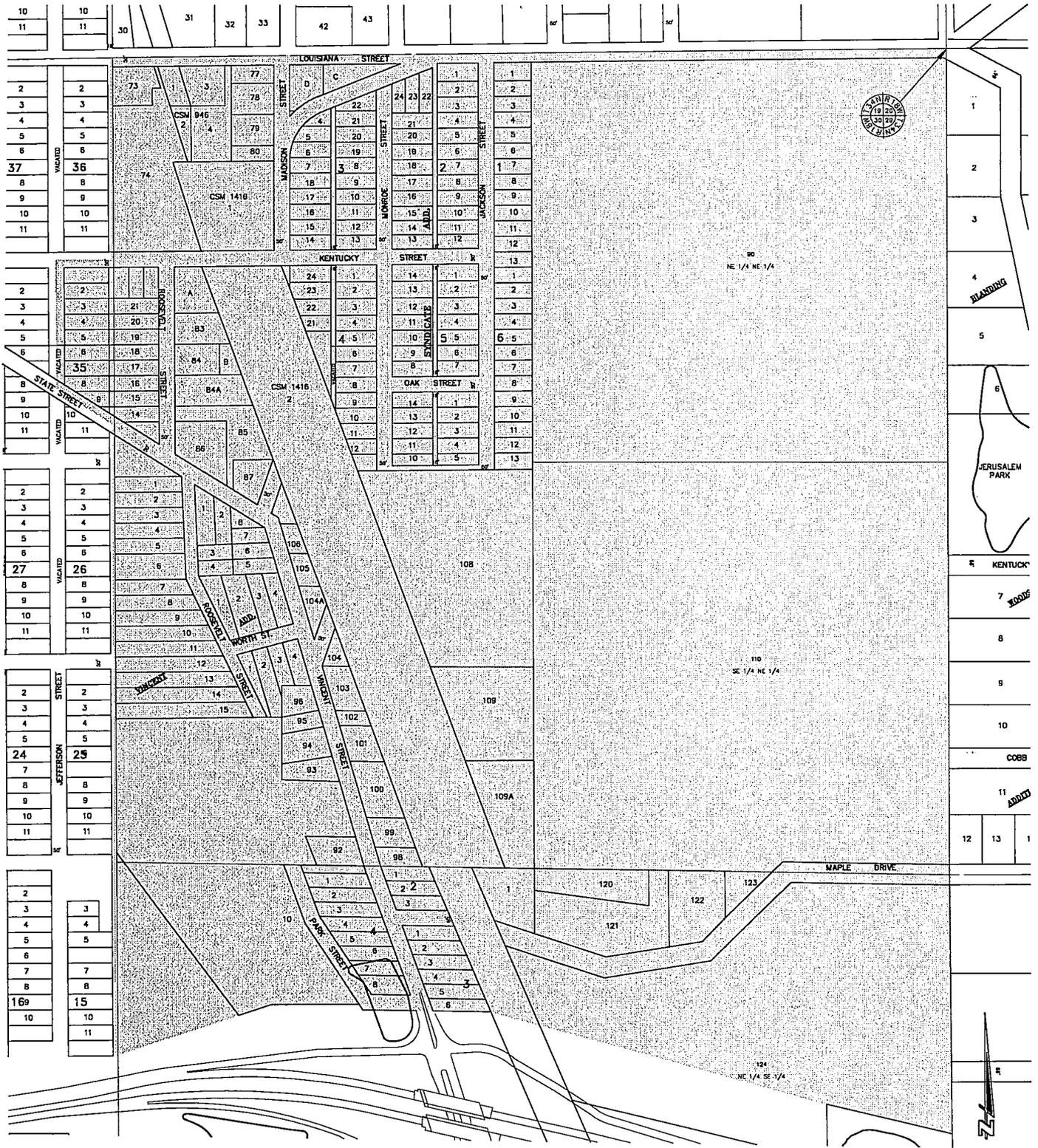
## SURVEY DISTRICT 8



247'	STREET			130'	116'
22	24	23	22	1	1
21	43'	44'	43'	2	2
20	1	20		3	3
19	1	19		4	4
3	8	18		5	5
9	1	17		6	6
10	46'	50'	16	2	7
11	1	15	14	8	8
12	50'	46'	46'	9	9
		46'	14	10	10
				11	11

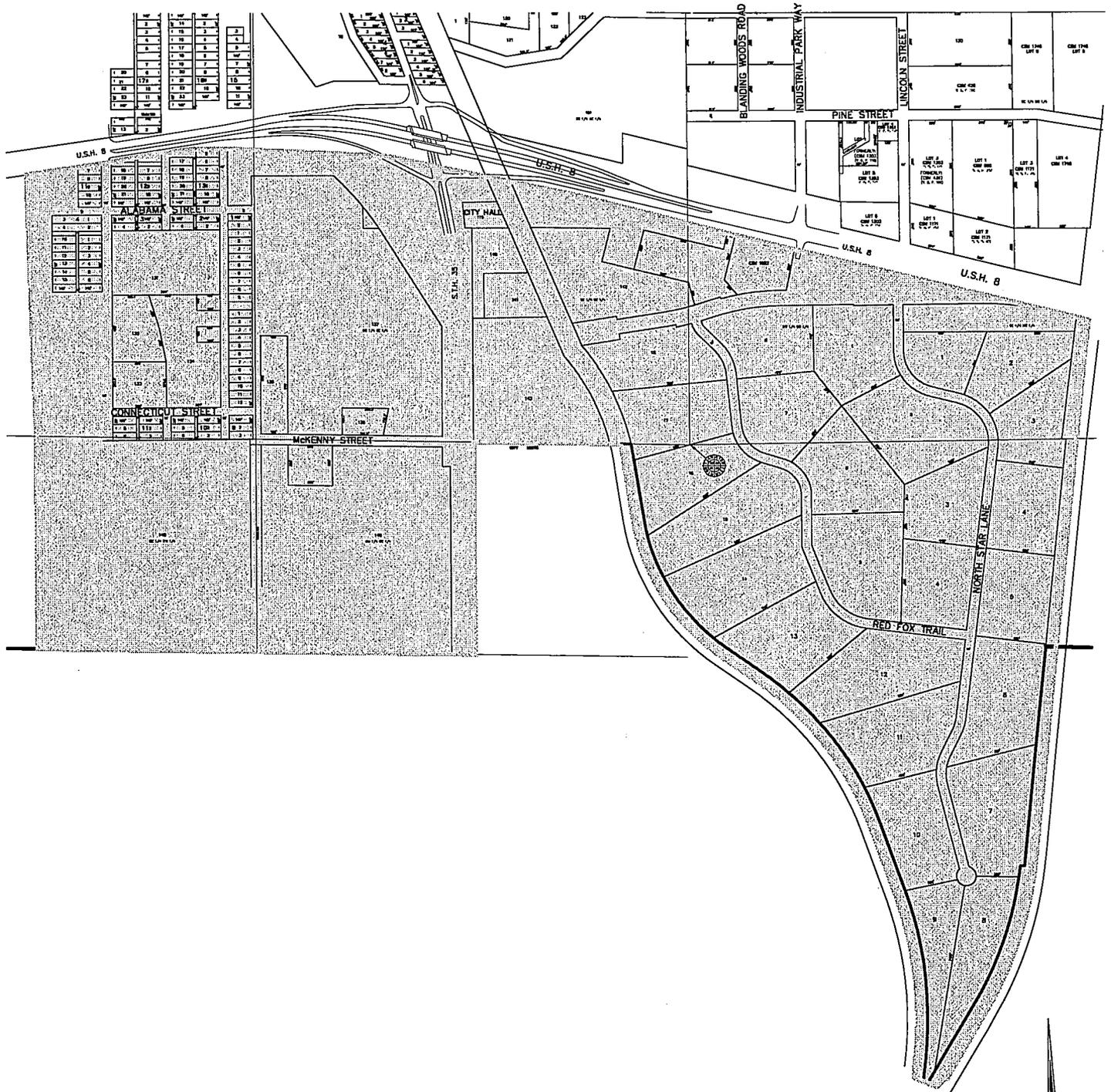
# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 9



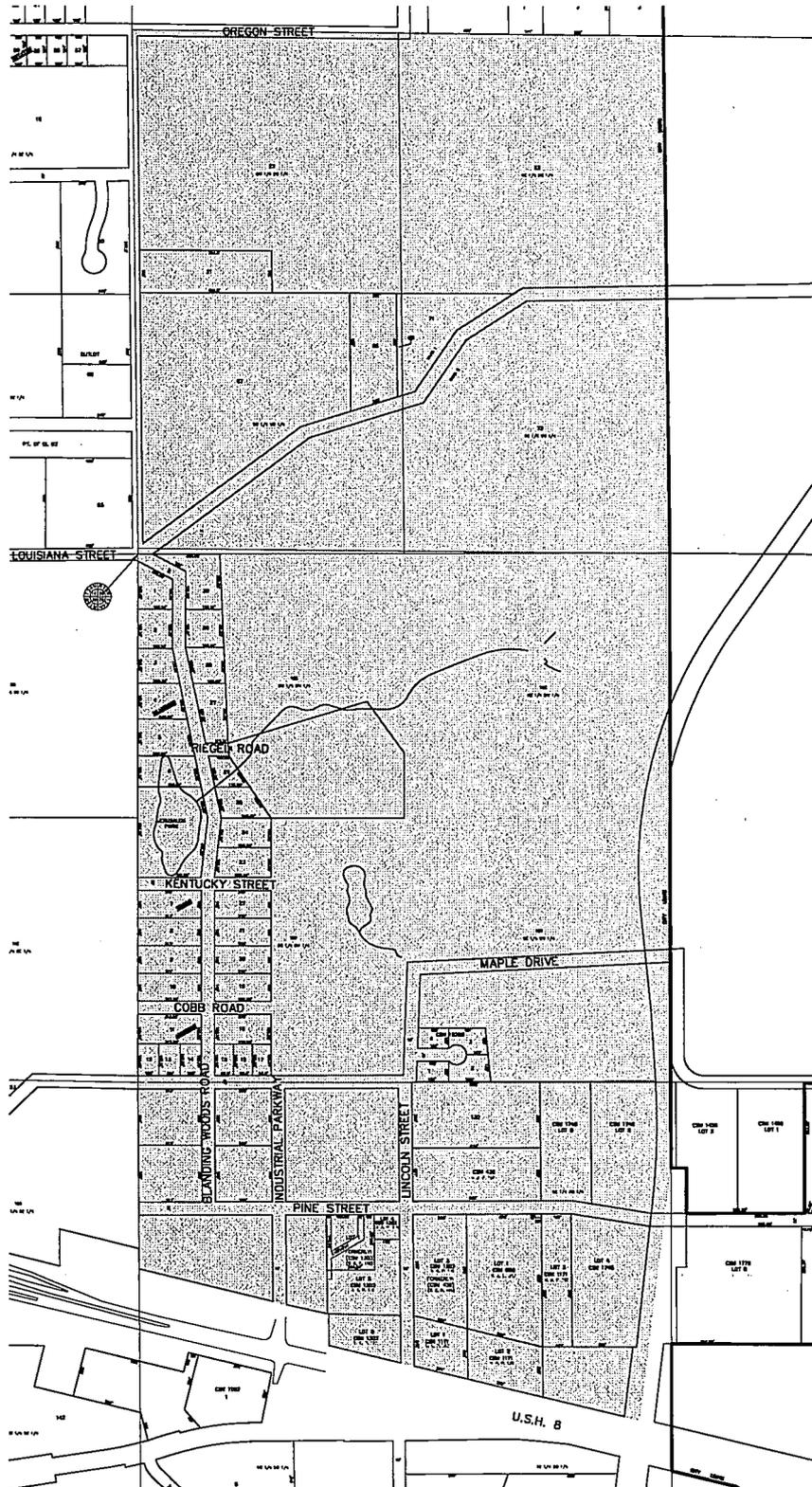
# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 10



# CITY OF ST. CROIX FALLS

## SURVEY DISTRICT 11



**ATTACHMENT B**

**Blank Survey Instrument**

# CITY OF ST. CROIX FALLS COMMUNITY DEVELOPMENT SURVEY FALL 1999

**Dear Resident of St. Croix Falls:**

The City of St. Croix Falls requests your opinions on various needs and issues in the community. By taking a few minutes to complete this questionnaire, you will help determine the type of place your community will be in the future. Results of the survey will be tabulated by Cedar Corporation of Menomonie, Wisconsin. No names will be made public. Only the combined tabulated data will be made available to the City. This data also may help St. Croix Falls obtain grant funding for housing and public facilities improvements. Please complete your survey this evening and seal it in the envelope provided. Someone will stop by later this evening to pick it up. If you're not able to complete the survey tonight, you may drop it off at the City Hall (710 Highway 35 South). **We are asking that surveys be returned no later than November 30, 1999.** If you have any questions, please call the City Clerk at 483-3929.

Thank you,  
Terry Lundgren, Mayor

## COMMUNITY FACILITIES & SERVICES

1. Check the public and private services that you feel are inadequate for your household (check all that apply).

- |  |   |
|--|---|
| a. <input type="checkbox"/> Water              | g. <input type="checkbox"/> Medical services        |
| b. <input type="checkbox"/> Sewer              | h. <input type="checkbox"/> Dental services         |
| c. <input type="checkbox"/> Street maintenance | i. <input type="checkbox"/> Ambulance services      |
| d. <input type="checkbox"/> Police protection  | j. <input type="checkbox"/> Garbage collection      |
| e. <input type="checkbox"/> Fire protection    | k. <input type="checkbox"/> Senior citizen services |
| f. <input type="checkbox"/> Library services   | l. <input type="checkbox"/> School system           |

2. If any of the above areas of service were identified as inadequate, please explain why:

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3. Is there a need for a park in your neighborhood?                      1.  Yes                      2.  No

4. Please rate the park facilities in the City park system (please circle below):

	Adequate	Needs Improvement	Not Available	Don't Know
a. Playground equipment	1	2	3	4
b. Benches and picnic tables	1	2	3	4
c. Ballfields	1	2	3	4
d. Sheltered area	1	2	3	4
e. Tennis courts	1	2	3	4
f. Parking	1	2	3	4

5. Do you feel shopping facilities in St. Croix Falls are adequate for the following:

- |                   |                                 |                                |
|-------------------|---------------------------------|--------------------------------|
| a. Food/groceries | 1. <input type="checkbox"/> Yes | 2. <input type="checkbox"/> No |
| b. Medicine       | 1. <input type="checkbox"/> Yes | 2. <input type="checkbox"/> No |
| c. Banks          | 1. <input type="checkbox"/> Yes | 2. <input type="checkbox"/> No |
| d. Auto service   | 1. <input type="checkbox"/> Yes | 2. <input type="checkbox"/> No |
| e. Clothing       | 1. <input type="checkbox"/> Yes | 2. <input type="checkbox"/> No |
| f. Restaurants    | 1. <input type="checkbox"/> Yes | 2. <input type="checkbox"/> No |

6. What additional types of stores would you like to see in St. Croix Falls (check all that apply)?

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Clothing/shoe store | 5. <input type="checkbox"/> Hardware    |
| 2. <input type="checkbox"/> Surplus store       | 6. <input type="checkbox"/> Auto dealer |
| 3. <input type="checkbox"/> Restaurants         | 7. <input type="checkbox"/> Other _____ |
| 4. <input type="checkbox"/> Grocery             |   |



21. If, at the present time, there is a physically disabled person in your home, would you accept a 0% deferred payment loan from the City to make it more accessible for that person?
1. \_\_\_\_\_ Yes                      2. \_\_\_\_\_ No                      3. \_\_\_\_\_ Don't Know

Improvements needed: \_\_\_\_\_

22. If you think your community needs additional housing, please check the type of house needed. (Check all that apply)
1. \_\_\_\_\_ Single-family houses                      5. \_\_\_\_\_ Moderate-rent housing  
 2. \_\_\_\_\_ Multi-family rental apartments                      6. \_\_\_\_\_ High-rent housing  
 3. \_\_\_\_\_ Elderly housing                      7. \_\_\_\_\_ Condominiums  
 4. \_\_\_\_\_ Low-rent housing                      8. \_\_\_\_\_ Mobile homes
23. If you think the City needs additional housing, what area of the community would you like it to expand into? (Check all that apply)
1. \_\_\_\_\_ South                      3. \_\_\_\_\_ Northeast  
 2. \_\_\_\_\_ East along USH 8                      4. \_\_\_\_\_ North
24. Based on your family needs, how much would you be willing to pay per month for rent?
1. \_\_\_\_\_ Less than \$300                      4. \_\_\_\_\_ \$500 - \$599  
 2. \_\_\_\_\_ \$300 - \$399                      5. \_\_\_\_\_ \$600 - \$699  
 3. \_\_\_\_\_ \$400 - \$499                      6. \_\_\_\_\_ \$700+

---



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### PUBLIC FACILITIES

25. Do you have a concrete sidewalk in front of your home?                      1. \_\_\_\_\_ Yes                      2. \_\_\_\_\_ No
26. If you don't have a concrete sidewalk, would you like one?                      1. \_\_\_\_\_ Yes                      2. \_\_\_\_\_ No
27. If you do have a sidewalk, what is its condition?
1. \_\_\_\_\_ Good condition                      2. \_\_\_\_\_ Few cracks                      3. \_\_\_\_\_ Badly cracked, uneven
28. What is the street condition in front of your house?
1. \_\_\_\_\_ Good                      2. \_\_\_\_\_ Cracked or uneven                      3. \_\_\_\_\_ Badly cracked, uneven
29. Does the street in front of your home need any of the following? (Check all that apply)
1. \_\_\_\_\_ Storm sewer (better drainage)                      5. \_\_\_\_\_ Sanitary sewer repairs  
 2. \_\_\_\_\_ Street repairs                      6. \_\_\_\_\_ Water system improvements  
 3. \_\_\_\_\_ Street lights                      7. \_\_\_\_\_ Curb and gutter  
 4. \_\_\_\_\_ Sidewalk constructed/repaired
30. How often does your yard or street on your block flood or have standing water?
1. \_\_\_\_\_ Never                      2. \_\_\_\_\_ 1-2 times per year                      3. \_\_\_\_\_ 3 or more times per year
31. If you have a basement, has it had water in it during the past year?
1. \_\_\_\_\_ Never                      2. \_\_\_\_\_ 1-2 times per year                      3. \_\_\_\_\_ 3 or more times per year
32. If yes, how much water have you had?
1. \_\_\_\_\_ Damp wall/floors                      2. \_\_\_\_\_ Less than 6 inches                      3. \_\_\_\_\_ More than 6 inches
33. How frequently has the water reached this level in your basement in the last year?
1. \_\_\_\_\_ One occasion                      3. \_\_\_\_\_ More than 5 occasions  
 2. \_\_\_\_\_ 2-5 occasions                      4. \_\_\_\_\_ Continually
34. Do you use a sump pump?                      1. \_\_\_\_\_ Yes                      2. \_\_\_\_\_ No
35. Check any of the water problems that you have in your home. (Check all that apply)
1. \_\_\_\_\_ Low water pressure                      4. \_\_\_\_\_ Low sudsing, hard water  
 2. \_\_\_\_\_ Discolored/stained fixtures                      5. \_\_\_\_\_ Other \_\_\_\_\_  
 3. \_\_\_\_\_ Poor taste or smell
36. What material is the water lateral (service pipe) to your home?
1. \_\_\_\_\_ Galvanized                      4. \_\_\_\_\_ Don't Know  
 2. \_\_\_\_\_ Copper                      5. \_\_\_\_\_ Other \_\_\_\_\_  
 3. \_\_\_\_\_ Plastic





**ATTACHMENT C**

**Tabulation Results**

**SELECTED RESPONSES BY SURVEY AREA  
CITY OF ST. CROIX FALLS, WISCONSIN  
COMMUNITY SURVEY - OCT/NOV 1999**

**BASE DATA**

**SURVEY DISTRICTS**

	1	2	3	4	5	6	7	8	9	10	11	TOTAL
TOTAL DWELLING UNITS	86	63	58	107	68	82	81	51	76	64	34	770
VACANT UNITS	0	2	1	1	0	2	8	0	3	1	0	18
TOTAL OCCUPIED DWELLING UNITS	86	61	57	106	68	80	73	51	73	63	34	752
<b>SURVEY RESPONSES</b>												
TOTAL VALID SURVEY RESPONSES	41	38	29	48	47	40	32	28	44	40	18	405
RESPONSE RATE	48%	62%	51%	45%	69%	50%	44%	55%	60%	63%	53%	54%
<b>POPULATION</b>												
POPULATION OF RESPONDING HOUSEHOLDS	85	84	67	124	146	110	47	54	128	110	49	1004
AVERAGE POPULATION PER HOUSEHOLD	2.13	2.27	2.31	2.70	3.11	2.75	1.52	1.93	2.91	2.75	2.72	2.51
NUMBER OF PERSONS AGE 62 +	26	23	11	16	15	21	26	21	12	15	8	194
NUMBER OF LMI PERSONS AGE 62 +	19	10	5	15	7	14	19	19	7	6	7	128
HOUSEHOLDS W/HANDICAPPED PERSONS	7	4	3	1	5	4	4	6	5	7	1	47
HOUSEHOLDS W/LMI HANDICAPPED PERSONS	3	2	2	0	1	1	3	5	3	4	1	25

**INCOME**

NUMBER OF RESPONDING LMI HOUSEHOLDS	24	21	13	30	13	18	23	17	21	17	8	205
LMI HOUSEHOLDS AS A PERCENT OF ALL	59%	55%	45%	63%	28%	45%	72%	61%	48%	43%	44%	51%
RESPONDING HOUSEHOLDS IN DISTRICT	46	41	28	69	36	46	30	24	47	42	17	426
NUMBER OF LMI PERSONS	54%	49%	42%	56%	25%	42%	64%	44%	37%	38%	35%	42%
PERCENT OF LMI PERSONS IN DISTRICT												

**CITY OF ST. CROIX FALLS COMMUNITY DEVELOPMENT SURVEY  
FALL 1999**

Total Responses - 405

**COMMUNITY FACILITIES & SERVICES**

1. Check the public and private services that you feel are inadequate for your household (check all that apply).
- |                                    |   |
|------------------------------------|---|
| a. <u>10.1%</u> Water              | g. <u>4.9%</u> Medical services         |
| b. <u>8.4%</u> Sewer               | h. <u>4.7%</u> Dental services          |
| c. <u>30.9%</u> Street maintenance | i. <u>2.0%</u> Ambulance services       |
| d. <u>4.9%</u> Police protection   | j. <u>2.7%</u> Garbage collection       |
| e. <u>2.0%</u> Fire protection     | k. <u>23.7%</u> Senior citizen services |
| f. <u>20.0%</u> Library services   | l. <u>7.4%</u> School system            |

2. If any of the above areas of service were identified as inadequate, please explain why:

---



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3. Is there a need for a park in your neighborhood?                      1. 27.7% Yes                      2. 64.2% No

4. Please rate the park facilities in the City park system (please circle below):

	Adequate	Needs Improvement	Not Available	Don't Know
a. Playground equipment	34.1%	27.7%	5.7%	15.8%
b. Benches and picnic tables	41.7%	23.5%	5.2%	12.1%
c. Ballfields	41.0%	9.4%	11.4%	18.3%
d. Sheltered area	35.3%	20.5%	7.7%	16.5%
e. Tennis courts	31.6%	15.1%	11.4%	21.0%
f. Parking	44.9%	21.5%	3.7%	12.3%

5. Do you feel shopping facilities in St. Croix Falls are adequate for the following:

- |                   |                     |                    |
|-------------------|---------------------|--------------------|
| a. Food/groceries | 1. <u>58.3%</u> Yes | 2. <u>37.0%</u> No |
| b. Medicine       | 1. <u>85.7%</u> Yes | 2. <u>3.0%</u> No  |
| c. Banks          | 1. <u>88.9%</u> Yes | 2. <u>1.5%</u> No  |
| d. Auto service   | 1. <u>47.2%</u> Yes | 2. <u>42.2%</u> No |
| e. Clothing       | 1. <u>23.0%</u> Yes | 2. <u>71.4%</u> No |
| f. Restaurants    | 1. <u>22.5%</u> Yes | 2. <u>71.4%</u> No |

6. What additional types of stores would you like to see in St. Croix Falls (check all that apply)?

- |                                     |  |
|-------------------------------------|--|
| 1. <u>65.4%</u> Clothing/shoe store | 5. <u>8.4%</u> Hardware                            |
| 2. <u>20.2%</u> Surplus store       | 6. <u>15.1%</u> Auto dealer                        |
| 3. <u>66.4%</u> Restaurants         | 7. <u>22.2%</u> Other <u>See Attached Comments</u> |
| 4. <u>44.0%</u> Grocery             |  |

7. How often do you spend \$25.00 or more in St. Croix Falls on groceries or dry goods, not including gasoline? (Check one)

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 1. <u>25.2%</u> 3 times/week or more | 5. <u>3.2%</u> Once per month      |
| 2. <u>32.8%</u> 2 times/week         | 6. <u>0.2%</u> Once every 6 months |
| 3. <u>29.6%</u> Once per week        | 7. <u>1.2%</u> Never               |
| 4. <u>6.9%</u> Every two weeks       |                                    |

8. How many meals per week do members of your household eat at restaurants in St. Croix Falls?

- |                             |                            |  |
|-----------------------------|----------------------------|--|
| 1. <u>86.7%</u> Less than 3 | 3. <u>1.2%</u> More than 7 |  |
| 2. <u>10.1%</u> 3-7         |                            |  |

9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items? (Check one)
- |                              |  |
|------------------------------|--|
| 1. <u>0.7%</u> Taylors Falls | 5. <u>34.6%</u> Twin Cities                        |
| 2. <u>8.1%</u> Osceola       | 6. <u>10.4%</u> Other <u>See Attached Comments</u> |
| 3. <u>24.9%</u> Forest Lake  |  |
| 4. <u>30.1%</u> Stillwater   |  |
10. Do you currently bank:      1. 84.0% In St. Croix Falls                      2. 25.7% Out of St. Croix Falls
11. Is there adequate parking in the central business district?
- |                     |                    |                           |
|---------------------|--------------------|---------------------------|
| 1. <u>48.4%</u> Yes | 2. <u>38.8%</u> No | 3. <u>8.6%</u> No Opinion |
|---------------------|--------------------|---------------------------|
12. Is there a need to improve any of the following in the St. Croix Falls central business district?
- |                              |  |
|------------------------------|--|
| 1. <u>27.7%</u> Streets      | 4. <u>21.0%</u> Lighting                           |
| 2. <u>43.5%</u> Store fronts | 5. <u>36.5%</u> Seating (benches)                  |
| 3. <u>29.9%</u> Sidewalks    | 6. <u>13.8%</u> Other <u>See Attached Comments</u> |

### HOUSING ISSUES

13. What type of home do you live in?
- |                                     |   |  |
|-------------------------------------|---|--|
| 1. <u>75.1%</u> Single family house | 2. <u>19.5%</u> Apartment, duplex, etc. | 3. <u>3.0%</u> Other <u>See Attached</u> |
|-------------------------------------|---|--|
14. Do you own or rent your home?                      1. 75.8% Own    2. 19.8% Rent
15. Please write the street address of your home here: \_\_\_\_\_
16. To the best of your knowledge, when was your home built?
- |                             |                            |
|-----------------------------|----------------------------|
| 1. <u>22.2%</u> Before 1940 | 4. <u>21.0%</u> 1960-1978  |
| 2. <u>7.2%</u> 1940-1949    | 5. <u>31.9%</u> After 1978 |
| 3. <u>8.9%</u> 1950-1959    |                            |
17. Do any of the following need repair or replacement? (Check all that apply)
- |  |
|--|
| 1. <u>7.4%</u> Heating   |
| 2. <u>9.4%</u> Plumbing  |
| 3. <u>10.1%</u> Electrical   |
| 4. <u>29.9%</u> Doors/windows  |
| 5. <u>14.3%</u> Siding   |
| 6. <u>18.5%</u> Roof   |
| 7. <u>9.9%</u> Foundation/structure (including interior walls, floors, ceilings) |
| 8. <u>3.2%</u> Sewer/water lateral (service pipe to your home) or well/septic    |
18. If you currently **own** your home, would you be willing to apply for a 0% deferred payment loan from the City to make needed repairs to your home?
- |                     |                    |                            |
|---------------------|--------------------|----------------------------|
| 1. <u>26.4%</u> Yes | 2. <u>23.0%</u> No | 3. <u>23.7%</u> Don't Know |
|---------------------|--------------------|----------------------------|
19. If your currently **rent** your home or apartment, would you purchase a home in St. Croix Falls if you could receive a 0% deferred loan from the City for \$12,000-\$15,000 to help with the down payment, closing costs, and needed repairs?
- |                    |                    |                           |
|--------------------|--------------------|---------------------------|
| 1. <u>8.6%</u> Yes | 2. <u>10.4%</u> No | 3. <u>9.6%</u> Don't Know |
|--------------------|--------------------|---------------------------|
20. Are there people in your household who are physically disabled?
- |                     |                    |
|---------------------|--------------------|
| 1. <u>11.6%</u> Yes | 2. <u>82.7%</u> No |
|---------------------|--------------------|
21. If, at the present time, there is a physically disabled person in your home, would you accept a 0% deferred payment loan from the City to make it more accessible for that person?
- |                    |                    |                            |
|--------------------|--------------------|----------------------------|
| 1. <u>4.0%</u> Yes | 2. <u>14.6%</u> No | 3. <u>10.9%</u> Don't Know |
|--------------------|--------------------|----------------------------|
- Improvements needed: See Comments Comments



36. What material is the water lateral (service pipe) to your home?
- |                           |  |
|---------------------------|--|
| 1. <u>5.2%</u> Galvanized | 4. <u>60.2%</u> Don't Know               |
| 2. <u>18.0%</u> Copper    | 5. <u>0.5%</u> Other <u>See Attached</u> |
| 3. <u>4.7%</u> Plastic    |  |
37. Have you experienced any problems with your sewer, such as backing up or other problem?
- |                     |                    |                           |
|---------------------|--------------------|---------------------------|
| 1. <u>10.6%</u> Yes | 2. <u>70.1%</u> No | 3. <u>5.7%</u> Don't Know |
|---------------------|--------------------|---------------------------|

### BACKGROUND INFORMATION

38. How long have you lived in St. Croix Falls?
- |                            |                                    |
|----------------------------|------------------------------------|
| 1. <u>29.4%</u> 0-5 years  | 3. <u>19.3%</u> 11-20 years        |
| 2. <u>14.8%</u> 6-10 years | 4. <u>34.6%</u> More than 20 years |
39. Please provide the number of people for each group in your household:
- |                                  |                                  |
|----------------------------------|----------------------------------|
| 1. <u>294 (29.3%)</u> Ages 0-18  | 3. <u>265 (26.3%)</u> Ages 40-61 |
| 2. <u>240 (23.9%)</u> Ages 19-39 | 4. <u>194 (19.3%)</u> Ages 62+   |
40. Please indicate the number of vehicles you have at your household:
- |                            |                           |
|----------------------------|---------------------------|
| 1. <u>28.6%</u> 1 vehicle  | 3. <u>20.2%</u> 3 or more |
| 2. <u>45.5%</u> 2 vehicles | 4. <u>4.2%</u> None       |

**EVERYONE** PLEASE ANSWER THE FOLLOWING QUESTIONS ABOUT YOUR HOUSEHOLD: (These questions need to be answered for your survey to be counted).

41. Are there any children under 6 years of age in your household?      1. 17.0% Yes      2. 80.0% No
42. Check your household size in the left-hand column and indicate (on the same line as your household size) your **TOTAL** household income as being either **BELOW, WITHIN OR ABOVE** the income range listed for your household size.

a.	b.	c.	d.	
Household Size	INCOME RANGE	Below Range	Within Range	Above Range
___ 1 person	\$15,500 - \$24,850	10.4%	9.4%	3.5%
___ 2 people	\$17,750 - \$28,400	5.9%	12.8%	21.5%
___ 3 people	\$20,000 - \$31,950	1.0%	3.5%	7.9%
___ 4 people	\$22,200 - \$35,500	1.0%	4.2%	9.1%
___ 5 people	\$24,000 - \$38,350	0.0%	1.5%	4.0%
___ 6 people	\$25,750 - \$41,200	0.0%	0.0%	1.0%
___ 7 people	\$27,550 - \$44,050	0.0%	0.0%	2.0%
___ 8 people	\$29,300 - \$46,900	0.0%	0.0%	0.0%

### CITY PLANNING ISSUES

43. Do you feel pre-planning of land uses by a community is desirable?      1. 85.4% Yes      2. 5.2% No
44. Wisconsin law allows a City to plan and zone (in cooperation with neighboring townships) for land within 1-1/2 miles of its limits. Should St. Croix Falls plan for this area adjacent to the City?
- |                     |                    |
|---------------------|--------------------|
| 1. <u>76.5%</u> Yes | 2. <u>10.4%</u> No |
|---------------------|--------------------|



**CITY OF ST. CROIX FALLS COMMUNITY DEVELOPMENT SURVEY  
FALL 1999**

**COMMUNITY FACILITIES & SERVICES**

LMI Total - 205

1. Check the public and private services that you feel are inadequate for your household (check all that apply).
- |                                    |   |
|------------------------------------|---|
| a. <u>11.2%</u> Water              | g. <u>4.9%</u> Medical services         |
| b. <u>9.3%</u> Sewer               | h. <u>5.9%</u> Dental services          |
| c. <u>25.4%</u> Street maintenance | i. <u>1.5%</u> Ambulance services       |
| d. <u>5.9%</u> Police protection   | j. <u>2.4%</u> Garbage collection       |
| e. <u>1.5%</u> Fire protection     | k. <u>26.3%</u> Senior citizen services |
| f. <u>12.7%</u> Library services   | l. <u>7.8%</u> School system            |

2. If any of the above areas of service were identified as inadequate, please explain why:
- 
- 

3. Is there a need for a park in your neighborhood?                      1. 21.5% Yes                      2. 64.4% No

4. Please rate the park facilities in the City park system (please circle below):

	Adequate	Needs Improvement	Not Available	Don't Know
a. Playground equipment	34.6%	22.9%	4.4%	16.1%
b. Benches and picnic tables	42.0%	20.0%	4.4%	12.2%
c. Ballfields	36.6%	8.8%	9.8%	20.0%
d. Sheltered area	37.6%	17.6%	4.4%	15.6%
e. Tennis courts	26.8%	11.7%	14.1%	21.0%
f. Parking	44.4%	20.0%	3.9%	11.2%

5. Do you feel shopping facilities in St. Croix Falls are adequate for the following:

a. Food/groceries	1. <u>56.1%</u> Yes	2. <u>37.1%</u> No
b. Medicine	1. <u>80.5%</u> Yes	2. <u>3.9%</u> No
c. Banks	1. <u>85.4%</u> Yes	2. <u>1.5%</u> No
d. Auto service	1. <u>43.4%</u> Yes	2. <u>42.0%</u> No
e. Clothing	1. <u>29.3%</u> Yes	2. <u>62.9%</u> No
f. Restaurants	1. <u>27.3%</u> Yes	2. <u>63.9%</u> No

6. What additional types of stores would you like to see in St. Croix Falls (check all that apply)?

1. <u>59.0%</u> Clothing/shoe store	5. <u>6.3%</u> Hardware
2. <u>23.4%</u> Surplus store	6. <u>8.3%</u> Auto dealer
3. <u>59.5%</u> Restaurants	7. <u>16.1%</u> Other _____
4. <u>45.9%</u> Grocery	

7. How often do you spend \$25.00 or more in St. Croix Falls on groceries or dry goods, not including gasoline? (Check one)

1. <u>17.6%</u> 3 times/week or more	5. <u>5.4%</u> Once per month
2. <u>32.2%</u> 2 times/week	6. <u>0.0%</u> Once every 6 months
3. <u>35.6%</u> Once per week	7. <u>1.0%</u> Never
4. <u>7.3%</u> Every two weeks	

8. How many meals per week do members of your household eat at restaurants in St. Croix Falls?

1. <u>85.9%</u> Less than 3	3. <u>1.0%</u> More than 7
2. <u>10.2%</u> 3-7	

9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items? (Check one)
- |                              |                             |
|------------------------------|-----------------------------|
| 1. <u>1.0%</u> Taylors Falls | 5. <u>31.7%</u> Twin Cities |
| 2. <u>10.7%</u> Osceola      | 6. <u>11.2%</u> Other _____ |
| 3. <u>25.9%</u> Forest Lake  |                             |
| 4. <u>27.3%</u> Stillwater   |                             |
10. Do you currently bank:      1. 84.9% In St. Croix Falls                      2. 24.4% Out of St. Croix Falls
11. Is there adequate parking in the central business district?
- |                     |                    |                            |
|---------------------|--------------------|----------------------------|
| 1. <u>44.4%</u> Yes | 2. <u>36.6%</u> No | 3. <u>11.7%</u> No Opinion |
|---------------------|--------------------|----------------------------|
12. Is there a need to improve any of the following in the St. Croix Falls central business district?
- |                              |                                   |
|------------------------------|-----------------------------------|
| 1. <u>22.4%</u> Streets      | 4. <u>15.6%</u> Lighting          |
| 2. <u>31.2%</u> Store fronts | 5. <u>32.7%</u> Seating (benches) |
| 3. <u>27.8%</u> Sidewalks    | 6. <u>7.8%</u> Other _____        |

### HOUSING ISSUES

13. What type of home do you live in?
- |                                     |   |                            |
|-------------------------------------|---|----------------------------|
| 1. <u>64.9%</u> Single family house | 2. <u>28.3%</u> Apartment, duplex, etc. | 3. <u>2.9%</u> Other _____ |
|-------------------------------------|---|----------------------------|
14. Do you own or rent your home?                      1. 65.4% Own    2. 26.3% Rent
15. Please write the street address of your home here: \_\_\_\_\_
16. To the best of your knowledge, when was your home built?
- |                             |                            |
|-----------------------------|----------------------------|
| 1. <u>22.0%</u> Before 1940 | 4. <u>21.5%</u> 1960-1978  |
| 2. <u>7.3%</u> 1940-1949    | 5. <u>26.8%</u> After 1978 |
| 3. <u>9.3%</u> 1950-1959    |                            |
17. Do any of the following need repair or replacement? (Check all that apply)
1. 7.8% Heating
  2. 10.2% Plumbing
  3. 9.8% Electrical
  4. 30.2% Doors/windows
  5. 13.7% Siding
  6. 14.6% Roof
  7. 10.2% Foundation/structure (including interior walls, floors, ceilings)
  8. 2.4% Sewer/water lateral (service pipe to your home) or well/septic
18. If you currently **own** your home, would you be willing to apply for a 0% deferred payment loan from the City to make needed repairs to your home?
- |                     |                    |                            |
|---------------------|--------------------|----------------------------|
| 1. <u>20.0%</u> Yes | 2. <u>22.4%</u> No | 3. <u>22.4%</u> Don't Know |
|---------------------|--------------------|----------------------------|
19. If your currently **rent** your home or apartment, would you purchase a home in St. Croix Falls if you could receive a 0% deferred loan from the City for \$12,000-\$15,000 to help with the down payment, closing costs, and needed repairs?
- |                    |                    |                            |
|--------------------|--------------------|----------------------------|
| 1. <u>9.3%</u> Yes | 2. <u>17.1%</u> No | 3. <u>12.7%</u> Don't Know |
|--------------------|--------------------|----------------------------|
20. Are there people in your household who are physically disabled?
- |                     |                    |
|---------------------|--------------------|
| 1. <u>12.2%</u> Yes | 2. <u>78.5%</u> No |
|---------------------|--------------------|
21. If, at the present time, there is a physically disabled person in your home, would you accept a 0% deferred payment loan from the City to make it more accessible for that person?
- |                    |                    |                            |
|--------------------|--------------------|----------------------------|
| 1. <u>4.9%</u> Yes | 2. <u>17.6%</u> No | 3. <u>12.7%</u> Don't Know |
|--------------------|--------------------|----------------------------|

Improvements needed: \_\_\_\_\_

22. If you think your community needs additional housing, please check the type of house needed. (Check all that apply)
- |  |                                       |
|--|---------------------------------------|
| 1. <u>26.3%</u> Single-family houses           | 5. <u>17.1%</u> Moderate-rent housing |
| 2. <u>11.2%</u> Multi-family rental apartments | 6. <u>1.5%</u> High-rent housing      |
| 3. <u>22.9%</u> Elderly housing                | 7. <u>5.9%</u> Condominiums           |
| 4. <u>32.7%</u> Low-rent housing               | 8. <u>8.3%</u> Mobile homes           |
23. If you think the City needs additional housing, what area of the community would you like it to expand into? (Check all that apply)
- |                                  |                           |
|----------------------------------|---------------------------|
| 1. <u>9.8%</u> South             | 3. <u>30.7%</u> Northeast |
| 2. <u>11.2%</u> East along USH 8 | 4. <u>28.3%</u> North     |
24. Based on your family needs, how much would you be willing to pay per month for rent?
- |                                |                              |
|--------------------------------|------------------------------|
| 1. <u>9.8%</u> Less than \$300 | 4. <u>6.8%</u> \$500 - \$599 |
| 2. <u>16.6%</u> \$300 - \$399  | 5. <u>2.4%</u> \$600 - \$699 |
| 3. <u>22.0%</u> \$400 - \$499  | 6. <u>1.0%</u> \$700+        |

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### PUBLIC FACILITIES

25. Do you have a concrete sidewalk in front of your home?      1. 34.6% Yes      2. 59.5% No
26. If you don't have a concrete sidewalk, would you like one?      1. 10.2% Yes      2. 43.9% No
27. If you do have a sidewalk, what is its condition?
- |                                |                            |                                      |
|--------------------------------|----------------------------|--------------------------------------|
| 1. <u>18.0%</u> Good condition | 2. <u>12.7%</u> Few cracks | 3. <u>6.8%</u> Badly cracked, uneven |
|--------------------------------|----------------------------|--------------------------------------|
28. What is the street condition in front of your house?
- |                      |                                   |                                       |
|----------------------|-----------------------------------|---------------------------------------|
| 1. <u>56.6%</u> Good | 2. <u>21.5%</u> Cracked or uneven | 3. <u>10.7%</u> Badly cracked, uneven |
|----------------------|-----------------------------------|---------------------------------------|
29. Does the street in front of your home need any of the following? (Check all that apply)
- |   |  |
|---|--|
| 1. <u>13.7%</u> Storm sewer (better drainage) | 5. <u>0.5%</u> Sanitary sewer repairs    |
| 2. <u>20.0%</u> Street repairs                | 6. <u>2.0%</u> Water system improvements |
| 3. <u>14.6%</u> Street lights                 | 7. <u>9.3%</u> Curb and gutter           |
| 4. <u>12.7%</u> Sidewalk constructed/repared  |  |
30. How often does your yard or street on your block flood or have standing water?
- |                       |                                    |   |
|-----------------------|------------------------------------|---|
| 1. <u>61.0%</u> Never | 2. <u>17.6%</u> 1-2 times per year | 3. <u>8.3%</u> 3 or more times per year |
|-----------------------|------------------------------------|---|
31. If you have a basement, has it had water in it during the past year?
- |                       |                                    |   |
|-----------------------|------------------------------------|---|
| 1. <u>45.9%</u> Never | 2. <u>14.1%</u> 1-2 times per year | 3. <u>7.8%</u> 3 or more times per year |
|-----------------------|------------------------------------|---|
32. If yes, how much water have you had?
- |                                  |                                   |                                   |
|----------------------------------|-----------------------------------|-----------------------------------|
| 1. <u>15.1%</u> Damp wall/floors | 2. <u>8.8%</u> Less than 6 inches | 3. <u>0.5%</u> More than 6 inches |
|----------------------------------|-----------------------------------|-----------------------------------|
33. How frequently has the water reached this level in your basement in the last year?
- |                              |                                      |
|------------------------------|--------------------------------------|
| 1. <u>6.3%</u> One occasion  | 3. <u>1.5%</u> More than 5 occasions |
| 2. <u>9.3%</u> 2-5 occasions | 4. <u>2.9%</u> Continually           |
34. Do you use a sump pump?      1. 6.3% Yes      2. 55.6% No
35. Check any of the water problems that you have in your home. (Check all that apply)
- |  |   |
|--|---|
| 1. <u>10.2%</u> Low water pressure         | 4. <u>10.2%</u> Low sudsing, hard water |
| 2. <u>7.8%</u> Discolored/stained fixtures | 5. <u>3.9%</u> Other _____              |
| 3. <u>20.5%</u> Poor taste or smell        |   |

36. What material is the water lateral (service pipe) to your home?
- |                           |                            |
|---------------------------|----------------------------|
| 1. <u>2.4%</u> Galvanized | 4. <u>63.4%</u> Don't Know |
| 2. <u>12.7%</u> Copper    | 5. <u>0.5%</u> Other _____ |
| 3. <u>6.3%</u> Plastic    |                            |
37. Have you experienced any problems with your sewer, such as backing up or other problem?
- |                     |                    |                           |
|---------------------|--------------------|---------------------------|
| 1. <u>10.2%</u> Yes | 2. <u>66.3%</u> No | 3. <u>5.4%</u> Don't Know |
|---------------------|--------------------|---------------------------|

### BACKGROUND INFORMATION

38. How long have you lived in St. Croix Falls?
- |                            |                                    |
|----------------------------|------------------------------------|
| 1. <u>22.9%</u> 0-5 years  | 3. <u>20.5%</u> 11-20 years        |
| 2. <u>11.7%</u> 6-10 years | 4. <u>42.0%</u> More than 20 years |
39. Please provide the number of people for each group in your household:
- |                         |                         |
|-------------------------|-------------------------|
| 1. <u>113</u> Ages 0-18 | 3. <u>80</u> Ages 40-61 |
| 2. <u>96</u> Ages 19-39 | 4. <u>128</u> Ages 62+  |
40. Please indicate the number of vehicles you have at your household:
- |                            |                           |
|----------------------------|---------------------------|
| 1. <u>40.0%</u> 1 vehicle  | 3. <u>13.2%</u> 3 or more |
| 2. <u>38.0%</u> 2 vehicles | 4. <u>6.8%</u> None       |

**EVERYONE** PLEASE ANSWER THE FOLLOWING QUESTIONS ABOUT YOUR HOUSEHOLD: (These questions need to be answered for your survey to be counted).

41. Are there any children under 6 years of age in your household?      1. 16.1% Yes      2. 79.5% No
42. Check your household size in the left-hand column and indicate (on the same line as your household size) your **TOTAL** household income as being either **BELOW, WITHIN OR ABOVE** the income range listed for your household size.

a.	b.	c.	d.	
Household Size	INCOME RANGE	Below Range	Within Range	Above Range
___ 1 person	\$15,500 - \$24,850	20.5%	18.5%	0.0%
___ 2 people	\$17,750 - \$28,400	11.7%	25.4%	0.0%
___ 3 people	\$20,000 - \$31,950	2.0%	6.8%	0.0%
___ 4 people	\$22,200 - \$35,500	2.0%	8.3%	0.0%
___ 5 people	\$24,000 - \$38,350	0.0%	2.9%	0.0%
___ 6 people	\$25,750 - \$41,200	0.0%	1.0%	0.0%
___ 7 people	\$27,550 - \$44,050	0.0%	0.0%	0.0%
___ 8 people	\$29,300 - \$46,900	0.0%	0.0%	0.0%

### CITY PLANNING ISSUES

43. Do you feel pre-planning of land uses by a community is desirable?      1. 77.6% Yes      2. 7.8% No
44. Wisconsin law allows a City to plan and zone (in cooperation with neighboring townships) for land within 1-1/2 miles of its limits. Should St. Croix Falls plan for this area adjacent to the City?
- |                     |                    |
|---------------------|--------------------|
| 1. <u>67.8%</u> Yes | 2. <u>14.1%</u> No |
|---------------------|--------------------|



**CITY OF ST. CROIX FALLS COMMUNITY DEVELOPMENT SURVEY  
FALL 1999**

**COMMUNITY FACILITIES & SERVICES**

Non-LMI Totals - 200

1. Check the public and private services that you feel are inadequate for your household (check all that apply).
- |                                    |   |
|------------------------------------|---|
| a. <u>9.0%</u> Water               | g. <u>5.0%</u> Medical services         |
| b. <u>7.5%</u> Sewer               | h. <u>3.5%</u> Dental services          |
| c. <u>36.5%</u> Street maintenance | i. <u>2.5%</u> Ambulance services       |
| d. <u>4.0%</u> Police protection   | j. <u>3.0%</u> Garbage collection       |
| e. <u>2.5%</u> Fire protection     | k. <u>21.0%</u> Senior citizen services |
| f. <u>27.5%</u> Library services   | l. <u>7.0%</u> School system            |

2. If any of the above areas of service were identified as inadequate, please explain why:
- 

3. Is there a need for a park in your neighborhood?      1. 34.0% Yes      2. 64.0% No

4. Please rate the park facilities in the City park system (please circle below):

	Adequate	Needs Improvement	Not Available	Don't Know
a. Playground equipment	33.5%	32.5%	7.0%	15.5%
b. Benches and picnic tables	41.5%	27.0%	6.0%	12.0%
c. Ballfields	45.5%	10.0%	13.0%	16.5%
d. Sheltered area	33.0%	23.5%	11.0%	17.5%
e. Tennis courts	36.5%	18.5%	8.5%	21.0%
f. Parking	45.5%	23.0%	3.5%	13.5%

5. Do you feel shopping facilities in St. Croix Falls are adequate for the following:

a. Food/groceries	1. <u>60.5%</u> Yes	2. <u>37.5%</u> No
b. Medicine	1. <u>91.0%</u> Yes	2. <u>2.0%</u> No
c. Banks	1. <u>92.5%</u> Yes	2. <u>1.5%</u> No
d. Auto service	1. <u>51.0%</u> Yes	2. <u>42.5%</u> No
e. Clothing	1. <u>16.5%</u> Yes	2. <u>80.0%</u> No
f. Restaurants	1. <u>17.5%</u> Yes	2. <u>79.0%</u> No

6. What additional types of stores would you like to see in St. Croix Falls (check all that apply)?

1. <u>72.0%</u> Clothing/shoe store	5. <u>10.5%</u> Hardware
2. <u>17.0%</u> Surplus store	6. <u>22.0%</u> Auto dealer
3. <u>73.5%</u> Restaurants	7. <u>28.5%</u> Other _____
4. <u>42.0%</u> Grocery	

7. How often do you spend \$25.00 or more in St. Croix Falls on groceries or dry goods, not including gasoline? (Check one)

1. <u>33.0%</u> 3 times/week or more	5. <u>1.0%</u> Once per month
2. <u>33.5%</u> 2 times/week	6. <u>0.5%</u> Once every 6 months
3. <u>23.5%</u> Once per week	7. <u>1.5%</u> Never
4. <u>6.5%</u> Every two weeks	

8. How many meals per week do members of your household eat at restaurants in St. Croix Falls?

1. <u>87.5%</u> Less than 3	3. <u>1.5%</u> More than 7
2. <u>10.0%</u> 3-7	

9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items? (Check one)
- |                              |                             |
|------------------------------|-----------------------------|
| 1. <u>0.5%</u> Taylors Falls | 5. <u>37.5%</u> Twin Cities |
| 2. <u>5.5%</u> Osceola       | 6. <u>9.5%</u> Other _____  |
| 3. <u>24.0%</u> Forest Lake  |                             |
| 4. <u>33.0%</u> Stillwater   |                             |
10. Do you currently bank:      1. 83.0% In St. Croix Falls                      2. 27.0% Out of St. Croix Falls
11. Is there adequate parking in the central business district?
- |                     |                    |                           |
|---------------------|--------------------|---------------------------|
| 1. <u>52.5%</u> Yes | 2. <u>41.0%</u> No | 3. <u>5.5%</u> No Opinion |
|---------------------|--------------------|---------------------------|
12. Is there a need to improve any of the following in the St. Croix Falls central business district?
- |                              |                                   |
|------------------------------|-----------------------------------|
| 1. <u>33.0%</u> Streets      | 4. <u>26.5%</u> Lighting          |
| 2. <u>56.0%</u> Store fronts | 5. <u>40.5%</u> Seating (benches) |
| 3. <u>32.0%</u> Sidewalks    | 6. <u>20.0%</u> Other _____       |

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### HOUSING ISSUES

13. What type of home do you live in?
- |                                     |   |                            |
|-------------------------------------|---|----------------------------|
| 1. <u>85.5%</u> Single family house | 2. <u>10.5%</u> Apartment, duplex, etc. | 3. <u>3.0%</u> Other _____ |
|-------------------------------------|---|----------------------------|
14. Do you own or rent your home?      1. 86.5% Own                                      2. 13.0% Rent
15. Please write the street address of your home here: \_\_\_\_\_
16. To the best of your knowledge, when was your home built?
- |                             |                            |
|-----------------------------|----------------------------|
| 1. <u>22.5%</u> Before 1940 | 4. <u>20.5%</u> 1960-1978  |
| 2. <u>7.0%</u> 1940-1949    | 5. <u>37.0%</u> After 1978 |
| 3. <u>8.5%</u> 1950-1959    |                            |
17. Do any of the following need repair or replacement? (Check all that apply)
1. 7.0% Heating
  2. 8.5% Plumbing
  3. 10.5% Electrical
  4. 29.5% Doors/windows
  5. 15.0% Siding
  6. 22.5% Roof
  7. 9.5% Foundation/structure (including interior walls, floors, ceilings)
  8. 4.0% Sewer/water lateral (service pipe to your home) or well/septic
18. If you currently **own** your home, would you be willing to apply for a 0% deferred payment loan from the City to make needed repairs to your home?
- |                     |                    |                            |
|---------------------|--------------------|----------------------------|
| 1. <u>33.0%</u> Yes | 2. <u>23.5%</u> No | 3. <u>25.0%</u> Don't Know |
|---------------------|--------------------|----------------------------|
19. If your currently **rent** your home or apartment, would you purchase a home in St. Croix Falls if you could receive a 0% deferred loan from the City for \$12,000-\$15,000 to help with the down payment, closing costs, and needed repairs?
- |                    |                   |                           |
|--------------------|-------------------|---------------------------|
| 1. <u>8.0%</u> Yes | 2. <u>3.5%</u> No | 3. <u>6.5%</u> Don't Know |
|--------------------|-------------------|---------------------------|
20. Are there people in your household who are physically disabled?
- |                     |                    |
|---------------------|--------------------|
| 1. <u>11.0%</u> Yes | 2. <u>87.0%</u> No |
|---------------------|--------------------|
21. If, at the present time, there is a physically disabled person in your home, would you accept a 0% deferred payment loan from the City to make it more accessible for that person?
- |                    |                    |                           |
|--------------------|--------------------|---------------------------|
| 1. <u>3.0%</u> Yes | 2. <u>11.5%</u> No | 3. <u>9.0%</u> Don't Know |
|--------------------|--------------------|---------------------------|

Improvements needed: \_\_\_\_\_

22. If you think your community needs additional housing, please check the type of house needed. (Check all that apply)

- |  |                                       |
|--|---------------------------------------|
| 1. <u>35.5%</u> Single-family houses           | 5. <u>33.5%</u> Moderate-rent housing |
| 2. <u>15.0%</u> Multi-family rental apartments | 6. <u>7.0%</u> High-rent housing      |
| 3. <u>15.0%</u> Elderly housing                | 7. <u>17.5%</u> Condominiums          |
| 4. <u>18.5%</u> Low-rent housing               | 8. <u>4.5%</u> Mobile homes           |

23. If you think the City needs additional housing, what area of the community would you like it to expand into? (Check all that apply)

- |                                  |                           |
|----------------------------------|---------------------------|
| 1. <u>15.5%</u> South            | 3. <u>35.5%</u> Northeast |
| 2. <u>22.0%</u> East along USH 8 | 4. <u>32.0%</u> North     |

24. Based on your family needs, how much would you be willing to pay per month for rent?

- |                                |                               |
|--------------------------------|-------------------------------|
| 1. <u>2.0%</u> Less than \$300 | 4. <u>19.5%</u> \$500 - \$599 |
| 2. <u>3.0%</u> \$300 - \$399   | 5. <u>1.5%</u> \$600 - \$699  |
| 3. <u>16.5%</u> \$400 - \$499  | 6. <u>8.5%</u> \$700+         |

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### PUBLIC FACILITIES

25. Do you have a concrete sidewalk in front of your home? 1. 19.0% Yes 2. 79.0% No

26. If you don't have a concrete sidewalk, would you like one? 1. 20.5% Yes 2. 55.0% No

27. If you do have a sidewalk, what is its condition?

- |                                |                           |                                      |
|--------------------------------|---------------------------|--------------------------------------|
| 1. <u>10.0%</u> Good condition | 2. <u>6.0%</u> Few cracks | 3. <u>5.0%</u> Badly cracked, uneven |
|--------------------------------|---------------------------|--------------------------------------|

28. What is the street condition in front of your house?

- |                      |                                   |                                       |
|----------------------|-----------------------------------|---------------------------------------|
| 1. <u>61.5%</u> Good | 2. <u>19.0%</u> Cracked or uneven | 3. <u>13.5%</u> Badly cracked, uneven |
|----------------------|-----------------------------------|---------------------------------------|

29. Does the street in front of your home need any of the following? (Check all that apply)

- |   |  |
|---|--|
| 1. <u>13.0%</u> Storm sewer (better drainage) | 5. <u>0.5%</u> Sanitary sewer repairs    |
| 2. <u>24.5%</u> Street repairs                | 6. <u>2.0%</u> Water system improvements |
| 3. <u>19.5%</u> Street lights                 | 7. <u>18.5%</u> Curb and gutter          |
| 4. <u>16.5%</u> Sidewalk constructed/repaired |  |

30. How often does your yard or street on your block flood or have standing water?

- |                       |                                    |  |
|-----------------------|------------------------------------|--|
| 1. <u>68.5%</u> Never | 2. <u>12.5%</u> 1-2 times per year | 3. <u>12.0%</u> 3 or more times per year |
|-----------------------|------------------------------------|--|

31. If you have a basement, has it had water in it during the past year?

- |                       |                                    |  |
|-----------------------|------------------------------------|--|
| 1. <u>58.0%</u> Never | 2. <u>16.0%</u> 1-2 times per year | 3. <u>11.0%</u> 3 or more times per year |
|-----------------------|------------------------------------|--|

32. If yes, how much water have you had?

- |                                  |                                   |                                   |
|----------------------------------|-----------------------------------|-----------------------------------|
| 1. <u>20.0%</u> Damp wall/floors | 2. <u>6.5%</u> Less than 6 inches | 3. <u>1.0%</u> More than 6 inches |
|----------------------------------|-----------------------------------|-----------------------------------|

33. How frequently has the water reached this level in your basement in the last year?

- |                               |                                      |
|-------------------------------|--------------------------------------|
| 1. <u>6.5%</u> One occasion   | 3. <u>4.0%</u> More than 5 occasions |
| 2. <u>12.5%</u> 2-5 occasions | 4. <u>1.5%</u> Continually           |

34. Do you use a sump pump? 1. 12.5% Yes 2. 67.5% No

35. Check any of the water problems that you have in your home. (Check all that apply)

- |   |   |
|---|---|
| 1. <u>13.0%</u> Low water pressure          | 4. <u>18.5%</u> Low sudsing, hard water |
| 2. <u>15.0%</u> Discolored/stained fixtures | 5. <u>5.0%</u> Other _____              |
| 3. <u>23.0%</u> Poor taste or smell         |   |

36. What material is the water lateral (service pipe) to your home?
- |                           |                            |
|---------------------------|----------------------------|
| 1. <u>8.0%</u> Galvanized | 4. <u>57.0%</u> Don't Know |
| 2. <u>23.5%</u> Copper    | 5. <u>0.5%</u> Other _____ |
| 3. <u>3.0%</u> Plastic    |                            |
37. Have you experienced any problems with your sewer, such as backing up or other problem?
- |                     |                    |                           |
|---------------------|--------------------|---------------------------|
| 1. <u>11.0%</u> Yes | 2. <u>74.0%</u> No | 3. <u>6.0%</u> Don't Know |
|---------------------|--------------------|---------------------------|

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**BACKGROUND INFORMATION**

38. How long have you lived in St. Croix Falls?
- |                            |                                    |
|----------------------------|------------------------------------|
| 1. <u>36.0%</u> 0-5 years  | 3. <u>18.0%</u> 11-20 years        |
| 2. <u>18.0%</u> 6-10 years | 4. <u>27.0%</u> More than 20 years |
39. Please provide the number of people for each group in your household:
- |                          |                          |
|--------------------------|--------------------------|
| 1. <u>181</u> Ages 0-18  | 3. <u>185</u> Ages 40-61 |
| 2. <u>144</u> Ages 19-39 | 4. <u>66</u> Ages 62+    |
40. Please indicate the number of vehicles you have at your household:
- |                            |                           |
|----------------------------|---------------------------|
| 1. <u>17.0%</u> 1 vehicle  | 3. <u>27.5%</u> 3 or more |
| 2. <u>53.0%</u> 2 vehicles | 4. <u>1.5%</u> None       |

**EVERYONE** PLEASE ANSWER THE FOLLOWING QUESTIONS ABOUT YOUR HOUSEHOLD: (These questions need to be answered for your survey to be counted).

41. Are there any children under 6 years of age in your household?      1. 18.0% Yes      2. 80.5% No
42. Check your household size in the left-hand column and indicate (on the same line as your household size) your **TOTAL** household income as being either **BELOW, WITHIN OR ABOVE** the income range listed for your household size.

a.	b.	c.	d.
Household Size	INCOME RANGE	Below Range	Within Range
___ 1 person	\$15,500 - \$24,850	0.0%	0.0%
___ 2 people	\$17,750 - \$28,400	0.0%	0.0%
___ 3 people	\$20,000 - \$31,950	0.0%	0.0%
___ 4 people	\$22,200 - \$35,500	0.0%	0.0%
___ 5 people	\$24,000 - \$38,350	0.0%	0.0%
___ 6 people	\$25,750 - \$41,200	0.0%	0.0%
___ 7 people	\$27,550 - \$44,050	0.0%	0.0%
___ 8 people	\$29,300 - \$46,900	0.0%	0.0%

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**CITY PLANNING ISSUES**

43. Do you feel pre-planning of land uses by a community is desirable?      1. 93.5% Yes      2. 2.5% No
44. Wisconsin law allows a City to plan and zone (in cooperation with neighboring townships) for land within 1-1/2 miles of its limits. Should St. Croix Falls plan for this area adjacent to the City?
- |                     |                   |
|---------------------|-------------------|
| 1. <u>85.5%</u> Yes | 2. <u>6.5%</u> No |
|---------------------|-------------------|



**ATTACHMENT D**

**Written Comments**

**CITY OF ST. CROIX FALLS  
COMMUNITY DEVELOPMENT SURVEY  
FALL 1999**

**DISTRICT ONE**

**2. If any of the above areas of service were identified as inadequate, please explain why:**

“Library is too small. Social Services are almost non-existent.”

“Street - drive over street and see. Senior Citizen Services - there is none.”

“Many of the streets need resurfacing.”

“Many of the main downtown roads are covered with treacherous potholes.”

“We need a senior citizen center.”

“Many streets are in need of repair. We need a senior citizen center. Town’s half our size have one.”

“Streets in bad shape. Library too small. No senior center or activities.”

“Water and sewer too high priced. I should not have to pay for months I’m in TX.”

“Streets are not good down on North Hamilton Street.”

“Streets are not blacktopped or serviced..”

“Library not readily accessible.”

“Senior citizen services - there is no place to meet.”

“Hamilton Street could use an uplift - tarred.”

“Very little street work. Never see police in town.”

“The library here is very small and does not have a lot of choices.”

“The streets in Destination Trailer Park are inadequate and not up to standard. Other streets in SCF are substandard.”

“Maintenance of Hamilton Street. No senior group.”

“Streets have holes and are rough.”

**6. What additional types of stores would you like to see in St. Croix Falls? Other:**

“Lumber yard.”

“Book store.”

“Appliances, book store.”

“Beauty shop.”

“Bakery.”

“Dry cleaners.”

“We need more of each for competition.”

“Specialty shops.”

“Bowling.”

“Audio and electronics.”

“Book store.”

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

“Varies.”

“Rice Lake.”

“Grantsburg, Dresser.”

“Marketplace, Wal-Mart.”

"Rice Lake."

"Dresser."

"Centuria."

- 12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

"Grocery store."

"Any exposed river front - the entrance to SCF."

"Restrooms."

"Trees, shrubbery."

- 13. What type of home do you live in? Other:**

"Mobile home."

"Mobile home."

"Mobile home."

"Trailer."

"Mobile home."

"Mobile."

- 21. Improvements needed:**

NO COMMENTS

- 35. Check any of the water problems that you have in your home. Other:**

"Good water and pressure."

"Too much pressure - installed a pressure valve."

- 36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

- 50. Other communities in which household members are employed:**

"Center City."

"Self-employed."

"Various locations."

"Dresser."

"Amery."

"Cumberland, Lino Lakes."

"Dresser and Amery."

"Centuria."

## 52. Comments:

"Almost all of the side streets are in need of repair or total resurfacing. A budgeted plan on street maintenance on a yearly basis is badly needed. Spend less money on bike paths and more money on streets that people need to use to get around."

"We need to open the locked gate from TF to SCF. Tourists have no idea there is anything across the St. Croix River Bridge. We need: first - planning; second - building of adequate, quality businesses (franchise); third - a PR campaign which would allow the businesses (collaboratively) to thrive. Create a constituent board along with City Planner, old's new businesses and start the wheels of change. This is a great beginning to change."

"There is nothing in this town for the children? I am sick and tired of hearing about the new ideas for tourists. Let's think about our own for once!"

"Prebuilt homes should be allowed in all residential areas as long as a full basement is required. The cost of housing has increased so rapidly that many people cannot afford stick-built homes. Prebuilt homes meet the same codes as stick-built and are much more affordable. Let's get all the old junked cars off City property and private property."

"Water and sewer rates too high. Residential streets are in terrible shape. Shops in SCF do not offer enough."

"There are several locations for parks in SCF - 3 or 4 smaller ones instead of 1 or 2 larger ones. The downtown area needs an enema. If there were not insurance, lawyers, and dentist offices, there would hardly be anything. Too many council members are not or have not been long-time residents. The ones that are or had been are brain dead. Too afraid to change - always living in the past. We can return business and shoppers to downtown if they are willing to go the long haul, not short term. We need a good restaurant for serving good dinners, not greasy café. We need some tourist shops."

"I feel \$65.66 is entirely too much to pay before you use a drop of water. There are a couple houses on Hamilton that need to be cleaned up."

"The move of a grocery store off Main Street was a very bad idea. The town needs to be centralized, not spread out. The Highway 8 project in general was a bad idea for the above reason. There are no good eating facilities on Main Street nor real services in town or rather on the Main Street. Pay attention to the origin of the town. Large employers (such as the hospital) need to be reined in. The expansion of the hospital parking lot and the buying up of properties around the hospital leads to the beginning of urban decay. Some connection needs to be made between the neighborhoods of the town. A bus? How do the elderly get around without a car, or the children? Some forethought is needed before you apply for grants."

"The water and sewer rates are too extreme. Lions Park needs more play things for the children and more covered ones for picnics and the park could use more benches to sit on. The town needs another grocery store instead of driving way up the hill to the Marketplace. We need a restaurant in town that serves everything except fast food - like mashed potatoes and gravy and meat. We need to keep the Ben Franklin store in town. No one wants to drive to Wal-Mart for a spool of thread. We need more jobs for the kids so they aren't hanging around the streets. A roller skating rink would be great also. We need more places for the children to go to for fun."

"I strongly feel St. Croix Falls needs a bigger selection of jobs in this area so people can work locally. We need jobs such as accounting, computers, etc., not just factory work. One other concern I have is parking on the street during winter. I live in an apartment and only have one parking space, but two cars. You expect us to park two block away in winter when it snows at the parking lot across from the movie theater or get towed. This seems unreasonable to me."

"We need a community center for activities for growth and elderly. We need to see the police at work (visibility). Need better parking (street too crowded) at football games on Vincent. I congratulate the City workers, streets are always plowed and sanded early a.m. Do something to upgrade Main Street to make it attractive to tourists."

"Better theft protection. My car was vandalized from my own home right in town. Better parking on Main Street - too dangerous with the vehicles in my view when turning onto Main Street. I think there should be a stop light at the intersection of Hwy. 8 and 82 or at least an on and off ramp.

"We are attracted to SCF by, among other things, the small town atmosphere and beauty of the River Valley. We are not looking for aggressive industrial/economic development or rapid population growth. Although local recreational opportunities abound, care should be taken to project the natural beauty, e.g. no development, no destruction of River Bluff/shorings, steps to strictly comply with sewer water quality standards/objectives, consider setting aside or acquiring more park land in City or close by, adding 9 holes to golf course. Highway 8 is becoming a fast food/commercial embarrassment in terms of aesthetics - parking lots, signs, etc., without landscaping, trees, limitations on signage - destruction of land configuration, etc."

"Need street repairs."

"Highway 8 needs some major improvements in regards to traffic control. I try to avoid it if at all possible. A stop light at the Wal-Mart intersection is needed and possibly at the intersection of Hwy. 8 and 35N. Too many accidents. Improve the look of the buildings downtown."

## **DISTRICT TWO**

### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Adequate water supply, but it tastes awful."

"Potholes. Police never patrol or run radar on Main Street. Shifts don't cover a.m. and p.m. rush hours. Police Chief takes tax payers squad out of City limits (home)."

"By streets, I include sidewalks which are either non-existent or in terrible shape. Library hours are limited as well as selection."

"Police - we feel the type of crime, once only seen in the metro, is on the rise. Library - more selection even though recent improvements are nice. Seniors - day care for seniors needed."

"Needs more library funding."

"Library - updated books, more selection like Osceola has."

"Always are tearing up the street for broken water pipes. Don't get it done very quick. Hospital is not very good."

"Water main has been broken and fixed, but not finished for about two weeks."

"Nothing for seniors to do - no transportation."

"If you are not a jock or upper class, treated poorly by Administration, faculty, and student body."

"More plowing on Washington Street in winter. It's such a mess that you can't park in town to give local stores your business. Need more speed limit control, especially before and after school."

"Water and sewer are outrageously expensive, more so than in neighboring communities."

"Are they paying the teachers enough to get top notch teachers?"

"No meeting place that I know of for senior citizens."

"Garbage collection too expensive - they do not pick up everything."

"Water and sewer bills way too high and outdated. In some areas streets falling apart."

### **6. What additional types of stores would you like to see in St. Croix Falls? Other:**

"Sporting goods."

"Quality restaurants. Someone needs to build a quality eatery south of the pottery and overlooking the river."

"Auto parts."

"Nice, clean restaurants."

"Novelty shops."

"Downtown, not on the hill."  
"Books and music - not rock."  
"Gift shops."  
"Specialty; e.g. soda shop, tourist attracting shops, antique shop."  
"Bakery, Menards, Fleet Farm."

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

"Dresser."  
"Rice Lake."  
"Dresser."  
"Lindstrom."  
"Maplewood or White Bear Lake."  
"Dresser."

**12. Is there a need to improve any of the following in the St. Croix Falls central business district?  
Other:**

"Sidewalks handicap accessible."  
"Parking."

**13. What type of home do you live in? Other:**

NO COMMENTS

**21. Improvements needed:**

NO COMMENTS

**35. Check any of the water problems that you have in your home. Other:**

"Springs."  
"High water pressure."

**36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

**50. Other communities in which household members are employed:**

"New Richmond."  
"Forest Lake."  
"Dresser and Scandia, MN."  
"Dresser."  
"Center City, MN."  
"Forest Lake, MN."  
"Amery."  
"Dresser."  
"Center City, MN."

“Wyoming, MN moving to Osceola in 2 months.”

“Wyoming.”

“Forest Lake.”

“Scandia, MN.”

## 52. Comments:

“City needs a lot of help. New fronts on buildings and new sidewalks are not going to do it. We need stores that can have prices equal to large stores - it just won't happen. This City is like all the rest of small towns. It's dead. The City is going to be on top of the hill and that's it.”

“The sidewalks and curbs on Main Street are hazardous for pedestrians. In fact, the sidewalks all over town need to be leveled as edges stick up and can trip people. I should think something could be done to make our water taste better. And sometimes I get a lot of silt in the water. I commend the mayor and council for making this survey and I hope they will take action to correct some of the problems and try to make our city better.”

“Need company to come in and hire people for more than \$7.50/hour. Need City crew improvements on in fighting amongst themselves. City employees should live in City limits. No reason to put special assessment charges for residents of North Washington for City beautification. Verse mayor on difference between arrogance and ignorance.”

“Our greatest resource in this community is the St. Croix River. As a community, we should do everything possible to 1. Protect it (I appreciate what Mayor Lundgren has done in the Chisago high voltage project issue); 2. visualize it to draw people (tourists) into the community. The entire length of the river frontage (from Wisc. Interstate Park all the way up to the National Park Service Headquarters or even up to Lion's Club Park), could and should be tastefully developed so that people could enjoy what we enjoy.”

“I feel that a stop light on top of the hill (Hwy. 8) is very badly needed.”

“Fix up front of buildings downtown. Continue to plant flower box as on Main Street downtown.”

“We need to enhance our downtown to take advantage of the river and tourism. We need to ensure our downtown is solvent. Losing a downtown grocery store was a huge mistake. Street lighting downtown as well making the downtown more attractive.”

“We need a person in this City to enforce the leash law with dogs. We have regulations that aren't enforced. Too many dogs are running loose.”

“People work and shop in the metro, because wages are a lot higher and shopping is cheaper.”

“Our street is never fully repaired. Need activities for children, skate park. Need to get more tourist into SCF like TF. Need a community involved get nice program.”

“A long range plan for development and land use needs to be developed for the area bounded by Co. I on the north, Hwy. 35 and Co. Y in the East and 90<sup>th</sup> Ave. in the south.”

“Not enough public voting on such things as downtown streets and sidewalks being redone - pavers do not hold up in winter - ask Osceola/Main Street is good shape doesn't need to be redone. Downtown is down - no longer the logging era. Uptown on Hwy. 8 East is the new millennium era. Let those businesses who come in pay their own way all the way around. It would help lower taxes for the solid citizens. A Taylors Falls tourist we are not and cannot be no matter what amount of money spent. People even afraid to repaint on side there houses because then their taxes go up.”

“I would like to see the City of St. Croix grow at a moderate (slow, but steady pace). New industry should enhance the area - not take away from our wonderful natural resources. Keep the air clean. Watch what we bring in. I would like to see affordable housing for single people and the elderly. However, this often bring problems of its own. Lets make sure we have enough police protection, etc. as we expand. As you would expand your home - expand our City - slowly, patiently and with love and concern.”

"There's a big problem with people obeying the speed limit on the north end of Washington Street (north of laundromat). When I have my children outside trying to get to the bus stop, people are easily going 40 - 45 mph when speed limit is 25. Many times I have watched cars go through stop signs/flashing red lights on the bus. I feel there needs to be more patrolling during school hours when people are speeding to get to and from work. Is it possible to lower speed limit during these times when children are present? There's at least 15 children getting on the bus in this area and most of them are very young."

"If you people want this town to grow and prosper, you are going to have to support all types of business no matter where they are located in SCF, not just on Main Street. My late husband and I have had our business here for 26 years and there are still local people who do not know we are here. We were once told at a Chamber of Commerce meeting that we didn't matter because we were not on Main Street yet our dues and taxes are readily accepted. Well, I have our business for sale and I sincerely hope that whomever buys it is treated better than we were when we bought it in 1973. The only reason I will be staying in the area is because my family is here."

"The City promotes tourism - then turns their back on snowmobile trails and snowmobile access to businesses in town. Check with the state and see how much money snowmobile tourism brings to communities that promote snowmobiling. How much do bikers and skaters spend? If taxes take a big jump like we've been hearing, people will be selling and moving out."

### **DISTRICT THREE**

#### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Not listed above - would like to see City yard waste composting program - citizen's could drop off yard waste and pick up composted materials."

"Streets are fine, sidewalks need work. Sidewalks are crumbling. Our curb is so high, customers scrape their car door when they open it."

"We have a lot of kids on our street, yet people will drive 40 miles from stop sign to stop sign and I've never seen a cop pull anyone over. Speed zone is 25 mph."

"Library - not big enough; does not provide enough material. Med - outdated equipment, arrogant doctors. Dental - unable to accommodate complicated procedures."

"School - no kids; senior - don't know; library - awful small."

"Plowing in the winter. Not enough selection at the library."

"Nicer library please."

"Cut all in half. Our taxes are too high."

"Winter plowing - done earlier for those of us who work out of town. Administration - superintendent and school board."

"City should maintain all alleys."

"Potholes, slow plowing - hard to get an appointment."

"Not up to date with technology and services."

"Look at the streets - you can see and hope."

"They need more money for books and room. Library should be more visible."

"Larger book selection."

#### **6. What additional types of stores would you like to see in St. Croix Falls? Other:**

"Bookstore, bakery, upscale restaurant with view of river."

"Coffee shop with music and art."

"Addition services."

"Menards, McDonalds, Target."

"Cut rate stores that pay their own way."

"Children's clothing/toy store."

"Book/music store."

"McDonald's (burger joint)."

"Antiques."

"Bookstore, record music store."

"Auto repair."

9. **When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

"It is adequate here I'd say."

12. **Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

"Tree islands."

"Stores in general."

"Very dangerous fences on west side of street - small children could slip through gap."

"River view."

"Visibility at intersections."

"Main Street needs character. Hopefully stores will use the development plans that the City had developed to make the City more inviting."

"Restrooms downtown."

"Types of businesses."

13. **What type of home do you live in? Other:**

"Apartment above business."

21. **Improvements needed:**

NO COMMENTS

35. **Check any of the water problems that you have in your home. Other:**

"Good water."

36. **What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

50. **Other communities in which household members are employed:**

"Hudson."

"New Richmond/St. Paul."

"Center City."

"Center City."

"Center City."

## 52. Comments:

"Since moving here for a job in July 1994, I've felt that the downtown area has lots of unrealized potential - proximity to a federally designated wild and scenic river, a good theater with popular plays, a reasonably attractive dam overlook, a wonderful state park, rapids under Hwy. 8 bridge that attract white water kayakers. Where additional development is concerns: issues that need to be addressed or even be aware of are light pollution and reduced night visibility of constellation (the Marketplace and Wal-Mart area is a major source of light pollution that can be seen from Hwy. 8 in MN); well-planned and attractive developments if there must be development; concern and mitigation for displaced wildlife (both flora and fauna). Thanks for this opportunity."

"We appreciate the progressive thinking and planning going on regarding the downtown area. The future is bright for the downtown, not dying as some people say. Please do everything possible to support both the Festival Theater and the movie theater, as they are irreplaceable attractions to the downtown. Quality!"

"We live off of Adams Street and when it snows we have to park in back, yet the City will not plow the alley. It's very frustrating when you don't have a truck. But come springtime, the City grades the alley. It would be nice if we could get the alleyway plowed."

"Need more activity on Main Street - hand out for 20+ crowd. Tavern is nice, but too small and loud. A coffee shop with entertainment and nice atmosphere would be great for all ages. Taylors Falls has much more activity on weekends. SCF is becoming too much like Forest Lake in respect to the fact that a Saturday trip to town is going from place to place by car, rather than able to window shop. FYI - SCF is very similar in geography and growth patterns to Hudson - has anyone looked to them for ideas and concerns. Wal-Mart and Marketplace need competitors in town - charge way too much for groceries and goods, and employees get paid next to nothing."

"I am interested in providing domestic abuse and chemical dependency education/prevention/treatment in the St. Croix area. You may contact me."

"We need better parking facilities for our apartment building. We need the growth rate of the Twin Cities. We need a real nice fitness center."

"There isn't enough parking for the Jefferson Street apartments especially during the winter when they won't allow us to park on the street. There isn't any space provided for us, yet we are being penalized by having our vehicles towed and having to pay the fines. I feel that if the Twin Cities can figure out how to work around situations like this, then St. Croix Falls should be able to handle it."

"A nicer library and easier parking at post office."

"Go back to one meeting a month like all other towns. Fire all Cedar Corp. Rep. The council can spend the money fast enough. The county needs to represent the people, not the businesses on Hwy. 8. County should do all it can to help the people not triple our rates to revitalize the downtown, no business has ever walked up and gave any money when my house needed repair. Cobblestones went out in 1930. They were paved over. All your doing is justifying more jobs."

"Great idea! We would be very interested in a 0% deferred payment loan for home improvements. We have lived in our house for 5 years and definitely need to make much needed repairs and a loan of this type would really help us out. I think St. Croix Falls is working in the right direction. We love living here. Keep up the good work. We are seriously considering sending our child elsewhere for school and the only reason for this lies with the administration. There are serious changes needed at the district as far as administration and school board members. Please look into this."

"Why doesn't the City take care of all alleys? Our taxes are high. I feel we should get better maintenance in our alleys. I'm glad parking is only on one side of the street, but it seems to be a big problem when apt. are built near homes. If multi-family homes or apt. complexes are built, please require plenty of off street parking. One space per apt. is not enough especially if it's two bedroom buildings. Most people have two cars. Thank you."

"We have beautiful land and scenery in St. Croix Falls. It's a little disheartening to see how development (business) has taken place in the outskirts of town (Hwy. 8 and 35). It would be wonderful if all new developments were planned with an effort to take up as little land as possible and to maintain so much natural beauty as possible."

"A larger post office with easier access and more parking would help. A service road along USH 8 or stop lights by Wal-Mart/Marketplace are needed."

"We have the worst streets or any City of Village in Polk County."

"This is a lovely place to live - yet I would like to see the town use its history and character better. Store fronts should be cleaned up - possibly some restoration. It saddens my heart to see St. Croix Falls struggling when Taylors Falls is capitalizing on its history and location. We have a wonderful live theater here - capitalize on it. Decorate in the fall and Christmas drawing from Taylors Falls. We should operate in conjunction. Offer money (0% or low rate loans) to home owners and businesses to help fix homes up. There are so many cool houses here in the center of town. Use their charm and history to embellish and draw people to want to live here. Everyone comes out ahead."

"Please try to keep the post office downtown (the Holiday Store). I think it helps business. Also, I hope the development of Main Street goes through - it would greatly improve the character, incentive (to go and shop and spend time on Main Street). The City should also support the family business such as Clayton's Hardware and Ben Franklin, etc.). We give them business before anything on Hwy. 8. We also need a good tasting Healthy Restaurant something like Savory's in Stillwater or Café Latte on Grant in St. Paul. Something nice that people would come tot own to spend the afternoon having lunch and then shop in the local stores. A nicer little higher end restaurant with a good wine selection would be great also... Something that would draw from all the towns around."

"We would like to see the drainage problem of residents of North Jefferson Street addressed. When it rains, water runs down from Madison and Day Road and causes problems in back yards of North Jefferson residents. With the last City Council member. This was a top priority, but with new elections this has been put out of mind."

"Paved alley - ours is heavily used and not serviced by City."

## **DISTRICT FOUR**

### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Sidewalk not cleared in winter."

"The library needs much more funding for books, computers and children's programs. The librarian has great visions for the library but she needs more money for new programs."

"Street ices over in winter from swamp area all the way across. Salting doesn't help. Need drain system."

"There is no place for seniors to meet for meetings, visiting cards, games, etc: The school should can the head administrator."

"The sidewalks and streets are full of weeds - a real eyesore."

"All high in cost. Building permit went up 1,800% which the City only receives 1,790%, the building inspector gets the rest."

"Water and sewer prices too high. Not enough dental available."

"What I would really like is affordable health insurance - I work 2 part-time jobs with no benefits."

"The water does not taste very good - chlorine taste to it."

"Conditions of the streets are poor - potholes, decaying curbs, etc."

"Many sidewalks broken, cracked, bumpy, lack of accessible ramps."

"I would like to see the park/skating rink. Have a park/playground built there."

"It would be nice to have a more extensive library. Our garbage doesn't always get picked up."

"No senior citizens, no kids in school, don't go to library."

"Library woefully small, outdated."

"Lot of holes in our neighborhood before anything is done."

"It would be nice if the police patrolled Adams Street. People speed down it all the time."

"Library could be better - bigger. Would like to see more programs for special ed."

"Many patches/potholes - very rough ride at slow speeds."

"Not enough routes out of my neighborhood. When parades are going on, I have no way out."

"Would like a larger public library."

"Water and sewer too expensive. School system too slacking."

"Our library is totally inadequate, too small, musty smell, not enough selection, no separate reading room for kids."

"I wish the library hours were longer - same each day and the selection better."

"Sidewalks need repairing. Need to be more handicap accessible. Streets need repairing."

"Library is very small and limited. Water and sewer is about twice the cost of other area."

**6. What additional types of stores would you like to see in St. Croix Falls? Other:**

"Bookstore, new and used."

"Health club."

"Bookstores, toy store, music."

"Bookstore - Barnes & Noble, Northwest Books."

"Chinese restaurant."

"McDonald's."

"Target, natural foods co-op grocery, mall."

"Bread store - discount."

"Good Year dealership, etc."

"Menards, Target."

"Appliance store, TV."

"Menards, Home Depot type."

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

"Dresser."

"Dresser."

"Hwy. 8."

"Dresser."

"Catalogs."

"Cub."

"Rice Lake."

**12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

"Get rid of the weeds."

"Need a stop light."

"That darn post office."

"More specialty shops."

"Do not narrow Main Street."

**13. What type of home do you live in? Other:**

“Business/home.”

“We have been renting out basement.”

**21. Improvements needed:**

NO COMMENTS

**35. Check any of the water problems that you have in your home. Other:**

“High chlorine smell and taste.”

“Water pressure too high. It has blown two water heater valves in past year.”

**36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

**50. Other communities in which household members are employed:**

“Lindstrom.”

“New Richmond.”

“Center City.”

“Frederic.”

“Painting contractor in Twin Cities.”

“Cambridge, MN.”

“Forest Lake.”

“Center City, MN.”

“Forest Lake.”

“Somerset.”

“Center City.”

“Lindstrom, Forest Lake.”

“New Richmond.”

“Francenia/Shafer, Scandia.”

**52. Comments:**

“I don't want the NSP powerline. Do everything you can to stop it. If it comes, I will have to move out of the area because the EMF's make me sick. I would feel grief and anger because I love living here.”

“Need a City administrator. Ned to not use Cedar Corp.”

“Barking dogs.”

“We need better paying jobs around here for people who have to travel to Twin Cities to get good paying jobs they're qualified for. Big company jobs.”

“Get rid of weeds. Have a city clean-up day (all residents). Advertise brush pick-up a little more. Solicit Lion's Club to add horse shoe site in the Lion's Park.”

“Building permits are outrageously high. The building inspector does little for the cost which the City receives little of. Would rather see the City get the money.”

“Not happy with the power lines going in. We will move if this happens. Stu does a great job with the streets. We love him.”

“It would be nice to have some charming restaurants in the town with a good reputation.”

"To apply in downtown City of St. Croix Falls only, we need to following: mens clothing store, shoe store and repair service, antique store. Fire Department as is which covers homes, etc. which is located on Washington (87 Hwy.) (good sound building)."

"We need a grocery store downtown St. Croix Falls, WI. Another restaurant would be great. Also a clothing store. We are seniors and have to drive miles to buy groceries, where our town took away the grocery store."

"I sat in on Ted Modale's discussion on the Metropolitan Council's Smart Growth Program at the River Expo dinner. I couldn't take notes fast enough on his discussion. I've seen too many communities end up with poor growth planning and they've ended up with a guilt effect. Example: Industry and commercial pockets throughout residential areas, etc. Traffic and safety issues abound in these communities. There needs to be a well thought out plan both long and short term goals and a plan put into effect to start achieving these goals. We have a fragile environment here along the St. Croix and we need to protect it as we've fought so hard to do in the power line controversy. By degrading the area with poor planning, it would usher in more excuses and justifications to further degrade the area. We need to avoid that at all costs. There's so many aspects to consider in growth and expansion. I'd like to see much, much thought and several options considered before proceeding. St. Croix Falls is a jewel in the rough. We have the honor of protecting it and polishing it to bring out its full beauty, value, and potential."

"This feels like a dead community. A one-horse town, not for today's generation. To get anything other than family dining/home-cooked meals, one must travel to the Cities. Wal-Mart and Marketplace have monopolies, no Target, no Cub or Rainbow, not even a McDonald's or Burger King. No nice hotels. Very little in the way of cultural events. Nearly everyone travels to the cities, northern suburbs for work. Very time consuming, inconvenient, and even dangerous in the winter. I would like to see ethnic restaurants, specialty shops, industries, a large library, chain hotel, a Champs or Applebee's, a Target store, a Bachman's or Frank's, a large natural/health foods store/co-op, a B. Dalton bookstore, an animal shelter. A nature center with programs for the public. Beautiful area, but no opportunity here."

"St. Croix would benefit by keeping small town beauty. Could use a little face lift, but let's not sacrifice downtown in favor of strip mall, etc. on Hwy. 8. If that's the direction we're going, we might as well go back to the suburbs."

"I would like to see a Cub or Rainbow Foods and a Target. Everyone always has to drive to Stillwater to get what you need. Wal-Mart's stocking of items (in St. Croix Falls) is totally insufficient and service is poor. This area is growing, but the retail is not meeting the growing needs of our community."

"I would like to see something done with the old Holiday Store - perhaps a roller rink which could also be used for parties and dances and maybe even conventions or meetings - a multiple use facility. For these things, not much would have to be done. Paint the walls, make a snack area by the old bakery, set up some tables and video games, have some lockers, divide the sitting area with the roller area with a 1/2 walk and then the light - then you'd be all set."

"I feel the construction of new sidewalks and lights on Main Street is totally ridiculous when there are many other areas in the City that could use repairs - what a waste of money."

"My water and sewer bill is ridiculous. Sometimes as high as \$60.00 per month. What could be causing this? I live along and am rarely home. We have many wild cats in our area and they are pests. Can't we get rid of them? The post office is in a bad location and is dangerous to get to because they are only open one hour on Saturday, downtown becomes a dangerous tangled mess."

"It would be nice to see grants and low cost loans for restoration of historic homes."

"The present street plans and sidewalks are not needed. Brick crosswalks are a waste of money. Also, brick pavers on sidewalks are not needed. After seeing the way this project is going, we will never get our money back. Another thing, all the work is done with out-of-town labor - nothing stays in the community."

"SCF is a great place to live with a good school and a wonderful community. But there are a few things that would make it even better. 1. A real library, ours is terrible. 2. Better streets, we have some of the roughest streets I have seen in a town this size. 3. It seems the City has two priorities on top of the hill, and downtown, it seems that leaves a lot of residents left out."

"One thing we really missed when we moved here were the neighborhood parks where we used to live. They consisted of little more than vacant lots turned into playgrounds with maybe swings and see saws and a basketball hoop or tennis court, but it was a gathering spot for the neighborhood on a daily basis or for block parties - an excellent way to know your neighbors."

"We need a grocery store in town for the people that don't drive. We need more take-out food places. Beauty shops needed."

## **DISTRICT FIVE**

### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Many streets lack curb and gutter. Blanding Woods Road is becoming a 4-wheel drive test track.

"No City maintenance of streets in my neighborhood."

"Pothole City. Traffic control is minimal. Library location is bad, collection poor, management unqualified."

"Library, limited resources, inadequate facility, a new post office with adequate parking is needed."

"Need senior center, similar to one in Amery."

"Streets need to have more immediate attention to potholes. It would be nice if we had a senior community space for cards, meals, etc."

"Poor streets - no storm sewers - no curb and gutter."

"Need much better selection of books for the teenagers that are book worms."

"The City needs to do a better job of road repairs - potholes, crack filling, etc. Replace bad sections of road with our tax dollars - this area has been neglected."

"Streets in bad repair around our home. Library needs more books, better building., etc."

"Library services not publicized."

"Need a senior citizen center."

"Streets in SCF in very poor condition - patch on patches - need senior center."

"Louisiana, north end of Simonson's, Blanding Woods and Maple Drive are horrible. Patches upon patches upon patches. How bad does it have to get before the road is resurfaces?"

"We have no water, sewer, street maintenance."

"Many streets need major repair. Need more senior citizen activities. Library not well stocked."

"Our streets are now kept up in the summer (i.e., sweeping), and, specifically, Simonson Road is a disaster."

"Most streets are patched on top of patches."

"There are several holes and uneven streets."

"Housing appears to be somewhat adequate - no senior citizen centers, etc."

"Streets are in poor condition. Repairs tend to be temporary. Lack development/improvement."

"The time the library is open is inadequate."

### **6. What additional types of stores would you like to see in St. Croix Falls? Other:**

"Fleet Farm. Yes! Yes! Yes!"

"Coffee shop, soda fountain, bookstore, bowling alley."

"A good auto service."

"Fitness center, sporting goods."

"Shops of interest to tourists - a nice restaurant downtown."

"Recreation, health clubs, day care facilities."

"Outdoor/sporting goods, coffee shop."

"Sporting goods."

"Target."

“Menards/Home Depot.”  
“Auto repair.”  
“Sporting goods, gifts.”  
“Entertainment type.”  
“Lumber yard.”  
“Tourist attractions, cafes, bookstore.”  
“Home improvement supplies.”

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

“Sam’s Club, Lindstrom, Chis., Lake.”  
“Clothing shoes - Twin Cities; apples - Centuria; cheese - near Shafer; clothing shoes - North Branch.”  
“Services and goods.”  
“Dresser.”

**12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

“Parking.”  
“More businesses, driver’s stop for pedestrians.”  
“Riverfront.”  
“River town theme.”  
“Parking.”  
“Curb and gutter.”  
“Vacant buildings should be dealt with specifically the old Holiday grocery store.”  
“Could offer a public restroom.”  
“Types of stores.”  
“Increased occupancy.”

**13. What type of home do you live in? Other:**

NO COMMENTS

**21. Improvements needed:**

NO COMMENTS

**35. Check any of the water problems that you have in your home. Other:**

“Well water.”  
“Black specs.”

**36. What material is the water lateral (service pipe) to your home? Other:**

“We have our own well and septic system.”  
“Probably copper.”  
“We have our own well.”

**50. Other communities in which household members are employed:**

“River Falls.”

“Amery.”

“Centuria.”

“Madison.”

“New Richmond.”

“Rush City.”

**52. Comments:**

“SCF population will double in about 10 years and then double again by 2020. Without planning for this growth, the utility infrastructure will be a shambles. Low water pressure, power failures, inadequate roads and streets, sewage treatment plant system grossly overloaded and releasing raw sewage into the pristine St. Croix River. Right now, Blanding Woods Road, Day Road, Louisiana, and Maple Drive need rebuilding with curb and gutter, storm sewers, gas, water and sewer installed. US Hwy. 8 needs frontage roads on both sides with plans from US 35 on west end to US 35 on north side and Deer Lake on south side. If this is not planned for, it will be a very costly future. Besides, if the current government will not or cannot do the job, then the new arrivals in town will shift the political power base and do it for them. So, roll up your sleeves, a lot of work needs to be done.”

“Promote trails, live theater, scenic aspects continue to work for safety along Highway 8 for access to business there. Encourage west side Main Street businesses to improve views and access towards river. Encourage development of bed and breakfast type businesses and try to bring in bikers, hikers, cross country skiers to enjoy the area. Signs and billboards along Hwy. 8 in SCF are becoming excessive - probably more of a problem than the power line would be. I would like to see better use of the Polk county Fairgrounds - the hockey rink is a good start, but should be some control of quality, i.e.: should not be allowed to have sheds that would not be wanted on residential lot, lighting should be appropriate - focal length of reflectors on lighting used requires lights to be directed beyond rink causing excess light pollution in neighborhood. There is marked an Ice Age Trail across fairground. It is not accessible - no gates open. City should encourage/require sidewalks in neighborhoods or mark pedestrian lanes especially on through streets such as Day Road; Blanding Woods; Maple Drive, Louisiana - good (safe) pedestrian/bicycle access should be included in any project subsidized by City. Does TIF District contribute adequately to cost of schools and City services - my property tax bill makes it look like residential taxpayers subsidize business in the TIF district. Traffic patterns need to be more carefully considered - may want a civil engineer involved with large projects.”

“I think sidewalks are great to have, but I don’t feel the homeowners should pay for the replacement or fixing of them when City plow trucks are driving on them and snowmobiles are driving on them. Also, our pay scale in this town is not enough for a person to live on if paying the average amount of rent in St. Croix Falls. The water in this town has ruined many articles of clothing in my home. If you live in St. Croix, you must get a water softener. Is there anything the City can do?”

“The City would be ill advised if it were to compete with banks. The plan commission has no master plan. This is the primary mission. A master plan is needed and should be developed. SCF badly needs full time professional administration and management. Public works projects need proper planning and qualified supervision.”

“The increase in businesses along Hwy. 8 is great, but I don’t want to see it at the expense of downtown. Hopefully they can compliment one another. It seems inevitable that the community will continue to grow. With proper planning, we can accommodate growth without losing the qualities that make this an attractive community.”

"We haven't lived here long enough to realize needs. We are retired so jobs are not an issue. I feel they should focus on tourism. The resource is here. Many homes need renovation. This would improve the whole City look. Getting young people to help old people paint, etc. Are there any federally funded groups like this? Could federal money pay the kids? I'm impressed they are getting this questionnaire out to the people."

"I support the above-noted improvements. Please lower the water and sewer charges and taxes. They are way too high."

"Survey an excellent format for assessing needs as perceived by public and in planning for future. In the past, so much was a result for vocal few. We are impressed with what has developed in the past few years and feel that it has resulted from the foresight and efforts of some good leaders. Keep up the good work."

"Need more organized sports for kids. Need more active Chamber of Commerce/touristry. Lacks museum or information on local area. St. Croix Falls is rich in culture/history but does nothing to promote or educate visitors. Need for recreation/health clubs for families (weight rooms, racquetball courts, nautilus equipment, aerobics, etc.). Need more recreation activities/facilities for kids/families."

"The planning commission and city council should continue their approach to development. We don't want to stagnate, conversely we must be seen our growth is measured and done with a master plan. We have a great community - small town USA - a safe place for our kids and families. There is a strong sense of community here - from our schools to our county fair - let's keep it that way. As much support as is possible should be given to our downtown merchants and area. Our Mayor should be congratulated on his commitment and hard work on behalf of SCF."

"Need to keep certain amount of green space in new areas being developed for small parks. Downtown renovation currently being started is a very positive step to revitalizing the town. River walk or path currently being worked on should add a lot of appeal to downtown area for visitors and residents."

"The City needs to do more work regarding the unrestricted developing in SCF. We have no green space, no parks, etc. in the residential area. Where should our kids play? The City seems to be controlled by developers wanting to pack everyone into as small a space as possible so they can make more money."

"No more walking or bike trails. Fix our existing streets."

"No mobile home parks. Stricter regulations on double-wides."

"Mix more parks/green space into development. Keep multi-family and low rental units away from single-family neighborhoods. Hwy. 8 is an eyesore and needs better planning, particularly from town of SCF and DOT. Better zoning of pre-fab homes without basements in a single-family housing development. Need covenants on sq. footage, etc. Trash is highly evident by Wal-Mart and Marketplace. Hwy. 8 is extremely dangerous and needs an engineer that knows what they are doing. Whoever designed Hwy. 8 should be fined and fired for exposing themselves as already having a degree in engineering."

"Continue with downtown improvements - curbing appears old, curbing being patched and not totally repaired with new improvements. Replace all curbing. Signal at Jor-Gas - Hwy. 8 and Washington and on hill by Subway. Then no left turns at River Bank entrance or exit. Better lighting and signs to downtown at Hwy. 8 and Washington St."

"I would really like to have sidewalks put in on Moody Road. We have two little children and I am trying to teach them not to go out and play in the street. They play in the street. They are confused because a lot of kids on Moody Road play in the street because of no sidewalk."

"While we may not need more parks, we do need more recreation space for our children and also for adult sports. I would like to see an active park and recreation board or committee to oversee the facilities we do have and to plan for more of them."

"Need appropriate planning/zoning for single and multiple family housing and its effect on sewer/water/infrastructure. Example: to agree to housing development near high school/industrial park without fully addressing Maple Drive infrastructure is short-sighted and irresponsible, and its effect on visual panorama of River Valley, especially coming from Dresser. Master plan for sewer/water needed, especially Louisiana Hill."

"The worry I have with growth in SCF is that it will get out of hand and necessities such as sidewalks, parks, and proper road maintenance will be ignored. The current condition of Simmonson Road is atrocious. Also, it's extremely dangerous that people are walking the road with the amount of traffic on it, especially with dogs, children, and strollers. A walking path is direly needed. The hockey rink north of the fairgrounds is a wonderful idea, but the lights are really bright and remain on late at night. Also, this rink needs a decent sign with a name for the rink, stating the hours of operation. In addition, the buildings need a face lift - they look really junky. Downtown is really starting to look great."

"Fix the streets."

"Some place for young kids to go and have fun (teens)."

"It takes planning not to waste the last of our beautiful land for short-sighted financial gain. The people of this town wanted (as sampled by door-to-door survey) developers to pay a cash/dwelling fee to support Parks and Recreation. The days of having the school system handle all activities are over. Teens and tweens need community parks and recreation. Lot 18 should become a multi-use City Park with a real budget. The town needs to develop tourist appeal - not to go under to a small town version of urban sprawl. A comprehensive traffic control plan is needed as well as many other city planning activities."

"Need for hamburger/sandwich type fast food such as McDonald's, Burger King, Wendy's, etc. Also a Perkins type restaurant. A Cub store would be nice for SCF residents and further development of SCF as a shopping center. Although there is storm sewer in front of our house, it is not as functional as it would be if there was curb and gutter."

"Youth center for teenagers. Improve looks of downtown area - incorporate the river into beauty of downtown area (paths down to river, restaurant overlooking the river)."

"We are dismayed to see our beautiful river valley city with its unique character turned into a cluttered, congested copy of towns anywhere in the country. How can we allow the Dallas House to dominate the valley with its yellow sign? How can we allow whatever chain comes in to claim more of the land that makes St. Croix so special? A cookie cutter Embers is a sad replacement for a home-grown establishment like Baumgarts. Thanks for asking. How about a health club so those of use who walk have somewhere to go in the dark and cold. What are dry good?"

## **DISTRICT SIX**

### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Library hours open not long enough and location inconvenient."

"Water and sewer bill is very expensive."

"Streets in bad need of repair."

"I'd like to see a senior center like the one in Amery. Some of the sewer issues are being solved now."

"Street maintenance is a disgrace. There are no senior citizen services."

"Street conditions - some streets are continually patched only - always potholes. Needs for senior assisted living and also senior citizen."

"Streets need repair."

"Location and layout uncomfortable and unwelcoming. Books out of date and selection too limited. Good librarian, though she tries hard with what she's got."

"This is the first year I have seen any resurfacing or maintenance other than simply filling potholes. At some point, a patch is inadequate - it needs replacing."

"The streets in this City are terrible."

"Youth community services. Main transit streets - Louisiana - are very rough."

"Streets are narrow and need repairs (basically the whole City). Library needs to be more state-of-art for students."

"Senior citizen services - no center such as in Amery."

"There is need for senior citizen's center congregate food service."

“Street - poor maintenance to keep them up.”

“There should be a senior citizen center with things for them to do and to socialize.”

“Garbage - yard waste collection services; no senior programs in SCF.”

“Snowplowing not often enough. Equipment does not fit old curb and gutter - doesn't anyone do anything by hand? I've had to clean my own of weeds and leaves.”

“I think the priorities have shifted from reading, writing, arithmetic, creative thinking to computers and discipline. We need good teachers and parents to deal with discipline. If kids know the basic 3 R's, they can figure out computers.”

**6. What additional types of stores would you like to see in St. Croix Falls? Other:**

“Menards would be great or Ace Hardware, but we go to Clayton's Hardware a lot.”

“Fitness center, racquetball courts.”

“Brew pub/restaurant (non-tavern).”

“Tourism related downtown.”

“Sporting goods store athletics.”

“Ford products.”

“Antique.”

“Hotel.”

“Bookstore.”

“City offices, five and dime.”

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

“We used to shop at Lindstrom for groceries until Marketplace got built.”

“Dresser.”

“Marketplace inconvenient.”

“Dresser.”

“Rice Lake.”

“Rice Lake.”

**12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

“Lack of visibility upon entry from side streets.”

“Attitude welcoming tourism.”

“Parking lots and clean-up.”

“Just got some businesses - nothing to offer now.”

**13. What type of home do you live in? Other:**

NO COMMENTS

**21. Improvements needed:**

NO COMMENTS

**35. Check any of the water problems that you have in your home. Other:**

“Just sewer back-ups into two areas of basement going on since 1980.”

“Sometimes shower water causes skin irritation.”

“Lime deposits.”

**36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

**50. Other communities in which household members are employed:**

“Amery.”

“Forest Lake, MN.”

“Suburbs.”

“Forest Lake.”

“North Branch, MN.”

“Turtle Lake.”

“Dresser.”

“Cambridge, MN.”

“Lindstrom.”

“River Falls.”

“Turtle Lake, Lindstrom, MN.”

“Wyoming, MN.”

**52. Comments:**

“We need a city compost area - quit spending money we don't have.”

“I'm so impressed with the interest, concern, and willingness to solve an old problem at my household with sewer operations. I never thought I had much of a voice or say in the matter to have it solved. I'm impressed with the timeliness and the sincere expression of concern and the respect I have been shown regarding this issue. I'm very grateful to the City for this. I have a new respect for the City staff and its operations. Thank you to Mayor Lundgren, to his wife who spent a considerable amount of time listening to my concerns, to Dennis N. and his staff for their recent help and to Bonita and staff. Thank you for reimbursing me on the carpet remnant and Rowe Sewer Service.”

“Community development needs area: senior center, youth center, establishment and enforcement of an anti-junk ordinance in yards - i.e. cars, boats, etc. Taxes are excessive. Water and sewer charges seem very high.”

“Maintain green space heading north along river/Hwy. 87 until River Road. Youth and adults need a community center/boys and girls club.”

“Create lower taxes to enhance property values.”

“I would like to see some kind of fitness center in St. Croix with racquetball courts, work-out equipment, etc.”

“Louisiana Street is a race track. Vehicles speed up and down with no regulations or suspension. Entering the street from my driveway is risky at all times.”

“First thank you for giving us this forum. I would like to have an explanation of why our taxes are so high compared to other nearby towns - we don't seem to get much for our money. For what we pay we should have a senior center, youth center, etc. School: please don't phase out vocational ed. My kids have learned so much in those classes. Also, I am disturbed at the trend towards, over-dependence on technology computers aren't everything.”

"My children are young adults, however, I feel strongly there should be neighborhood parks for our kids as they grow up. As noted earlier, we finally see some maintenance on our streets. My dad always told me we can only patch a roof so many times. At some point, we need to repair or replace. We require a good infrastructure in order to continue to bring good people/industry to our community, which will allow us to continued growth. Lastly, we need some real estate tax relief. Our basic services are being met, but at what cost? For years we have been told there is no money in the coffers. Then where are our (high) tax dollars going? Also, I would like some forethought to interjecting multi-family dwellings with single-family residential, with concern being high traffic in neighborhoods with young families (children)."

"Community Center/multi-purpose center for recreation, meeting rooms, etc."

"The youth who are not pursuing football and school sports need a facility to gather, recreate. The City should actively pursue a community center - Sorenson Middle School gym is a prime location. The City gives mixed message to its visitors - the signs at City Hall are inappropriate. Instead of 'NO BIKES ON SIDEWALK' they should read 'WELCOME TO POLK COUNTY, PLEASE PARK BIKES IN RACK'. The City/State should inventory and clean-up the Hwy. 8 corridor with regards to surplus signs, offensive signs, poor lighting, ugly land use, and barren vegetation. Police Department signage makes little sense and shows a lack of planning: 1. Uphill traffic has right-of-way - is uphill the traffic coming from uphill or traffic going uphill. 2. 'No Parking' along the bike crossing Jerusalem Pond. 3. Tourist welcoming at TIC should not read 'No Bikes on Walk', it should invite tourist to use racks."

"SCF may grow fast. Zoning and planning issues are paramount."

"Fix the streets and put in curb and gutter."

"Glad to see growth occurring in past several years. Planning appears to be very good."

"Senior citizen center is needed. Streets should have curb and gutter (they look better and streets last longer) when they are reconstructed. Recreation Center/Wellness Center. Swimming pool. Indoor sport facility handball squash. Farmers market. Teen center. Evening recreation for teens and adults. Convention center for large group meetings. Historical museum. Stores that sell merchandise. Books by wise authors. Newspaper. Newsletter Chamber of Commerce of what is available in our area."

"Continuation of downtown improvements. Improvements to all city streets. New/replacement water/sewer lines where needed. City crew doing better job mowing/trimming in parks, parking lots and downtown areas. No mobiles on residential - City lots. Planned growth for future. Development of more residential City lists. Building community pride."

"I feel we have a beautiful town with wonderful people, but we do not do anything to attract the public like Taylors Falls or Stillwater. It would be nice if we could get some of that business."

"Why spend 2.4 million on St. Croix Falls approaches and main business district when it has nothing to offer? Why develop more parks and hiking and biking trails when I feel we have enough? Why develop hiking and biking trails leading to the main business when there is nothing of interest for them?"

"I'd like to see more things for children to do and places to go. Possibly a youth center along with a community pool and/or fitness center."

"This community needs to seriously consider a senior citizen's center for support services as well as meeting space for a group of 50+ individuals. This could be incorporated with a senior community center. Handicap accessibility is sporadic downtown. Concern with access to Hwy. 8 - one on ramp and no signal controlled intersections. Light needed at corner of Hwy. 8 and Hwy. 87."

"In order for the drain on the NE corner of Madison and Louisiana to be kept clean, some Union Street worker will have to leave his truck and could easily clear my N-S gutter of accumulated dirt at the same time. I realize that North Madison is a picturesque road, but some care could be given on foot. I also often think I'm snowed in because this street is plowed long after the town is clear. Some improvement was made last year."

"I think ideas like moving the City offices up to Hwy. 8 should be voted on by the visitors in referendum. Parks for hockey need to be open for public use - not locked up with restrictive hours. The road up the hill east from the theater needs to be repaired."

"Employment with adequate living wages would be good."

## DISTRICT SEVEN

**2. If any of the above areas of service were identified as inadequate, please explain why:**

"Sewer system is overloaded and smells bad very frequently."

"Need a downtown grocery (not a chain necessarily)."

"We need better streets resurfacing, etc. Library needs more convenient hours. More senior citizen building."

"Streets rough and broken paving, potholes. Need senior center."

"There is no senior citizen center. There will be a need for even more low rent housing. We need to get more cop slots for St. Croix Falls."

"Improper housing for senior citizens where there is husband and wife. Two bedroom apts. Reasonable rent."

"We have road in need of repairs, no senior citizen center of any type."

"I am glad to see starting to bring streets up to par."

"Poor medical and dental plans offered by employer."

"Water's chlorinated. St. Croix has nothing for seniors."

"No senior citizen center."

"Many potholes throughout City."

"No senior center for activities."

"No place for Senior Citizens. Dentist is all booked up and will not take new patients. St. Croix streets are terrible - too many holes."

"Louisiana Street is a heavily traveled Street and nearly shakes the car apart. Need a senior citizen center. We are a forgotten species."

**6. What additional types of stores would you like to see in St. Croix Falls? Other:**

"Target, K-Mart, etc."

"Gift stores."

"Computers for seniors."

"Large sporting goods store."

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

"Rice Lake."

"Rice Lake."

"Dresser."

"Milltown."

"North Branch for shoes and clothes."

**12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

"Snow removal on sidewalks by merchants."

**13. What type of home do you live in? Other:**

“Townhome.”

“Townhome.”

“Townhouse.”

**21. Improvements needed:**

NO COMMENTS

**35. Check any of the water problems that you have in your home. Other:**

“Very aerated.”

**36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

**50. Other communities in which household members are employed:**

“Milltown, Forest Lake.”

**52. Comments:**

“I would like to see the streets improved. They need to be reblacktopped and not just patched. I would also like to see more grocery stores on retail stores such as Target, Menards, etc. to give some completion to the existing stores. Better restaurants are also needed and more places for people to do things like a gym or work-out center.”

“Restaurants are badly needed. What can be done about our high property taxes?”

“St. Croix Falls has no senior center. Frederic, Luck, Milltown, Amery, Clear Lake, all have good centers. Dresser has a meal site for seniors. Why is St. Croix the only one without a center for seniors to get together to visit or play cards? The fairground (county) was here before the housing grew up around it, but it is noisy and I wish it could be moved. St. Croix Falls needs an excellent restaurant. How about the former Holiday Store location. Many go to Dresser or even to Turtle Lake for a good meal. We need to keep large power lines out of the City.”

“Streets are poorly kept, especially older streets. Housing for elderly couples’ needs is inadequate and too expensive.”

“Why are the property tax rates so high compared to similar communities? Our Mayor made a statement that the City has so much money that it is difficult to obtain federal grants.”

“Would like to see a gym or exercise facility. Winters are long. Nothing here for senior citizens.”

“Any changes made should be made public to various media outlets. I think St. Croix Falls should embrace a retail market such as Forest Lake has. Other communities are engaging in industrial development. Let them. People tend to not want to live near work and would rather live in a community they can shop in. Association and cooperation with industrial minded communities is vital.”

“I think it is a shame that St. Croix doesn’t have a park where children can walk to it and play on a swing set, teeter totter, or merry go round. Also, there is no softball field or any place for them to play in a sandbox. With parents working days and school being out for so many months, it would be nice if there was a park for the kids to visit and get them out in the fresh air.”

“The water bill lists services that are outrageous in price.”

"The City needs to plan - construct or improve a main arterial street from the fairground area to the Wal-Mart (top of the hill area). The fairground road is getting a tremendous amount of use since the development of the Wal-Mart, Marketplace and such. It's difficult to get on Hwy. 8 and more time-consuming for most of the City people. This back way is going to get more use all the time. The present fairground road is not safe and in lousy condition. A new arterial would serve the City and township people very well."

"As an avid sportsman, I would love to see a rifle/archery range in St. Croix Falls. The only other parks like this are in Osceola and Balsam Lake. I feel when people have to travel outside the area to enjoy these activities, the City loses money. Also, with only one sporting store, much business is lost to the Twin Cities for a greater selection and better prices."

"I think we need a new mayor and council. The council can't seem to be able to speak their minds."

"Need to enforce dog leash law for all citizens. A privileged few don't comply and nothing is done when reported. Need to eliminate the car repair business on Louisiana - if not stopped at least clean up the clutter - surely it makes the surrounding real estate value less. These concerns may not be in accordance with the survey but they are things that should be checked."

"I would like to see transportation to medical centers near St. Croix Falls (Osceola) on a regular basis - even to Stillwater, if possible. I know we have a care van, but one on a daily regular time would be helpful to me and a lot of elderly who would like to get out more and not pay so much to have someone take us or wait until they are available. Owning a car is expensive and the upkeep. It would also help the younger people who work around here."

## **DISTRICT EIGHT**

### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Need senior center."

"Water is too high per household. Streets need maintenance; wrecks alignment on car."

"Library not large enough or modern enough to satisfy my needs. Don't like to wait until things are ordered."

"Rough conditions of streets. Low profile of library and poor."

"Streets, poor maintenance - lots of weeds (preventative erosion.)"

"No senior citizens."

"Library - never hear from them - books by mail. Senior citizen services - no events."

"Good academic latchkey program."

"Would like a senior center."

"Water/sewer drainage problems down the hill affecting residents living in areas where water flows. Some City streets are terrible."

"Lack of senior services. School starts too early in the year."

"Our street (Louisiana) is very rough - needs to be repaved."

"No senior center."

"Poor tasting water."

"Financial cash of prescriptions and dental. Desperately need public transportation for shopping and appointments."

"I would like to see the existing library facility be given to the Festival Theater and the City get a bigger more accessible building with more materials to offer."

"Garbage not always picked up - overflows the large bins."

**6. What additional types of stores would you like to see in St. Croix Falls? Other:**

“Menards.”

“Target (more competition.”

“Café, candy, souvenir.”

“Outdoor sports store.”

“Need better quality womens clothing - older ladies.”

“Bakery.”

“There are times when it would be nice to have more restaurants and I know it is a hardship for many to get to the one grocery store. I would like more choice in shoes, stores.”

“Water terrible tasting. Streets have big holes which are hard to dodge because of meeting other cars.”

“Book/music, coffee shops.”

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

“Amery.”

“Rice Lake.”

“Frederic.”

**12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

“Downtown needs complete overhaul - more pleasing to eye.”

“Why wasn't Louisiana resurfaced? Needs it badly. Was very pleased that some other streets were resurfaced this summer. If you mean downtown, I would like to see a wider back road to get to the grocery store and lighting for getting off Hwy. 8 to turn in to the grocery store. It's hard to see where to turn. More lighting on 8 on the hill.”

“Benches in stores.”

“Decorations (seasonal), interesting stores (antiques) to interest people into our town.”

“Spruce it up to compete with Taylors Falls.”

“More plantings.”

**13. What type of home do you live in? Other:**

NO COMMENTS

**21. Improvements needed:**

NO COMMENTS

**35. Check any of the water problems that you have in your home. Other:**

“Bleach scent.”

**36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

**50. Other communities in which household members are employed:**

“California.”

“Frederic.”

**52. Comments:**

“Downtown needs a plan and someone to carry it through. Tourism is the only way downtown will survive although that seems unfortunate. The City needs to realize the shopping/retail, etc. is better served along Hwy. 8. Downtown needs to cater to visitors, places to go after attending the theater or movie theater that is a market plus money that is not being gapped at all - coffee shops, bars, restaurants, dancing, etc. Just take a look at Stillwater. They have the best of both worlds and so an SCF. We need people with vision and a decisive to carry it forth.”

“We need public restrooms downtown. We need some benches on the sidewalk to sit and rest. It’s a long way from one end to the other. We need a senior citizen club and building. Better ice removal from the sidewalks in winter.”

“We need a new post office up on the hill with a satellite downtown. We need a community building which could house the senior center, possibly something for the teens and a bigger library. The Holiday would be nice. They should donate it to the City and write it off. Sidewalks on Louisiana past the schools is a must. Widen the 220<sup>th</sup> leading to the grocery store so we don’t have to use Hwy. 8 and more lighting at that intersection. There is none there now (220<sup>th</sup> and 8). The action is on the hill - no room for growth downtown. Think this survey was a grand idea.”

“Public transportation to allow non-car owners opportunity to shop and attend medical appointments without being dependent on family, friends, and neighbors.”

“I’m a senior. Would like to see St. Croix Falls do more things for senior people. All cities around us have many things going on. St. Croix nothing. Towns smaller than we have also have senior house, senior dinner, cards in p.m. Also other things I see in the senior paper. Nothing for St. Croix at all. I’m in my 90s - can’t help too much, but sure try and keep whatever can get going - going. Like Bingo, 500, cribbage, etc. Good luck. Thanks for listening.”

“We need a senior citizen center for St. Croix for older people. It could also be used for girl scouts and boy scouts and other meetings.”

“There isn’t any recreation for senior citizens. No buses to get groceries or go to the Doctor. Need a senior place for meals and playing cards and dancing. St. Croix has always been a dull place to live - not friendly. Downtown is nothing you will be able to see the sidewalk at 5:30 pretty soon. Please get keys to something. No youth hockey should have been started some time ago. You are way behind other schools.”

“We need people drawers. New look for downtown is wonderful, but people won’t come just for that reason. Can’t we be a little Stillwater like T.F. They constantly make improvements, plantings, planters, signs. Some Sunday strolling in St. Croix would be wonderful. Interesting and fun stores - antiques - ice cream shops - good cafes, etc. Let’s fill up the empty stores and give them beautiful face lifts. How can we get retailers interested in moving into our town.”

“I am aware of a terrible storm sewer drainage problem for residents on Madison and Jefferson that needs to be addressed. More City parks directly in town for kids, etc. would be great. Housing is a big issue for new family.”

“I see a need for more high economic/academic work opportunities. Not such places as Wal-Mart, but more high tech opportunities to encourage a highly educated/trained work fare. I’m also happy to see the community effort to work on downtown. Please don’t let us become a strip mall that looks like the Dells where all the beauty is lost to tourist traps. Why is it that we destroy the natural beauty to get more tourists to come - we can love something to death.”

“Put money in downtown to make us more attractive than Taylors Falls. New shops to attract people to spend more time downtown.”

"Keep up the great work Terry."

"The streets in this community are poorly maintenance even the curb and gutter existent in this community are eroding and will need repair if not replacement. If there were a maintenance program in force, some of the cost could be averted. Crooked signs, potholes, minimum maintenance, all point to a lack of pride within the community."

There is a need for more housing - single-family - development of the property east of St. Croix Falls, such as the Henry Anderson property would make a substantial addition to St. Croix Falls. There is a need to expand our City park we have not kept up with park improvements. A major campground would also be a huge benefit to our city."

"Along with concerns about parks - uses and aesthetics - I believe that places like the Tower Street water tower should have trees or shrubs on both street sides to make that area look like part of the residential community and not like out-buildings in someone's back yard."

"Need senior center. Need youth center. Assisted living housing. Herberger's. Menards. Ford dealer."

## **DISTRICT NINE**

### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Not lots of housing for elderly."

"Too old, too small."

"We don't know who our police officers are."

"Cost of water and sewer is out of prices compared to other areas. Not enough transportation for seniors who don't drive to get groceries and other necessary things. School doesn't provide a positive attitude anymore."

"Potholes on every street. On street parking on several streets create hazards (football games).

"Need to be repaved not just rock thrown down over some tar."

"Library - needs more public programs for kids, bigger selection of books. Medical services - just seems way outdated. Need better ER trauma center."

"Never is swept."

"Low water pressure. No sewer. Bad streets. Very poor school system. Not much known for dental."

"Dental - no choice. We must have a senior center."

"Streets are rough and full of patches, especially Louisiana and Blanding Woods Road."

"Need a senior center or community center."

"Not any good dentists or local ambulance service. Medical - too much worry about insurance and will they get paid - not about dying patients."

"Low water pressure - streets uneven with potholes. Library could use expansion - no senior centers."

"Needs improvements - moved to bigger, up-to-date location."

"We need ALS ambulance service."

"Need to update books, i.e. facts should be kept current year by year."

"Snow is piled up in front of driveways. There is no senior citizen center."

"The streets have too many holes. You need to fix all streets the same. We all pay taxes."

"Is there anything for senior citizens."

"The water and sewer is too expensive. The streets are a joke. I don't think there's a town that has rougher roads."

### **6. What additional types of stores would you like to see in St. Croix Falls? Other:**

"Radio and TV repair, electronic repair, computers."

"Craft - updated."

“Mechanic shop not associated with a dealership.”

“Adequate.”

“A good auto dealer.”

“Target.”

“Bookstore.”

“Gift, antique shops, downtown.”

“Leaves are not swept from our street until the trees are bare. This means we drive hot vehicles over dried leaves for many days.”

“Target.”

“Garden store and variety store.”

“Quality gift shop - something different.”

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

“Dresser Little Store.”

“Go without.”

“Rice Lake, WI.”

“Lindstrom.”

“North Branch.”

“Marketplace out of downtown.”

**12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

“Post office parking.”

“Parking.”

“Decent stores.”

“Open up to the river.”

“I’m not out enough to know.”

“Parking.”

“Parking.”

“Signage.”

**13. What type of home do you live in? Other:**

NO COMMENTS

**21. Improvements needed:**

“Sidewalk.”

“Sounds good.”

**35. Check any of the water problems that you have in your home. Other:**

“Lose water pressure with two systems on at once.”

**36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

**50. Other communities in which household members are employed:**

“Centuria.”

“Amery.”

“Hudson.”

“Dresser.”

“Truck driver based out of Kentucky.”

“Center City.”

“Baldwin.”

**52. Comments:**

“Constant public hearings.”

“Although I know our community will have to grow, I hope it will be slowly. We definitely need to plan very carefully. We live in too beautiful an area just to trash.”

“A small grocery store is needed for the people who walk downtown (especially seniors). Poor planning for access to top of hill. Service road?”

“We need recreation for the youth. There is just no entertainment in our community except hiking and biking trails for youth or adults.”

“Post office issue needs to be addressed - limited parking available. Residents burning garbage - is this legal? Leash laws not adhered to. I feel that business in downtown district lose business because of limited parking. Park and ride?”

“SCF really could use an up-to-date ER trauma center. I see a lot of critically wounded patients flown out to the Twin Cities and I often wonder do they make it. And, the SCF town library does need an improvement. I was very happy to see the new school all handicap accessible. Also, the set up for vehicular traffic by the new development on top of the hill on Hwy. 8 needs to be addressed. There have been too many high rate of speed collisions since the Wal-Mart and Marketplace has come to the community. Other than a few things, I feel SCF is a great town to raise my five daughters in. Crime is down and they feel safe in their schools.”

“Senior citizens who do no longer drive find it difficult to find transportation for grocery shopping, etc.”

“We appreciate the strong stand the City has taken against the proposed power line. Skateboarding is not a crime. Downtown is looking much better.”

“I feel the City doesn't support local organization, like the snowmobiler's (clubs), which donate to local charities. I also feel people should be able to have any size shape or make of home that fits into their budget in the limits of St. Croix Falls. I think it's terrible that people are criticized for their type of home.”

“Taxes in this city are already high with lower than should be expected services on even a lower tax base. Would be just to not overimpose improvements on the citizens. Particularly meaning such as improvements planned for targeted area, but residents of targeted area are to bear the financial burden. That's not justice. It would behoove its citizens for the city to find finding and disburse expenses in a fair and reasonable manner. St. Croix's a beautiful place to live. With constant long-term and just planning for all, there is great potential.”

“St. Croix Falls needs to look beyond status quo and plan for ways to attract new residents and keep people here. The City must be aggressive in ways to bring tourism up to other river cities. Why does the City look like a ghost town on weekends. There is nothing to do. Downtown is dying. There is nothing there to draw people.”

“Keep low income housing development out of St. Croix Falls. Concentrate on the overall look of St. Croix Falls and make it as appealing as possible. Spend a little of our money on holiday decorations. The reconstruction of the sidewalks and the addition of light poles will definitely make SCF very appealing, a very good idea.”

"Our main concern is traffic on the main streets that go by our house - Louisiana and State Street. Loud pipes kid racing up and down the hill. Blasting car radios. Very annoying. The police should monitor this (don't you need mufflers on your cars)? It changes the nice peaceful town to city rush hour. Enforce the speed limit on the hill."

"I believe there is a need for community center within the city which affords youth, families, and citizens a chance to recreate, socialize, and learn. The old middle school should not be made into low income housing. Because the associated community burdens can not be supported and there is no green space or park areas close enough to accommodate the likely children that a housing development in the old middle school would bring. St. Croix Falls should develop its historical buildings, but not try to replicate Taylors Falls, tourists may not be as good as it may seem. Also tickets for speeders should be issued on Hwy. 89. The revenues could be used for school and park development."

"We need a community center. Many have said to me 'I can't believe St. Croix Falls doesn't have a community center' or a senior center. Would be nice to have a nice restaurant or coffee spot. The Historical Society is buying and supporting a center. Great. That will be a good addition to attract people to downtown SCF."

"Need higher paying jobs in the area. Need more fast foods. Need more for kids to do - bowling/roller skating/anything/dancing, swimming pool. Clean up Lion's Park - update it. Main Street looks like it's in the 1960s. Very boring. More street lights so you feel safe enough to walk at night."

"Have the City Council work with the community task force, chamber, rotary, Lion's, Lioness, and develop a plan for a community center/town square/park with playground for our youth. Become more aggressive with downtown development. Turn this City towards the river - utilize the beauty of the area. We'll help many people want to help. Build spirit within this community by showing adults and youth that the city wants what's best for positive growth - financial growth, youth development, etc. This survey is a great start."

"It seems employment in this area isn't too hard to find as I understand. Depends on what they are qualified for. Most people that want or need work can find it."

"Having enjoyed Lion's Park and watched boaters coming and going, I'm upset that very few people put money in the pay box. With the money they have in their boats and equipment - what's a dollar to them. Downtown needs an uplift. How about a foot bridge across the river from downtown to T. Falls. We need foot traffic."

"There are houses within city limits that are not hooked up to the sanitary sewer system. The smell from their private sewers is not desirable. Attempts should be made to correct this situation and have them connect to the city sewer."

"Get a new mayor (ha, ha)."

"We definitely need a senior citizen center on Main Street. We have a 6-room theater and a library, nothing else for entertainment. We do not have a grocery store, so I go to Osceola for grocery shopping and while in that town do other shopping and eat lunch there, so spend more money per week in Osceola than I do in St. Croix Falls. I love the farmers market twice weekly during the season. This has been a great addition to our community."

"I see no long-term benefit to the community to lure manufacturing companies from across the river to SCF to create low/moderate income jobs. I do not see job creation in this economy as a legitimate role for the city government. I do see the promotion of tourism to SCF with it's economic benefits to Main Street businesses as worthwhile. I strongly support efforts to revitalize Main Street and attract restaurants, coffees, shops, quality retail stores, etc. I also support signage ordinances, money for repairing/replacing building facades, better street lights, more benches, trees along the Main Street, anything that ties the St. Croix River and river views to the town and just general aesthetic improvement. With a handful of noble exceptions, the buildings on Washington Street are unattractive and uninviting."

"I guess I find myself asking, why should I fill this out. The city seems to do as it pleases with approval or disapproval from its citizens. I think the sidewalk project is totally out of line. Why make a city's sidewalk look great when there is nothing to do in this town. Insurance agents, dentist, and lawyers, none that really brings in spending to our town. I think the people downtown better wake up. This town is a joke on Saturday afternoons and Sundays. Look at Taylors Falls, It's packed with people. I think the City should really listen to its people for a change instead of one person or a group of people. The talk of this town is people are tired of the stronghold by the city. No one likes a bully. Remember, we like living here - it's our choice. Please become a little bit more citizen friendly. For everyone's sake. And, where's my we love our children sign. Terry?"

"A ban on burning would prevent people from having to close their windows on spring, summer and fall days and evenings. Do we want our Highway 8 corridor to look as unsightly and as commercialized as the roads leading to the Wisconsin Dells? Is it necessary for the ambulances to blow their sirens as they go back and forth from the hospital to the Good Samaritan Nursing Home? Could the hospital at least plant trees on the scab created from digging away the eskar to make parking lots? Could we have lawn pick-up for branches, leaves, and so on more than once a year or a place publicized for people to bring them?"

## **DISTRICT TEN**

### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Larger, more up-to-date public library is essential in the growth of St. Croix Falls. Newer materials/books and new library."

"Library - more selection of new and classic books for adults."

"We are self-employed and have no medical coverage. Not really a city problem."

"Families of St. Croix who pay child support for another child can't afford services for themselves for dental and medical."

"There are no educational books in our library and if we do, they are to outdated."

"Need of senior citizen center."

"Maintenance is fine. It's the streets themselves that are bad."

"I have just moved to the area."

"Can always use more quality books."

"Potholes and poor patchy jobs. Resurface S. Jefferson with blacktop."

"Potholes, inadequate cover over drain on Jefferson and Alabama Streets."

"Streets are repaired and resurfaced as needed."

"I have lived here a short time, but I seem to have sewage problems and our city street has no gutter. The library looks very small."

"Rough roads, limited public protection, library is too small with limited resources."

"Too small, not enough books, especially current non-fiction."

"We need more books, better Drs., different school board."

"Bad water, not clean enough."

"Need improvements on many streets."

"Very low water pressure."

"Police - SCF should have 24 hr. per day coverage."

**6. What additional types of stores would you like to see in St. Croix Falls? Other:**

"We need a gym - weight lifting, aerobic equipment, etc."

"Target/Menards."

"Something permanent."

"Mall."

"Sporting goods equipment such as skates, football equipment, hockey, etc."

"Book, natural foods co-op."

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

"Lindstrom."

"We would eat more if there were more restaurant choices. Cub Foods or Rainbow is 2<sup>nd</sup> choice. Cheapest and best variety."

"Rice Lake."

"Lindstrom."

"Catalogs, Madison."

**12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

"Tourist type business downtown."

"Parking at post office."

"Public restroom facilities."

"Improvements are being made."

**13. What type of home do you live in? Other:**

"Low cost housing."

**21. Improvements needed:**

NO COMMENTS

**35. Check any of the water problems that you have in your home. Other:**

"Well."

"Warm drinking water."

"Tastes like chemicals."

"Too much chemical in water at times."

**36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

**50. Other communities in which household members are employed:**

“New Richmond.”

“Dresser.”

“Centuria, Siren.”

“Shafer, MN.”

“Center City, MN.”

“Forest Lake.”

“Frederic.”

“Madison student and Luck and River Falls.”

“Frederic.”

**52. Comments:**

“I feel it’s important to grow St. Croix Falls quickly over the next 5 - 10 years, and at the same time preserving the beauty of this area. Improving the downtown area and growing along Hwy. 8 is essential to attracting people to the area. We need a downtown, more like Stillwater and Hudson, classy, well-kept, and no more run-down buildings. This is the most beautiful landscape north of Minneapolis. People love to come enjoy the parks and rivers, but there’s no reason for them to stay. We don’t have many restaurants that serve good food, little entertainment in town, and not much for interesting shops. There’s an opportunity to provide economic growth for the community, improve our standard of living, and make St. Croix Falls the town it’s longing to be. Let’s do it. Encourage new business in town that will attract outsiders, build a better library, and how about a gym/work-out facility. Thanks.”

“I do feel any federal or state funds the City can get should be used to return the town to its older, more charming downtown. Modernizing downtown has destroyed its character. Clayton’s and the old bank building with its awnings are a plus in an otherwise charmless downtown.”

“We don’t need fancy sidewalks to entice tourists. We need shops that look interesting on the outside to draw customers inside. Professional services downtown don’t bring in tourist dollars. Develop mall area on Hwy. 35 across from the Dallas House.”

“There should be more playgrounds for children to play in more neighborhoods within walking distance from homes. Also, as in the south, the City should offer a clinic for health and dental that goes according to your income and family needs (income based dental and health clinics.) I also think a grocery store should be located downtown for families or elderly unable to drive to get groceries within walking distance. There also should be more drive-thru restaurants for families on the go (more variety), Arby’s, Taco John’s, McDonald’s, Burger King.”

“Need for recreational facility such as sports club, racquetball courts, swimming pools, etc.”

“The City is spending too much money on attorney fees to fight the power line. At the same time, destroying the esker that was (is) part of our view skid.”

“We have a lot of non-taxable land in our city which increases taxes for residents. This hurts our growth. Is there anything that can be done to resolve this.”

“I think this survey is an excellent idea. My husband and I have lived here for one year and we’d like to stay in this area particularly if we can afford to buy a home and if the area develops slightly more (particularly shopping and restaurants). I’d like to see a Chinese food restaurant, Italian food (not just pizza), and a steak house. I’d also like the schools to be more proactive in meeting the individual needs of students. Amery schools are much more proactive particularly in meeting the special needs of kids. We’ve considered moving closer to Amery for that reason.”

“In order to have development, the NSP power line will no doubt be a necessity, therefore, we don’t approve of using our tax dollars to fight it. The post office parking is inadequate, but don’t ever move it out of town.”

"There should be zoned areas for multi-family dwellings and businesses. We need a long range street improvement plan."

"I think the City and planning commission are doing a wonderful job expanding our fair city. I only hope something positive can help rejuvenate Main Street."

"We have a beautiful area - keep it that way."

"I am concerned about the downtown. In my few weeks of living here, I see the town as rather dead with even the restaurants up for sale. The town needs high quality restaurants that are flavorful, possibly ethnic such as Greek, Chinese, Mexican, or even good BBQ. The town does not seem to use the asset of the river well though the state park does attract a crowd. I do not expect this to be another Stillwater, MN, but it could go that direction. Where I work is having trouble finding good employees. I think a more upscale town will attract people away from the Twin Cities and thus bring out a work force. With all the countryside, there should be no fear of urban sprawl."

"I believe our greatest resource is the natural beauty of the river valley. As part of the community development, we should also consider how we can best present this resource to the tourist industry."

"We should do better city planning and should get a new council and mayor."

"Fairgrounds - either more use to draw people to St. Croix or relocate so St. Croix can have taxable land. If only apartment buildings are built, have a regulation for green space, not all tar and buildings. Promote tourism for businesses: Taylors Falls, Stillwater, Hudson."

"In regards to #47 and 48, job opportunities provided by more business, not necessarily industry are important to us. In regards to #29, the ditch along the northeast segment of Red Fox Trail should be repaired to allow for proper drainage into the existing watershed pond instead of down the road easement causing continual erosion whenever it rains. When the road was paved in 1992, the ditch washed out shortly after completion and was never repaired. Highway 8 is a disaster. Help. Our efforts to get another access out of Fox Hill estates some years ago were snubbed out quickly by the City Governor's at that time. We had hoped that with the building of the interlink trail and for the existing old Hwy. 8 road bed, that something could have been done for us (to Hwy. 35). Luckily, no one has been killed yet."

"I retired to St. Croix Falls from central Illinois nearly 10 years ago. For a city this small, I think it is wonderful. I have seen improvements every year. I like its growth. The snow removal is superb. I hope there is never enough money to install street lights in Fox Hill Estates."

"Taxes are high, but very nice city to live in. Would be nice to have somewhere for teens to hang out (such as a roller rink, bowling alley, bike and skate park) where alcohol and smoking are not permitted. I know I'm dreaming on this one."

"Major road improvements (no band-aids). Lower property taxes. If these two can be done, along with what is being done, this city is in the right direction to be a great community."

"I feel that my taxes as a city resident are already much higher than the taxes of a township resident, and I feel that the township res. Discuss the same services at a lower cost. I'm not in favor of raising taxes to pay to improve other people's property that is their responsibility, not mine. I think that the City of SCF should be looking for ways to lower taxes so that I can use my own money to improve my property."

"I think SCF should consider a multi-use indoor recreation facility - soccer, tennis, pool, racquetball, work-out room, walking/running track, perhaps built-in several states as funds raised."

## DISTRICT ELEVEN

### **2. If any of the above areas of service were identified as inadequate, please explain why:**

"Lots of holes in street."

"Many of the streets are in great need of repair. We need a senior citizens center for activities."

"Streets are in dire need of repair. Library is not an adequate resource for academic work - school needs a pool."

“Too many holes in the streets. Too long to fix. No street rebuilding for the last 5 or 6 years.”

“Poor streets throughout SCF especially Maple Drive and Blanding Woods. Police do not set on City streets enough are more worried about Hwy. I. They should be on Louisiana, Washington, Adams, and Blanding Woods.”

“Water and sewer cost is so high. Quite a number of streets are in very poor condition.”

“Too much traffic and maintenance is always patching. Please tar entire road Blanding Woods.”

“Water needs more pressure. Need a bigger library. Need senior center. Tougher schools. More specialized doctors. We also need better school board and administration.”

“All streets in this town are in terrible shape. Why can't the city fix one street a year at least budget it in for the year.”

“Need new sewer over hill to replace pumping station on Maple Drive.”

“The streets in town are falling apart.”

**6. What additional types of stores would you like to see in St. Croix Falls? Other:**

“Target/K-Mart.”

“Menards Home Depot type business.”

**9. When you cannot buy groceries or dry goods in St. Croix Falls that you desire, what is the first city you go to for such items?**

“I have to rely on what they have here and due to transportation (lack of).”

**12. Is there a need to improve any of the following in the St. Croix Falls central business district? Other:**

“Types of services offered.”

“Lack of downtown.”

“Make overall area more inviting like Stillwater.”

“Add sidewalk trees.”

“Business.”

**13. What type of home do you live in? Other:**

NO COMMENTS

**21. Improvements needed:**

NO COMMENTS

**35. Check any of the water problems that you have in your home. Other:**

NO COMMENTS

**36. What material is the water lateral (service pipe) to your home? Other:**

NO COMMENTS

**50. Other communities in which household members are employed:**

“Center City, MN.”

“Milltown.”

“Dresser.”

**52. Comments:**

“Would like to see more opportunities for activities and sports for community members.”

“We need to develop the downtown area for tourists - Taylors Falls. We have great opportunities for tourists and it has been missed.”

“The town needs to provide recreational facilities for teenagers. A coffee shop/community center would be helpful. Teens have nowhere in town to skateboard - even the school parking lots are off limits. The condition of the streets are in some cases terrible. Traffic off of Hwy. 8 in the Wal-Mart area needs to be looked at - perhaps traffic lights - for sure better street lighting and a lower speed limit in that area would help. This area is a huge safety risk and as the area grows, it will get worse.”

“I think police protection for traffic needs (speed, etc.) Need to be addressed within the city streets for the safety of all. Not Hwy. 8. Let the state and county take care of that. City police officers should sit and patrol slowly on city streets to catch speeders. A lot of streets are not safe for children due to high rates of speeders, especially before and after work times.”

“I believe we have a very dedicated city council. Development in Main Street appearance is vital. Can anything be done about the billboard on Hwy. 8 east? Stop lights on Hwy. 8 plus speed reduction is highly desirable. We like our town - even with the high taxes.”

“We are in extreme need for parks and playground equipment and repair of one park we do have, right now it is a hazard to our children.”

“We desperately need more businesses on Main Street - a bakery with eating facilities. We do not care to have to go to Taylors Falls for that. We need at least one more restaurant downtown - a Mom and Pop grocery on Main Street. We don't need more craft or hobby stores. A good antique place possibly to draw outsiders would be desirable. Could there be some recruiting committees? One to seek someone to open a bakery, another a restaurant, another a grocery? Possibly an incentive could be offered the first committee to get a written commitment - dinner out or whatever. We need Main Street to be made more attractive - trees, etc. We need a senior center where seniors can gather for coffee, cards, other games, etc. Could tax incentives be offered to new businesses that would locate on Main Street.”

“Parks - it's fine to have parks, but I hope the City realizes they are to be the ones to do all the upkeep on all playground equipment grounds. Streets - in this town are very bad and they all need to be redone. I can't understand why the city council can't at least have one street project a year that they can budget in these streets are terrible. We don't need any more bike paths. We need new streets. Now, about some good restaurants in town there are none, you have to go out of SCF to get a good meal. As far as housing, a lot of people who rent, the rent is way too high for this area. We need moderate renting for all. New streets. Not patching. All streets full of potholes.”

“Living near the lift station on Maple Drive and realizing they've encountered numerous problems in the past, we are very concerned that the sewerage requirements of the new residential development on Maple Drive and that of all the new commercial enterprises on the hill will cause sewer back-ups. We cannot afford that risk. We hope the city will consider this risk. Wouldn't it be better to extend the sewerline to west down the hill on Maple Drive to meet the existing line? Just a thought. Your engineer should know the most efficient way to go. Potholes should be repaired asap after appearing. More traffic control needed at stop signs and crosswalks. SCF is one of the few places without a senior center. It could provide to be a real asset to the city with the increased camaraderie of the elders for one thing.”