

Hudson 2040 Comprehensive Plan

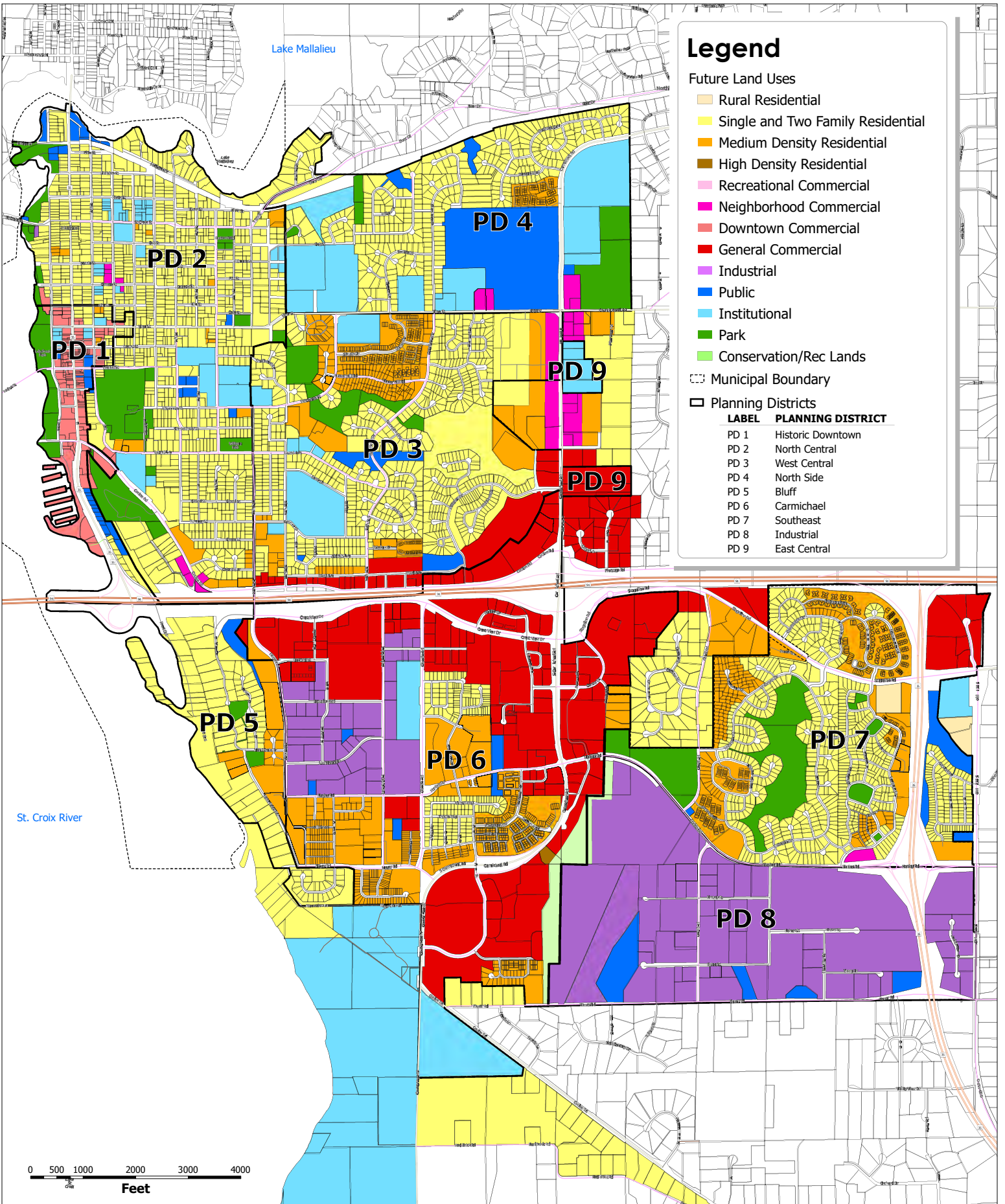
December 2021

APPENDICES



Appendix A

2040 Recommended Land Use Plan



Legend

- Future Land Uses
- Rural Residential
 - Single and Two Family Residential
 - Medium Density Residential
 - High Density Residential
 - Recreational Commercial
 - Neighborhood Commercial
 - Downtown Commercial
 - General Commercial
 - Industrial
 - Public
 - Institutional
 - Park
 - Conservation/Rec Lands
- Municipal Boundary
 Planning Districts

LABEL	PLANNING DISTRICT
PD 1	Historic Downtown
PD 2	North Central
PD 3	West Central
PD 4	North Side
PD 5	Bluff
PD 6	Carmichael
PD 7	Southeast
PD 8	Industrial
PD 9	East Central



City Hall
 505 3rd Street
 Hudson WI 54016
 Print Date: 11/9/2021
 Map (c) City of Hudson
 Data (c) City of Hudson & St. Croix County

CITY OF HUDSON FUTURE LAND USE

NOVEMBER 2021
 Hudson, Wisconsin



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Appendix B
Public Participation Plan

PUBLIC PARTICIPATION PLAN

October 2019

The City of Hudson has begun the process of updating its current Comprehensive Plan and creating a community vision for 2040 with actionable steps to implement that vision. Input gathered from the community will guide the development of this Plan.

The Comprehensive Plan will be updated to comply with Wisconsin Statutes 66.1001 for Comprehensive Plans. This will include the requirement that the governing body of the local governmental unit adopt written procedures designed to foster public participation including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage in the preparation of the Comprehensive Plan. The written procedures contained within this Public Participation Plan satisfy these requirements. This Public Participation Plan will guide public engagement throughout the City of Hudson's comprehensive planning process.

This Public Participation Plan offers all citizen, businesses, interest groups and other participants a range of opportunities to participate throughout the planning process in a meaningful way to shape the future of the City. Effective public input is critical for the success of this planning process because it is Hudson's citizens, businesses and community organizations that will experience the Plan's costs and benefits on a daily basis for years to come. This Plan will, in part, determine where and how Hudson's residents live, work and recreate, and how they travel from one place to another. They will also be the main implementers and enforcers of the Plan.

This Public Participation Plan is creative, inclusive and persistent. It employs the use of innovative, unique and thoughtful ways to encourage people to participate in the process and maximize the effectiveness of their contributions. The opportunities are open to everyone with a stake in the outcome of the Comprehensive Plan. And, several participation opportunities are available to a wide range of citizens – people with different incomes, races, ages, and occupations – in all stages of the planning process.

This public participation process will:

- Ensure all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all City decision-making processes;
- Provide opportunities to disseminate information about the Plan and process to all segments of the City;
- Strengthen the relationships between the City of Hudson's decision-makers and citizens; and
- Develop a shared vision for the future of Hudson.

Public Participation Opportunities

The City of Hudson establishes the following list of public participation activities. These techniques are designed to maximize public participation throughout the planning process that will satisfy Wisconsin's Comprehensive Planning Legislation.

1. Community Survey

An online survey will be utilized at the beginning of the planning process to measure public sentiment about various aspects of life in Hudson. The City will issue a press release to inform the public and the media about the survey and to start to engage community members. A link to the online survey will be made available on the City's webpage and on the project website. Paper copies of the survey will be available at City Hall, the Hudson Public Library, and other key locations around the City.

2. POLCO Surveys

This online survey platform will allow public engagement throughout the planning process including on topics that are raised during the project. Survey questions may also include relevant links and images to inform respondents about the topic being surveyed.

3. Public Involvement Meetings

These meetings will serve a dual purpose of creating public awareness and educating about the planning process, answering questions from the community, and facilitating public participation exercises. Consultants will lead exercises to engage community participants in discussions about issues and opportunities that should be addressed during the planning process. City committee members, Plan Commission members and Steering Committee (CPSC) members are encouraged to participate and to invite neighbors, friends and community members to engage in this process.

4. Stakeholder Meetings

The City and Consultant will host several stakeholder meetings as the 2040 Comprehensive Plan is being developed. Information at these meetings will be gathered to identify and refine challenges, needs and opportunities that will inform the planning process.

5. Website

A project website will be set-up as the main source of information about this planning process. This site will help keep community members and interested persons informed on the Plan's development. This information will include public engagement methods, meeting dates, draft Plan elements, reports, and maps.

6. Social Media

Information about the planning process, public involvement meetings and workshops will be shared by the City on their social media accounts as a means of informing a wider audience.

7. Press Releases

The City and Consultant will work together to produce press releases and other public information pieces at key points to facilitate widespread awareness about events and overall progress on the Plan development.

8. Meeting Notices

The City will post meeting notices for each meeting and event at accessible locations including city hall, the library, the City of Hudson's online meeting calendar and other places.

9. Comprehensive Plan Steering Committee (CPSC) and Plan Commission Meetings

The components of the 2040 Comprehensive Plan will be reviewed and refined at a series of Comprehensive Plan Steering Committee and Plan Commission meetings. The meetings will focus on the development of plans, policies, and programs to implement the community's vision. The meetings will be open to the public and the public will generally be given an opportunity to comment at these meetings.

10. Plan Review, Public Hearing and Adoption Process

Following the completion of a draft of the 2040 Comprehensive Plan, the CPSC will review and consider approval of the planning document. With CPSC approval, the planning documents will be forwarded to the City Plan Commission with a recommendation for approval.

The Plan Commission will review the Plan and schedule a formal Public Hearing. Wisconsin Comprehensive Planning Legislation requires municipalities to hold at least one formal public hearing with a Class 1 public notice prior to adoption of the Final Comprehensive Plan. The Plan Commission will hold a Public Hearing on the recommended Plan to solicit any additional community input. Following the Public Hearing, the Plan Commission will consider approval of the Plan. The Plan Commission's approval will occur by Resolution and a recommendation will be made to the City Council for adoption of the Plan.

The Comprehensive Plan will be forwarded to the City Council for final consideration. The City Council will consider any comments received on the Plan prior to adopting the document. The final Plan will be approved by adoption of a City ordinance, in compliance with Wisconsin Statutes. After adoption of the Comprehensive Plan, the final document will be distributed by the City to the recipients listed in Section 66.1001(4)(b) of Wisconsin Statutes.

Appendix C

City of Hudson Comprehensive Plan Adoption Documents

RESOLUTION NO. 17-21

**RESOLUTION APPROVING THE HUDSON 2040 COMPREHENSIVE PLAN AND
RECOMMENDING APPROVAL OF THE HUDSON 2040 COMPREHENSIVE PLAN
AND LAND USE MAP TO THE COMMON COUNCIL, CITY OF HUDSON,
WISCONSIN**

The City Plan Commission of the City of Hudson, St. Croix County, Wisconsin resolves as follows:

WHEREAS, the City of Hudson, pursuant to Sections 62.23 of Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, City of Hudson is performing an update to the existing Comprehensive Plan to take into consideration current demographics, economic trends and City infrastructure conditions; and

WHEREAS, the City Plan Commission and subsequently the Hudson Common Council adopted a Public Participation Plan for the comprehensive planning process on October 21st, 2019; and

WHEREAS, the City Plan Commission finds that the Comprehensive Plan update contains all of the required elements specified in §66.1001(4)(d) of Wisconsin Statutes;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the City of Hudson Plan Commission hereby recommends approval of the City of Hudson's Comprehensive Plan entitled "Hudson 2040 Comprehensive Plan", replacing the "City of Hudson Comprehensive Plan Update 2009".

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council enact an Ordinance adopting the Comprehensive Plan update.

ADOPTED this 5th day of October 2021

Ayes 4 Noes 0 Absent 2



Mayor Rich O'Connor
Plan Commission Chairperson

Approved: _____
Legal

Attest: 
Mike Johnson, Plan Commission Secretary

ORDINANCE NO. 22-21

**AN ORDINANCE TO ADOPT THE CITY OF HUDSON
2040 COMPREHENSIVE PLAN AND LAND USE MAP**

The Common Council of the City of Hudson, St. Croix County, Wisconsin, do ordain as follows:

1. Pursuant to §62.23(2) and (3) and §61.35 of the Wisconsin Statutes, the City of Hudson is authorized to prepare and adopt a comprehensive plan as defined in §66.1001(1)(a) and §66.1001(2) of the Wisconsin Statutes.
2. On October 21st 2019, the Common Council of the City of Hudson adopted written procedures designed to foster public participation during the preparation of a comprehensive plan as required by §66.1001(4)(a) of the Wisconsin Statutes.
3. The Plan Commission of the City of Hudson by a majority vote of the entire Commission as recorded in its official minutes, has recommended adoption of the document entitled "Hudson 2040 Comprehensive Plan" containing all of the elements specified in §66.1001(2) of Wisconsin Statutes.
4. The Common Council has held at least one public hearing on this proposed Comprehensive Plan and this ordinance, following the procedures in §66.1001(4)(d) of the Wisconsin Statutes.
5. The Common Council of the City of Hudson, upon the recommendation of the Plan Commission and by the enactment of this ordinance, formally adopt the document entitled, "Hudson 2040 Comprehensive Plan" pursuant to §66.1001(4)(c) of the Wisconsin Statutes.
6. This Ordinance shall take effect upon the passage by a majority vote of the full membership of the Common Council and publication or posting as required by law.

Adopted by the Common Council of the City of Hudson, St. Croix County, Wisconsin, this 1st day of November 2021.

CITY OF HUDSON, WISCONSIN

By: 

Rich O'Connor
Mayor

Published: 11/25/2021

Posted: _____

Attest: Becky Eggen
Becky Eggen
City Clerk

Appendix D

Market Analysis – December 2019

An aerial map of Hudson, Wisconsin, showing the city layout, roads, and water bodies. The map is color-coded with various shades of green, brown, and blue to represent different land uses and features. The city is situated along the western shore of a large body of water, with a network of roads and buildings visible. The map is oriented vertically, with the city's main area in the center and the water body on the left side.

MARKET ANALYSIS

CITY OF HUDSON, WISCONSIN

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November 2019

INTRODUCTION

Hudson is one of Wisconsin's gateway cities, straddling Interstate 94 at the state line with Minnesota. The city is only 20 miles from downtown St. Paul, and much less from the urban fringe. Both St. Croix County (in which Hudson is located) and Pierce County, in Wisconsin, are part of the Minneapolis – St. Paul Combined Metropolitan Statistical Area, the nation's 14th-largest, with a population of over four million persons.

The City's location has made it an attractive community for both commuters and for growing businesses with a presence in the Minneapolis – St. Paul market. The City is estimated to have grown by 10.8 percent since the 2010 Census. That pace puts it in the top three percent of Wisconsin communities. Meanwhile, St. Croix County is the third-fastest growing county in the state. The City was estimated to have 14,094 residents on 1 January 2019.

Continued population growth and economic expansion are anticipated over the next decade. This study is intended to forecast that growth to lend insight to the City's Comprehensive Plan. The study specifically looks at the residential, commercial, and employment sectors within the community. The analysis finds continuing opportunities for development of all types. Housing needs include condominiums and similar products targeted to an aging population that is looking to downsize and move into homes with fewer maintenance requirements, but which could still be considered upscale. Entry-level detached homes and high-end apartments are also needed to meet market demand.

The city can attract new retail and dining uses to both its highway commercial strips and in its destination downtown district. Within the downtown, this offers the opportunity to redevelop with more intensive use of the available space. Other areas of the city will be attractive to chain businesses, with available space being the principal limitation.

There is demand to support up to 50,000 square feet of new office and industrial space per year. The recommended approach is to focus on flex space that can be divided and configured to suit either need, recognizing the changing composition of the economy and the growing number of small businesses in the area. Some of this need will be met by home-based businesses, and the City may consider a review of its ordinances and policies to facilitate these uses.

AREA OVERVIEW

The City of Hudson is located in St. Croix County, one of two Wisconsin counties that are part of the Minneapolis – St. Paul Combined Metropolitan Statistical Area (also referred to as the Twin Cities). Hudson is located on the eastern side of the St. Croix River, both north and south of Interstate 94. All or part of three interchanges lie within the city. From west to east, the 2nd Street interchange leads north to the downtown district, Carmichael Road offers access to the city's primary commercial districts north and south of the interstate, and State Highway 35 is a limited access highway skirting the city's eastern edge and leading south to River Falls.

COMMERCIAL AREAS

The city's primary commercial district stretches along Carmichael Road and two roads fronting the interstate; Crestview Drive on the south and Coulee Road on the north. This commercial area is anchored by Menards, Home Depot, Walmart, Fleet Farm, Country Market, and car dealerships south of the interstate. Target is located to the north. There are a large number of smaller chain and independent stores, fast food and full service restaurants, and other commercial uses in both areas.

The attractive downtown district contains a large number of restaurants along with specialty retail and services. Attractions in the district include the St. Croix Marina, a lakefront park, and the Phipps Center for the Arts. Most of these are unique, independently-owned businesses, and the district has found some success marketing itself as a shopping, dining, and entertainment or recreation destination for those living in the Twin Cities market.

A small number of commercial businesses are found elsewhere in the city or in the surrounding towns. Several nearby communities offer competition.

- Stillwater (Minnesota) lies only about eight miles or 15 minutes north, by road, and has a larger concentration of chain retail including a Walmart Supercenter, Menards, Lowe's, Kohl's, TJ Maxx, Cub Foods and others. Its downtown is also positioned as a destination district with unique shopping and dining.
- New Richmond (Wisconsin) is 20 miles or 25 minutes northeast. Although it has a smaller concentration of commercial businesses than does Hudson (there is a Walmart Supercenter), the city is closer to Stillwater and its larger number of retail businesses.
- Menomonie (Wisconsin) is 45 miles east. As a larger community, it has a larger concentration of commercial businesses than are found in Hudson.
- River Falls (Wisconsin) is twelve miles and 15 minutes south. The city does have a grocery store (Family Fresh Market) and until recently had a Shopko, which closed when the chain was liquidated in 2019.
- Further south, Hastings (20 miles) and Red Wing (35 miles) also have specialty downtown districts that will draw visitors. Red Wing is the stronger of the two. It also has a Walmart Supercenter, Menards, and Target that will draw customers living south of River Falls.

- Directly west, toward St. Paul, it is only ten miles or ten minutes to the first large commercial center at Keats Avenue, in Woodbury. Here there is a Walmart Supercenter, Target, Sam's Club, HomeGoods, JC Penney, Home Depot, Nordstrom Rack, and many specialty stores and restaurants not found in Hudson or other communities in the region. More than others, this commercial district presents the most direct competition for commercial businesses in Hudson.

Hudson does have a couple advantages relative to some of its competitors. Its location along the interstate does position it to capture traffic headed to or from the Twin Cities, including commuters or even those who may be heading into the metropolitan area to shop. Additionally, Wisconsin has a lower sales tax. There is a 7.125 percent sales tax in most nearby Minnesota communities, while shoppers pay only 5.5 percent in Hudson.

There are limited opportunities for new development in the city's commercial districts. Currently, only a single, one-acre lot is listed in the Carmichael Road area. This is priced at \$149,000. There are two commercial buildings listed for sale. Both are fully leased. Seven buildings (storefronts or offices) are listed for rent, ranging from 1,000 to 3,000 square feet. Lease rates fall between \$14 and \$18 per square foot, triple net.

INDUSTRIAL AREAS

There are two large industrial areas within Hudson. The older of these is located south of the interstate and east of Heggen Street. The newer area, the St. Croix Business Park, is along State Highway 35, between Tower Road and Hanley Road. Developed by the City of Hudson, it has about twelve lots remaining to be developed, ranging from about one to seven acres. Two of these, adjacent parcels, are listed on LoopNet at \$550,000, or about \$100,000 per acre. LoopNet and other common commercial real estate listing sites only identify two spaces available to lease, at about \$5 to \$6 per square foot, triple net.

RESIDENTIAL NEIGHBORHOODS

Hudson is not alone among western Wisconsin municipalities in experiencing rapid growth from the expanding Twin Cities metropolitan region. The adjacent towns have attracted a great deal of large lot residential development that now borders the city on all sides. These are mostly large single-family, detached homes on five or more acres. Most multifamily housing and small lot residential development has been within the city. While a few lots remain in platted subdivisions, there are no more large sites left to be developed within the city. This does not preclude the opportunity for redevelopment and small-scale infill.

DEMOGRAPHICS

The City and St. Croix County have similar demographic characteristics. Both are largely homogenous areas with an overwhelmingly white, non-Hispanic population. The adult population tends to be well educated with a solidly middle-income profile.

CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND HOUSING

	ST. CROIX COUNTY		CITY OF HUDSON	
	2010	2017	2010	2017
Total population	84,345	87,142	12,719	13,456
Median age	36.1	38.3	35.4	36.0
Percent white	95.9	96.2	94.8	94.7
Percent Hispanic	2.0	2.3	2.7	3.1
Median household income	\$67,446	\$77,768	\$60,458	\$69,065
Below poverty level		4.8		7.0
Labor force participation	76.0	72.9	72.2	71.7
Unemployment rate		2.4		2.7
Bachelor degree or higher		34.0		43.8
Total households	31,799	33,389	5,287	5,656
Average household size	2.63	2.58	2.36	2.34
Total housing units	33,983	35,152	5,642	5,909
Percent vacant	6.4	5.0	6.3	4.3
Homeowner vacancy rate	1.9	0.6	2.0	0.6
Rental vacancy rate	8.8	3.1	8.5	1.9
Owner occupied	77.8	75.7	65.0	59.8
Renter occupied	22.2	24.3	35.0	40.2

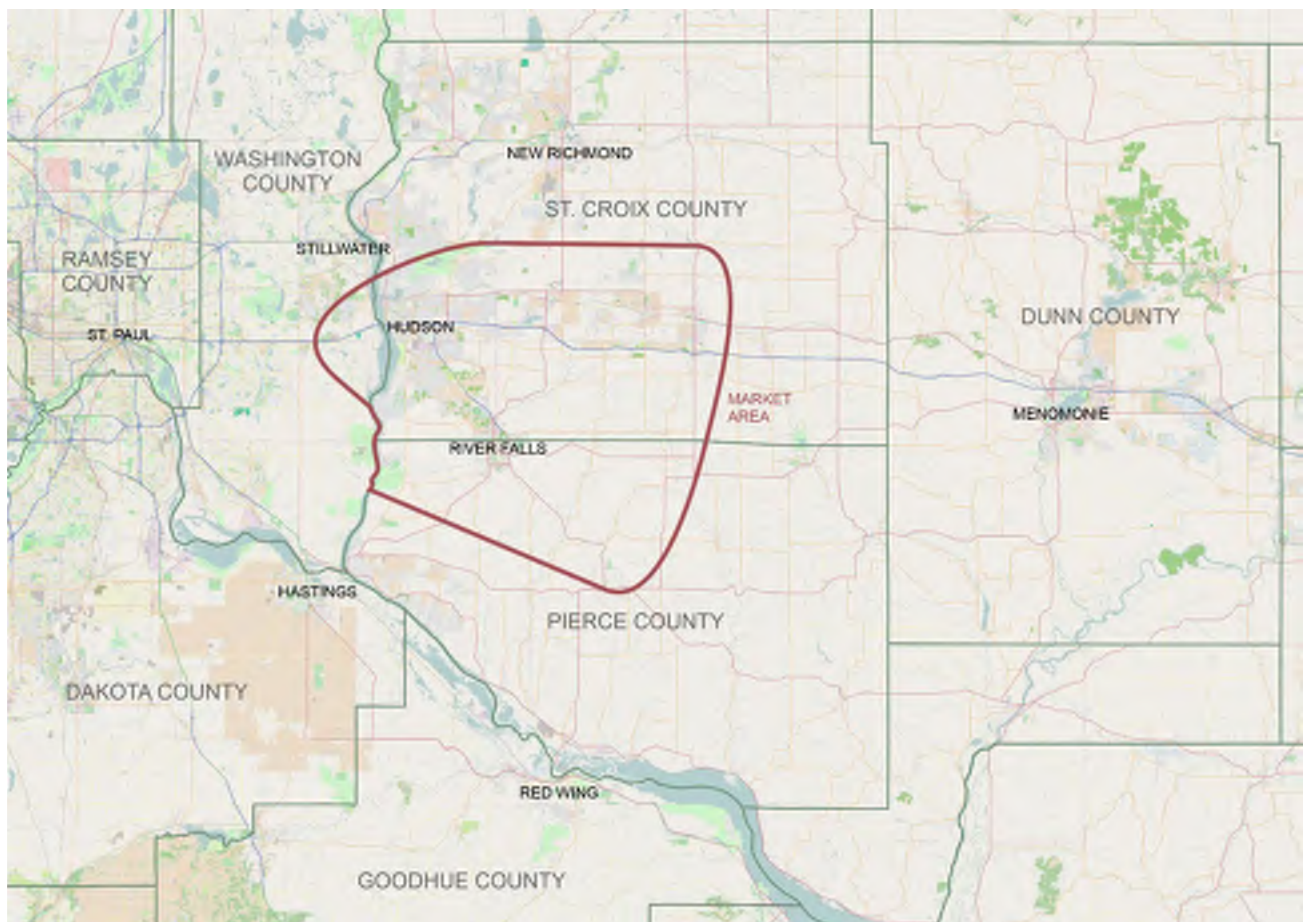
ECONOMY

Hudson has a healthy economy that is fueled by its proximity to the Twin Cities, and gateway location along Interstate 94. While there is a perception that companies expanding from the Twin Cities have fueled growth, in fact, local startups and expanding businesses have contributed the majority of new establishments and employment in the city. Sectors leading that growth include construction, professional, scientific, and technical services, administrative support and waste management services, and health care and social services.

MARKET AREA

The housing and commercial market analyses are based on a market area (trade area) from which the City of Hudson is drawing much of its demand. This area has been defined based on factors including geography, transportation patterns, workforce, and competition. Of these factors, competition is the most influential. In all directions, Hudson is surrounded by other communities – Stillwater, New Richmond, Menomonie, Red Wing, Hastings, and the eastern suburbs of St. Paul – in which there is a similar or stronger set of competing businesses. Potential customers living in these areas are more likely to shop nearer to their home, or when needing access to a higher order of goods and services, travel into the larger metropolitan area.

THE CITY OF HUDSON'S MARKET AREA



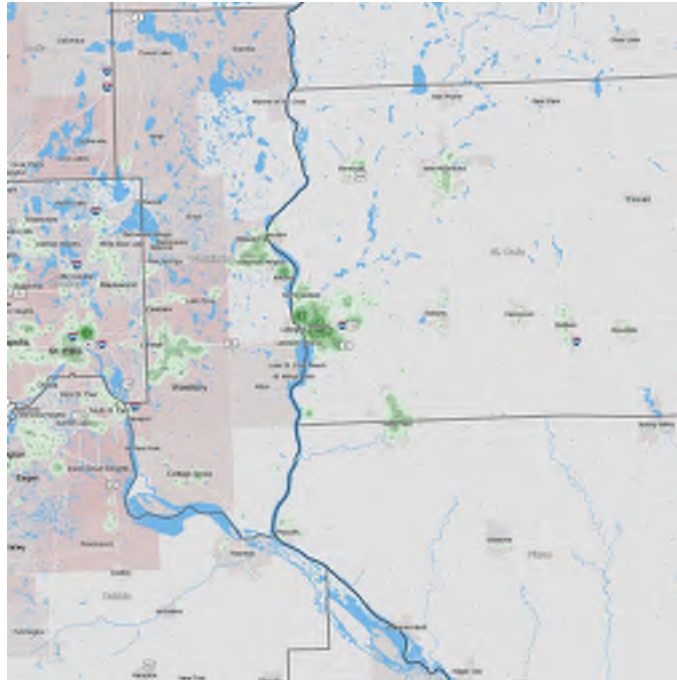
The market area drawn for Hudson captures portions of southwestern St. Croix County and northwestern Pierce County, along with a part of eastern Washington County in Minnesota. Analysis of the City's work force shows that it is not pulling significant numbers of workers from areas to the south or west, and New Richmond and Stillwater have commercial sectors comparable to Hudson,

so that there would be few reasons to leave one of these communities to patronize Hudson businesses.

Still, the market area is not the sole source of business traffic. Those employees from other areas will make purchases during their work day. Some traffic passing through the city, particularly along Interstate 94, will stop at local businesses. Other customers may travel to the city to visit a specific business. As a result, it is estimated that the market area represents only about 70 to 80 percent of the sales potential available to the city's businesses.

The same market area was used to examine potential demand for housing. The argument for using this larger area, rather than the city boundary, is that there will generally be movement within an area as people migrate from one home or housing type, to another. In this market, that change might be illustrated by an aging household moving from a large single family home in an adjacent town, to a condominium in the city. Using the larger market area can help to identify demographic trends suggesting new housing needs that might not be apparent from only considering the city.

ORIGINS OF HUDSON'S WORKFORCE



MOBILE DATA ANALYSIS

A sample of mobile phone data was used to develop a better understanding of the market area and how customers are visiting the city's primary shopping district. This information is collected as cellular phones "ping" cell towers in the area. That "ping" records the time of day and home location of the phone. The data were collected for an area along Carmichael Road including Walmart, Home Depot, Country Market, and other retail businesses, restaurants, and hotels in the immediate area. The interstate was deliberately screened out to avoid recording phones that merely passed through without stopping.

The mobile phone data confirms the selection of Hudson's market area. When all of the data is mapped, it is clear that the majority of visitors to the selection area originate within Hudson and River Falls, with lesser numbers from points east and west, along with New Richmond. It is further possible to screen the data to select only those phones that are recorded on multiple days during the years. When this is done, far fewer visitors are shown to originate in areas other than Hudson and River Falls.. This is especially true of visitors from the Minneapolis-St. Paul area.

The area from which visitors originate varies by day of the week. There is a greater draw on weekdays, which would be consistent with work-related traffic, whether that reflects commuting or

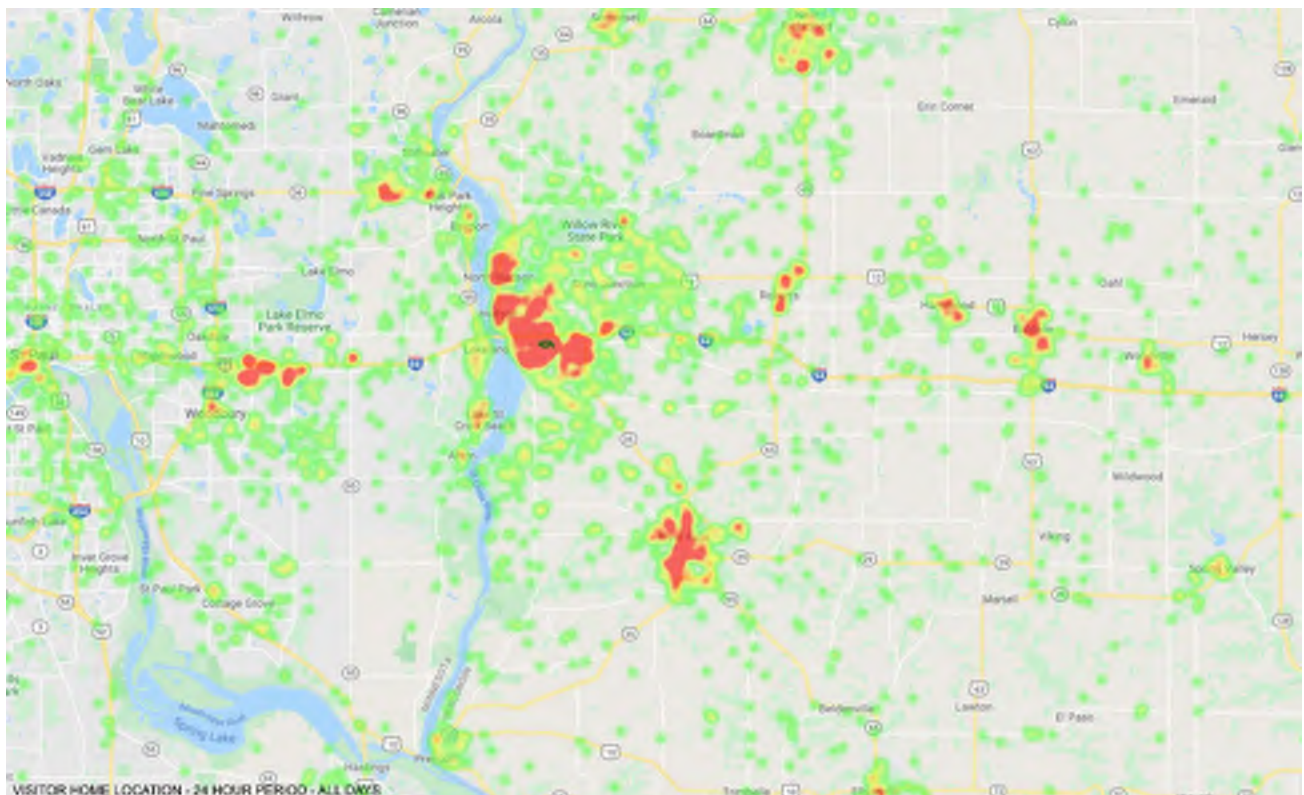
workers who may shop or visit restaurants during the work day. Weekend traffic falls off significantly. This can be seen in two sets of maps. The first is are heat maps demonstrating the concentration of home locations. The second set shows the “path to purchase”, or the location of the phone one hour prior to its entry into the selection area. This helps to visualize the relative importance of routes that people are taking to get to the selection area.

Traffic to the selection area increases through the day. The morning, from 6:00 AM to 11:00 AM, sees the fewest visitors. There is an increase around lunch time (11:00 AM to 2:00 PM) and that level of traffic remains consistent through the afternoon hours. Traffic increases dramatically with the evening commute and dinner and early evening hours, from 5:00 PM to 8:00 PM. This information reinforces the importance of having evening business hours, as many residents commute to jobs outside of the area and may only have evening hours available to visit Hudson businesses.

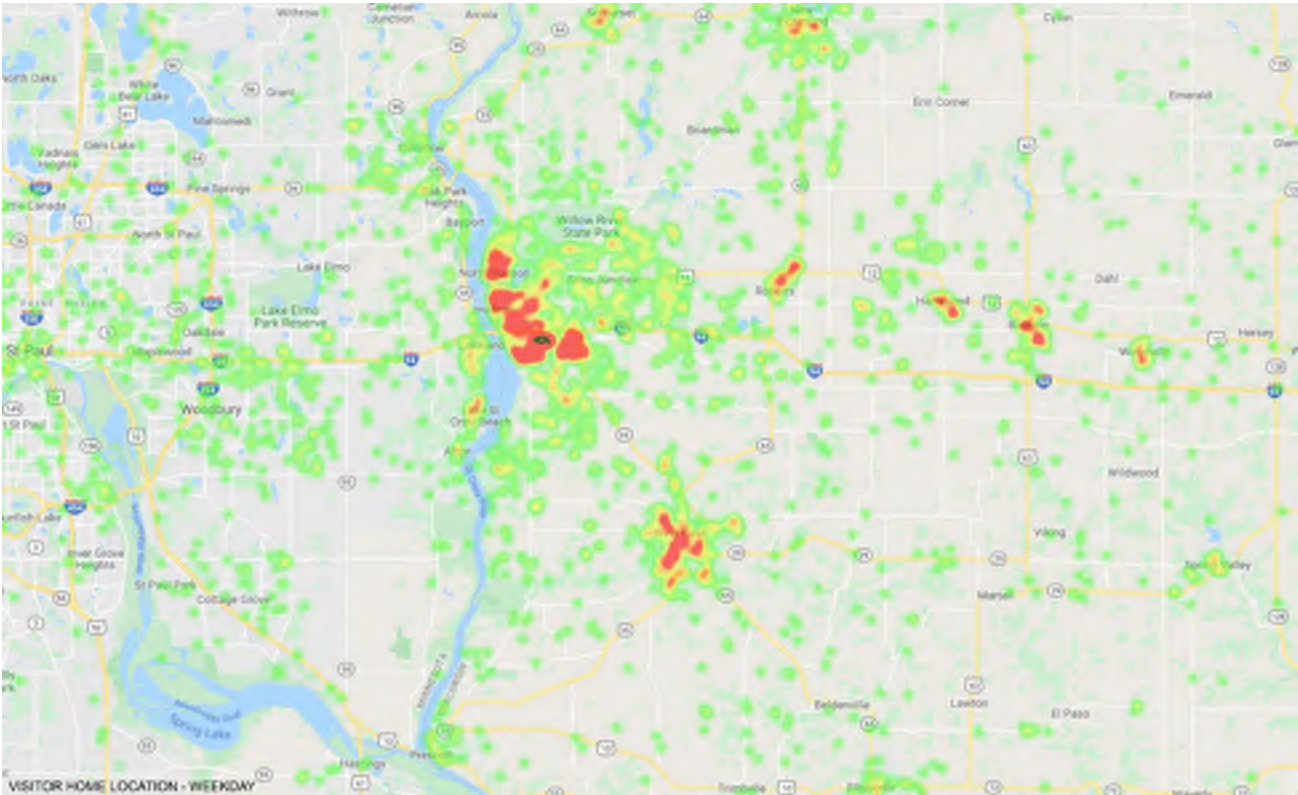
While varying depending on the individual business, the data may point to general strategies for commercial business expansions. These might include:

- Marketing within Hudson and adjoining towns, River Falls, and small communities to the east to reinforce the existing market.
- Targeting selected locations for increased market penetration, such as New Richmond and the eastern fringe of Minnesota, highlighting Wisconsin’s sales tax advantage.
- Targeting the workforce commuting into the area for purchases during the week day.

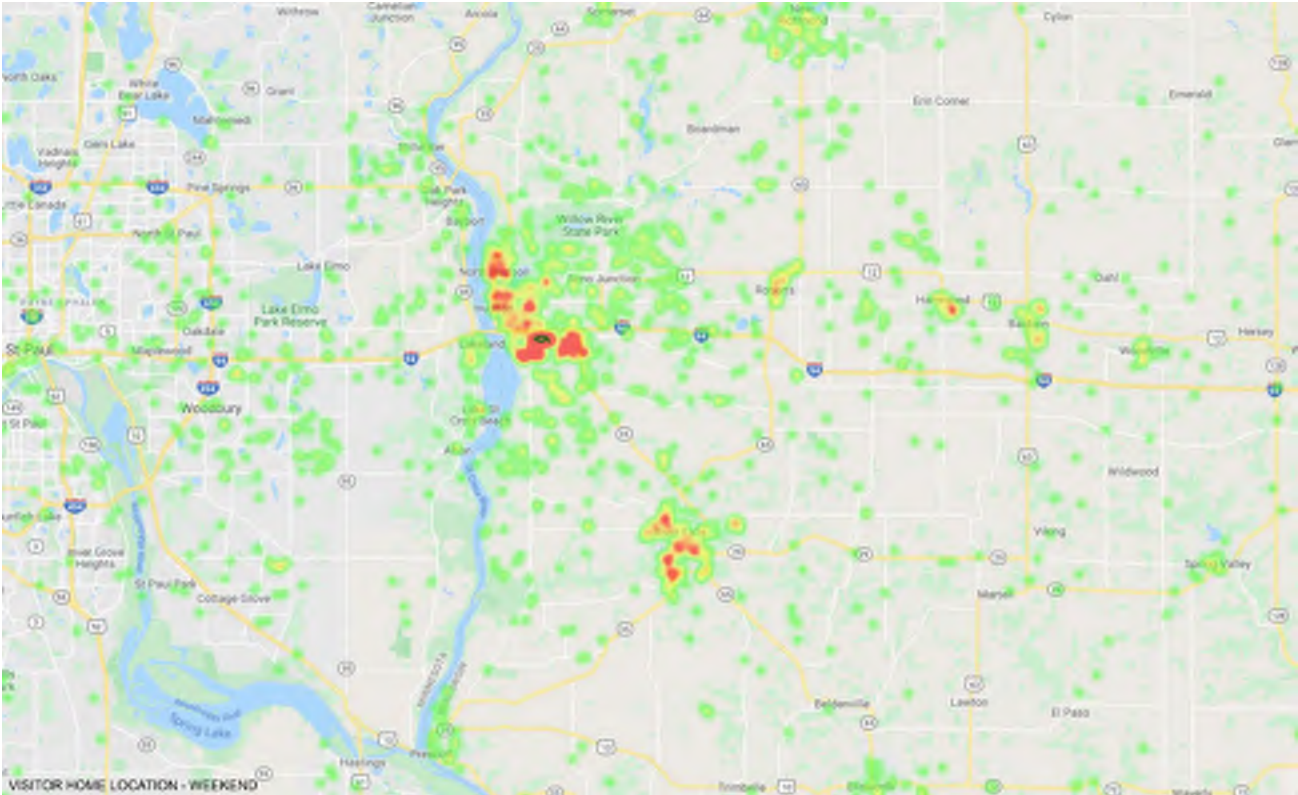
MOBILE PHONE HOME LOCATIONS – ALL DAYS AND TIMES



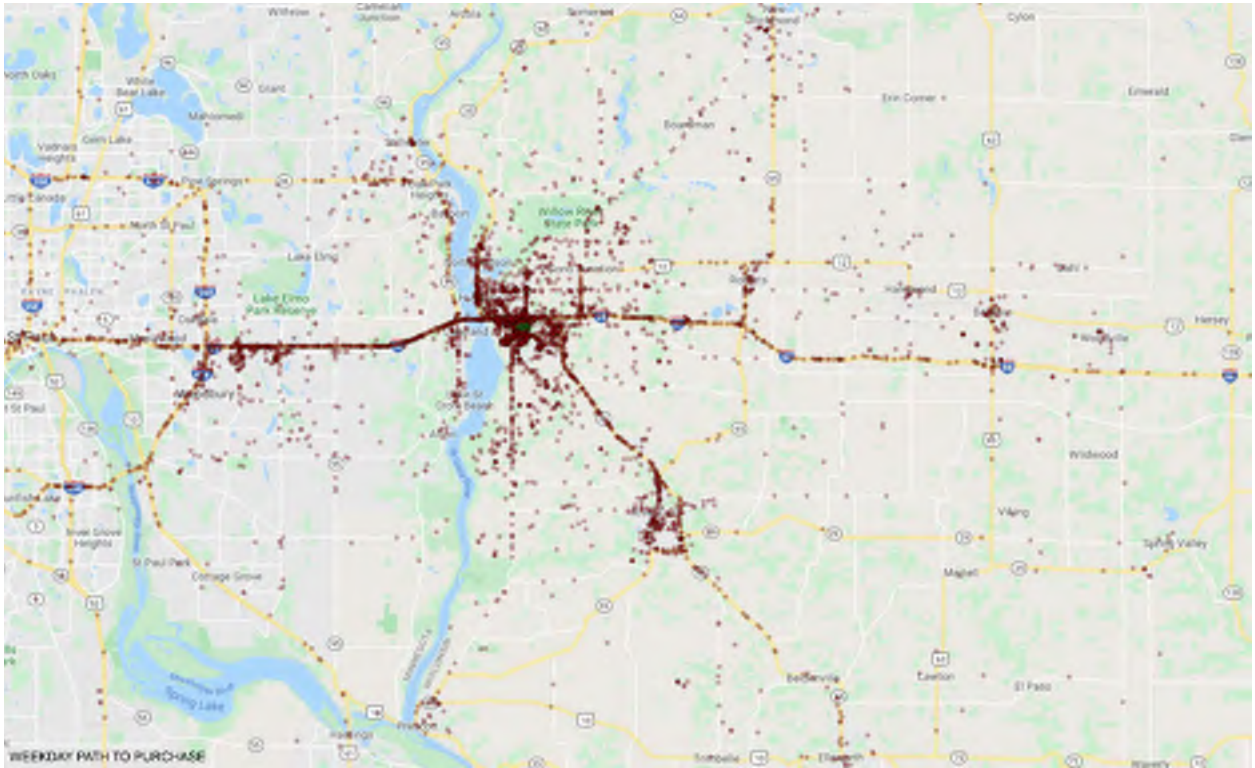
MOBILE PHONE HOME LOCATIONS – WEEKDAYS ONLY



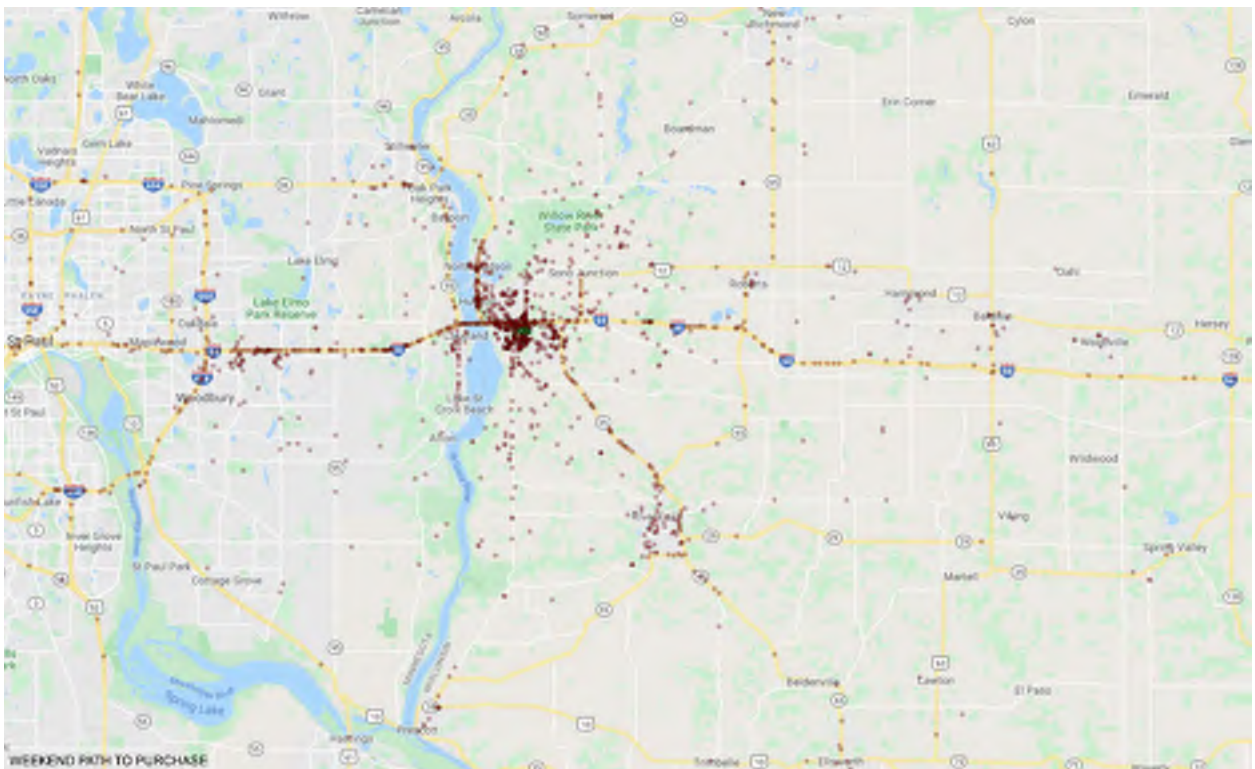
MOBILE PHONE HOME LOCATIONS – WEEKEND DAYS ONLY



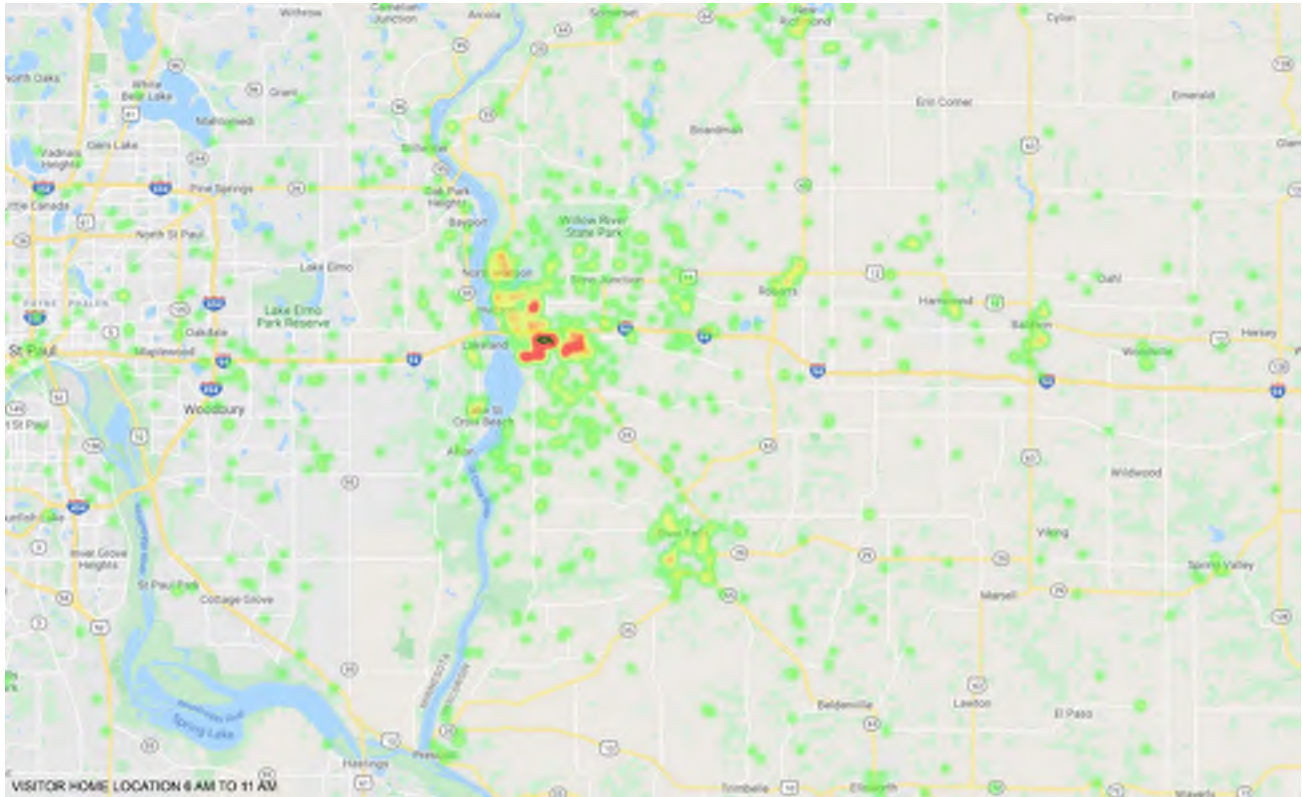
PATH TO PURCHASE – WEEKDAYS ONLY



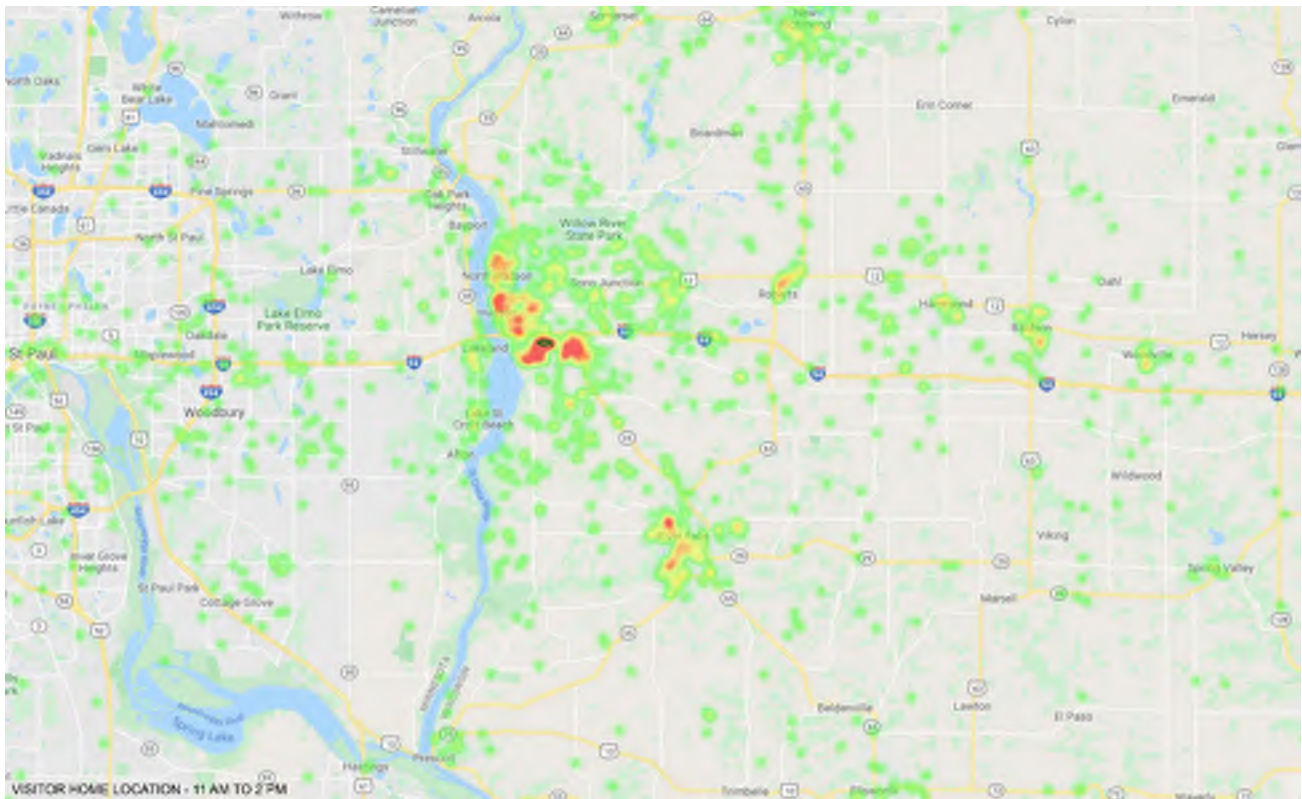
PATH TO PURCHASE – WEEKEND DAYS ONLY



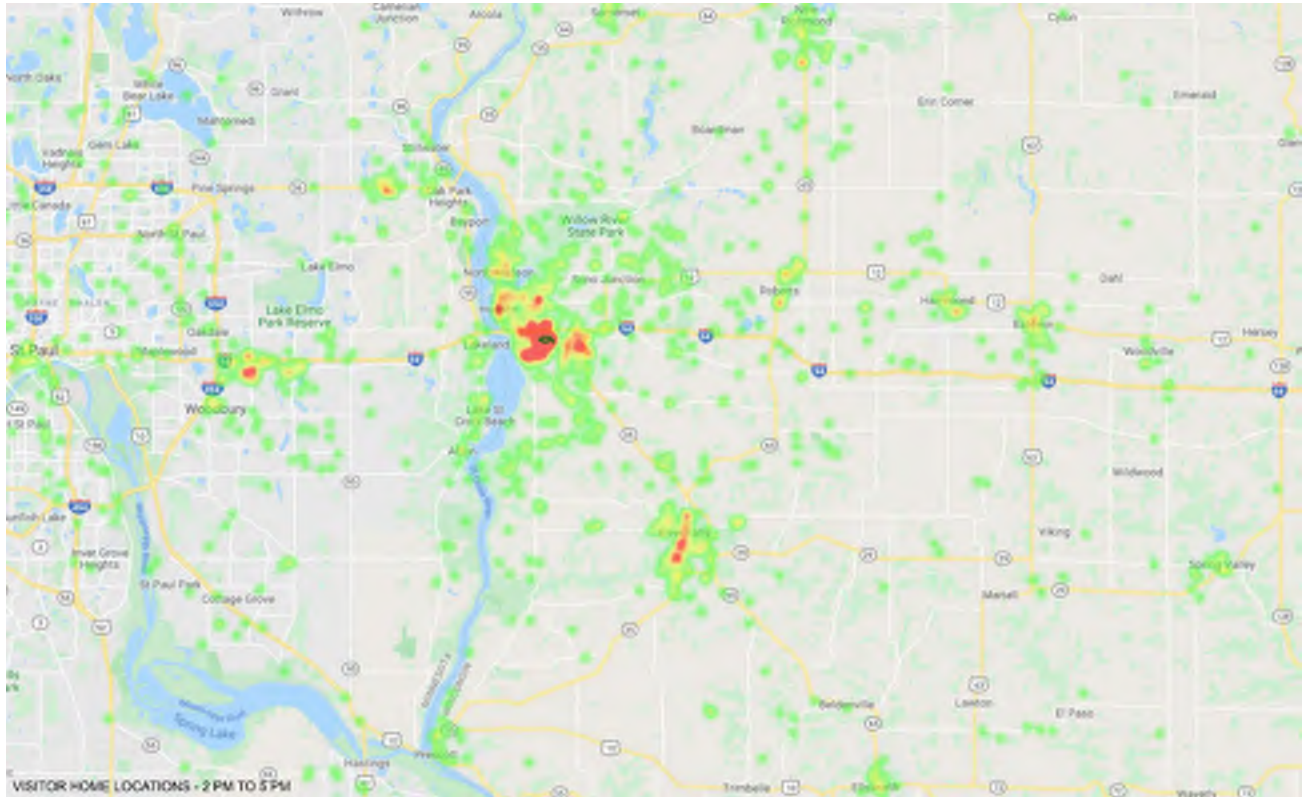
MOBILE PHONE HOME LOCATIONS – 6:00 AM TO 11:00 AM



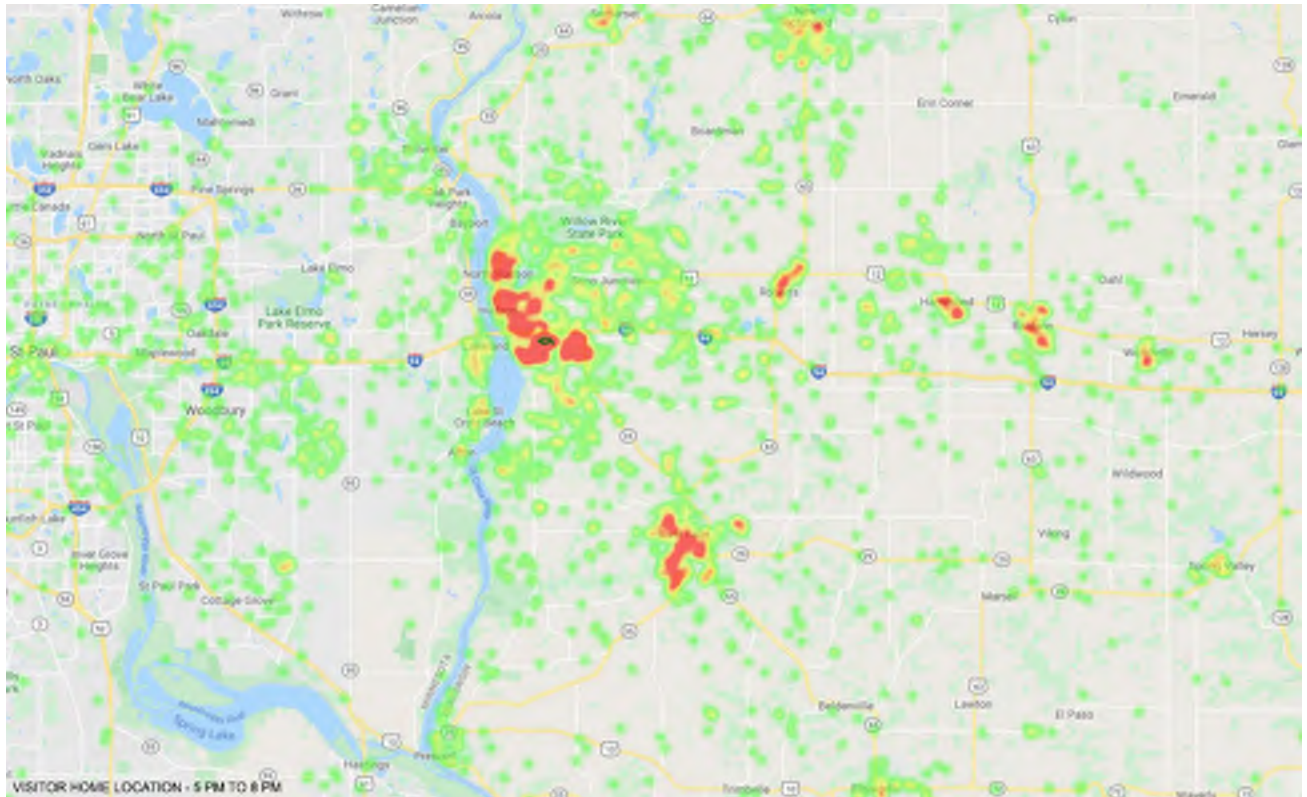
MOBILE PHONE HOME LOCATIONS – 11:00 AM TO 2:00 PM



MOBILE PHONE HOME LOCATIONS – 2:00 PM TO 5:00 PM



MOBILE PHONE HOME LOCATIONS – 5:00 PM TO 8:00 PM



RESIDENTIAL MARKET

River Falls and the surrounding towns have sustained strong residential growth from residents who want to live in Wisconsin, but may work in the Twin Cities. As a result of this, about a third of the housing stock within both the City and the County has been constructed since 2000. Strong market demand has helped to ensure that the older housing stock is maintained. Although individual years may vary, the average selling price for homes in the county has increased from \$175,000 in 2008, to \$242,500 in 2018.

Demographics, the existing housing supply, and new construction trends suggest that certain kinds of housing will be in demand, but have not been built in any significant quantity in past years. Especially within adjoining towns, the single family homes that have been built over the past three decades have tended to be purchased by trade-up buyers in their forties to sixties. As the age, these households become increasingly likely to want housing, such as condominiums or apartments, that require less maintenance and may be designed for people with diminished mobility. Older households may even prefer assisted living or other retirements facilities. While these households often wish to remain within the immediate area, the housing they desire may not be available.

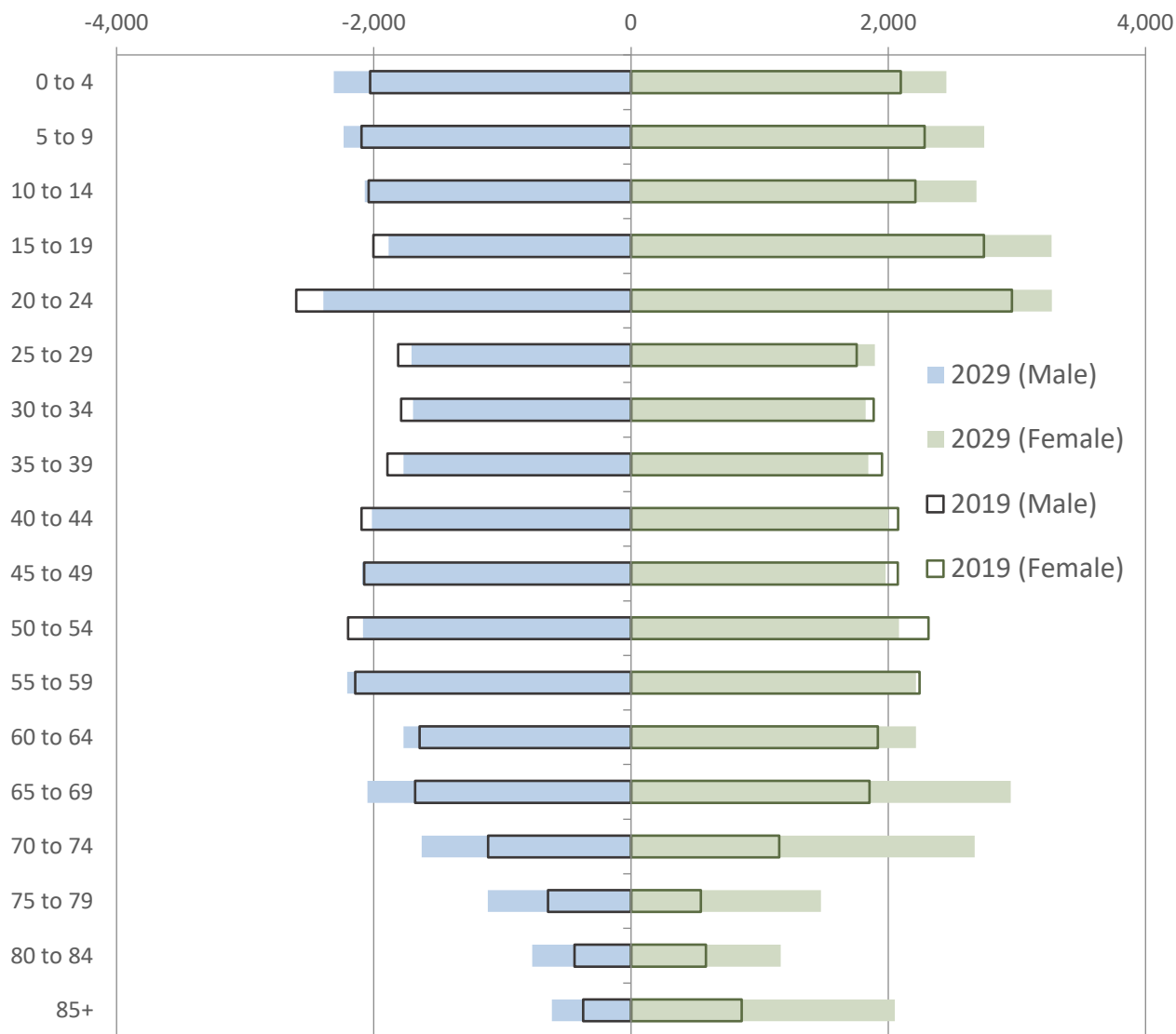
The market area population is anticipated to continue to grow, with the most significant increases coming in the older age cohorts, beginning around age 55 and over. Some growth is also expected within younger cohorts, although this is likely skewed by the student population of the University of Wisconsin – River Falls. As would be expected in a college market, there is a large population in their late teens and early twenties. This skews heavily female, as college enrollment by women increasingly outnumbers that of men. This would also tend to result in an over-estimation of the number of births, though the impact of this error is corrected through the estimates of out-migration as college students graduate and move from the area.

There is a notable drop-off in the number of persons aged 25 or older. These cohorts, up to 54 years old, are anticipated to shrink in size during the next decade. That is typical of Wisconsin, where younger workers often leave the state to find more suitable career employment. The Minneapolis-St. Paul market can offer these opportunities to residents of Hudson and Pierce and St. Croix Counties, but housing options and cost may be making it difficult for many to stay.

HOUSING MODEL AND RESULTS

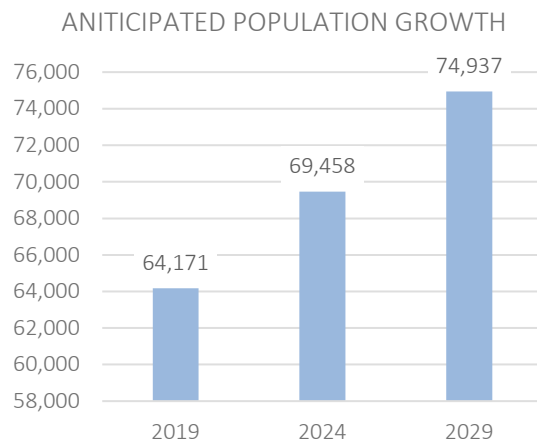
Future housing demand is modeled from existing demographics and recent market trends. Age, income, and tenure are considered along with recent sales, and housing preferences based on national survey data, adjusted for the local market. The model projects demand by housing type, tenure (owner or renter), and price point. It is important to note that demand is different than the net change in housing required to meet that demand. In this case, demand reflects the number of buyers or renters expected to be in the market, who might purchase or rent an existing home or newly constructed home. Within St. Croix County, about 6.7 percent of current home owners and 12.7 percent of current renters changed their housing in the past year.

2009 AND 2019 ESTIMATED POPULATION BY AGE



About 10,000 new residents are anticipated within the market area over the next decade, increasing the total population from 64,171 in 2019, to 74,937 in 2029. Much of that growth can be attributed to new housing built primarily in the nearby towns.

Projections for the next decade show the potential for an average of 635 additional households each year. This figure for the market area compares with a 2018 total of 563 units permitted in St. Croix County and 137 units in Pierce County, suggesting that a portion of the annual demand is being met



elsewhere. A closer inspection of the data suggests that this is particularly true of entry to middle-market owned housing, attached and condominium units, and apartments.

A significant part of the change in demand can be attributed to an aging population. Given the price of most homes in the market area, the typical buyer has been a household trading up from other owned housing, and an income level that is reached at a mid-career level. These are households headed by persons in their mid-forties or older. As they age in this housing they are experiencing shifts that trigger a demand for retirement housing. With smaller households as a result of children moving out, a growing number of single person households through divorce or death, and increased difficulty in maintaining a large home on a rural lot, many of these households will look for age-appropriate housing. This can be provided in any number of formats from smaller, one-story detached homes, to condominiums and attached units, to apartments. Given their income and assets in an existing home, these households will expect quality amenities and finishes in their housing. Few of these housing units are currently being provided in Hudson or surrounding areas.

PROJECTED POTENTIAL CHANGE IN MARKET AREA HOUSEHOLDS

HOUSEHOLDS BY AGE	2019			2024			2029		
	TOTAL	OWN	RENT	TOTAL	OWN	RENT	TOTAL	OWN	RENT
15 TO 24	1,245	178	1,067	1,229	176	1,053	1,279	183	1,096
25 TO 34	3,724	1,902	1,822	3,667	1,873	1,794	3,496	1,786	1,710
35 TO 44	4,325	3,111	1,214	4,293	3,088	1,205	3,972	2,857	1,115
45 TO 54	5,052	4,048	1,004	4,928	3,949	979	4,623	3,704	919
55 TO 64	4,236	3,606	630	4,474	3,809	665	4,735	4,031	704
65 TO 74	2,875	2,446	429	3,533	3,006	527	6,034	5,134	900
75 TO 84	1,210	793	417	2,430	915	481	5,954	2,242	1,179
85+	668	250	418	849	318	531	2,125	795	1,330
TOTAL	23,335	16,334	7,001	27,013	19,036	7,977	29,683	20,731	8,953

EXPECTED CHANGE	2024			2029			TOTAL		
	TOTAL	OWN	RENT	TOTAL	OWN	RENT	TOTAL	OWN	RENT
15 TO 24	-16	-2	-14	49	7	42	34	5	29
25 TO 34	-57	-29	-28	-171	-87	-84	-228	-116	-112
35 TO 44	-32	-23	-9	-321	-231	-90	-353	-254	-99
45 TO 54	-124	-99	-25	-306	-245	-61	-429	-344	-85
55 TO 64	238	203	35	260	222	39	499	425	74
65 TO 74	658	560	98	2,502	2,128	373	3,159	2,688	471
75 TO 84	1,220	122	64	3,525	1,327	698	4,744	1,449	762
85+	181	68	113	1,276	478	798	1,457	545	912
TOTAL	3,678	2,702	976	2,671	1,695	976	6,348	4,397	1,952

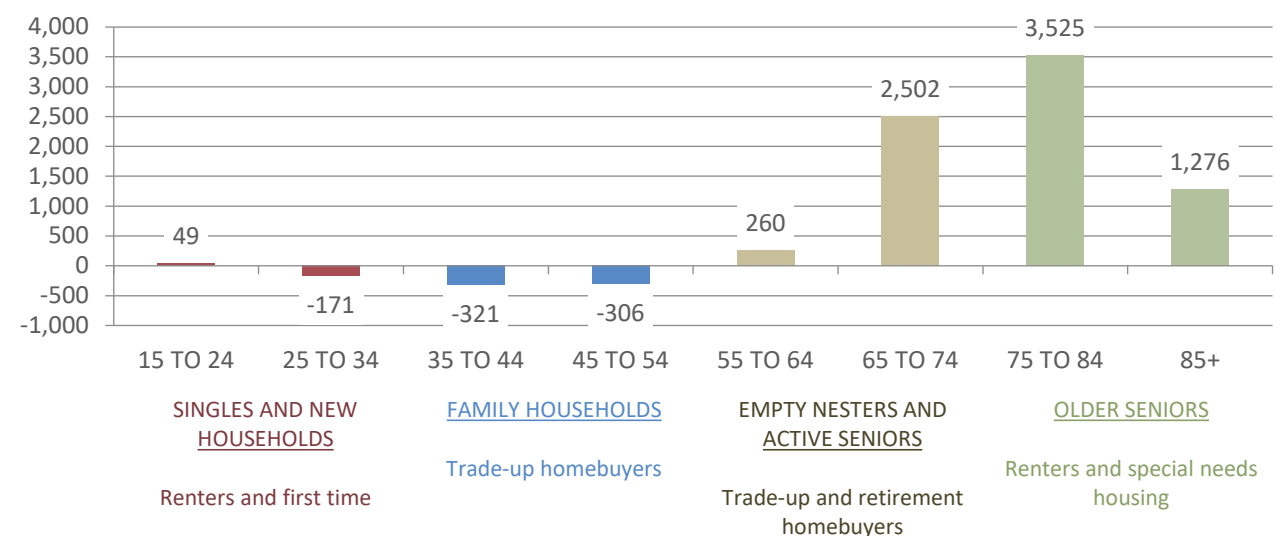
The following table summarizes the kinds of housing available within Hudson and St. Croix county, by tenure. Owner occupied housing overwhelmingly consists of detached single family homes. All attached units, whether condominiums or rowhouses, make up less than ten percent of the total housing available. Detached single family homes also make up more than half of the rental housing offered in the county. Most of the buildings with larger numbers of units are located in Hudson or other cities.

HOUSING TYPE AND TENURE (2017)

	SINGLE FAMILY		2-UNIT	3 OR 4 UNITS	5 TO 9 UNITS	10+ UNITS	MOBILE / OTHER
	DETACHED	ATTACHED					
OWNER OCCUPIED							
St. Croix County	22,427	1,891	92	137	31	28	660
City of Hudson	2,354	866	20	95	28	17	0
RENTER OCCUPIED							
St. Croix County	1,927	1,546	751	989	742	2,052	116
City of Hudson	274	529	186	312	193	782	0

In October of 2019 there were 168 homes listed for sale in Hudson’s zip code. Sixty-seven of these, or 39.9 percent, were priced above \$500,000, with several above \$1 million. These tended to be located along the river and in the adjacent towns. Only 17, or 10.1 percent, were priced at or below \$250,000, with the least expensive conventional sale listed at \$165,000. While most were single-family detached dwellings, there were thirteen condominiums priced up to over \$1 million. Three of these were in side-by-side structures and were listed at \$220,000 or less. The remaining ten are in a newly-constructed building in downtown Hudson, on the river. The least expensive unit is listed for \$499,900. Units in this building cost between \$380 and \$650 per square foot.

PROJECTED CHANGE IN HOUSEHOLDS BY STAGE



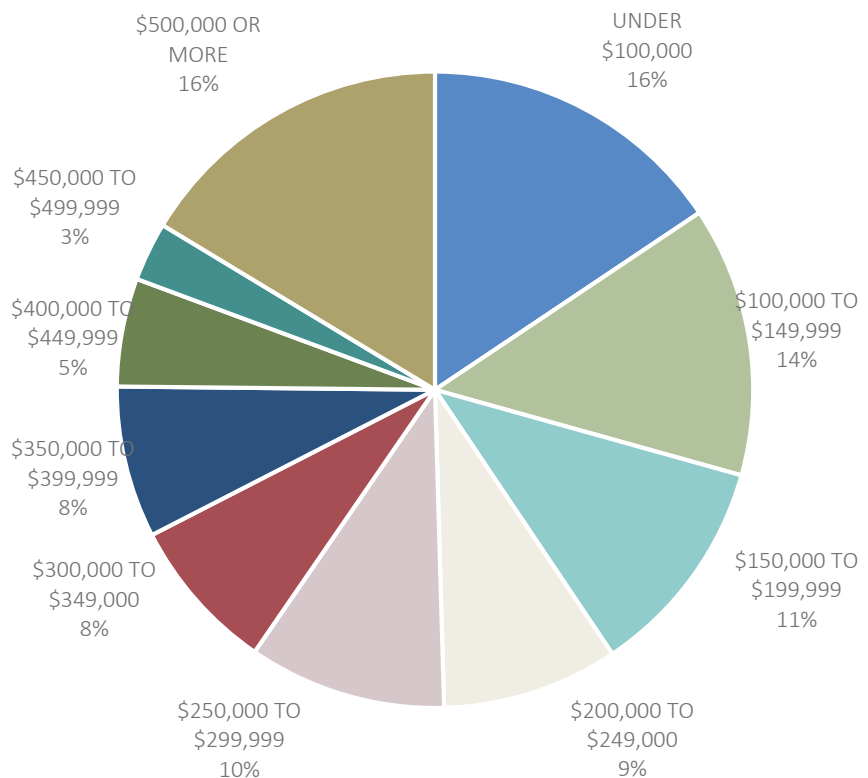
Affordability is likely a factor in the out-migration of younger households from the market area. Projections of market demand show large numbers of buyers able to afford homes under \$250,000, while the market is dominated by more expensive housing. Younger buyers are generally in the market for starter housing and family housing which has a more modest price point. The may be finding this housing in communities further from the Twin Cities, or within parts of the metropolitan area where housing is more affordable.

ESTIMATED ANNUAL HOMEBUYERS BY AGE

AGE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
15 TO 24	60	61	61	62	62	62	63	63	63	63	63
25 TO 34	420	424	428	431	434	436	438	440	441	442	443
35 TO 44	200	202	204	205	206	208	209	209	210	210	211
45 TO 54	160	162	163	164	165	166	167	167	168	168	169
55 TO 64	100	101	102	103	103	104	104	105	105	105	105
65 TO 74	60	61	61	62	62	62	63	63	63	63	63
75+	20	20	20	21	21	21	21	21	21	21	21
TOTAL	1,020	1,030	1,039	1,046	1,053	1,059	1,064	1,067	1,071	1,073	1,075

There is also some mis-match between the types of housing available in the market area, and the expected preferences of households in the market. A large majority of buyers are seeking detached single family housing. Still, about 180 to 200 households, annually, are expected to have a preference for attached or other housing, with roughly half of that number wanting a condominium, similar in style (if not necessarily price) to those offered in the new building in downtown Hudson. This is one of very few buildings of its type in smaller communities within

HOMES FOR SALE BY PRICE



he stateline area. Because of the infrastructure necessary to support this type of development, urban locations like Hudson offer the best opportunities for its development. The riverfront is an asset that can help to improve the marketability of these projects, and help them to earn high sales values.

ESTIMATED ANNUAL HOME BUYERS BY PROPERTY TYPE

TYPE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
DETACHED	836	844	852	858	864	868	872	875	878	880	881
ROWHOUSE	51	51	52	52	53	53	53	53	54	54	54
CONDO (5+)	71	72	73	73	74	74	74	75	75	75	75
CONDO (2-4)	31	31	31	31	32	32	32	32	32	32	32
OTHER	31	31	31	31	32	32	32	32	32	32	32

ESTIMATED ANNUAL HOMEBUYERS BY HOME PURCHASE PRICE

PRICE RANGE:	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
UNDER \$100,000	103	104	105	106	106	107	108	108	108	108	109
\$100,000 TO \$149,999	84	85	86	87	87	88	88	88	89	89	89
\$150,000 TO \$199,999	97	98	98	99	100	100	101	101	101	102	102
\$200,000 TO \$249,000	91	92	93	93	94	94	95	95	95	96	96
\$250,000 TO \$299,999	105	106	107	108	109	109	110	110	111	111	111
\$300,000 TO \$349,000	79	80	81	81	82	82	83	83	83	83	84
\$350,000 TO \$399,999	84	85	86	86	87	87	88	88	88	89	89
\$400,000 TO \$449,999	66	66	67	67	68	68	68	69	69	69	69
\$450,000 TO \$499,999	41	42	42	42	42	43	43	43	43	43	43
\$500,000 OR MORE	269	272	274	276	278	279	281	282	283	283	284

There is a strong demand for rental housing. As with owned homes, the income profile of the market enables it to afford a comparatively high rent, with roughly half of renters able to afford \$1,300 or more per month, and almost a third able to afford more than \$2,000 per month. Apartments.com offers an estimate of the prevailing rents in the Hudson area.

TYPICAL MONTHLY RENTS IN THE HUDSON MARKET

NUMBER OF BEDROOMS	AVERAGE SIZE (SQUARE FEET)	TYPICAL MONTHLY RENT		
		LOWEST	AVERAGE	PREMIUM
Studio	640	\$550	\$1,270	\$3,000
One	639	\$725	\$859	\$1,008
Two	1,110	\$725	\$1,267	\$1,850
Three	1,667	\$1,075	\$1,524	\$2,150
Four	2,362	\$1,450	\$2,145	\$2,990

Three and four bedroom apartments are likely to be single family homes that are being marketed as rentals. Most apartments complexes in the area are dominated by one and two bedroom units. At the “average” level, units may be characterized as mid-market, without significant amenities, and having basic materials and finishes. Most will not have garage parking, or may charge an extra fee for a garage space. Nicer units will offer hardwood floors, granite counters, and better quality amenities. There are few of these units, however, and they are eclipsed by the quality available in nearby communities like Woodbury.

ESTIMATED ANNUAL RENTERS BY MONTHLY RENT

RENT	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
UNDER \$600	567	577	589	601	614	627	642	657	673	690	707
\$600 TO \$699	121	123	125	128	131	134	137	140	143	147	151
\$700 TO \$799	125	127	130	132	135	138	141	145	148	152	156
\$800 TO \$899	140	143	145	148	152	155	159	162	166	170	175
\$900 TO \$999	216	220	224	229	234	239	244	250	256	263	269
\$1,000 TO \$1,099	125	127	130	133	135	138	142	145	148	152	156
\$1,100 TO \$1,199	101	103	105	107	110	112	115	117	120	123	126
\$1,200 TO \$1,299	145	148	151	154	158	161	165	169	173	177	181
\$1,300 TO \$1,399	190	193	197	201	206	210	215	220	225	231	237
\$1,400 TO \$1,499	148	150	153	156	160	163	167	171	175	180	184
\$1,500 TO \$1,749	221	226	230	235	240	245	251	257	263	269	276
\$1,750 TO \$1,999	275	280	286	292	298	305	312	319	327	335	343
\$2,000 OR MORE	951	969	988	1,008	1,030	1,053	1,077	1,102	1,129	1,157	1,186

ESTIMATED ANNUAL RENTERS BY AGE

AGE	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
15 TO 24	471	471	471	472	474	476	479	484	488	493	499
25 TO 34	800	795	789	784	780	776	773	770	769	768	769
35 TO 44	539	535	530	526	521	517	513	508	504	501	497
45 TO 54	435	432	429	427	425	423	420	418	415	413	410
55 TO 64	308	312	315	317	318	319	319	318	318	317	316
65 TO 74	264	284	303	321	339	355	370	384	397	409	420
75 TO 84	237	264	293	325	359	394	430	466	502	539	574
85+	270	296	324	353	386	422	461	505	553	605	661
TOTAL	3,324	3,387	3,454	3,526	3,601	3,681	3,765	3,854	3,947	4,045	4,147

By age, the most significant growth in market potential is expected among older residents, beginning around age 65, and especially among those over 75. The demand is far in excess of the few age-restricted apartment complexes found in Hudson.

HOUSING MARKET NEEDS OR OPPORTUNITIES

Hudson and the surrounding market area can continue to support new housing development in a range of types and price points for both home buyers and renters. An older population will drive demand for types of housing not widely available in the market. This includes units in condominium buildings, high-end apartments, and specialty housing for seniors (ex., assisted living and advanced care).

The housing needs of younger households are arguably not being met in this market. There is a need for entry-level owned housing, which may be difficult to provide given site availability and the dynamics of the local market. There is also a need for better-quality rental housing similar to the kinds of apartment complexes found in the nearby St. Paul suburbs.

COMMERCIAL MARKET

The market area drawn for Hudson is a generalization, which is necessary when completing a market analysis at a district or community level. Individual businesses may have the ability to draw a very different pattern, whether wider or smaller based on their characteristics. The same is true of a district. In this case, Hudson's downtown has several unique shops and restaurants that can be a destination for people living from a much larger region than that represented by the market area. Still, this area reflects the region from which an estimated 70 to 80 percent of the city's aggregate retail and dining sales are drawn.

The market area's favorable demographics and sustained growth are attractive for commercial development, while changes in the retail sector will have more mixed impacts. Hudson's proximity to the Twin Cities is also a limiting factor, and the nearby concentration of specialty and higher-end retail presents significant competition that will dissuade similar chain retailers from considering the city as a location. In the near term, the City's best prospects lie in strengthening the concentration of independent specialty retailers and restaurants in the downtown, both to compete with and to complement similar concentrations in Stillwater and Red Wing.

RETAIL MARKET ANALYSIS

The market analysis was prepared using the same demographic data and estimates that underlie the housing analysis. Market potential was determined using data from the annual Consumer Expenditure Survey, adjusted for income, age, race, and other variables. Market share was then determined by comparing the potential within each retail industry group (4-digit NAICS) to an inventory of the corresponding businesses located within the city. Qualitative analysis, considering issues such as local demographic profiles, the city's business districts and businesses, and competition, were used to recommend potential targets and strategies for retail business development.

The market area has a population that is both homogenous and solidly middle- to upper middle-income. Both of these conditions are important to retailers. The income profile is advantageous in that there is both considerable disposable income and an interest in purchasing premium products that have a higher margin. The fact that the population is relatively similar means that it is not fractured, where diverse groups may have very different preferences with regard to the goods and services they prefer. It is far easier to merchandise, advertise, and sell to a large block of customers with similar desires.

Hudson has a retail market that is performing comparatively well. The city's businesses are estimated to be capturing 38 percent of the total market potential. Within categories such as home improvement centers, discount department stores, and liquor stores, the city is attracting significant outside spending. This is a direct function of the above-average income profile of the area, the pace of home construction and sales, and distance to competing stores. Although the numbers are not as large, the specialty retail cluster in the downtown also attracts outside spending.

ESTIMATED MARKET PERFORMANCE

DESCRIPTION	NAICS	2019			
		TRADE AREA MARKET POTENTIAL	STUDY AREA ESTIMATED SALES	MARKET SHARE OF TRADE AREA	GAP OR (SURPLUS)
New car dealers	441110	\$115,152,000	\$59,000,000	36%	\$56,152,000
Used car dealers	441120	\$10,861,000	\$1,300,000	10%	\$9,561,000
Recreational vehicle dealers	441210	\$3,084,000	\$0	0%	\$3,084,000
Motorcycle, boat, and other motor vehicle dealers	441220	\$8,113,000	\$1,900,000	14%	\$6,213,000
Automotive parts and accessories stores	441310	\$7,567,000	\$7,065,000	76%	\$502,000
Tire dealers	441320	\$5,028,000	\$4,000,000	72%	\$1,028,000
Furniture stores	442110	\$9,339,000	\$1,400,000	12%	\$7,939,000
Floor covering stores	442210	\$3,569,000	\$600,000	13%	\$2,969,000
Other home furnishings stores	442290	\$5,365,000	\$250,000	3%	\$5,115,000
Appliance, television, other electronics stores	443110	\$15,018,000	\$2,150,000	13%	\$12,868,000
Computer and software stores	443120	\$3,541,000	\$0	0%	\$3,541,000
Camera and photographic supplies stores	443130	\$666,000	\$0	0%	\$666,000
Home centers	444110	\$24,844,000	\$51,600,000		(\$26,756,000)
Paint and wallpaper stores	444120	\$1,823,000	\$2,200,000		(\$377,000)
Hardware stores	444130	\$3,796,000	\$500,000	12%	\$3,296,000
Other building material dealers	444190	\$22,427,000	\$600,000	2%	\$21,827,000
Outdoor power equipment stores	444210	\$1,066,000	\$0	0%	\$1,066,000
Nursery, garden center, and farm supply stores	444220	\$6,063,000	\$500,000	7%	\$5,563,000
Supermarkets and other grocery stores	445110	\$83,782,000	\$66,500,000	68%	\$17,282,000
Meat markets	445210	\$952,000	\$1,000,000		(\$48,000)
Fish and seafood markets	445220	\$314,000	\$0	0%	\$314,000
Fruit and vegetable markets	445230	\$587,000	\$0	0%	\$587,000
Other specialty food stores	445290	\$952,000	\$825,000	87%	\$127,000
Beer, wine, and liquor stores	445310	\$5,998,000	\$7,550,000		(\$1,552,000)
Pharmacies and drug stores	446110	\$41,223,000	\$16,700,000	41%	\$24,523,000
Cosmetics, beauty supplies, and perfume stores	446120	\$2,058,000	\$300,000	13%	\$1,758,000
Optical goods stores	446130	\$1,582,000	\$2,100,000		(\$518,000)
Other health and personal care stores	446190	\$2,894,000	\$440,000	14%	\$2,454,000
Gasoline stations with convenience stores	447110	\$55,915,000	\$19,850,000	27%	\$36,065,000
Other gasoline stations	447190	\$19,630,000	\$0	0%	\$19,630,000
Men's clothing stores	448110	\$1,341,000	\$0	0%	\$1,341,000
Women's clothing stores	448120	\$6,438,000	\$650,000	6%	\$5,788,000
Children's and infant's clothing stores	448130	\$1,620,000	\$0	0%	\$1,620,000
Family clothing stores	448140	\$15,423,000	\$1,050,000	5%	\$14,373,000

ESTIMATED MARKET PERFORMANCE (continued)

DESCRIPTION	NAICS	2019			
		TRADE AREA MARKET POTENTIAL	STUDY AREA ESTIMATED SALES	MARKET SHARE OF TRADE AREA	GAP OR (SURPLUS)
Clothing accessories stores	448150	\$936,000	\$0	0%	\$936,000
Other clothing stores	448190	\$1,812,000	\$0	0%	\$1,812,000
Shoe stores	448210	\$4,185,000	\$150,000	3%	\$4,035,000
Jewelry stores	448310	\$4,735,000	\$600,000	10%	\$4,135,000
Luggage and leather goods stores	448320	\$347,000	\$0	0%	\$347,000
Sporting goods stores	451110	\$5,947,000	\$950,000	12%	\$4,997,000
Hobby, toy, and game stores	451120	\$3,021,000	\$300,000	8%	\$2,721,000
Sewing, needlework, and piece goods stores	451130	\$913,000	\$0	0%	\$913,000
Musical instruments and supplies stores	451140	\$962,000	\$330,000	27%	\$632,000
Book stores and news dealers	451210	\$3,392,000	\$0	0%	\$3,392,000
Prerecorded tape, compact disc, record stores	451220	\$643,000	\$0	0%	\$643,000
Department stores (excl. discount dept. stores)	452111	\$13,275,000	\$0	0%	\$13,275,000
Discount department stores	452112	\$24,199,000	\$68,000,000		(\$43,801,000)
Warehouse clubs and supercenters	452910	\$55,744,000	\$0	0%	\$55,744,000
All other general merchandise stores	452990	\$7,844,000	\$1,800,000	21%	\$6,044,000
Florists	453110	\$1,144,000	\$270,000	21%	\$874,000
Office supplies and stationery stores	453210	\$4,036,000	\$200,000	4%	\$3,836,000
Gift, novelty, and souvenir stores	453220	\$3,241,000	\$2,080,000	44%	\$1,161,000
Used merchandise stores	453310	\$1,760,000	\$1,700,000	68%	\$60,000
Pet and pet supplies stores	453910	\$2,010,000	\$1,300,000	58%	\$710,000
Art dealers	453920	\$2,914,000	\$1,970,000	41%	\$944,000
Manufactured (mobile) home dealers	453930	\$117,000	\$0	0%	\$117,000
All other miscellaneous store retailers	453990	\$3,793,000	\$4,800,000	84%	(\$1,007,000)
Non-store retailer	999900	\$44,927,000	\$0	0%	\$44,927,000
TOTAL		\$679,926,000	\$334,480,000	38%	\$345,448,000

The market potential is anticipated to grow significantly through a combination of new households and inflation, adding an aggregate \$479 million in spending. Based on this growth, gaps in existing sales, the current business mix, and competition within the region, it is still possible to suggest the opportunity for future retail business development in the following categories.

- **Automotive parts and tire stores.** About three quarters of the demand for these goods is being met by stores already in Hudson, but population growth will create an opportunity for new stores to enter the market. Examples of chains not already in the community include Advance Auto Parts, Big) Tires, Discount Tire, and Pep Boys.

CURRENT YEAR AND PROJECTED MARKET POTENTIAL ESTIMATES

DESCRIPTION	NAICS	TRADE AREA MARKET POTENTIAL			
		2019	2024	2029	CHANGE
New car dealers	441110	\$115,152,000	\$150,351,837	\$196,319,958	\$81,167,958
Used car dealers	441120	\$10,861,000	\$14,181,071	\$18,516,750	\$7,655,750
Recreational vehicle dealers	441210	\$3,084,000	\$4,026,714	\$5,257,830	\$2,173,830
Motorcycle, boat, other motor vehicle dealers	441220	\$8,113,000	\$10,593,354	\$13,832,134	\$5,719,134
Automotive parts and accessories stores	441310	\$7,567,000	\$9,879,854	\$12,900,491	\$5,333,491
Tire dealers	441320	\$5,028,000	\$6,564,949	\$8,572,096	\$3,544,096
Furniture stores	442110	\$9,339,000	\$12,193,151	\$15,921,048	\$6,582,048
Floor covering stores	442210	\$3,569,000	\$4,660,002	\$6,084,737	\$2,515,737
Other home furnishings stores	442290	\$5,365,000	\$7,005,174	\$9,146,915	\$3,781,915
Appliance, television, other electronics stores	443110	\$15,018,000	\$19,608,897	\$25,604,062	\$10,586,062
Computer and software stores	443120	\$3,541,000	\$4,623,203	\$6,036,688	\$2,495,688
Camera and photographic supplies stores	443130	\$666,000	\$870,210	\$1,136,265	\$470,265
Home centers	444110	\$24,844,000	\$32,438,199	\$42,355,757	\$17,511,757
Paint and wallpaper stores	444120	\$1,823,000	\$2,379,632	\$3,107,173	\$1,284,173
Hardware stores	444130	\$3,796,000	\$4,956,006	\$6,471,240	\$2,675,240
Other building material dealers	444190	\$22,427,000	\$29,282,562	\$38,235,325	\$15,808,325
Outdoor power equipment stores	444210	\$1,066,000	\$1,391,406	\$1,816,810	\$750,810
Nursery, garden center, and farm supply stores	444220	\$6,063,000	\$7,916,774	\$10,337,225	\$4,274,225
Supermarkets and other grocery stores	445110	\$83,782,000	\$109,392,582	\$142,837,943	\$59,055,943
Meat markets	445210	\$952,000	\$1,243,185	\$1,623,273	\$671,273
Fish and seafood markets	445220	\$314,000	\$409,700	\$534,960	\$220,960
Fruit and vegetable markets	445230	\$587,000	\$765,803	\$999,937	\$412,937
Other specialty food stores	445290	\$952,000	\$1,243,214	\$1,623,311	\$671,311
Beer, wine, and liquor stores	445310	\$5,998,000	\$7,831,428	\$10,225,785	\$4,227,785
Pharmacies and drug stores	446110	\$41,223,000	\$53,824,758	\$70,280,978	\$29,057,978
Cosmetics, beauty supplies, and perfume stores	446120	\$2,058,000	\$2,687,485	\$3,509,149	\$1,451,149
Optical goods stores	446130	\$1,582,000	\$2,065,564	\$2,697,083	\$1,115,083
Other health and personal care stores	446190	\$2,894,000	\$3,778,421	\$4,933,624	\$2,039,624
Gasoline stations with convenience stores	447110	\$55,915,000	\$73,006,708	\$95,327,560	\$39,412,560
Other gasoline stations	447190	\$19,630,000	\$25,630,918	\$33,467,238	\$13,837,238
Men's clothing stores	448110	\$1,341,000	\$1,751,561	\$2,287,078	\$946,078
Women's clothing stores	448120	\$6,438,000	\$8,405,389	\$10,975,227	\$4,537,227
Children's and infant's clothing stores	448130	\$1,620,000	\$2,115,536	\$2,762,333	\$1,142,333
Family clothing stores	448140	\$15,423,000	\$20,138,162	\$26,295,144	\$10,872,144
Clothing accessories stores	448150	\$936,000	\$1,222,529	\$1,596,301	\$660,301

CURRENT YEAR AND PROJECTED MARKET POTENTIAL ESTIMATES (continued)

DESCRIPTION	NAICS	TRADE AREA MARKET POTENTIAL			
		2019	2024	2029	CHANGE
Other clothing stores	448190	\$1,812,000	\$2,365,856	\$3,089,186	\$1,277,186
Shoe stores	448210	\$4,185,000	\$5,464,277	\$7,134,908	\$2,949,908
Jewelry stores	448310	\$4,735,000	\$6,182,402	\$8,072,591	\$3,337,591
Luggage and leather goods stores	448320	\$347,000	\$452,845	\$591,296	\$244,296
Sporting goods stores	451110	\$5,947,000	\$7,764,430	\$10,138,303	\$4,191,303
Hobby, toy, and game stores	451120	\$3,021,000	\$3,945,094	\$5,151,256	\$2,130,256
Sewing, needlework, and piece goods stores	451130	\$913,000	\$1,191,908	\$1,556,318	\$643,318
Musical instruments and supplies stores	451140	\$962,000	\$1,255,698	\$1,639,612	\$677,612
Book stores and news dealers	451210	\$3,392,000	\$4,428,310	\$5,782,209	\$2,390,209
Prerecorded tape, compact disc, record stores	451220	\$643,000	\$839,051	\$1,095,581	\$452,581
Department stores (excl. discount dept. stores)	452111	\$13,275,000	\$17,333,010	\$22,632,352	\$9,357,352
Discount department stores	452112	\$24,199,000	\$31,596,039	\$41,256,117	\$17,057,117
Warehouse clubs and supercenters	452910	\$55,744,000	\$72,783,935	\$95,036,677	\$39,292,677
All other general merchandise stores	452990	\$7,844,000	\$10,241,234	\$13,372,358	\$5,528,358
Florists	453110	\$1,144,000	\$1,493,999	\$1,950,769	\$806,769
Office supplies and stationery stores	453210	\$4,036,000	\$5,269,514	\$6,880,599	\$2,844,599
Gift, novelty, and souvenir stores	453220	\$3,241,000	\$4,232,011	\$5,525,894	\$2,284,894
Used merchandise stores	453310	\$1,760,000	\$2,298,450	\$3,001,172	\$1,241,172
Pet and pet supplies stores	453910	\$2,010,000	\$2,623,802	\$3,425,996	\$1,415,996
Art dealers	453920	\$2,914,000	\$3,804,178	\$4,967,256	\$2,053,256
Manufactured (mobile) home dealers	453930	\$117,000	\$152,791	\$199,505	\$82,505
All other miscellaneous store retailers	453990	\$3,793,000	\$4,952,990	\$6,467,302	\$2,674,302
Non-store retailer	999900	\$44,927,000	\$58,660,288	\$76,594,909	\$31,667,909
TOTAL		\$679,926,000	\$887,768,050	1,159,191,594	\$479,265,594

- **Furniture and home furnishings stores.** The typical household spends roughly an additional \$7,000 in the year in which it moves into a new home. Given the area's growth and prevalence of middle to upper income households in single family homes, it is somewhat surprising that there are not already more businesses of this type in Hudson. One reason, certainly, is their availability in the nearby Twin Cities. As the area grows there will continue to be the potential for these businesses to locate in Hudson. With most of the major chains located in Woodbury, independent stores or regional chains are most likely to have interest.
- **Nursery, garden center, and farm supply stores.** These uses (such as Farrill's Sunrise Nursery and My Sister's Garden) are now located outside of the city. Over time there will be more demand for the use, and sites within Hudson may be considered.

- **Supermarkets and other grocery stores.** Continued growth, along with the demographic profile of the market, will make Hudson an attractive location for expanding grocers such as Festival Foods, Hy-Vee, and Woodman's.
- **Specialty food stores.** These stores tend to be independently owned and often arise out of the interests of the person starting the business. The downtown, with its ability to draw visitors, will be a preferred location for most of these businesses, which include delis, bakeries, cheese shops, fruit and vegetable stores, natural foods stores, and others.
- **Cosmetics, beauty supplies, and perfume stores.** There is a considerable gap in this category, which suggests the potential for one or more stores in the category. This is often represented by independent stores, such as those selling handmade soaps or luxury bath products.
- **Gasoline stations with convenience stores.** The city's location along the interstate and at the state line makes it an attractive location for gas stations. Increasingly, the convenience stores that are part of the business are becoming larger to offer more merchandise along with prepared foods or franchised restaurants. As well as attracting additional businesses, there is the potential for existing businesses to redevelop with a larger and more modern site and building configuration.
- **Women's clothing stores.** This is not a use that is typically found in communities Hudson's size, but is able to succeed as an independent merchant because the downtown is a destination district. Additional stores of the type could locate in the district.
- **Clothing accessories stores.** This use complements the women's clothing stores, and is commonly found in districts where independent or chain stores are found. The city is not likely to attract a chain store of this type.
- **Sporting goods stores.** Both general-line and specialty sporting goods stores have potential within Hudson. General line stores are represented by small-footprint chains like Big 5 Sporting Goods and Hibbett Sports. Specialty sporting goods stores are usually independently-owned and focused on one, or a small number of related activities such as soccer, hunting and fishing, paddle sports, or other activities.
- **Hobby, toy, and game stores.** Stores in this category include both chains (Hobby Lobby, GameStop) and independent retailers. This last group tends to follow the particular interests of the store owner and may be less dependent than others on physical proximity to a market.
- **Warehouse clubs and supercenters.** Walmart is all but certain to have an interest in converting its discount store to a supercenter format, which would have an impact on the potential to attract other grocery stores to Hudson. The will approach the market potential needed to support a warehouse club such as Sam's Club or Costco, but their proximity (especially Sam's Club) is a consideration.

- **Gift, novelty, and souvenir stores.** These independent businesses are mostly found clustered in the downtown, and will benefit from larger numbers of these and other specialty stores creating a stronger draw to the district as a whole.
- **Used merchandise stores.** There is a single antique mall in Hudson. While this type of business became more difficult to support as internet sites ate into the market, there is a demand for specialized antique stores and those tapping the higher end of the market, within districts such as downtown Hudson.
- **Pet and pet supplies stores.** Two-thirds of American households include at least one pet. Dogs are the most popular, and are found in nearly two of every five homes. It is estimated that there are just under 19,000 dogs living in the city's market area, and over 20,000 cats. Spending on pets has grown faster than most other categories, increasing from about \$45 million in 2009 to \$75 million in 2019. Petco, PetSmart, Pet Supplies Plus, Bentley's Pet Stuff, or other chains would be good prospects for the city.
- **Art dealers.** This is a use the is found in the downtown, and like other specialty retailers, will gravitate to destination districts.

Hudson is able to attract a wider selection of chain and independent retailers than most communities of its size. For the city, though, the critical question may be where to locate them. Both business districts have a very low vacancy rate and appear to be commanding rents that are more than typical of comparably-sized Wisconsin communities. With little land available for redevelopment, attracting additional retail may hinge upon redeveloping existing sites with a greater ratio of building floor area to lot size.

DINING MARKET ANALYSIS

As with retail, the demographic and income profile of the area, the city's interstate location, and the ability of the downtown to attract visitors all factor into the vibrancy of the city's restaurants. The city has attracted several national fast food, fast-casual, and family chains, along with independent casual to fine dining restaurants.

Sales attributed to visitors – people from outside of the market area – are estimated to make up 28 percent of restaurant sales. The city's businesses do have the potential to capture a greater share of visitor traffic, including both visitors heading to Hudson as a destination, and those who may stop while passing through along the interstate.

MARKET POTENTIAL FROM WITHIN THE TRADE AREA

	2019	2024	2029
Full Service Restaurants	\$47,586,000	\$59,223,000	\$73,568,000
Limited Service Restaurants	\$45,720,000	\$56,900,000	\$70,683,000
Other venues	\$15,396,000	\$19,160,000	\$23,801,000
TOTAL	\$108,702,000	\$135,283,000	\$168,052,000

RESTAURANT SALES ATTRIBUTED TO VISITORS

	2019	2024	2029
Full Service Restaurants	\$7,915,000	\$8,527,000	\$9,896,000
Limited Service Restaurants	\$10,543,000	\$11,358,000	\$13,181,000
Other venues	\$1,683,348	\$1,813,444	\$2,104,576
TOTAL	\$20,141,348	\$21,698,444	\$25,181,576

TOTAL MARKET POTENTIAL

	2019	2024	2029
Full Service Restaurants	\$55,501,000	\$67,749,000	\$83,464,000
Limited Service Restaurants	\$56,263,000	\$68,258,000	\$83,864,000
Other venues	\$15,396,000	\$19,160,000	\$23,801,000
TOTAL	\$127,160,000	\$155,168,000	\$191,130,000

Overall, Hudson is thought to be capturing 57 percent of the market from residents and existing visitors. This varies from a 39 percent share of “other venues” to a 67 percent share of limited service restaurants. Other venues include snack and beverage shops (such as coffee shops or ice cream parlors), buffets, cafeterias, concessions, food trucks, vending, and other eating and drinking places. These figures are within normal ranges. Just as people from outside of the city travel to Hudson to eat, residents of the market area will also vary the restaurants they patronize, traveling to neighboring communities for variety as well as to meet others who may live elsewhere.

The strong performance of the limited service restaurants can be attributed to traffic from the interstate. Full service restaurants also perform well because of this traffic, along with destination visitors to restaurants primarily within the downtown. Other venues tend to perform well in areas with a high daytime population, such as major employment centers. Since this is not the case with Hudson, the lower market share seen here is to be expected.

HUDSON’S ESTIMATED RESTAURANT MARKET SHARE

	MARKET POTENTIAL	ESTIMATED SALES	MARKET SHARE
Full Service Restaurants	\$55,501,000	\$28,400,000	51%
Limited Service Restaurants	\$56,263,000	\$37,830,000	67%
Other venues	\$15,396,000	\$6,040,000	39%
TOTAL	\$127,160,000	\$72,270,000	57%

Hudson does have a large number of restaurants (68) for a community with its population. Wisconsin has one restaurant for every 438 residents, while there is one restaurant for every 204 residents of Hudson. This is to be expected, but it is also an indication of strong competition within

the market. As the population increases there should be demand to support new restaurants, and additional demand might be created if Hudson can attract larger numbers of visitors. As with retail, the greater challenge may be to find suitable sites for new restaurants to locate.

OFFICE/INDUSTRIAL MARKET

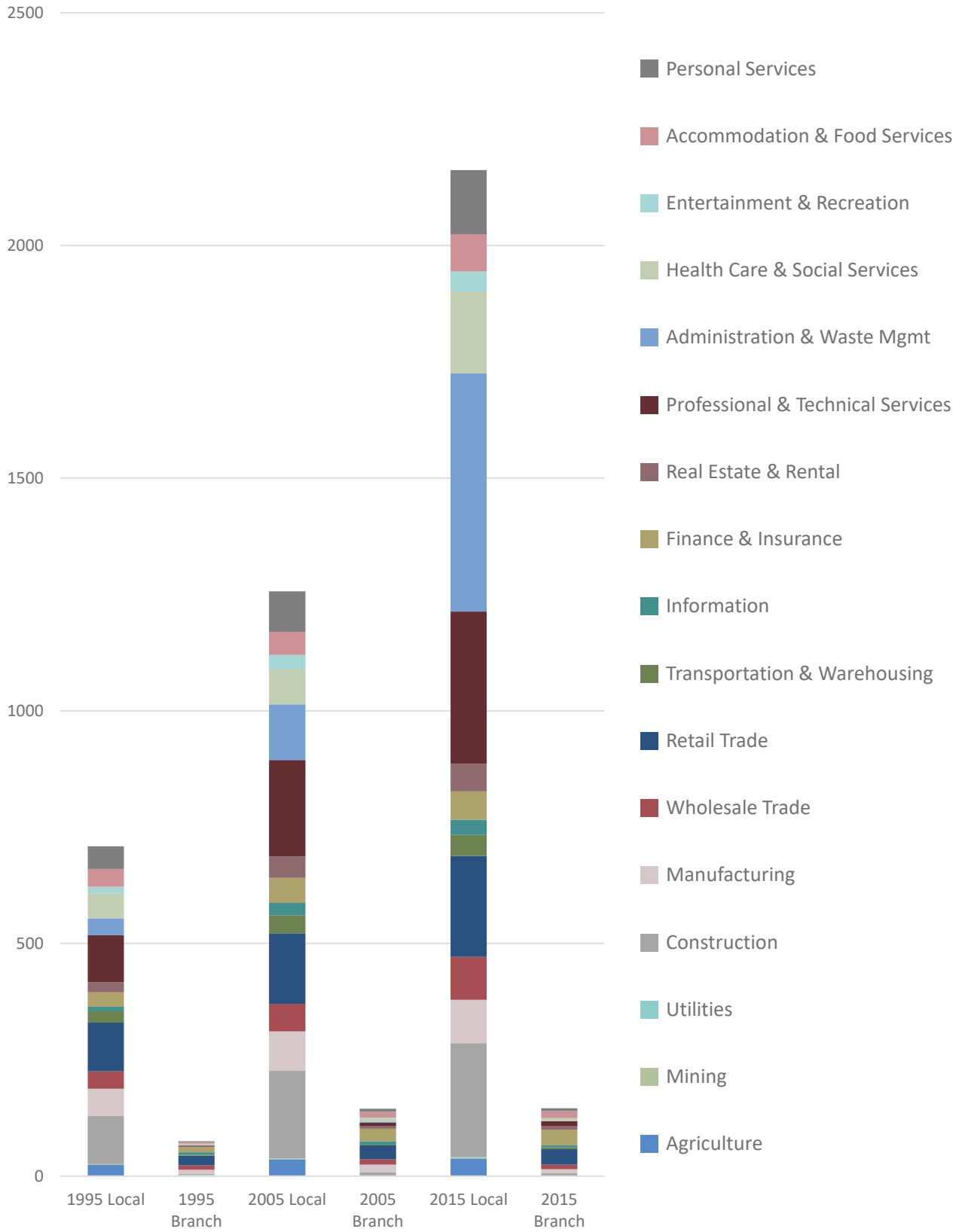
Hudson has continued to grow its economy over the past several decades, even with the recession of 2007 to 2010. While there is a perception among some that the growth can be credited to Twin Cities businesses moving or opening branch facilities in Hudson, the majority of the city's growth has come from its local businesses and entrepreneurs. From 1995 to 2015 there was a net addition of 1,453 establishments and 4,295 jobs from existing and new businesses based in Hudson. Over the same period, all new or existing branch establishments and subsidiaries added 71 establishments and 1,610 jobs.

BUSINESS MIX AND CHANGE FROM 1995 TO 2015

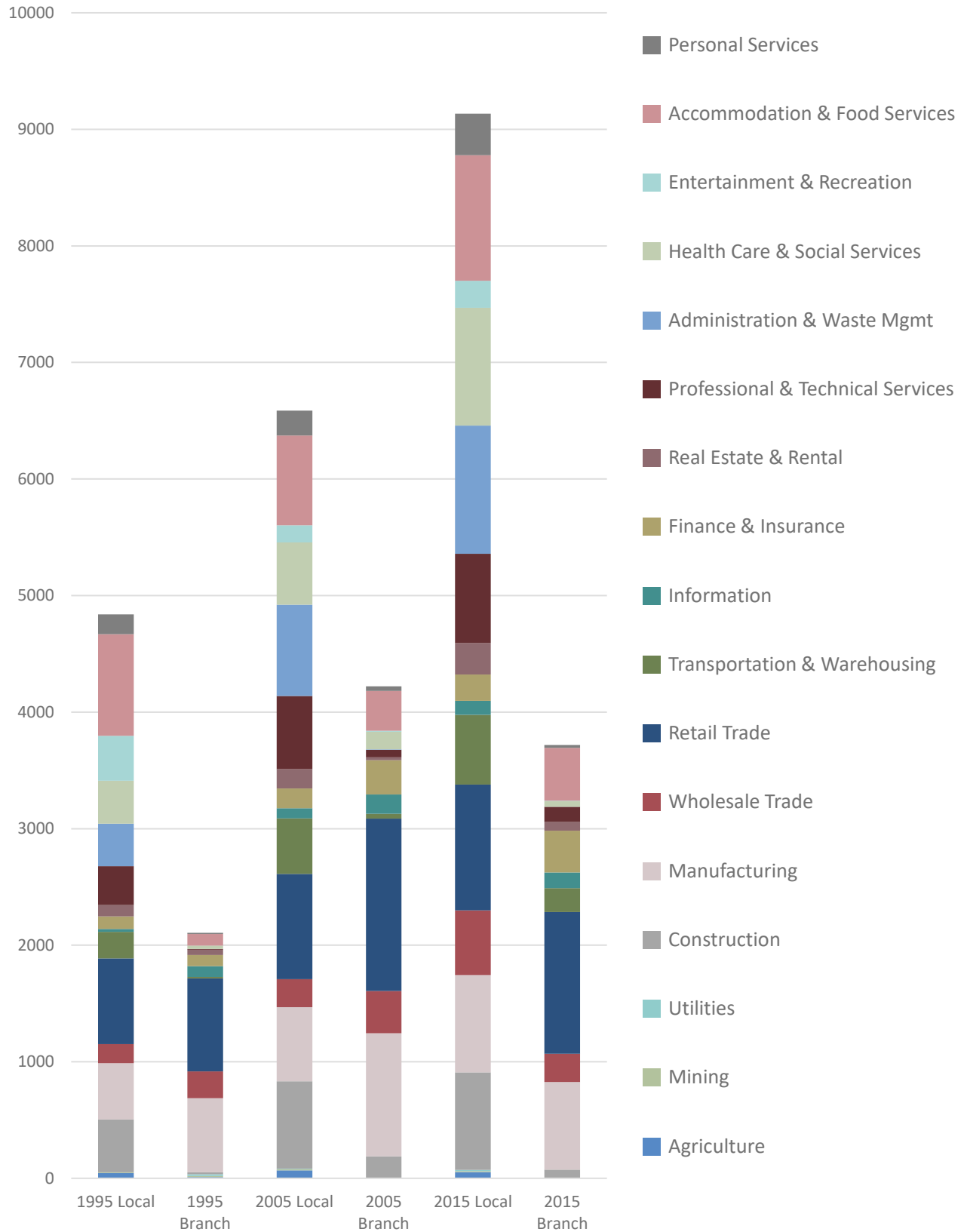
SECTOR	ESTABLISHMENTS					EMPLOYMENT				
	1995	2005	2015	CHANGE	PERCENT	1995	2005	2015	CHANGE	PERCENT
Agriculture	26	36	38	12	46.2%	56	68	54	-2	-3.6%
Mining	2	1	1	-1	-50.0%	16	10	8	-8	-50.0%
Utilities	1	1	2	1	100.0%	15	5	10	-5	-33.3%
Construction	106	197	251	145	136.8%	470	939	912	442	94.0%
Manufacturing	67	101	102	35	52.2%	1,117	1,690	1,585	468	41.9%
Wholesale Trade	46	70	102	56	121.7%	396	603	800	404	102.0%
Retail Trade	126	182	250	124	98.4%	1,531	2,384	2,295	764	49.9%
Transport. & Warehousing	26	41	49	23	88.5%	241	517	802	561	232.8%
Information	15	33	37	22	146.7%	118	252	256	138	116.9%
Finance & Insurance	42	81	95	53	126.2%	202	464	582	380	188.1%
Real Estate & Rental	25	51	66	41	164.0%	145	191	346	201	138.6%
Prof. & Technical Services	102	215	338	236	231.4%	338	691	897	559	165.4%
Admin. & Waste Mgmt.	36	122	512	476	1,322.2%	365	788	1,100	735	201.4%
Health & Social Services	58	82	182	124	213.8%	398	685	1,057	659	165.6%
Entertainment & Rec.	14	33	44	30	214.3%	384	155	238	-146	-38.0%
Accommodation & Food	41	62	95	54	131.7%	971	1,114	1,529	558	57.5%
Personal Services	51	94	144	93	182.4%	183	252	380	197	107.7%
TOTAL	784	1,402	2,308	1,524	194.4%	6,946	10,808	12,851	5,905	85.0%

Retail trade, administrative and waste management services, health care and social services, transportation and warehousing, professional, scientific, and technical services, and accommodation and food services added the most jobs. Except for retail and accommodation and food services, local businesses and startups were overwhelmingly the source of this job growth. Branch establishments were also the largest source of new jobs in financial services.

ESTABLISHMENTS BY INDUSTRY AND LOCAL OR BRANCH STATUS

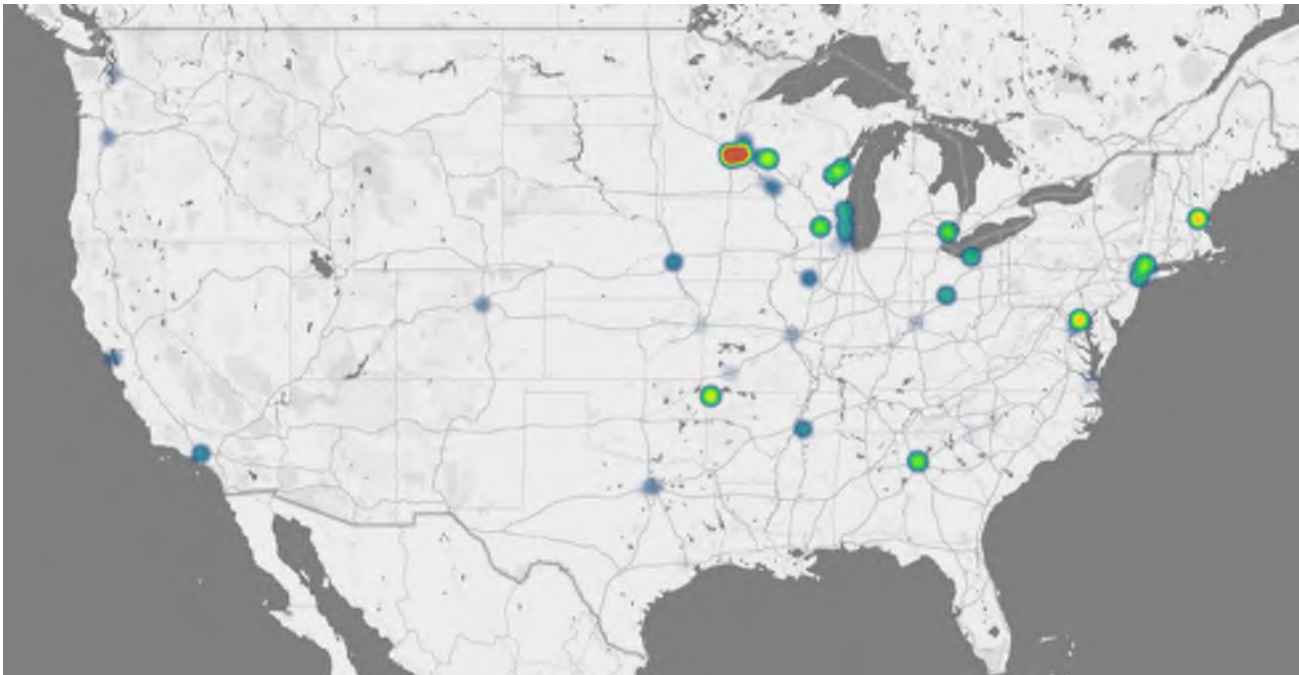


EMPLOYMENT BY INDUSTRY SECTOR AND LOCAL OR BRANCH ESTABLISHMENT

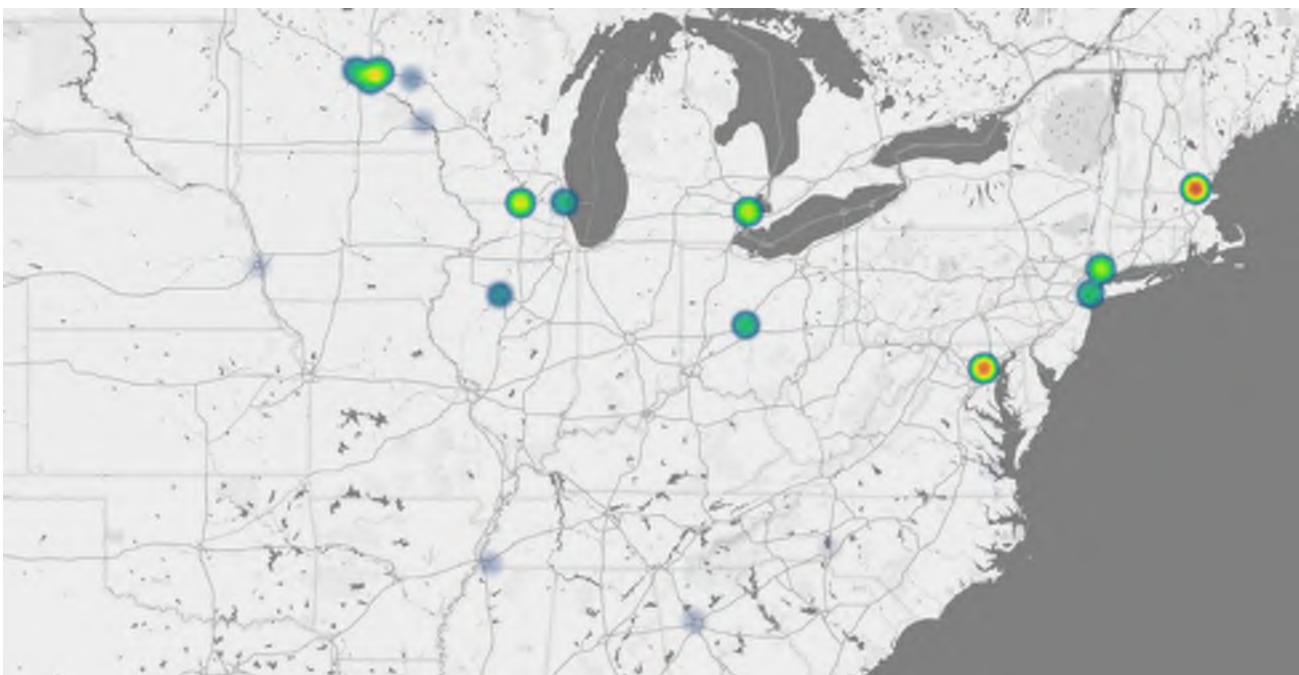


Hudson is drawing investment for several regions of the country, as reflected in the mapped headquarters locations of branch establishments, weighted by employment. If this is narrowed to manufacturing, wholesale trade, transportation and warehousing, and professional, scientific, and technical services, the area from which investment is drawn becomes more concentrated.

ORIGIN OF INVESTMENT FOR ALL BRANCH ESTABLISHMENTS

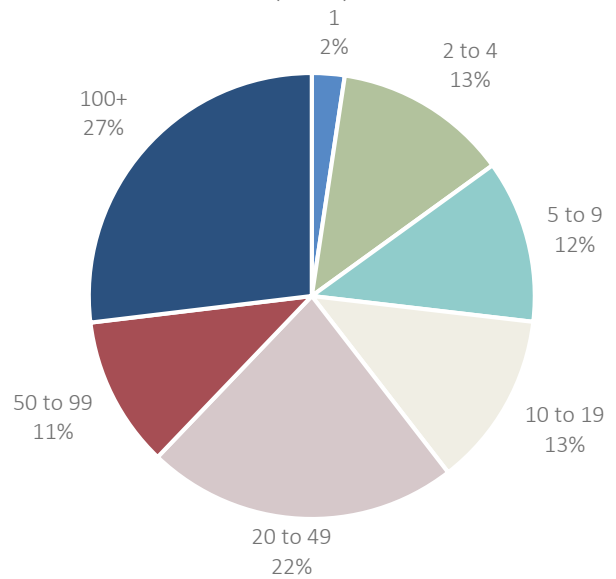


ORIGIN OF INVESTMENT FOR SELECTED INDUSTRY SECTOR ESTABLISHMENTS

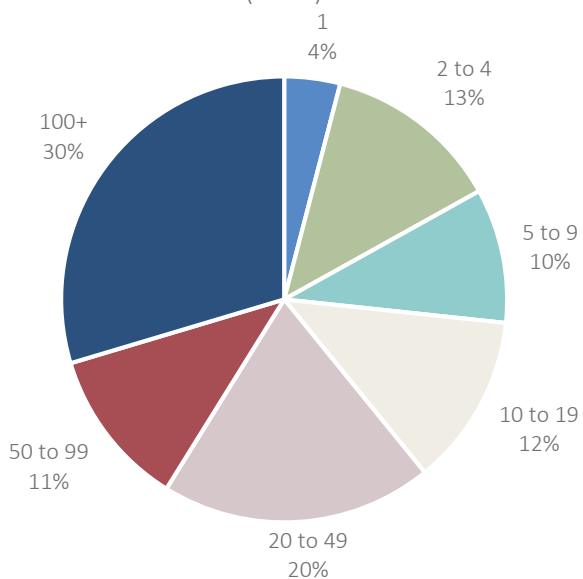


There has been a dramatic change in the distribution of establishments by number of employees, especially within the most recent decade. The number of people working in one-person businesses or other micro-businesses (defined by the Census Bureau as having fewer than five employees) has grown from 15 percent of the total in 1995, to 26 percent in 2015. A smaller percentage are working in establishments with 100 or more employees, while the percent in establishments with 50 to 99 employees increased. This is consistent with national trends that have seen an increase in solo work (within or outside of an incorporated business) and microbusinesses.

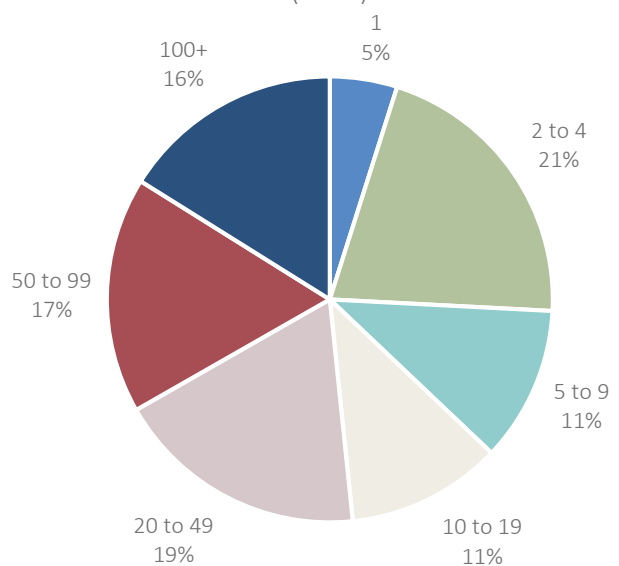
EMPLOYEES BY SIZE OF ESTABLISHMENT (1995)



EMPLOYEES BY SIZE OF ESTABLISHMENT (2005)



EMPLOYEES BY SIZE OF ESTABLISHMENT (2015)



The growing number of small businesses will have a demand of commercial and industrial space, along with the industries in which these businesses are being formed. The largest number of new businesses are in industries including construction and trades, administrative services, landscaping and janitorial services, insurance and real estate, and professional, scientific, and technical services. Most of these are businesses that can be – and likely are – operated from a home office or garage.

Only when reaching a larger scale, reflected by higher levels of employment, will more than a relative handful of businesses need to move into commercial space. While there were 2,346

establishments in Hudson in 2015, only 492 had five or more employees, and only 141 had more than 20 employees.

NUMBER OF ESTABLISHMENTS AND TOTAL EMPLOYMENT

	1995		2005		2015	
	ESTABS	EMPLOY	ESTABS	EMPLOY	ESTABS	EMPLOY
1	174	174	460	460	661	661
2 to 4	339	929	564	1,462	1,193	2,833
5 to 9	136	867	171	1,108	234	1,523
10 to 19	70	930	109	1,414	117	1,524
20 to 49	58	1,660	79	2,239	89	2,488
50 to 99	12	803	21	1,308	38	2,320
100+	12	1,974	19	3,363	14	2,179

FUTURE DEMAND FOR OFFICE AND INDUSTRIAL SPACE

An estimate of the future demand for space can be generated by extrapolating from past growth trends. Hudson has been annually adding about five new businesses with ten or more employees. On average, these businesses have had 29 employees. The typical space required per employee varies greatly by industry and even by individual companies, but generally, an office worker may need 200 square feet while 450 square feet is common in a light manufacturing setting. Using an average of 325 square feet, it can be expected that most future growth can be accommodated by adding between 45,000 and 50,000 square feet of new space annually.

Much of the past non-residential construction in Hudson has been build-to-suit. Ideally, future development may be designed for adaptability to adjust to future needs. A typical suburban pattern of multi-tenant “flex space” offer the opportunity to expand or contract into adjoining bays, and may be finished for any combination of office or light industrial uses.

Office uses may have other options, as they create fewer impacts and can be more easily accommodated in less intensive zoning districts. Offices may fit within existing or redeveloped commercial buildings, in the upper floors of downtown buildings, or even in conversions of homes on the periphery of commercial districts.

Lastly, the City may consider how its regulation of businesses, particularly through zoning, may impact the growing number of small and home-based businesses in the community.

Appendix E

Public Involvement Workshop #1 Results – November 2019

City of Hudson, WI

Comprehensive Plan Update

November 21, 2019 Public Involvement Workshop #1 Results

January 6, 2019



Public Involvement Workshop

November 21st, 2019

6pm to 8pm

EP Rock Elementary School
340 13th St S, Hudson, WI



Executive Summary

On November 21, 2019 the City of Hudson held a Public Involvement Workshop to inform the public about the process of updating the City's Comprehensive Plan and to seek community input regarding life in Hudson including their vision for Hudson in 2040.

SEH, with assistance from the City of Hudson Comprehensive Plan Steering Committee and Plan Commission members, sought information from the public through two engagement exercises:

- a Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis; and
- a Place-Making Exercise.

Results from these exercises are contained within this report.

Approximately 30 individuals attended this event. The Workshop was advertised through the following methods:

- City of Hudson Press Release issued on November 1, 2019.
- Advertisement on the River Channel.
- Flyers for the event posted at City Hall and at the Public Library.
- Notice at end of the Community Survey on Polco's website.
- Both the Community Survey and PIW #1 has been advertised through the City's website, Facebook, and flyers around City Hall and the Public Library.

This Public Involvement Workshop was the first in a series of public engagement activities for Hudson's Comprehensive Plan update.

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How do you see Hudson in 2040?

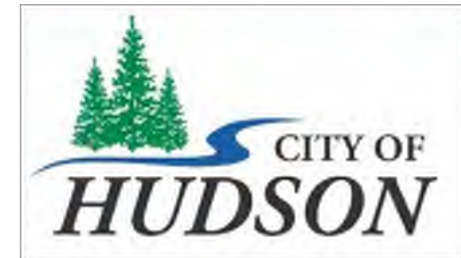
We'd like to hear your ideas!

Please join us on **November 21st, 2019 from 6pm to 8pm**, for a

Public Involvement Workshop

at EP Rock Elementary School, 340 13th St S, Hudson, WI

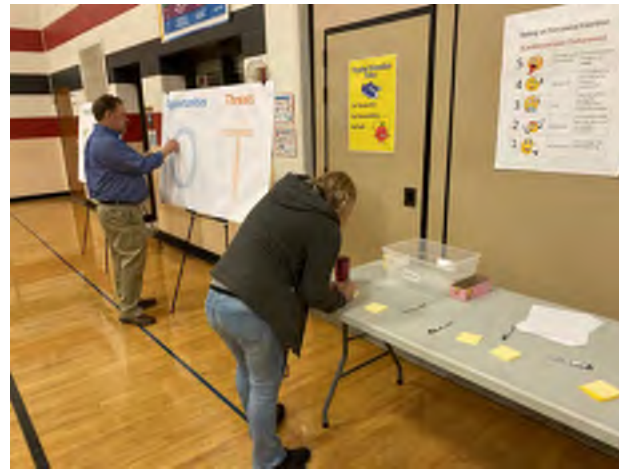
to help shape the future of Hudson's land uses.



The City of Hudson has started the process of updating its Comprehensive Plan. The purpose of the Comprehensive Plan is to identify issues, opportunities, needs and organize public policy to address them in a manner that makes the best and most appropriate use of City resources. It will also describe a desired future for the community over the next 20 years and establish goals to move toward that future.

Please also complete **Hudson's Community Survey** online at: <http://hudsoncomprehensiveplan.com/>

Paper copies of the survey are available at Hudson City Hall, Hudson Utility Department, and the Hudson Public Library.



Themes from Workshop #1

- St. Croix and Hudson's lakefront are an asset
- Desire to keep the small town feel and be a welcoming community
- Planned growth versus being reactive to development proposals
- Affordable housing needs
- Downtown parking challenges
- Public transportation, trails, sidewalks wanted
- Climate change
- Strong civic & religious organizations
- Events, gatherings, sense of place
- Increase public involvement

SWOT Exercise Results

Strengths

S

Weaknesses

W

Opportunities

O

Threats

T



Community Strengths

Great schools
Public library
Growth
Small town charm
St Croix River
Phipps Center for Arts
Amazing natural resources in the river
YMCA
River front
Great city staff
Faith communities
River side park and meadows fields
Strong downtown; hometown feel with commercial district on Hill; best of both worlds.
Financially sound
Becoming more "open"
Beautiful parks

Public schools
Great schools
Historic downtown
St. Croix River & Lake Mallalieu
Phipps
Proximity to St. Paul / Minneapolis Metro
YMCA
Lakefront park
A real sense of place
City staff
Interest in preservation of downtown character
Great small town history
Beautiful setting on the river
Efficient city services
YMCA community resources
Library

Community Weaknesses

"Old-fashioned" core

Lack of transit options for those without cars

Affordable housing

Better communications; people don't read the paper

Parking meters restrict boaters and guests from spending the hour needed to boat

Toxic online forums

Getting too large?

Land locked with little room to expand

Library (public meeting space)

Fast growth can force quick decisions

Aging infrastructure

Affordable housing

Not welcoming

Low public participation

Downtown parking

Public engagement/ knowledge in new commercial development

Reactive to developers proposals rather than planning for how the city will grow

Cultural diversity

Shortage of downtown parking

There seems to be little protection of river views or keeping new buildings in character with existing neighborhoods

Community Opportunities

- Carbon Net Neutral
- Green Energy Opportunities
- One River, Develop it "Right"
- Planned Growth...
- Expand citizen participation in city developments
- Create an inclusive community
- Growth
- ...more...

Community Threats

Low density housing is difficult to make sustainable from a tax return to service needs

Climate change local impacts

Incidents that can brand Hudson as racist

Traffic

Climate crisis

Unplanned growth

A lack of coherent plan for future development

Growth leads to more traffic; need to plan/manage growth

Development -> St. Croix River water quality

Traffic congestion on some city streets

The Diked Road rocks are unstable and provide a fall hazard to sailors and others

National political rhetoric = toxic between

"Loss" of small town feel

Groups like the Citizens for the Saint Croix Valley make Hudson's image and welcoming less than it should be

Becoming closed-minded (reversal)

Developers seem to set the agenda

Retention of usage, look and feel of 2nd St from Dairy Queen to Vine

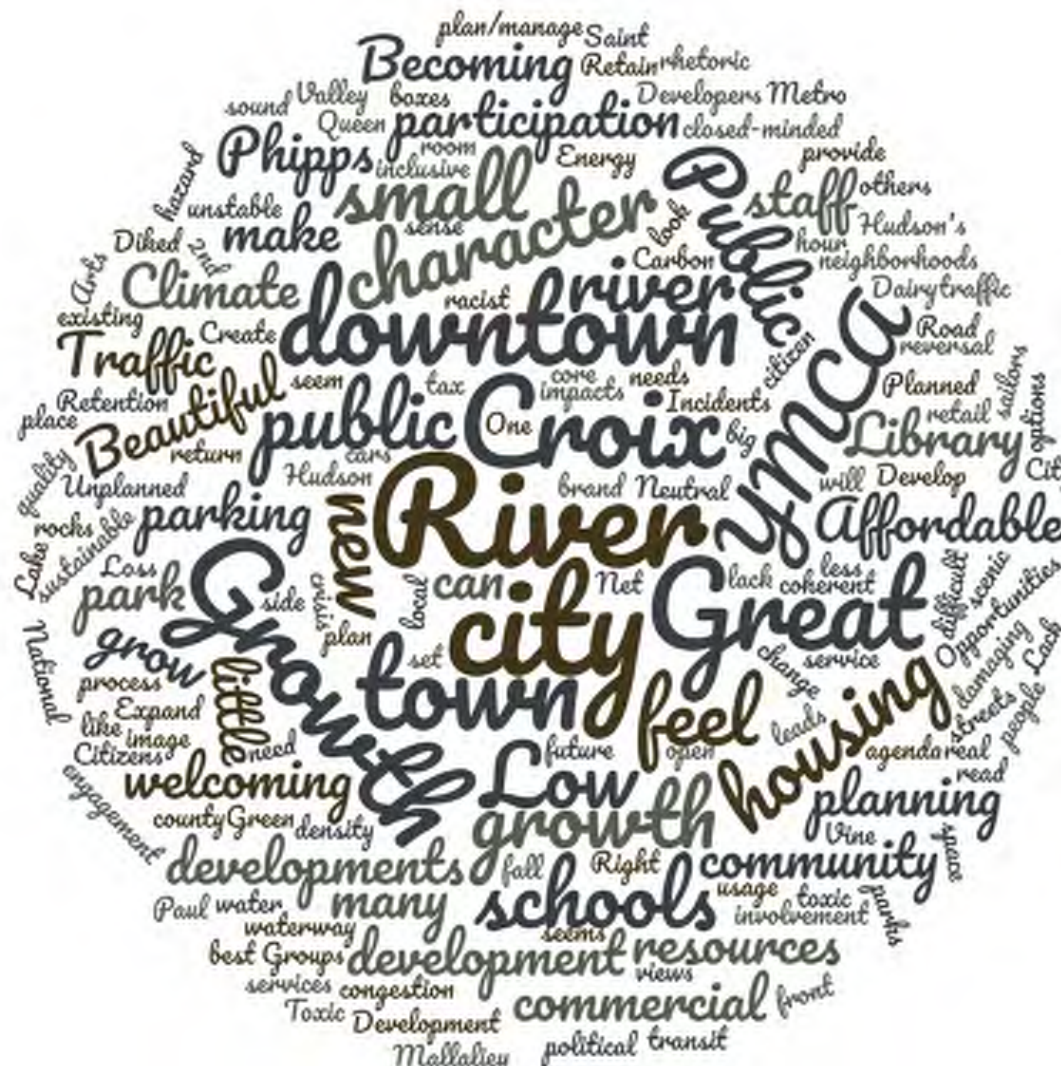
Retain scenic waterway as we grow county

Too many new developments damaging small town character

Low public involvement in city planning process

Too many retail "big boxes"

Word Cloud from SWOT Exercise



Colors are for graphic interest only and do not represent themes or categories.



Place-Making Exercise

What Makes a Successful Place?

- Great spaces...
 - where celebrations are held,
 - social and economic exchanges take place,
 - friends run into each other, and
 - cultures mix.
- They are:
 - the “front porches” of our communities
 - streets, libraries, field houses, parks, neighborhood schools
 - where we interact with each other.
- What makes some places succeed while others fail?

Place-Making Exercise

1. What would make Hudson a more **sociable** place?

*List three on your post-it

2. What types of **uses and activities** would make Hudson a better place?

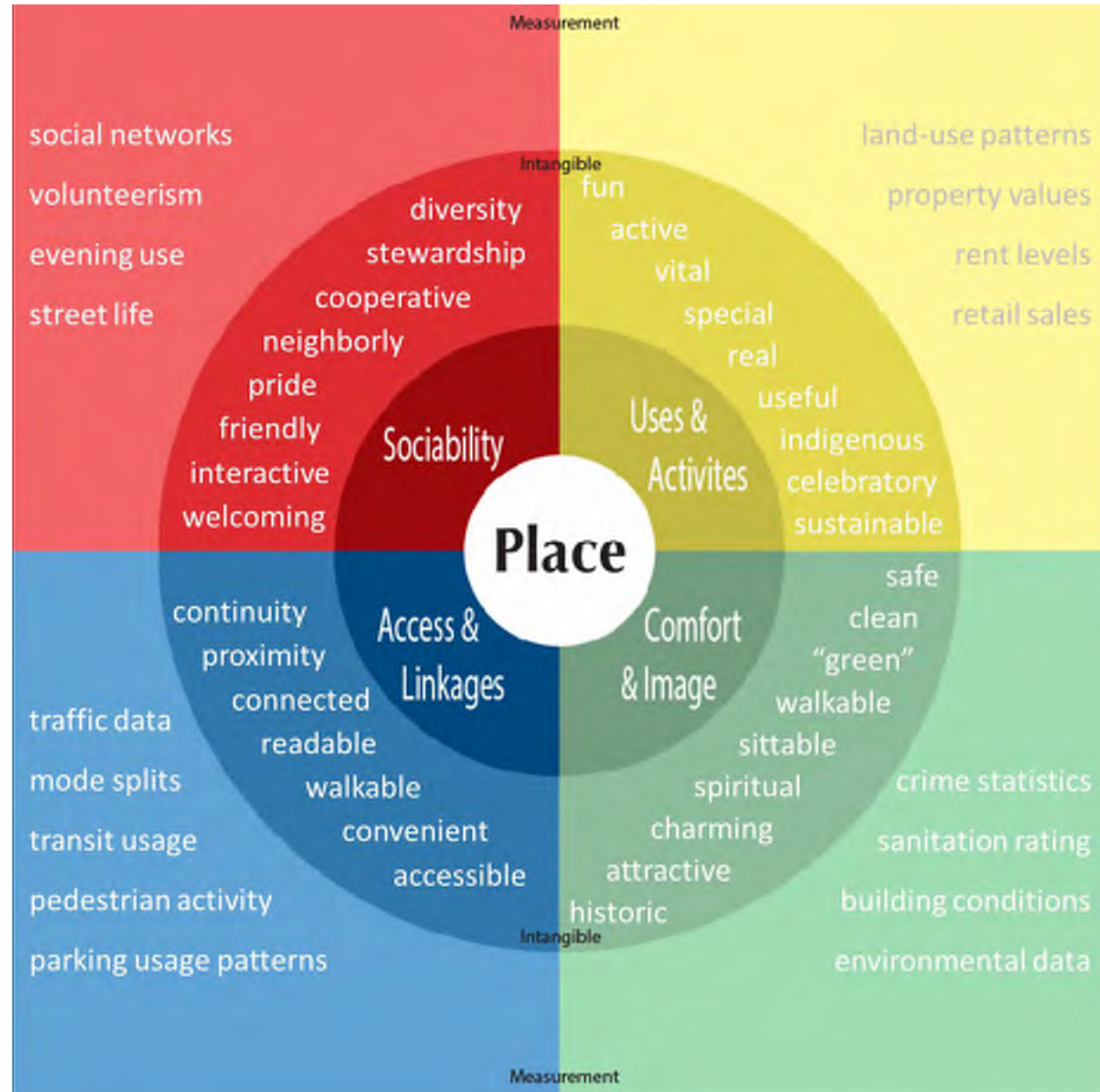
*List three on your post-it

3. What would improve the **comfort** and image of Hudson?

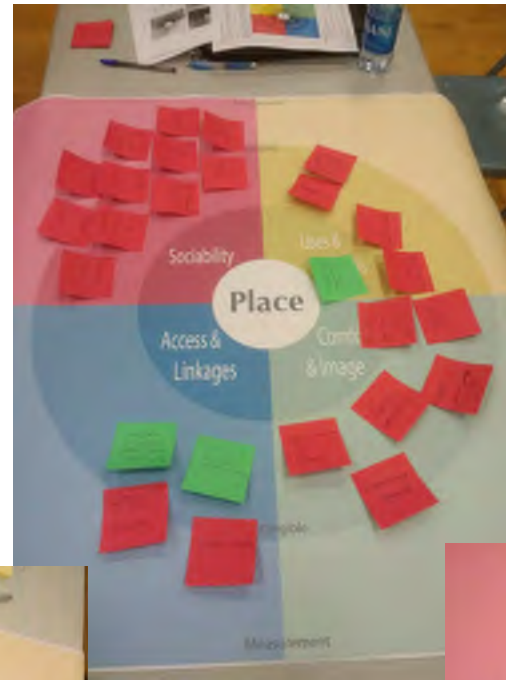
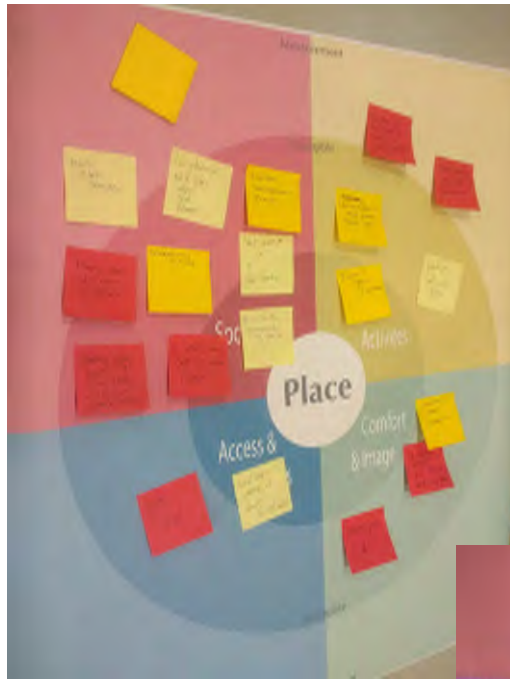
*List three on your post it

4. What types of **links and connections** would make Hudson more accessible?

*List three on your post-it



Community Place-Making Exercise Results



Community Place-Making Exercise: Sociability

More public spaces
People feel welcomed and safe
Connected places
Monthly open house at city hall to welcome newcomers
Winter gathering place
"Work where you live" vs. longer commutes
More perks connected by trails
Cross pollination of silo'd tribes (religious, YMCA, Retirement)
A real, new communication model
Event calendar, push e-mails/Facebook
City pride
Micro parks
Music in the park
Parades/community events
Movies in park
Family events
Riverfest
Dog park
Neighborhood activities
St. Croix Days
Water pump in parks
Bathrooms on diked road

More gathering spaces for families and groups
More "selfie" stations
"Did you know It?" stops on trails and parks
Community Center
Expanded park facilities
More community events
Large gathering place
Website with more info of events
More activities city wide in winter
Public transportation for disabled and folks without cars
Block clubs
River centered activities
Event /convention center
Habitat houses sprinkled throughout new development
More affordable housing and senior housing
Public transportation of some type
Baseball stadium
Lakefront park, farmers market
Parking ramp- event center
Street signs- Hudson Welcomes All
Group seating at end of Dike Road
Park events
Clustered developments with green space

Community Place-Making Exercise: Uses & Activities

Proactive outreach to seniors and lovely people

Mass transit loop up and downtown

Lakefront, more stuff going on

Family trail system

Splash pad and public water feature

Regatta

Birkmose Burial mounds

Curling club on one of the ice sheets

Need community center

Senior Center

Better carry in boat and personal craft

Rental racks at end of Orange St.

Selfie stations

Event/ Convention center

Ball park

Little zoo with farm animals

Community farmers market downtown

Community center

More bike trails

Boating

Water Access

Special interest parking

Tie ups for boats

Affordable housing

Conference center

Community Place-Making Exercise: Comfort and Image

Universal design- all abilities age in place

Splash pad

Not welcoming to diversity

Green energy needed

Walking divided downtown vs. Topot Hill

More sidewalks

Older (NWRP contributes youth)

Sight line restrictions

Focus on River City

Enhancement/maintenance of downtown

Supportive/inclusive environment

Senior housing options

100% renewable goal

Welcoming city goal

Swing in public parks

Less water in all of park south of Walnut

Love the videos on Hudson's site, need more

Direction to parking

Boat parking access

Colored plants

Storm water outlets (pollution control)

Risk assessment on weather changes from climate change

Cradle to grave livability

Better communication and/or news source

Community Place-Making Exercise: Access & Linkages

ADA for all
Local media coverage of Wisconsin (vs MSP media)
No transit to River Falls or other towns
Water trails
Micropark or meeting spot downtown to bike loops
Camp St. Croix YMCA
Public docking river access
Eclectic vehicle charging
Transit to metro
Public transportation in Hudson

Opportunity for commuters to Twin Cities
Ped/walk path across 94
Other boating towns/cities links online
Community center
Public transportation
City wide free Wi-Fi access
Eclectic scooter rentals or bikes
Boat launch
River access for kayaking and water sports (not power boats)
Overnight parking for boaters and guests

Appendix A: Additional Public Comments

Additional comments received by the public are provided in this section.

TO: Comprehensive Plan Steering Committee
City of Hudson WI

FROM: Celeste Koeberl
Strawberry Drive, Hudson WI

RE: Address Community Climate Change Impacts and Sustainability
In Hudson's Comprehensive Plan Update

DATE: November 21, 2019

I. The City of Hudson will experience more adverse impacts of climate change in the future.

Last week, at the St. Croix Valley Foundation's sold-out November 13th Conversation of the Valley, climatologist and University of Minnesota professor emeritus Mark Seeley presented comprehensive data on climate change in the Great Lakes Region and its local effects. The St. Croix River Valley where the City of Hudson is located is included in the data sets about which Dr. Seeley spoke.

The hard data show that daytime high temperatures, nighttime low temperatures, and annual precipitation totals all are trending upward significantly, and that the rate of upward changes is accelerating significantly.

The hard data also show that the frequency, intensity, and duration of extreme weather events have increased significantly, and that the occurrence of these extreme weather events is accelerating at a significant rate.

The hard data support climate change models that predict the occurrence of even more frequent, intense, and longer extreme weather events here in the future.

The City of Hudson already has experienced the resulting local adverse impacts of these climate changes, including: more frequent and higher flooding of its St. Croix River frontage; more rainfall events exceeding the capacity of its stormwater infrastructure; and more freeze-thaw cycles breaking up its streets.

The City of Hudson realistically should expect to experience increased adverse impacts of climate change into the future.

II. The City of Hudson should assess the future probability and associated damages of local climate change impacts.

None of us can predict with 100% accuracy what will happen twenty years into the future.

risks resulting from climate change, or is it more prudent and cost-effective to plan to replace and relocate the wastewater treatment functions to higher ground?

IV. The City of Hudson should include practical and reasonable local actions to address climate change in its Comprehensive Plan update.

Communities of all sizes, and throughout the states of Wisconsin and neighboring Minnesota, increasingly are taking local actions to address climate change, and so should the City of Hudson in its Comprehensive Plan Update.

By January 2020, River Falls will be the first municipality in Wisconsin to power all of its city public buildings with 100% renewable energy. The City of Hudson is one of 140 Energy Independent Communities that have partnered with the state of Wisconsin to adopt a goal of producing at least 25% of their energy from renewable sources, but other city governments have set higher renewable energy goals or carbon neutrality goals.

Practical and reasonable local actions to address climate change that should be strongly encouraged, if not mandated, through the Comprehensive Plan Update include:

- Energy-efficient public or private development;
- Renewable energy installations in conjunction with public or private development;
- Water-wise public or private development;
- On-site stormwater retention, filtering, and infiltration in conjunction with public or private development;
- Installation of debris-catching and pollution-load-reducing systems at stormwater outlets to public waters;
- Non-motorized and pedestrian safe-trafficways in conjunction with public or private development;
- Electric vehicle charging stations in conjunction with public or private development;
- Shared transit options in conjunction with public or private development;
- Public transit options in conjunction with public or private development;
- Re-development of previously developed areas rather than new development of previously undeveloped areas;
- Infill development;
- Increased public or private development of affordable housing;
- Increased public or private development of senior housing;
- Public or private clustered-housing development with open and natural spaces; and
- Native landscaping and tree planting in conjunction with public or private development.

Do you have additional comments you would like to share pertaining to the City of Hudson Comprehensive Plan Update? Please share your thoughts with us here:

CITY LEADERS NEED TO
APPOINT PEOPLE TO BOARDS &
COMMISSIONS WHO LOOK LIKE
OUR POPULATION IN 2040.

WE WILL BE MORE DIVERSE.

IT LOOKS TOO MUCH LIKE A GOOD
OL' BOYS CLUB.

Thank you for your feedback!

Please leave your completed form at the Public Involvement Workshop, or return it to City Hall, Attn: Comprehensive Plan Update, 505 3rd Street, Hudson, WI 54016-1694.

Mooring Association Supports the Park Master Plans
Mooring Field Floating Dock.

The Mooring Association would like to support the current Park Master plan proposal regarding a full length Mooring Field Dock. **Provided that the Mooring Access Dinghy's may be kept and chained by each member to the North side of the dock. Mooring Field access by sliding the light weight dinghy's over the dock as needed.** Our experience with the new rock on the Diked Road have made stairway access too hazardous. **

How much are floating docks?

A floating dock costs between \$15 to \$35 per square foot, depending on the choice of decking. This includes the dock and labor to install.

2019 Cost to Build a Dock | Boat & Floating Dock Prices ...

<https://www.homeadvisor.com > cost > outdoor-living > build-a-dock>

A dock the length of the Mooring Field dock (1200 ft.) could accommodate all the mooring field dingy's on the north side of the dock while providing parking for 30 recreational boats on the south side.

In 1974 the Corp Engineers, authorize the city of Hudson to administer access to the sailboat mooring field, they provided, for up to 50 sailboats. \$25,000 per year is collected by the city of Hudson, for assigning mooring position and providing access via Member Dingy's parked along the Diked Road. For mooring field access, over the years the Mooring Association members have given the City of Hudson well over \$600,000

** We now have 3 years of experience with the large rocks which now make up the Diked Road. We have found that the rocks remained unstable and are a hazard to walk on. Because the previous propose stair access would continue to require walking on the unstable rocks a floating dock would be preferable dingy access.

Logistics of the Floating Dock along the Mooring Field.

The Mooring field is 1200 ft. long, and with wind from the south, the northern most moored boats remaining 50 ft. from shore. A dock with its south edge 15 ft from the low water shore will leave 35 ft for boat parking and access (85 ft with winds from other directions). That's a minimum 25 ft wide lain for access traffic, while providing 10 ft. of beam for parked boats. The Mooring Field dock would create an additional 30 boat parking spots. At 3 passengers average per boat and a 1% occupancy (5 one hour boats per day) the new dock side parking would mean 3240 additional customers for Hudson's down town businesses. (boats*hours*days*people*occupancy).

(30x24x150x3x.01=3240)

*Mooring Ass
East Bay*

Harvey Chichester & Co. East Bay

In 2020 Hudson Car Parking will be a problem for Recreational Boaters.

The unintended consequence of the new parking meter implementation will be a decrease of economic opportunity for Hudson. Boaters often spend many hours on their boats and overnights. A problem arises if boaters and guests that arrive by car and have no long term parking available. If all the new parking meters in Hudson have a 2 hour limit it restricts boater and guest opportunities.

It appears that recreational boating will start to limit boat access to 2 hours for most guests. **Hudson does have four free Down Town parking lots but they are not well known to boaters and guests.** These lots have limited capacity and do not offer 24 hour parking for boats that love to spend the night at sea. Overnight boaters offer the best prospects to buy from Hudson merchants..

The St. Croix River is an attraction that generates a variety of economic Benefits to Hudson WI. The city recognizes this and invests in its Parks and community infrastructure to enhance this asset. As a result Hudson offers a boat ramp and trailer parking. The city administers access to an attractive Sailboat mooring field as well. Plus recreational boaters use the river system to visit Hudson from as far away as Lake City MN and beyond.

Recreational boating consists of two groups. One group own and operate recreational boats, and the other group are the guests of those boaters. **Because many boaters arrive in Hudson by car the city should make provision for both groups to park.**

From: Kerry Reis <kerry.reis56@gmail.com>
To: "nday@sehinc.com" <nday@sehinc.com>
Cc: Einar Hanson <ehanson@strobelhanson.com>, Celeste Koeberl <koeberl@mac.com>, Chris Kost <chris.kost@ymcamn.org>
Date: 11/22/2019 10:43 AM
Subject: Memo to Nick Day on Hudson 2040 Planning Project

Hello Nick. Thank you for a great SWOT exercise last evening. Attached is the memo that I promised to send last evening. It covers four broad topics:

1. The need to level set with a current state communication.
2. The urgent need to address climate change.
3. The need to proactively address inclusion in our community.
4. The need for an expanded and modern communications model to manage change.

I have copied Einar Hanson, Celeste Koeberl and Chris Kost (Director of the YMCA) as they are referenced in this memo.

Thank you for the work that you do.

Kerry Reis, (715) 222-6208

Sent from [Mail](#) for Windows 10
[attachment "Hudson 2040.docx" deleted by Brea Grace/seh]

What do we need to think about for Hudson, 2040?

When considering the future, it's important to have a common understanding of the current state. While I have found the city to be transparent, it's not unusual to have conversations with people in the community that shows the lack of understanding of our current state. It would be worthwhile to include in your scope of work a simple report of the current state of Hudson ...to inform citizens of whatever you feel sets the stage for looking ahead.

We have inherited all of the decisions of our past leaders, good and not so great. That's the reality for all leaders. Yet it's a fact that many cities in Western Wisconsin would love to have the problems that Hudson has. St. Croix County is the fastest growing county in Wisconsin. We have:

- A growing population of young families; families in need of solid school systems.
- A solid business tax base to help pay for infrastructure, protection and city services.
- A great downtown area that is a draw for visitors and locals with an affinity for our shared resource of the beautiful St. Croix River.
- The blessing of a solid faith community, beautiful city parks and a population that cares about our community.
- Beautiful parks and many neighborhoods with sidewalks and other ways to engage each other.

In 2040, it is likely that the City of Hudson will be:

1. An older population.
2. More diverse in terms of race and religion.
3. More focused on conserving our natural resources and,
4. The reality of climate change will be upon us.

I will narrow my comments down to two requests.

1. **Please consider a broader communication platform:** The need to put the information and communication needs of this city and its citizens requires more than the current response. We have various resources: websites and the River Channel YouTube. These are insufficient. What I have personally witnessed on closed Facebook groups, in neighborhood conversations and in my former Townhome association shows that the people of this city and surrounding areas are dangerously uninformed about what is happening in their city. There is a

willingness to listen to and believe online and in person rumors that ascribe false motivations to city leaders and staff. One example is when it comes to parking changes. Another has to do with changes in the way that the city charges for water.

- a. With the changes in the way that newspapers are funded, owned and staffed, the local paper is just plain insufficient to serve the people of this community. Few citizens read it, fewer are willing to pay for a subscription and many are more willing to believe online forums than take the time to visit the city website for fact-based information. We need to acknowledge that for all of the good that it does, the Rivertown's / Forum Communications media is not effective in letting the population know what is going on in this community.
- b. When I think about this part of the state, I call it the "media dead zone". When it comes to television media, most of our residents can tell you about what is happening at the Minnesota legislature and in Governor Waltz' cabinet but don't know a thing about what is happening in their own state. This makes for a population that is poorly informed and worse, susceptible to misleading and incomplete information. Decisions are being made in Madison that directly affect Western Wisconsin and our citizenry deserve to know what is going on.
- c. City officials need to consider outreach beyond what is currently happening to help citizens manage change. Change is the constant. Help people to understand the changes that are being made and why they are being made.

2. **Become a leader in addressing climate change.**

Any look into the future requires that the city address the climate crisis. We are already dealing with the cost of a changing climate. Multiple freeze and thaw cycles in one season result in expenses in road repair. Increasingly large rainfall events and record setting weather events are becoming the norm. Here are some specific thoughts on the matter:

- a. The city can show leadership in adopting a **green city approach** to how its buildings and resources are managed. This can save taxpayers and set the tone for the future.

- b. **Manage our water resources** as though they are a precious and rare resource. Clean, drinkable water is life. A recent letter to the editor describes the source of our water. It's not just Hudson. It's the Mount Simon Sandstone aquifer. It covers Dakota County and is named for structures all the way to Eau Claire.
- c. Here are some specific examples of waste that I've seen in our city:
 - i. I recently sold a townhome in Hudson. That association had an in-ground sprinkler system. Like all associations, some residents insisted on having very green lawns. Even in the hottest days of the summer, regardless of the cost.
 - 1. A side note ... people need to un-learn many years of marketing which has made them think that they need to live on a golf course and that it should look like Augusta National ... in August. We have far too much runoff of drinkable water and far too much chemical treatment going into our water systems.
 - 2. I am building a new home in Hudson. The building covenants require that I put in an in-ground irrigation system.
 - 3. In the future, I propose that the city not approve in ground irrigation systems which drain our natural resources.
 - 4. For those that do have in-ground irrigation systems, they need to be upgraded to so-called smart servers that are based on irrigation need, not a timer. How often have we seen clean, drinkable water being spread on lawns or filling the gutter curbs in the middle of a downpour?
- d. **Look at how we use our resources in a holistic way.** This includes how we dispose of refuse, how we use electricity and mass transportation. Encourage the use of renewable energy by encouraging solar, wind and electric recharging stations for modern vehicles. Consider a mass transit option that brings people to downtown without adding to the congestion and parking problems.
- e. **Partner at the regional, state and national level to provide for a cleaner future.** As I mentioned earlier on water, we don't have a private reservoir for Hudson alone. What happens in Dakota County, MN affects us in Hudson. This need to collaborate should not be optional. It should be in the job descriptions of our city leaders.

- i. **Extreme weather events are becoming the norm.** Last week, I heard Dr. Mark Seeley, a climatologist and meteorologist with the U of Mn speak about climate change. He has determined, like many scientists, that we are in a crisis. He talked about extreme rainfall events and the expense to cities when their sewer, roads, and bridges are wiped out. Not to mention the human costs in these events.
- ii. **We can't wait.** Adopting the standards of the Paris Accord has to happen at all levels. Cities throughout the country aren't waiting for leadership at the national level. Because we can't afford to wait.

Appendix F

Hot Air Affair Public Engagement Results – February 2020

City of Hudson, WI

Comprehensive Plan Update

February 8, 2020

Hot Air Affair Public Engagement Results

February 28, 2020



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“One Thing” Exercise Results 7

Map Focus Area Exercise Results 11



Executive Summary

On February 8, 2020 the City of Hudson hosted a public engagement activity at the Hot Air Affair balloon festival. A booth focused on the City's Comprehensive Plan Update was set up in the E.P. Rock Elementary School between the cafeteria and marketplace. Thousands of people attended the hot air balloon festival, both visitors to Hudson and residents. At very minimum, the booth provided advertisement to these individuals about the Comprehensive Plan update. Of the total festival attendees, hundreds of people stopped and engaged in discussions and activities which were set-up at the booth, and provided valuable insights into the vision, values, and goals that Hudson residents, employees, and/or visitors hold.

The booth and activities were set up to first inform the public about the process of this 20-year update to the City's Comprehensive Plan. Secondly, participants were asked to complete two engagement exercises:

- "One Thing" Exercise; and
- Map Focus Area Exercise.

The "One Thing" Exercise asked participants to write a brief response to two questions on large poster boards. The questions were.

- What is one thing about Hudson that should not change?
- If you could change one thing in the City of Hudson, what would it be?

The Map Focus Area Exercise asked participants to place a numbered sticker on the map to identify areas they think the Comprehensive Plan should focus on. Then the participants wrote the sticker number and their comments on sheet to describe why that area should receive focus or what the needs are of that area.

Participants were also encouraged to share their opinions about Hudson's future with City staff, elected officials and consultant team who were facilitating the exercises. Results from these exercises are contained within this report.

What's Your Vision for Hudson in 2040?

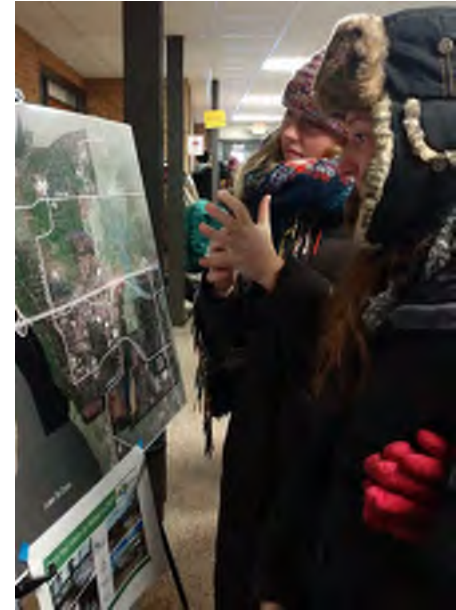


Project Website: <http://hudsoncomprehensiveplan.com/>



Themes – Hot Air Affair Public Engagement Results

- Keep downtown Hudson quaint / historic / original
- Community events are valued (i.e., kid friendly, music in the park)
- Keep small town charm
- Hudson's parks and beach are valued / Need to be maintained
- Interest in a new splash pad / community pool
- Local businesses are appreciated in Hudson
- Parking meters / free parking / more parking
- More bike / pedestrian paths needed, especially around schools
- Interest in expanding transit – Maintaining disability / senior citizen transportation services
- Inclusion / acceptance / kindness



What is one thing about Hudson that should not change?

- Historic Quaint Downtown (5)
- Hot Air Balloon Event (7)
- Fleet Farm (2)
- Small Local Businesses (5)
- Free Community Events
- Live Music (2)
- Friendly and Kind People (5)
- Streets Cleaned Immediately After it Snows
- Streets Clear and Clean
- Kid Friendly Events
- Free Community Events (2)
- Keep Our Small Town Charm (3)
- Buffalo Wild Wings
- Denny's (2)
- The Restaurants (3)
- Keep Taco John's
- Schools (2)

- The New High School
- Prospect Park
- Parks (4)
- The Free Beach
- Free Music in the Park (3)
- Booster Days
- Disability/Senior Citizen Transportation Services
- Curb to Curb Services
- Bike Lanes
- Keep Downtown Original
- Good Employers
- Nothing (2)
- Barkers
- Knoke's (3)
- Nice River
- Concert in the Park (2)



What is the one thing about Hudson that should not change?

FLEET FARM

its name.

↑
Concerts in the Park

Historic Quaint Downtown
Unique Mixed Downtown Businesses

K/K/K

small businesses + free community events! live music

THE IMPORTANCE OF SMALL BUSINESS

THE BEACH

Keep local businesses

How kind & accepting everyone is
NOMINATE FRED YORER!

Curbs to curb services! Bikes Lanes
The Route

KEEP TACO JOHN'S

Keep our small town charm

Hot air affair

DISABILITY / SENIOR CITIZEN TRANSPORTATION SERVICES!

Everyone is so friendly

Respect Park

Bikes

Thriving downtown

Free Community Events
Hot Air Balloon Festival

Hot air event
Streets cleared immediately after 5 events

U
Streets clear and clear hot air ball

hot air Balloon event
MIA

Wanna

KINDNESS

MUSIC in the Park

MIA



If you could change one thing in the City of Hudson, what would it be?

Sledding Hill
Take Out Parking Meters (6) / Parking Meter App
Free Parking (10)
Needs More Parking (8)
Parking Ramp/Garage Downtown (5)
Longer Parking Times on Parking Meters
City Transit
Middle School Mental Health Awareness
Acceptance- Schools
Reducing Powerline, Making Photo Taking Better
Water Bottle Refilling Stations
Chick-Fil-A (3)
More Activities for Toddlers
Municipal Pool (2)
More State Land
More Seating Down by the Water
More Public Art and Music
Outdoor Skating Rinks
More Kindness
More Electric Cars
City Pool
Garbage in the Park
More Recycling and Less Trash

Parking Ramp on Old Fire Station Property
More Bike/Pedestrian Paths (especially on Carmichael & Vine)
Splash Pad (3)
Over Policing of Main Street
Enforcement of the Hudson Preservation Plan for Downtown
Sidewalks on WI Street
Sidewalks on Top of Hill (2)
Sidewalk Going up Stageline to Movie Theater. City Can Take Over Road to Make This Happen.
Dangerous Pedestrian Crossings
Prioritize Pedestrian Traffic and Multi-Modal Transportation
A Sidewalk by the Church, Across E.P. Rock
More Inclusion
More Parks for Kids to Play at
More Free Stuff
Skate Park
Get Rid of Parking Meter Fees
Waterpark
Want the Shops to Grow and Not Close
More Sunny Days to Enjoy the Patios
More Sidewalks All Around the Schools for Safe, Easy Pedestrian Access



If you could change one thing in the City of Hudson, what would it be?

Handwritten notes on a whiteboard:

Enforcement of the Hudson Preservation Plan for downtown

Parking

Dangerous pedestrian crossings

Sidewalks of top of the Hill

What the heck is going with that Parking?

More inclusive

More biking

More public parking (cost)

More Sunday days to enjoy the parks

Public pools

the garbage in the park

More public parking (cost)

Sidewalk + Agree Opening UP to more striping & lane take over had to make the change

More public parking

More public parking (cost)

Public pools

the garbage in the park

More public parking

Public pools

the garbage in the park

Public pools

the garbage in the park



Place a numbered sticker on the map to identify areas you think the Comprehensive Plan should focus on.

Grab a sheet...

Write the sticker number in the box and your comment in the adjacent space.



Place a numbered sticker on the map to identify areas you think the Comprehensive Plan should focus on.
Write the sticker number in the box and your comment in the adjacent space.

STICKER NUMBER	COMMENT

I am ... (select all that apply) a Resident of the City of Hudson a Resident in a Neighboring Community
 an Employee in Hudson a Visitor

Hudson Wisconsin Comprehensive Plan Update





Focus Area Dot Comments

Sticker #	Areas the Comprehensive Plan Should Focus On:	I am...			
		a Resident of the City of Hudson	a Resident in a Neighboring Community	an Employee in Hudson	a Visitor
2	Carmichael- needs to be 4-lanes, bike paths, slower speed, more traffic lights. Rebuild- will it work (at interchange)	x			
1	Carmichael Road is a disaster. Too many lights- it is easy to be looking ahead and look at the wrong light. All turn lanes need turn lights.	x			
3	Carmichael congestion				
8	Fix the stop and go situation there are too may accidents	x	x		
9	Gas Station	x	x		
4	Add sidewalk to connect subdivision to east, to the rest of Hudson, so the area is safer for kids walking here	x			
31	Don't change boat launch parking to 3 hrs.	x			
5	Leave Prospect Park as is. No water park.	x			
26	They should build a place for more community involvement and a Hyvee- Miss having a grocery store on this side of the hwy.	x			
25	Super Walmart (or somewhere)	x			
13	More beach	x			
14	Already congested intersection will get worse with new development at SW corner and the county land will also one day sell/develop. Lots of traffic AM/PM with school start/end. Lots of student and pedestrians going to need sidewalks	x			
15	Left turn out of Mayer Rd. is a problem	x			
19	Traffic flow, water, commercial expansion				
22	Traffic control, sidewalks, do not build here (disruption of wildlife, eyesore) and; We need green spaces	x			
28	Develop area now movie theater, need senior housing		x		
38	Park/playground near neighborhood by Albert Street	x			



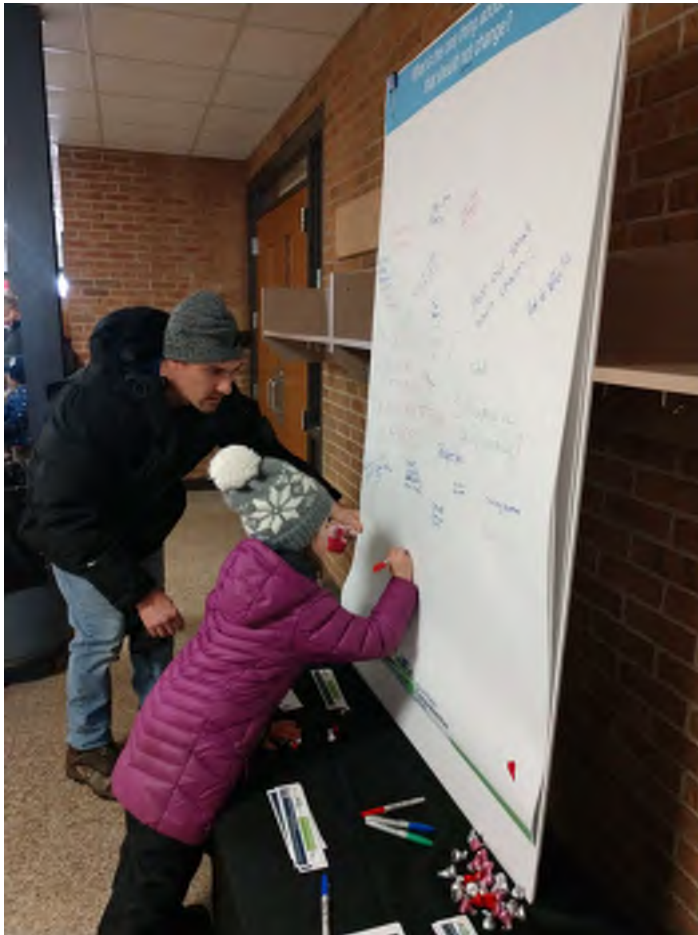
Additional Comments

Additional Comments
Too much population growth, only one grocery store is tough, in general too much growth for current infrastructure; layout of uses at dog track is odd.
Kids need to be able to walk/bike to school, draw a 1-mile buffer around the schools and target trail connections, sidewalks and methods to fix dangerous intersections
Keep the quaintness and historic nature of downtown; don't allow tall building heights downtown
Lighting at the parking stations (maybe a different color) so they are easier to find at night; we like the street lighting downtown
Needs in Hudson: Mass transit; less need for downtown parking and more bike lanes

I am...			
a Resident of the City of Hudson	a Resident in a Neighboring Community	an Employee in Hudson	a Visitor
x			
x			
x			







City of Hudson
**Comprehensive
Plan**



Appendix G

Community Survey Results – June 2020

2040 COMPREHENSIVE PLAN UPDATE



COMMUNITY SURVEY RESPONSE REPORT CITY OF HUDSON 7/1/2020



Survey Results
FINAL

06/23/2020



Building a Better World for All of Us[®]

Community Survey Results Overview

In November 2019, the City of Hudson requested community participation through a city-wide survey to help inform the 2040 Comprehensive Plan efforts. The objective of the survey was to engage residents who had not been engaged by the planning team thus far, in an effort to gather further feedback that's representative of the entire community's sentiments.

A press release was issued by the City on November 1, 2019 and April 23, 2020 inviting community members to take the community survey. A story was published in the River Towns newspaper on October 21, 2019 and was posted on their website. Further notice was delivered by postcard to residents, encouraging participation. Property ownership and renter information was pulled from City water and sanitary sewer utility billing records, in November 2019 and again in April 2020 in order to deliver survey details.

In total, 390 surveys were completed, 363 of which were completed online using the online service Polco. Considering the City's estimated 5,909 residential households, approximately 5.1% of all households completed the community survey. The survey was available between November 1, 2019, and June 23, 2020. Community members were encouraged to complete the online version of the survey; however, paper copies were available at Hudson City Hall, the Utility Department, and the Public Library. A paper copy was also mailed to those who requested one.

Survey results indicate:

- 77% of online survey respondents are Hudson residents
- 52% of respondents have resided in Hudson between 11-40 years
- 81% of respondents reside in detached single-family homes
- 40% of respondents were aged between 34 and 54 years old and 49% of respondents were 55 years of age or older

Full survey results follow in this report. This document specifically highlights the themes and findings identified in the open response portions of the online surveys. Seven of the eight open-ended questions received 325 to 390 responses, ranging from a few words to several sentences in length. Some questions did not apply to all survey-takers, and some elected not to respond to some questions. Question 29, "Is there anything else you would like to share with us?", received the fewest responses (83). Each time topics were mentioned in a response, they were tallied by SEH staff to identify common themes and community sentiments that should inform Hudson's priorities for the future.

Themes from Open Ended Survey Questions

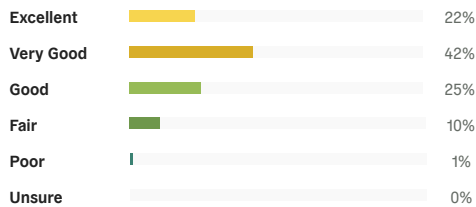
Community Survey Themes
In the next 20 years, _____ should be prioritized.
Developing community spaces and youth recreation
Attracting more grocery stores / a co-op
Attracting higher paying / skilled jobs (tertiary sector & tech)
No further business development
Local small businesses
Attracting manufacturing / warehousing jobs
Sustainability / clean energy investment
Downtown economic development
New housing should _____.
Be more affordable / mixed income multi-family
Be developed to the South (<i>could imply outside of city</i>)
Be developed to the East (<i>could imply outside of city</i>)
Be developed along Carmichael Rd
Be developed outside city limits / on annexed land
Be for walkable senior living
Be Downtown
Not be developed
Residents would like to see _____ added to parks.
More walking / biking paths
More park facilities / amenities (bathrooms, seats, trash cans, grills, etc.)
Pool / splash pad
More attractions for adult park users

Please rate the quality of the following in Hudson:

Overview

Question	Excellent	Very Good	Good	Fair	Poor	Unsure
Friendly Community	22%	42%	25%	10%	1%	0%
Community Atmosphere	17%	45%	25%	11%	1%	0%
Schools	25%	42%	17%	3%	1%	12%
City Government	5%	25%	34%	21%	8%	7%
Safe Community / Feeling of Security	22%	47%	27%	4%	0%	0%
Activities for Youth	9%	31%	22%	8%	5%	24%
Child Care Facilities	4%	15%	18%	9%	1%	53%
Community Events	16%	39%	29%	12%	1%	3%
Internet Service	11%	30%	29%	17%	9%	3%
Medical Facilities	17%	40%	27%	10%	4%	2%
Housing Options	8%	22%	30%	19%	13%	7%
Opportunities for Quality Jobs	4%	14%	31%	24%	8%	19%
Parks & Open Space	17%	42%	28%	9%	4%	0%
Water Resources Quality	18%	36%	27%	8%	3%	7%
Air Quality	27%	45%	22%	4%	0%	2%
Overall Quality of Life in Hudson	19%	54%	23%	3%	0%	0%

Friendly Community



Community Atmosphere



Schools



City Government



Safe Community / Feeling of Security



Activities for Youth



Child Care Facilities



Community Events



Internet Service



Medical Facilities



Housing Options



Opportunities for Quality Jobs



Parks & Open Space



Water Resources Quality



Air Quality



Overall Quality of Life in Hudson

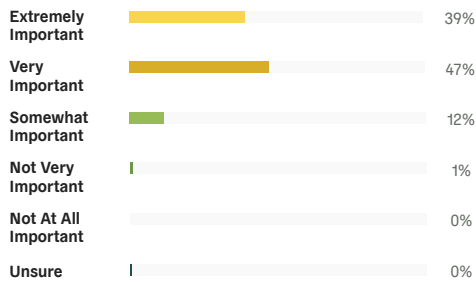


How important is it for the City of Hudson to promote the following in the next 20 years?

Overview

Question	Extremely Important	Very Important	Somewhat Important	Not Very Important	Not At All Important	Unsure
Maintaining Community Atmosphere	39%	47%	12%	1%	0%	0%
Maintaining a Good School System	64%	29%	5%	1%	0%	2%
Maintaining a Safe Community / Security	63%	34%	4%	0%	0%	0%
Promoting Public Health & an Active Community	32%	41%	23%	3%	0%	0%
Promoting Youth Activities	27%	44%	25%	2%	1%	2%
Supporting Existing Businesses	43%	43%	13%	1%	0%	1%
Encouraging New Employment Opportunities	33%	39%	23%	3%	1%	1%
Expanding Shopping Options	10%	20%	38%	22%	9%	0%
Improving Senior Citizen Services	27%	38%	23%	3%	1%	7%
Enforcing Municipal Codes & Development Standards	24%	43%	22%	6%	2%	3%
Maintaining and Improving Local Roads	37%	44%	17%	2%	0%	0%
Encouraging Sustainable Development	36%	33%	21%	6%	4%	2%
Protecting Natural Areas	65%	25%	7%	2%	0%	0%
Protecting Water Resources	74%	21%	5%	0%	0%	0%

Maintaining Community Atmosphere



Maintaining a Good School System



Maintaining a Safe Community / Security



Promoting Public Health & an Active Community



Promoting Youth Activities



Supporting Existing Businesses



Encouraging New Employment Opportunities



Expanding Shopping Options



Improving Senior Citizen Services



Enforcing Municipal Codes & Development Standards



Maintaining and Improving Local Roads



Encouraging Sustainable Development



Protecting Natural Areas



Protecting Water Resources

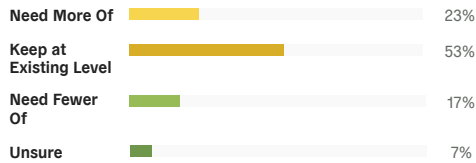


What type of business development should Hudson encourage in the next 20 years?

Overview

Question	Need More Of	Keep at Existing Level	Need Fewer Of	Unsure
Offices / Business Parks	23%	53%	17%	7%
Retail / Shopping	33%	54%	11%	2%
Neighborhood Services / Businesses	45%	44%	3%	8%
Restaurants	21%	66%	11%	2%
Hotels / Motels	7%	62%	27%	4%
Event / Convention Center	32%	42%	17%	9%
Entertainment / Attractions	45%	43%	8%	4%
Tourism Industry	36%	54%	6%	4%
Industry / Manufacturing	30%	50%	13%	7%

Offices / Business Parks



Retail / Shopping



Neighborhood Services / Businesses



Restaurants



Hotels / Motels



Event / Convention Center



Entertainment / Attractions



Tourism Industry



Industry / Manufacturing



Themes from Open Ended Survey Questions

4. Are there other types of business development Hudson should encourage in the next 20 years? If so please describe the type and identify where it should be located.

Theme	Number of Comments
Community / youth recreation	31
More grocery stores / co-op	30
Higher paying / skilled jobs (tertiary sector & tech)	28
No more business development	17
Prioritize local small businesses	17
Manufacturing / warehousing jobs	15
Sustainability / clean energy investment	12
Don't know	12
Downtown economic development	10
Retail	8
Affordable Housing	8
Local Restaurants	7
Dog track location	7
Parking garage / More parking	7
Wellness oriented businesses (organic, yoga, active transportation, fitness)	7
Shared Office Space / business incubator / professional training	6
Tourism	6
Expanded Farmer's Market	5
Gas station at Carmichael & Vine	5
Downtown hotel	5
Entertainment	4
Healthcare services	4
Public docks near downtown	3
Baseball team	3
Bars / Wineries / Distilleries / Breweries	2
Event Center	2
Local food	2
Transit	2
Utility services	2
Waterfront development	2
Protect waterfront for public use	2
Electric vehicle charging	1
No more TIF	1
VFW	1
Jobs for disabled	1
Childcare	1

Are there other types of business development Hudson should encourage in the next 20 years? If so please describe the type and identify where it should be located.

Responses

Incorporate clean energy into the overall city plan. There are emerging technologies and jobs that should be encouraged. I would encourage clean energy industry over old tech manufacturing.

We are rapidly moving into a electric vehicle world. Consequently vehicle charging stations should become a high priority, especially in the downtown retail areas.

Sustainable energy investments

I see too much green space disappearing. Instead, we should develop more bike paths and other outside activities to encourage healthy lifestyles.

Hold the Hudson Farmers' Market at Lakefront Park, instead of in a parking lot along I-94.

Companies that pay living wages and fit into the values of our community. Companies that encourage employees to increase skill set and training. Professional and manufacturing jobs.

transportation systems to get people around town as well as into the cities. Food: 1. locally grown and distributed. 2. more community meals.

Outdoor pool or splash pad

Outdoor activities that compliment our beautiful National Scenic St Croix River

Maybe look at some more technical based businesses.

What happened to the ballfield and shops at the old dog track? Instead there's a huge, ugly factory? We need to build clean energy resources. How about a solar panel field by XCEL?

Low and medium income housing for those who work in Hudson and St. Croix County.

I'd love to see a community center with activities for children, an outdoor pool, adaptive playground.

None, no more.

Hudson has a good mix, maintain through treating them right or seek similar balance as any leave.

Unsure

We do need to develop the corner of Carmichael where there an empty abandoned barn and home. This has been an eye sore for many many years. A gas station and restaurants would fit nicely there.

More family friendly places- activity centers, pool, etc

I think Hudson should encourage more locally owned businesses instead of franchise or chain businesses. I don't think there's a specific type of business that we need.

A grocery store downtown would be very good.

A small grocery store downtown would be great.

Small locally owned-sustainable

More tech industry jobs, high skill jobs. We have an abundance of low skill, low pay jobs. I have to work in MN because you have no tech jobs that pay anything close to what I make in MN.

A multi-level paid parking garage at 2nd & Vine. Eliminate street parking fees. It works for Stillwater.

Mayo Clinic.

Adding jobs, yes but increasing population density - NO.

Target Supercenter. Community pool/splash pad. Affordable housing while maintaining green space. Better traffic control on Vine and Carmichael as well as the entire Carmichael/94 exchange.

Tech isn't mentioned above. Its a top growth area.

Kwik trip at Carmichael and vine!

Keeping downtown vibrant should be priority. Sprawl up on the hill is poorly planned.

Maybe work sharing space and IT.

You have a group that has been trying to get an animal shelter in here for 13 years. It is a needed business and I think our area should be supporting their efforts. It is located at exit 10.

One of the things I hear the most when talking to visitors of Hudson, is the quality of local, independent or very small chain dining. There's always room for more unique options, but not so many duplicates (we don't need 7 sub shops, for example...). Also, light

manufacturing and more entertainment options. It would be wonderful to see the new development at the dog track take shape as a destination venue - but so far, we only see industry. The ballpark would be a unique addition to Hudson's community.

Baseball team follow through. River Hounds In planned space. VFW location We are the county seat of St. Croix county. We lack a building for our Veterans to coordinate events, have resources available to vets in need. If not now, when? Thank you for your consideration. Ward Avenue? Ballpark/Glenview? The location should have ample parking. Somerset and New Richmond, WI have very active posts that could be guides for best practices.

Hold off on any more TIF for Phillips-Medize. The Koch Brothers have enough tax freebies and the profits finance issues with which I DISAGREE.

I would love a Gas station north of 94 on Carmichael.

more grocery stores

Additional manufacturing does not necessarily equate to healthy growth

Co-working space for people who work from home or for business incubation

Gas/convenience store(s) north of 94 at exit 2

Hudson should not become a St.Croix County version of Woodbury. Bring in non-retail business!

Work at home IT with internet including universal Wifi

Hudson is the right size, as it is. Stop developing.

We should maintain the unique atmosphere of our river town. I feel we are becoming a little Woodbury. Traffic flow needs more thought, construction of homes is hideous with houses crammed together i.e. golf course. We shop elsewhere because of high prices. I like to support small businesses, but now the downtown parking costs and inconvenience keeps me away. Lots of tax paying boomers now that will become limited in their mobility, etc. progress is necessary but needs to have better goals and planning.

North of Target on the hill (where currently developing by Faith Community) a Kwiktrip gas station and decent grocery like HyVee or Festival

We need a community center with an indoor playground and a pool! The space could also have an event center/rooms for rent for events. I thought the golf course area would have been a perfect spot. Now, maybe over where the dog track used to be, or added to Willow River. Hudson kids need a space to swim and play. Hudson is great and I think it is a bit ridiculous we don't already have something like this. We don't need more houses that aren't selling and senior condos.

More apartment buildings that do not have an income restrictions or limits.

Encourage development away from the river. The new business that build at the end of second street blocks the river view. Push developments up the hill and maintain the downtown look and feel AND stop blocking the river.

New grocery store option to compete with County Market (Hy-Vee, Trader Joe's...) in the old Family Fresh location.

Grocery store that offers high quality at reasonable prices

A walk-in, gourmet tacos to-go restaurant in downtown Hudson. A walk-up/ walk-in, to-go creperie in downtown Hudson. They would add diversity to collection of miscellaneous gift shops. Encourage window shopping and can be something quick for people waiting for seating at the other restaurant.

Encourage manufacturing businesses to create jobs.

Business & Educational training facilities.

Professional businesses that pay a living wage. Don't need any more minimum wage jobs.

More medical services. Also a couple of major stores. About the only place to go is east. either north or south of the freeway.

The current number of businesses Hudson has is relatively aligned well with the size of the community. There are two consistent themes here from residents regarding growth/expansion in Hudson: 1. Keep Hudson small 2. We DO NOT want to be like Woodbury.

Different grocery store options

A children's splash pad near the river for summer play!! With all of our parks, two splash pads would be fantastic- especially as we are attracting young families!

Put the needs of citizens first. Keep the small town charm and small town amenities for citizens. We are not a big city. We are not the Twin Cities metro, and we are not a suburb. We are a small town of 13,000 people. Decisions should be made for the benefit of the people who currently live here. Making the town bigger by overdevelopment is not the answer. We do not need a Super Target, we do not need a super Walmart. Those big box retailers are only 15 to 20 minutes away in Woodbury, Stillwater, or New Richmond. Encourage small independent businesses, not national chains. As a related note, just how many banks do we need in a town of this size?

No opinion

no

More small business start up assistance to help young or new entrepreneurs develop their ideas. Micro loan programs, business start up education, entrepreneurial support services. It is possible I do not know that this already exists.

boutique hotel downtown

No known

Opportunity to hire people of all abilities...i.e. people with disabilities.

We are building too fast and losing our small town, rural feel. We have a number of vacant strip malls presently, why are more continuing to be built? Also the road infrastructure needs to be considered to handle all the new building traffic.

Hudson is grown too big too fast. We do not want to be Woodbury.

More local, organic food options in groceries and restaurants. More alternative health facilities including yoga, meditations, acupuncture, etc.

Clean energy and local foods.

Encourage Sustainable resources Discourage Fossil fuel Usage, encourage clean water, sustain healthy river, encourage ways to reduce our carbon footprint.

We need housing for people who work here. Affordable housing. We need public transportation to get people to work, shopping and around town. It saves the roads, reduces need for parking and helps the environment.

More FREE parking spaces

Technology business could be a boon to Hudson. This requires office buildings that can cater to 20-50 employee offices. 4-6 story buildings with fiber optic internet options are key. Other ecommerce business should be encouraged and advertised. Many of our warehouse spaces could be used for large scale ecommerce that would employ executive to warehouse labor. A 40 Million in sales company generally has 120 employees

Parking - downtown

Encourage more Hearts Community involvement, convention centers and Parks

High tech, engineering, higher paying jobs so everybody doesn't have to drive to the Cities. Anywhere in town would be OK.

Unique housing development with green spaces and community. Less "suburban" Woodbury typical subdivisions. Include a section for high quality homes without the large Woodbury McMansions. Extend the quaint downtown community. Keep typical chains in one section -- the hill and restrict expansion. What keeps me in Hudson is everything Woodbury is as a community.

I'd like to see public docks for more river traffic to make Hudson a destination. This would bring in more customers for our downtown businesses.

Community Center(s) and activities for all ages. Why does this city not have sports programming within its Parks and Recreation Department? This is a huge failing on party of the city to effectively plan growth and attract residents.

Water gondola at Lakefront Park. Restaurant at end of dike

Hudson should make "waterfront" promotion and development a priority

An interactive city and businesses that promote healthy living and life styles

Really love the small business atmosphere - please don't let us become the next big box stop on the freeway. No more big chains! People love the small businesses we have - lets be THAT town. On the outskirts, if we want to stay a "great place to raise a family" some family activity businesses are lacking - we have the SnoPark and outdoor skating, the YMCA skate park, that's great - a waterpark would be nice - like Menomonies - maybe a roller rink, some more in city biking/walking trails, indoor batting cages, mini golf. I'd like to see some additional basic needed goods stores - shoe stores, clothing stores.

Really miss Family Fresh, 1 grocery store is not enough, now County Market is crazy busy all the time & they run out of stuff.

Bring back a downtown grocery store. Bring in Hy-Vee or Trader Joe's to the Family Fresh building.

After Econo Foods has closed..need another grocery store. The infracture needs to be looked at before any more housing or industry moves in. The internet is being used up by all the new people and the bandwidth for our area is not keeping up. I am also worried about water and sewers for the area with the amount of people moving in,

I think we have plenty of businesses of all sorts in Hudson. I don't think we need any more development. Unfortunately, little by little, all of our green space is being eaten up and many new buildings stand empty. It's ok to have undeveloped open space - that's what makes a town charming.

Types of business to discourage is big box. These bring about empty buildings, closed business, added police protection and changes the flavor of the town.

Null

We would love to see a public mixed-use (kayak, paddle board, rowing) boating facility developed in Hudson. The river and lakes are central to our identity and it would be great to expand water-based recreational options; possibly align with the current public beach area. St Croix Rowing Club is a potential tenant (I am not a member) and would love to see both adult and youth rowing options expanded in our area.

I have and will continue to advocate that a segment of our land in the City's Industrial Parks be labeled and identified as a "Technology Park". The IT infrastructure needs to be robust. If we can duplicate what Menomonie has done with their Technology Park, it markets to a cleaner, higher valued type business than the old "industrial" style businesses.

Childcare centers clothing boutiques

I would differentiate between chain and local restaurants, as well as local retail, ie seasons, grand fete, kelley gallery and target/walmart

a Nice mix of retail shops, not big box.

Professional services with higher-paying jobs could be located in the currently empty spaces and in the now on-hold dog track. Hudson residents need to be able to afford to live and work in their community. Currently, higher paid jobs require working in the Cities and an increasingly difficult commute. The cost of housing in Hudson is too high for the jobs available here.

When it comes to businesses, recruit and support businesses paying a living (vs minimum) wage. Also, I recognize it doesn't provide living wage jobs, but a grocery store downtown would be a great addition.

STEM workers - Software Development, IT services, engineering firms, etc.

There needs to be more recreational activities in Hudson. Basketball courts that aren't run down, a disc golf course, ect.

Co-op in downtown Hudson.

We need more high quality skilled jobs, whether that is IT consulting services or well paying manufacturing jobs with benefits.

Kohls or similar store A small fresh market store Similar to Sprouts in the south Both by theater

A new grocery store since we only have one that is jacking their prices because they have no competition. More chain restaurants on the hill. FIX THE PARKING PROBLEM!! Stop building housing developments- Hudson is already too big.

Downtown retail and restaurants should be supported so we have a thriving downtown culture, not just offices for law firms etc

A good food retailer, namely Kowalski's, Lund/Byerly's or Trader Joe's

More quality restaurants

not a business but I would like to see Operas shown live on the big screen at the Phipps or other facility. Now we have to travel to the cities for that.

I would like to see 1 or 2 more new car dealers.

Higher paying jobs: companies that require engineering degrees or higher education (B.S. degree or higher). Reduction of Uline & Warehouse / Trucking companies -> No high paying jobs for that industry!

More services for seniors. A van or bus available to all at reasonable price.

Grocery store at Vine and Carmichael.

Don't know.

Upscale- high quality businesses and retail along Crestview

N/A

I'd like to see more mid to high wage manufacturing, office and business. I don't want to see an over saturation of service retail. We are an expensive community to live in due to our proximity to the Twin Cities and our significantly higher property taxes than MN. We need to give people more opportunities to live and work in Hudson.

Costco would be an excellent addition as they pay high wages with benefits. Would like to see an upscale department store (Herberger's like). Any high wage manufacturing would be excellent.

Healthy options if anything need to come to Hudson.

Grocery store options, like Whole Foods, Trader Joes.

I would put downtown parking as part of business development so those businesses can stay in business. I think the recent parking change to this "zone" concept is driving people away. Figure out if a multi-level parking ramp can be built at the current fire hall location .

HUDSON DOES NOT NEED ANY MORE NEW BUSINESS'S.

Cobbler, specialty grocery (e.g., Trader Joes')

Capitalize more on the tourism, great restaurants, parks, develop the dike area / clean it up, the river, and boutique hotels downtown (seems like there are plenty of condo options, but nowhere downtown for those who would like to be able to walk to the downtown

restaurants/etc. Get rid of the horrible parking situation...that was a huge mistake! Bring the hours of parking enforcement back to M-F 8 AM-5 PM, and have some slots that are 2-hour to keep available parking open. Having parking so late during the weekdays, and now on Saturdays until 8 PM is totally ridiculous. Build the ramp, somewhere between Vine Street and Coulee Road, and charge for it. I'd pay extra property tax for that issue to be resolved. I have no children in the Hudson School District, but I'm paying taxes on this. Having a vital downtown is one of the things that truly makes Hudson unique - capitalize on that. Also, capitalize on events, festivals and outdoor activities that bring tourism into the community. I do agree that we probably need more business parks/offices if the goal is to attract new businesses into our town. Hopefully the focus will be on those that will bring quality jobs.

Help to promote small businesses and entrepreneurs in the area. That is most-likely where the market will eventually lead rather than massive businesses. Companies like Uline that take up mass real estate don't utilize the surrounding citizens that are looking for work.

Unsure

Skilled manufacturing jobs that do not need a degree. Business park across 35

Should have a bigger farmers market with more vendors and even music. It should be located near lake street park.

Hudson needs more activities for children and teens. There really should be a public pool and/or splashpad. What happened to plans for the splashpad at Weitkamp Park?? It would be especially nice if Hudson had something like what Woodbury has at the HealthEast complex with the indoor sports facilities and play area/splashpad. Would have been MUCH nicer to see something like that at the old dog track site instead of the factory that's there now. It's such an eyesore and takes away from the appeal of our community in my opinion. I heard they produce juul products--if so, ick. A roller skating rink/arcade and trampoline park and/or climbing walls would be nice for kids of all ages. I'd also like to see a humane society in Hudson.

No

Hudson should avoid neighborhoods built by a single developer with all same/similar houses in colors that are all a different shade of beige or some other earth tone. These types of housing developments are unattractive when new, but will be eyesores in the future for the community as they age. It is disappointing that most new developments do not have the charm and variety of housing that one can find by walking down 3rd, 4th or 5th st. in Hudson. While I'm certain they are more cost efficient to build this way, in the long term I think it will be regrettable- not just for Hudson, but for any community that embraces these types of housing developments.

Another grocery store would be awesome. I also think a downtown farmers market would be widely accepted by the community and tourists.

Recreation centers that promote community engagement and support.

Outdoors recreation!!

Maintaining and growing downtown Hudson as a walk-able destination. Encourage locally owned businesses and artists. Keep it in reach for community based residents to live and work in Hudson.

Natural Recreation: specifically hiking/biking trails. (both paved (easier access for families and seniors) and unpaved/crushed rock for mtn biking and running).

Gas station at the intersection of Carmichael & Vine

Mini golf course. Small restaurant by the City Beach. Please do not bring in more hotels. They are literally everywhere.

A farmer's market in downtown on Saturdays in Lakefront Park under the Hudson sign in front of the dike would be cool. Maybe the police could cordon off a few blocks as well. Every cool town has this in their main gathering area and residents love it. It brings people together to enjoy healthy food, music, and the outdoors. This would bring a lot of people to downtown on Saturdays. The current 2 Farm Markets aren't that great...pretty small and the one on Thursday morning is only convenient to a small number of people. I support the Hudson Grocery Co-op for a downtown location as well.

Businesses you can safely walk or bike to

Education Job training

Event center downtown. Parking ramp downtown.

A community pool, outdoor or indoor, would be wonderful.

More heavy industrial/manufacturing.

Hudson should look at tenant mix when encouraging other businesses. What is a good fit, what works well and will do well together, etc.

None really come to mind - the most pressing issue seems to be a convention or event center of some sort. We continue to be "sold" ideas/concepts (i.e. dog track land, old golf course) with a fictitious convention or event center (these folks never had the \$\$, they had a concept maybe and they used it to leverage what they needed to acquire the land or development) this to me again holds us back from really growing in terms of tourism, hotels, more business. Although at this point I'm more concerned that we make a bad deal or encourage the wrong concept out of sheer desperation. There seems to be plenty of open space for businesses to rent so in my mind we don't need more space just more business to full the spaces. This is probably less of a City issue and more of a value versus sq ft

price with landlords who control these spaces. How do we build an all encompassing community that supports an open for business mentality?

Gym space is an issue for youth and adult athletics. I would love to see a multi-use athletic complex. Personally, I am involved with the Croix Attack Volleyball club and I would love to see a facility similar to the Rochester National Volleyball Center, or the Burnsville Volleyball Warehouse or even the Ade Olson addition to McPhee on the UWEC campus. (4 volleyball courts would be great. I would also like to see the facility include a 200 meter indoor track (6 lanes). Pickleball, Basketball, indoor tennis... could also use the facility, among other athletics. I think a good location for this would be by the movie theater or by where the old dog track used to be.

We need more professional engineering, light industry businesses that will provide higher wage jobs. We also need public transportation.

tech and clean industrial

I think your list covered the types nicely

Indoor toddler friendly activities such as swimming park for winter. Not sure where it would go. Also, baseball park where the Phillip med building was just built that EVERYONE IS MAD ABOUT because it was not in the plan. FULL TIME FIRE DEPARTMENT

Temporary working spaces for emerging workforce not located in permanent offices

Increased affordable housing.

Higher skilled jobs. Attach companies into new St Croix Meadows area to retain Hudsonites to work within the community. Many people leave the community to make a better living in Minnesota.

No sure

unsure

adult entertainment such as dancing, golf, social clubs, opportunities for adults to meet and encourage getting to know other Hudsonits.

Outdoor water park, pool for community use

Downtown small supermarket Fewer strip malls

Small business, veteran owned, woman owned, anything local and sustainable.

We need things for youth and especially teens to do. Not just organized events but safe fun places for them to hang out.

Tourism. Resources should be allocated to make Hudson a great destination for a weekend get-away. More things to do when people visit our beautiful city. There are opportunities to utilize our beautiful natural resources to help attract visitors to our community.

Professional administrative type businesses should be encouraged? What would Hudson need to do to attract more call center type of businesses to the area? There is a need for professional administrative positions in the area.

Green/new energy/environmental

Any type of development that would lead to quality jobs and be environmentally sound.

South of 94

More higher tech business. This will keep Hudson on the pathway to infrastructure improvements. Expand the current business park east of town. Make existing companies keep up with progress in their fields.

Technology Jobs

The more business development and industrial parks, the more Hudson will lose its appeal as a "small town community." Hudson needs to figure out how to create an appropriate tax base while keeping excellent educational standards, fostering local businesses, keeping property taxes low and limiting big box and industrial creep in order to maintain the charm of this historic river city.

no

Whatever the business development, it should be done with long-term sustainability as a top priority. This includes ecologically sustainable, economically sustainable, and socially sustainable (with emphasis on ecologically sustainable).

community pool/splashpad

Look to invest in the downtown waterfront, which seems somewhat underdeveloped and a bit run down. Look to invest in community assets like an aquatic center/water park that the community could enjoy Maintain and improve the small business feel downtown - it gives Hudson charm/character Look to expand our business base and bring in jobs of the future in areas like healthcare and I/T What is happening with the Dog track development? Seems like that project is somewhat stalled, especially as it pertains to bringing a baseball team to Hudson

Churches

Downtown businesses should be focused on serving the needs of walking consumers. The boat launch could be a wonderful portal for boating consumers to enjoy restaurants downtown--especially those that eventually move into the west facing basement spaces of the old grocery store (River Front). If properly handled, the old 94 dike could also be a gateway into the downtown area, allowing

boats to tie up or moor while patrons walk downtown to shop or for a meal. How does Hudson take advantage of the assets it already has to invite consumers? How is the the City of Hudson continuing to be a good steward to the businesses that have been here for many years, and how does it nurture the type of business that enhances the community and consumer experience? Vehicle body paint shops, and non pedestrian oriented businesses should really be incentivized to have their businesses in less prominent locations (benefit to them, more space at less costs. Benefit to Hudson business, more attractive options for foot traffic to spend money). How can Hudson attract dollars from elsewhere to be spent in the community? How can Hudson encourage industrial / mfg business invest in the community? Dollars from elsewhere are spent here or pay wages of workers in the local community.

White Industry

Encourage "green" construction wherever feasible

Grocery Stores

the minor league baseball park would be amazing, although the timing obviously stinks. But this will pass, and it will be a boost. Ecotourism...kayaking, bike trails, more polished farmer's market, fewer chains

We have what we can support. No more manufacturing or large footprint industries.

Would like to see a Super Target, especially with the closing of Family Fresh. It would be great to see Caribou inside County Market.

Tech industries (i.e., software development, biomedical, engineering, IT services). Small business incubator. Breweries/Brew Pubs, Distilleries, Wine Bars.

Information Technology/Tech industries (i.e. software development, engineering, IT services, etc...). Breweries, wine bars & distilleries;

If retail businesses expand, I think local and small business owner expansion is more important than bringing in large companies or big name retailers. Support small and local business!!! Love shopping Downtown Hudson, and that feeling is great, would love to expand more on that. I do think Hudson needs another larger grocery store though.

Commercial scale apartment complexes.

I live downtown and think public spaces should be preserved. Lakefront Park is awesome and I'm SO glad our lakefront isn't full of parking lots like Stillwater's is. My concern is development downtown claiming the rest of the good space. I think private business/condos (at least along First St and facing the river) should have to incorporate public space as part of their zoning or something. Ex, First St. Station, with their big parking lot facing the River, how about public picnic tables back there. Or Valley Companies having a coffee shop on level 1 facing the river. Think Chicago's Riverwalk along businesses in the north Loop/Chicago River area. Other more populated areas (Hoboken NJ etc) have come up with mixed use ideas like this so the public has free or cheap access to multiple areas along the water. Most of us can't afford a luxury condo at the Stone Tap location or VC building, but why should they get to scoop up the views and atmosphere? I know it's "telling businesses what to do," but a comprehensive plan could make some changes to this. Lakefront Park is obviously a huge public draw but going into the future, I'd like to see more public options including into the comprehensive plan.

Light manufacturing in business park. Fulfillment centers in business park.

Small, upscale grocery store downtown Boutique hotel downtown

Encourage only those development that helps Hudson maintain a small town feel.

Vineyard/wine making, art, music, photography & architecture to promote community and cultural awareness/understanding and respect. Locate in connection to the St. Croix and downtown.

Boutique hotel downtown

I think whatever type of business development happens, it is very important to protect the waterfront for people to use. If we lose that area to non-retail/restaurant businesses or to private condos, we lose our charm. If even condos are going to be developed on or near the waterfront, we should impose strict standard of esthetic, they should not be allowed to go very high (ie: over 2-3 stories) and they MUST have a communal access to walk the river front. I have lived in the NYC boroughs for the past 20 years and one thing that I have liked seeing in Brooklyn is that if housing goes up in a "prime viewing" area, they forced the builders to have retail businesses on the first floor - coffee shops with outside seating and walkways. It allowed people to interact with both.

at least one more grocery store, maintenance/repair businesses, more affordable housing

I'm happy with the businesses we have but I'm old and won't be around in 20 years.

Trader Joes or Whole Foods should be located on the hill Country club with pool, tennis, golf should be located on the hill

There is plenty of empty retail space down town, 2nd and adjacent streets. The city should encourage some diversity in retail down town.

more technical and engineering opportunities for jobs

Does the city think it can predict which businesses will be needed in the next 20 years. Maybe the business community is best equipped to figure tht out. It is the city's job to support those efforts.

downtown condo housing

grocery,

Work with Hudson Housing Authority for low rent housing. And mandate it to go in with new housing arrivals.

Develop businesses that offer strength of service or technology. Ability to bring more high quality jobs to Hudson.

Don't want Hudson to become another suburb of Minneapolis & St. Paul. Keep the businesses there. I moved here to get away from Twin Cities.

More bike lanes, hiking trails & ball field.

I'm not sure if this is business development, but could improvements be made with the boat landing to remain open when the river water level rises? This brings tourism dollars to Hudson and would be a good investment in the long run.

Healthcare and retail services.

Restaurants - We need 4 star. Hudson has enough Mexican, hamburger places, pizza.

Industry - or good paying jobs for young families - singles. The previous dog track was a missed opportunity!

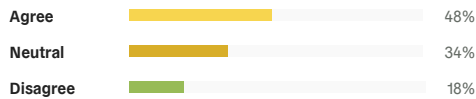
Avoid heavy industry & manufacturing. Encourage professional services & maybe hi-tech.

To what extent do you agree or disagree with each of the following statements about housing development in Hudson?

Overview

Question	Agree	Neutral	Disagree
There is an adequate supply of well-built and well maintained quality housing	48%	34%	18%
More single family homes are needed	30%	48%	22%
More two family homes are needed	21%	45%	34%
More multi-family homes are needed	21%	35%	43%
More condominiums are needed	21%	43%	36%
More senior living options (independent and/or assisted living) are needed	39%	48%	13%
More rental housing is needed	33%	37%	29%

There is an adequate supply of well-built and well maintained quality housing



More single family homes are needed



More two family homes are needed



More multi-family homes are needed



More condominiums are needed



More senior living options (independent and/or assisted living) are needed



More rental housing is needed



Themes from Open Ended Survey Questions

6. Please identify the location of where new and/or updated housing development should occur.	
Theme	Number of Comments
Need more affordable / mixed income multi-family	37
South (could imply outside of city)	24
East (could imply outside of city)	22
Don't know	20
Carmichael Rd	18
Outside city limits / fringe / annexation	17
Walkable senior living	16
Downtown	14
No more housing	14
Near transit, facilities, & services (existing or planned prior to development)	11
Along I-94	10
Infill	10
Not downtown	9
Where roads can handle more traffic	9
Vine St	8
At / near the old dog track	8
Near schools	7
Spread through entire community	6
Anywhere	6
In / near commercial areas	5
Along Hwy35	5
North Hudson	5
Avoid sprawl, preserve agriculture	3
Ward Street	2
Maintain existing housing	2
Close to healthcare centers	1
High-end condos near river	1
Not near river	1

Please identify the location of where new and/or updated housing development should occur.

Responses

South and East , nothing in city limits

We need more affordable housing options so that people who want to work in Hudson (teachers, nurses, police, retail and restaurant workers) can afford to live here.

Not sure.

East and south of Hudson.

More affordable housing and mixed income developments are needed.

I don't have enough information about availability of land.

Downtown area

New housing development should be in conjunction with new public transit options, rather than continue to require residents to use their private vehicles to obtain medical care, groceries, and community services and attractions.

Ideally, housing developments should be spread around the community so that no school or area is overloaded with lower income or upper income housing. Need cooperation from townships to locate high density housing in their communities.

Backfill areas by buying up low-quality housing with a focus on near downtown and near the schools.

We don't need any more housing

Not on the river! So sad to lose the ability for all to enjoy. Suggest close to schools.

Atwood property and southeast of Hudson.

Anywhere

more low income housing

Carmichael and Vine

Outside the city or on the fringe

Where MORE commercial buildings are being put up.

No where

Plenty of room out on Hwy35, or along both sides of the I-94 corridor heading east.

Carmichael and Vine

I'm not sure on the location but I wish that there would be more design criteria for townhomes , condominiums etc instead of just these cookie cutter developments.

Additional housing could be done in the country in North Hudson and the outskirts of Hudson. No further condos need to be built in downtown Hudson!! Please also no more additional low income housing! We live adjacent to an area where there is low income housing and crimes are being committed in our neighborhood. There are not enough police to patrol our neighborhood to keep it safe. Therefore we are told to buy security systems and cameras to protect ourselves. We then are forced to monitor them as well as keep all our outer lights on at night costing higher usage of electricity. Low income housing is costly to us!

n/a - with all the new housing currently in build, do not repeat the early 2000's and build more before that is purchased and lived in.

Close to shopping, medical

I don't think the City of Hudson has any more room for more housing - leave the remaining green-spaces alone, please.

Vine/Carmichael, N. Hudson,

Multifamily housing should be incorporated into areas throughout Hudson. Genuinely affordable family housing units (whether to own or to rent) should be incorporated into ALL new housing projects. Current home owners who wish to convert their homes to duplexes in saturated areas (downtown Hudson, by EP Rock, or behind the high school) should be allowed to secure the zoning exceptions needed. We do not need umpteen more luxury condos, we need homes that families can afford: including families that are single parent households.

Not sure where available spaces are

Plenty of open space up on the hill past fleet farm and old dog track area.

South of 94 and East of of 35. Also South near River Crest

Up on the hill, keep the down town area historic, i.e. the remodeled strip mall on the south end of second st is garish.

East of City

Anywhere that isn't downtown. I'm worried that increased developments in the area will raise the costs of living and shopping downtown.

anywhere

Perimeter of the city.

Houlton area.

South of I-94, West of CR 12 and 35 South. Controlling sprawl and invasion of farm land, rural and forest area should be at the fore front of our planning, zoning and development standards. No more storage units either.

Senior / independent living in a pedestrian friendly area where services are available. Potentially near 2nd St. or in area of older motels provided that areas could be ped friendly.

Increasing population density will only make this more like Woodbury.

Have no idea.

The vacant property that the school still owns on UU

There is already a lot in the pipeline and lots for sale. Hudson is becoming the next Woodbury and will lose its small town feel. Focus on fixing current housing/ or buildings that need work.

close to town so that it is affordable travel for people.

It can only occur where there is existing adequate support services. Those must be planned for first. We have enough areas where development has occurred and there hasn't been enough planning for the support structures; traffic (including traffic types), parking, specifically, but also pedestrian and bicycle. Other than that, I think both sides of the freeway could handled additional housing - again, if the traffic (and utility) support is there.

Single family; ten miles South of 94. Towards River Falls

I think the various types of housing should be spread throughout the community. Affordable housing that will encourage young families to live and grow in Hudson is critical. It seems the focus has been solely on senior housing and high end homes. In order to be a vibrant community we need people of all ages and stages here.

Around the old dog track. East side of Carmichael north of I-94.

Depends. If housing for families, try to do it near schools. If rentals for commuters, near transportation access.

Land may need to be annexed south of the old dog track and in the Town of Hudson.

Where we can find space. Affordable housing needs to be a priority. Low income housing should t be defeated to one part of town to make equity across schools.

Closest to the existing schools

not sure

South and east of Hudson, and northeast / east of North Hudson.

Close as possible to town center

Condo/Townhome options closer to downtown that are actually affordable would be nice. Something more in the \$200-\$350k range. Million dollar condos are snazzy and all but come on..... I don't want to have to leave downtown Hudson when I am ready to downsize from my house. Oh and try and stay with the aesthetic of the historic downtown.

Every new development should have 10% affordable units. Rezoning in established neighborhoods should be considered to allow for creative additions of affordable multi-family housing.

Not sure

South

south of 94

New Richmond

Let's wait and see if what is being established gets filled. I would like to see the housing construction slow down a bit.

Unsure

South of Hanley

High density housing should occur near high traffic and/or commercial developments. If the city were to annex more land from the Town that would be a great place to start a corridor of commercial and high density residential as a buffer to residential areas.

Senior living facilities should be within a short ride from where they live otherwise we isolate this portion of our population. I would also note that there is not discussion of assisted living homes for adults with disabilities - this is a HUGE portion of our population that ends up "hidden away" because they and their families do not have adequate resources.

Not sure

Homes for seniors, disabled and low-income people should NOT be segregated from more upscale housing.

South side of Carmichael

Wherever and when the demand calls for it.

East of Hudson, both north & south of I-94.

Too much already

Within walking distance of current and planned business.

I'm general we do not need to greatly expand the number of homes in Hudson. Again, residents have no desire to turn Hudson into the next Woodbury, Maple Grove, etc.

Where the flow of traffic won't be severely impacted.

Near the movie theater

While I feel that for the most part there is adequate housing in Hudson , I feel that the town would benefit by having more good quality, affordable, yet desirable, and even upscale rental housing available . Especially as the population ages and seniors would most likely be looking for rental housing as they downsize . But, It is very important that we have the road infrastructure in place first to support any future Housing Development. This doesn't seem to be the case right now as we are having a problem with Carmichael Road and its current inability 2 handle the new development that is now underway. It would seem that the new development currently happening on Carmichael is putting the cart before the horse. The new development is occurring before the new Road infrastructure is in place.

Not sure

Senior Living Options: Needed more long term care options. Anywhere.

Housing development should occur only where the roads can handle the increased traffic. Carmichael Ridge by 94 is already awful with many accidents. Once you know the way through the area it is easier, but it is tough for people who do not know what lanes to be in and there are many near accidents.

Support the livability of the older parts of Hudson. Tear down some of the old housing stock and replace with newer homes that fit the neighborhoods to encourage both families and retirees to move into downtown and enjoy the community.

????

Rent should be more affordable even in the existing "dumps". Paul Anderson is a slum lord. Instead of developing high income townhomes only Hudson's "elite" can afford. Property owners should make what's existing BETTER.

All over the city.

The only places left are the rural locations...

No where

Carmichael corridor; red cedar canyon

Near highway 12

I would like to see existing neighborhoods improved instead of developing open land.

South of town

Don't know what open land the city has.

A rental/condo development like stillwater's downtown condos would be a good expansion. Unfortunately we don't have any remaining area downtown without removing current structures. Maybe the fire station would be a great place for a mult story complex.

Anywhere else except locations that would diminish Astro open spaces and Parks.

Hudson township/east, not north Hudson there is too much through traffic downtown as is

I would rather see a moratorium on all development, or to put multifamily and lower income developments on areas already annexed. Development is ruining this town with congestion and crowding.

North of 94 -North Hudson east

East and South of town.

Should be scattered around rather than concentrated in one area.

Upper Hudson, "on the hill," east of downtown.

I don't know Hudson well enough to say

What we need are nicely finished, but affordable (not Section 8 affordable - RETIRED people affordable) townhouses in planned developments for people downsizing. ENOUGH with the Assisted Living massive complexes already - people 65-80 want to move from their large 2 story family home to NICE, but NOT \$500,000-\$1,000,000 take their entire retirement expensive, townhomes where they don't have to do the snow removal and lawn care. WHERE should they be? Anywhere close - by the business park up Hanley, along the frontage road, on Carmichael, at the dog track area, down Maxwell, Vine and Carmichael would have been great - but apartments are NOT what they want - they want twinhome/townhome in the \$250-\$350K range. So when they sell their home, they have some \$\$ left over. Often that's the only asset they really have.

Everywhere, doesn't really matter where, more in North Hudson would be nice, but most importantly AFFORDABLE housing!

Close to the hospital and restaurants. We need more affordable senior housing. There are many seniors who have lived here all their lives who can't afford Woodland Hills or Christian Community Home. They deserve better, more affordable options. They don't want fancy, top-of-the-line, executive-style living.

Outskirts of town, leave downtown charming!

In the upper level of downtown businesses.

New housing development should not take place in the central business district. This is not keeping with the downtown atmosphere. Traffic and waiting will destroy what we have as a destination town.

Null

Adjacent to Rivercrest Elementary and east of Carmichael, north of I-94.

I believe that more multi-family and workforce housing can be built, but it will need to be outside the current city limits, where there is land available for developers. I also believe in order to construct workforce "affordable" housing, there will need to be county, state, or federal incentives for builders so it is lucrative for them to build this type of housing...otherwise how can we expect builders to do the responsible thing when it means less money to them in the sales of the units??? We need to find a way through tax credits or incentives for builders and developers to want to build the housing structures that are needed to boost the economy in all the other sectors, as we then will have workers to accommodate the growth in those other areas. I see this as the only solution, in that regard.

planned to promote livable, walk-albe communities, adequate transportation access by road, walk or riding. starter homes and affordable housing is sorely lacking.

I think we need affordable rentals under \$1000 / month

At the dog track site.

Where are the questions about affordability of housing? We need to support development of workforce housing - including rentals - affordable to young families and families with household incomes below \$100K. The teachers and police officers who serve our community should also be able to live and raise their families here in Hudson!

South of Hanley toward new baseball park

East side of Camichael and south of Vine/UU

South of 94

I think it is more important to control the costs of housing, utilities and taxes to keep overall housing costs low to incite persons to live here. Housing and land in Hudson is on the very high end and we are pricing people out of our town. Homeowner property taxes are especially high considering services have not improved or increased to account for the increase in taxes.

Replacement of residences which are no longer economic to maintain

Need more affordable housing for young families and senior housing with amenities.

By movie theater By Bethal hts Luthetan

It shouldn't. Except for maybe more housing for seniors.

This town is in dire need of rental units (duplexes or townhomes) anywhere within city limits (within school district)

Have concerns about the density of high end condos to go in on the main drag of town. Also concerned about creating loads of taxpayer type units wherever they can be crammed in with little to no apparent consideration for traffic levels and accommodating the already growing numbers of residents.

With easy access to schools and grocery

First Street along the river should be updated with higher value housing.

The city of Hudson's property line is already at the edge. Need to expand the city limits into the township further.

By schools

I don't know that there are any areas within the City limits as of today.

South on CARMICHAEL. Update older homes in Laurel area.

We should focus housing in areas we can provide city services. However, we can't over concentrate along roads like Carmichael as it is already somewhat congested. We should focus building south towards River Falls and east towards Exit 4. There are too many barriers, natural and transportation, to building north. Ultimately I'd expect to see full development south along 35 and east along 94. Then the areas north of Hwy 12 can stay more rural as well as south/east of 94/Kinney Road. I'd expect in the next 20 yrs the city will add 5-10k people and push east past Exit 4 and south towards Radio Road along 35.

On the south side by the old dog track is where all apartments and town-homes should be. All NEW construction should be required to "fit" the Hudson small town community feel. The Hospital and Presbyterian Center are an abomination and do NOT fit into this community.

Wherever it will be built, the city infrastructure/roads need to be able to accommodate more traffic that it will produce (a major problem already)

Nowhere

AFFORDABLE housing for the seniors/baby boomers is needed. Rental housing for young people. People cannot afford the single family homes that are just starting out. Outside of Hudson around the Exit 4 area.

North Hudson?

There really isn't too many options left except to build east of the city. What is the plan to annex or expend east of Carmichael ?

HUDSON ABSOLUTELY DOES NOT NEED ANY MORE NEW OR UPDATED HOUSING DEVELOPMENTS. HUDSON IS FULL.

Do not need

On the block between San Pedro's and the Hop & Barrel. It looks awful, and has for years. This is a perfect place for a boutique hotel for visitors for downtown, maybe some great event space, and a parking garage. I'd also look at some smart development for downtown...that corner across from the rive where the grain bin was, and the steel building that has the framing store. It seems like these spaces are best for retail vs. business offices. I'm not sure where else to recommend for downtown housing. More condos are being built, but we lack a hotel and a good apartment complex. How about that city land where cars are towed? Couldn't that be turned into a nice spot for an apartment complex, and move that lot somewhere else?

Expand south of Hudson towards the river falls area.

downtown

Hwy3

Near YMCA camp

I don't know, but it seems like there's a lot going on in the area of housing construction. The development site over by the Y is going to be such a pain as far as traffic is concerned, so definitely NOT near anymore prominent intersections, such as that one. Let's keep the small town feel of Hudson by putting development in place where it will go virtually unnoticed.

East side of Carmichael north of 94

Hopefully the new development by the baseball park will have some attractive housing, as well as the area near vine & carmichael. Perhaps others feel differently, but I find the new housing going up on the old golf course to be fairly bland and uninspiring despite good location in town & nice land topography.

Town of Hudson, possily school land on UU. Badlands Road or Hwy N off of HWY 12. So east of the city.

As a current renter in the City of Hudson, there are very few opportunities for nice rentals. There is another new condo project going up downtown - why not look at incorporating rentals? A majority of the current rental units in the city are old and not in great shape.

Anywhere you are currently building another useless hotel or business park.

Quality and affordable senior living options in the downtown area.

South of 94- consider updates to structures off Hanley and acquisition of land city boundary off of Mayer Rd.

Detached houses in the downtown area that are rented are generally the most poorly maintained housing in the city. The city should do what it can to encourage owner-occupancy. Also, the city should enforce better minimum standards with respect to the maintenance required by the landlords of these rental houses.

Unsure

Na

More multi unit housing to accommodate growth and affordability. Preferably in the city to avoid sprawl, increase convenience and keep downtown busy and vibrant.

Clarifying the "There is an adequate supply of well-built and well maintained quality housing" question: Well built? Yes Affordable? Not At All

Senior housing: On the lot immediately west of Panera Bread.

Between North Hudson and Houlton.

North of Hanley Road on Old Hwy 35 So.

Wherever there is open land.

South of town

Where ever there is adequate space to fit housing while still keeping enough trees and green space to keep Hudson's inviting, small town feel.

More affordable condominiums are needed = agree. Not just more condominiums. The reality is we're not the Twin Cities nor are we Stillwater. We can strive to be either but more than anything I'd like to see us be the best version of Hudson which to me equals something far greater than Stillwater.

The only area left to build would anaxation to the south of Coulee Trail. Possible east side of Carmicheal Rd from Vine to Coulee Rd.

South of Hudson off of F

North and East of Carmichael and Vine intersection. Please consider stand alone condos (no shared walls).

Far south or east. aka, in the towns.

East of Hudson, North of 94.

Unsure

unsure

West and south of Hudson

More rental options or two family homes available to rent near waterfront/downtown.

I would like to see some Active 55+ housing with amenities in the Hudson area. Something like you'd see in AZ but on a smaller scale.

Intermixed in all areas. Attempt to not gentrify any one location.

Hudson is becoming very overcrowded and, therefore, I don't agree with continuing to develop new housing within the city limits. I find it curious that when I moved here for the second time (8 years ago) I was told Hudson couldn't expand because the sewer system couldn't handle it but the growth continues to occur.

n/a

East of the city or on any open parcels that are available.

East of Hudson

Multi family housing needs improvements/upgrades to keep the quality of residents interested. Higher tech companies need improved labor force and they need a good place to live/buy/rent/etc.

Need more memory care and Assisted living options, close to healthcare.

Not sure, but it should be affordable.

South side of Highway 94 or Eastern edges of the city off Highway 94.

We need housing for special needs people mixed with nursing home assisted living

Updates to apartments around Ward Ave, Updates on apartments throughout town. North Hudson could use updates.

Rather than focus on new housing, the city should invest in helping homeowners of the current housing stock (especially historic homes downtown) afford to maintain and update them, including incentives for potential buyers of these homes when they go on the market. For example, there are several properties along historic 3rd street that are in dire need of maintenance. In recent years there have been some examples of impressive restorations of historic homes in this area. These are a draw for tourists and are a big part of Hudson's unique charm. Homes today can't be built like they were a century or more ago. Maintaining and restoring these old, solidly and beautifully built homes is a sustainable practice and an investment in the community.

in the old dog park

Most likely out of the core City of Hudson, which is already getting crowded. Putting in a bunch more housing at Carmichael and Vine seems like a bad idea since traffic is already bad in that area, especially on school days.

On ward street

Updated housing in parts of the downtown area that are rundown.

None are needed or desired. Stop building more multi family housing and severely limit new single family homes

Be great to see redevelopment in areas that look rundown.

Redevelop Front street between 2nd street and I-94 with condos and/or townhomes. Develop the area north of the YMCA (on Vine) and West of the St. Croix County Government Center (on Carmichael) with active Senior Housing (go-go). The northwest quadrant of the intersection of Vine and Carmichael should be developed with neighborhood commercial, however.

Redevelop along Front St. (between 2nd street & 94) condo's or townhomes. Develop north of the YMCA & West of the St. Croix County Gov. Center on Carmichael with Senior housing.

There is a lot of development already happening. I think part of the charm of Hudson is there is such a vast variety of living options and atmospheres for people to choose from. There is the historic homes behind Downtown Hudson. There are new development single-family homes. There are MANY rental options to choose from, from my understanding. And there are homes where you can get 3 acres of land and some privacy! I am unsure about the two-family or the multi-family homes - but we have been house hunting for a long time, for a permanent single family home in Hudson, and we have not seen many two-family or multi-family homes in Hudson available.

It seems like there are a lot of housing options in Hudson when I drive around (Summer Pines, behind Culver's etc). However, I'm sure cost is an issue for rentals. Unsure if there is any kind of rent control, other than, say, Croix View on Second St. Thinking about lower income families being able to rent a small house downtown at an affordable cost.

More affordable housing should be developed throughout Hudson.

Neutral.

They should be located where green space can also be maintained/added.

Replace existing substandard housing near the core, with duplexes and adding accessory dwelling units, to upgrade the quality of housing, support family growth-extended families, increase density and tax base.

Condos or higher end apartments downtown to help support downtown businesses.

The downtown old homes were well built and beautiful. The newer homes I see out on Hanley are awful. We aren't doing this city any favors allowing bad design. Even if they need to be affordable, we should have better standard for design.

Within town. Suburban sprawl is not going to help us or add to the feeling of a cohesive community

There are pockets of available housing throughout the city and townships. However, the affordability of housing is what is needed, especially single family homes.

no comment

1) dog track area, 2) keep cleaning up downtown area - removal of eyesore housing

downtown

south of Hudson

West & South of Hudson - Must keep in mind the increased costs of bringing services to these new areas.

Away from downtown

Affordable housing is needed of all types. Home prices are beyond the reach of most people.

East & South of the City, Carmichael, Exits 3 &4 ...

Corner of Carmichael & Coulee Rd

NE corner of Exit 2

Hudson Township - not on Carmichael

South Hill area is most logical until Carmichael east annexation can be executed.

Affordable housing for low income families.

North, South, East = Anywhere

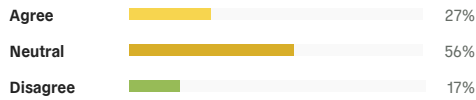
No more development / more green space / better planning & integration of all development / economic growth & population growth are not necessarily linked.

Please indicate to what extent you agree with each of the following statements:

Overview

Question	Agree	Neutral	Disagree
There is an effective level of cooperation between Hudson and its neighboring communities	27%	56%	17%
There is an adequate supply of living wage jobs	17%	45%	38%
Streets in Hudson are generally well maintained	56%	27%	17%
There is a good support system in place for entrepreneurs and new businesses	21%	69%	9%
More bike facilities (bike parking, bike lanes, etc.) are needed within the City	60%	22%	18%
Hudson is a welcoming and attractive place for visitors	78%	17%	5%
City services are effectively provided	55%	36%	9%

There is an effective level of cooperation between Hudson and its neighboring communities



There is an adequate supply of living wage jobs



Streets in Hudson are generally well maintained



There is a good support system in place for entrepreneurs and new businesses



More bike facilities (bike parking, bike lanes, etc.) are needed within the City



Hudson is a welcoming and attractive place for visitors



City services are effectively provided



How often do you utilize City of Hudson parks?

Overview



Themes from Open Ended Survey Questions

9. If you use City of Hudson parks, what do you like best about them?	
Theme	Number of Comments
Well maintained / clean	119
Variety & quality of amenities / playgrounds	64
Paths / trails / walking & biking	62
Spread out / access / proximity	61
open / natural / green space	55
Near water features	49
Atmosphere / beauty	41
Don't use the parks	15
Not crowded / quiet	15
Dog park / dog amenities	13
Safe	13
Ease of parking	9
Events	6
Opportunities to socialize	5
Exercise stations	4
Pickle ball	1
Geocaching	1
Well marked	1

If you use City of Hudson parks, what do you like best about them?

Responses

Beautifully maintained, accessible to all. We need a park on the southern end of town where the new Summit Ridge development is happening. Parks and sidewalks build community.

Well maintained.

Open spaces.

Playgrounds accessible to multiple ages and ability levels

Well maintained, not over crowded, beautiful (we generally use Lakefront park and paths around the river.)

Well maintained and located throughout city

Our family most often visits Lakefront Park, where we enjoy the system of pathways, benches, stage, and venue for community events.

Natural beauty. Trails for walking

When we used them years ago, it seemed like there were quite a few with broken equipment.

waterfront!

clean, well kept; conveniently located

they are appealing and well kept

There access to water.

The dog parks and able to get around the river

Well kept and all may use free and beautiful. So good to see families having picnics in the park, walkers, fishing. Wonderful atmosphere to keep. Please no more boat mooring to obstruct our beautiful lakefront.

Lakefront is both beautiful and functional.

Walking paths, playground equipment

Well maintained, especially in winter with the sweeping of the paths.

Open, welcoming, well maintained, accessible to all

cleanliness, beauty, facilities

Views, enjoying nature

The grass since I live in an apartment

They are well maintained and a great source of free entertainment for my children.

The trees and landscaping, playgrounds for the kids, Picnic areas, and that dogs are welcome.

Well maintained.

Don't use them

Convenient locations and adequate facilities.

Easy access (parking), quiet, well-maintained and lit (safe)

The walking trails

The playground equipment for the children. I would love to see equipment for older children too. I also like the walking paths too!

Access to the water through beaches and the river.

They are well maintained

Love the equipment and ability for kids to safely play

They're generally clean and safe/appropriate for children of all ages.

Clean

Cleanliness

I like that they are kept very clean

Proximity; I live across from a park and there are several within walking distance. My kids used to use the ice rinks a few blocks away too. I also frequent the dog park.

Location and accessibility.

Usually good amenities, fairly clean

Trees, flowers, things for all ages to do

Don't use

General cleanliness

Clean and well maintained. Sense of safety is very important to maintain. I would suggest playground equipment should be inspected/fixed at least annually.

Clean and well maintained

locations

Located on the river.

Walking paths, how the City keeps the parks maintained and clean.

well maintained

Doesn't apply

They are beautiful and easy to access. Not a fan of the parking idea downtown. Makes me not want to go to the bandshell or the dike.

Adjacent to the river

birkmose park, i like the view

Great facilities for children and adults.

Ease of access, well maintained

Kept natural.

Kid friendly, community based, and well stocked with equipment.

The parks are well maintained.

Greenspace w/ mature trees. the last thing needed here is MORE businesses, housing and concrete. Turn any existing open land into greenspace (parks etc0

The location.

Proximity and wild spaces. i.e. area north and west of the YMCA.

Cleanliness, well maintained.

Leave them as is

Nice place for kids to have fun for free and a good place to meet neighbors.

Accessible

Well Lakefront park is beautiful and has lot of good walking. Other parks the kids play equipment.

I use to like Lake Front, but not anymore. Way too much traffic. Prospect Park is now a go too

I don't really use them so have no answer - I guess I love the dog park, but that's not technically a city park, even though it's on city property.

A place to play pickle ball

Grilling facilities Dog friendly Well maintained (landscaping) Easy to coordinate renting space (Thank you Amanda Roy)

Lots of parking, safe, good trails to walk.

The primary area I use is the water front. I believe Hudson developed Lakefront in a way that maximizes this asset.

The walking paths.

Clean

Use more often in summer, less in winter. Like accessibility to Lakefront Park, our #1 park destination. Like proximity to St. Croix River and site lines, park walk out to river and from RR tracks south the the boat launch and marina.

Parking (although it used to be free on weekends and paid parking downtown will probably discourage people from using Lakefront Park), cleanliness, the view.

Abundance of them and how close they are to neighborhoods. We do need more recreation options closer to the namekagon neighborhood and low income housing for those kids to have something safe to do within biking distance.

Well maintained from what I've experienced. I do use the small dog park which is so nice to have that option for a small dog.

I like that they are clean and fairly well maintained.

open green space

The grounds are well-maintained.

Always well maintained

mix of play grounds, open space, paved trails for biking.

Playground equipment is in good condition

Safe, scenic, clean. Absolutely love walking the dike road and the improvements that have already been done.

Clean and well kept

Geocaching

Wide open space and not crowded

Variety.

Clean

Water access and view

Well cared for grounds and facilities. Good landscaping and greenery (trees)

Clean, well maintained, love Lakefront Park. But need to be able to use it without paying for parking.

clean

They're not overcrowded or destroyed by people from outside the community

I like most of them, but the riverfront is becoming trashy. We should be thinking about maintaining its beauty, not how to build it up.

Hiking trails, used more before the dam repairs (I live near Willow) exercise

Clean, accessible, Willow River is awesome

N/A

Clean, open, easy parking, lot of space.

convenient and well kept.

Clean and well maintained

Usually open and clean

Distance to river.

The river front, trails and the beach

Mostly to walk and enjoy the weather.

Quality of playground equipment

Open space.

Playground structures, clean areas.

Proximity to river

Clean. Well maintained.

Openness

E perhaps additional exercise based playground like the one downtown by the riverach park has a different types of play equipment. That means our kids like all of them for different reasons.

They are fairly well equipped

Close proximity to St. Croix river.

.

Options and maintenance

Well marked directions

They are not overcrowded. That is with the exception of Willow River Park. I no longer go there as it is overrun with people from the twin cities.

Cleanliness, variety of playgrounds, recreation

Variety, clean, no two parks are the same

Clean and attractive

Clean and well maintained

Well maintained, not overcrowded, variety

I'm not a winter person so use them only in summer and usually only with grandson. Don't have any opinion.

I take my grandkids and we enjoy the facilities for the kids, playgrounds and equipment.

Dog bags are provided and the lighted path by the river is great.

Locations, cleanliness, walking paths

I don't use them anymore

Access

NA

Nice play equipment for families Sports fields The newer pathway along the river front area

They are clean and have fun spaces for kids

N/A

I like the trails in the woods, easy to access, they seem clean

I enjoy walking through Lakefront Park in particular. I like the multi-use factor of it.

Along the river

Trees, walking paths, view along the river, places to sit or picnic.

pick up drift wood

They are calm and relaxing. Our state park is much better than our city parks though.

The open space and the cleanliness

Clean, well groomed

green space

Wooded and undeveloped Open Spaces

Walking paths, access to river

Walking paths and exercise opportunities.

Well maintained and scenic.

clean well maintained and variety

I enjoy walking along the paths in Lakefront Park, and the Dike Road.

well maintained clean

Restrict pets.

Working bathrooms and within walking distance or adequate parking spaces

Attractive, Clean, most are updated and well maintained

Views of river

The waterfront, although it could use modernization and upgrading

Maintained

Not too crowded. Always a parking area. Seem to be well maintained.

Clean, well maintained, safe

North Hudson parks are well maintained and promote wildlife and native plants.

Lakefront Park, walking and watching the sunsets.

Ease of parking

For the most part, they are well-maintained and clean. Baseball diamonds just outside of town in Troy township and Town Hall could be better maintained.

I like the amount and variety of city park. Lakefront is good for walks, Grandview has a nice playground for the kids, Deer Run is small and fairly private.

Green space

use very little

I like the exercise stations near lakefront.

Love the lakefront and dike road and path along the river. Great for walking or strolling. Love the exercise equip there. Love the band shell and events. Would like it to remain an event center and a walk along the river. Safe and quiet and still somewhat a local

enjoyment.

Clean, spacious

convenient locations, unique features, well maintained.

They are clean, accessible, safe, and well-maintained. We love that they are welcoming and inclusive of individuals of all abilities.

I don't use them

They are clean, safe, and well maintained.

I like play structures for young children, sledding hills, city beaches. I like the location and proximity to home.

beauty, varied locations throughout the city

Walking trails, views , benches, music in the park

Proximity to the river and/or play areas for children.

I love the parks that provide a view of the river; the parks that provide trails for walking and benches for sitting; the parks with green space for children and families to play; and the parks that provide waste baggies for dog-owners.

Well maintained

Open and not crowded

I like the views from lake front park.

A place to let my dog play fetch for free

Well maintained and up to date.

I would mostly use the riverfront and pier walkways and prospect part

Q#8: I use parks more in the summer than the winter, so the answers are not representative of my use. I like that I can walk or bike to them in the non-winter months. I like that organizations can reserve a park for an event. I dislike the parks crew parking on the paths while emptying garbage cans in the summer - they should pull over or park in the lots and walk to the cans, which will allow bikers and walkers to also use the path.

Walking on dike and along river

The green space

The amenities.

The atmosphere

Clean and safe. Well maintained.

Used to be free parking And dogs on leashes Other play grounds picnic tables walking paths

Atmosphere

The kids like them but prefer school parks instead.

I like the dog parks.

Easy access. Usually not overcrowded

The gardening is well-kept

clean, water views,

playground, beautiful views, green space

well maintained open space

Access, well maintained, locations

view

Nothing inparticular.

Clean and accessible

There aren't a million people in them alllll the time. Within walking distance of my home.

River View, clean

maintained beautifully

I walk the trails at Weitkamp and Lakefront Parks. I also take my grandkids to Weitkamp to play on the equipment. We attend summer concerts at Lakefront.

playgrounds for kids. walking paths - when available.

Convenient locations and fairly good facilities.

Everything and their uniqueness

easy access and well maintained.

Availability

Walking paths at Weitkamp

That they are well-maintained and that they are scattered through the city.

Hudson has excellent natural resources (e.g. bluff, river) - Hudson's parks highlight those areas well.

I like the facilities offered and their proximity to my house. (Weitkamp). A park with a splash pad would be nice though.

The neighborhood closeness and well maintained

Loved the varied playgrounds when my kids were small

clean

ease to get there

The play areas for little people and hiking in Willow River

Place to bring my children to play They are generally well kept multiple locations all over the city (access)

Excellent locations with access to the river or nice views with adequate parking available.

THEIR LOCATIONS, AMENITIES, AND THAT THEY ARE WELL MAINTAINED.

Location

Lakefront Park and Birkmose Park and my favorites because of the beautiful sights. I also like the fact that a walk up and down the dike as part of a downtown walk

They are clean and well-maintained. I love the flowers (and the lady who makes our city so beautiful!) Since I'm always on foot, I appreciate being able to find a restroom along the way. I like the beautiful views and open spaces. I especially love Prospect Park, and am so glad that it wasn't developed when the new hospital was built. I love that the trails are maintained, and the view of the river. I love that there are park benches and picnic spaces available.

Opportunities to see wildlife and birds from safe, paved trails.

I don't utilize them unfortunately. I would like to see walking trails though! More than just the one we have out by Burkhardt.

Conveniently located and attractive

The variety of what you can do at each and that they are spread out through the city.

River Way area, need better and more obvious connections to downtown. Connect people to downtown and river. Execute plan to improve downtown river park. Reorient the band shell (Sun Issues) and execute the Park Master Plan to connect downtown to park.

Not too crowded.

Walking paths

Wooded trail and large area to walk.

2-4 times per year up to 2-3 times per month is a big jump. We use city parks more often in spring and summer months, so it averages out to a lot more than 2-4 times per year. I like the play area equipment at most of the parks. They're also pretty well maintained. The landscaping over at Willams park is always gorgeous. It would have been really nice if that splashpad had been put in at Weitkamp.

Location

Great walking trail by river

Clean, well maintained, safe

Variety of options that cater to kids of different ages (and adults), some have great views of downtown and the river.

Well Maintained

They are well maintained. Wish more could be done about the geese at the Lake front.

Location

Clean, well maintained. Ease of access, plenty of parks to go to.

The lack of civilization. The fewer buildings, and more wide open nature, the better.

Parking nearby. Beauty & access to river.

Natural landscape, walking and biking paths

Clean. Well-maintained.

They are clean, well maintained and inviting to utilize.

The Hudson boat launch is great when available and Lakefront park is also a frequent destination.

accessibility for a diverse range of abilities.

I think they make the city walkable and provide great family leisure space. I especially love the public waterfront which provides public access to put in kayaks, etc.

Access to water, walking paths/trails, open grassy areas, picnic tables, skiing trails

Safe and clean, beautiful nature

I live fairly close and they are good places to go walking. I like that they provide equipment for kids, trash service, bathrooms (in summer), and dog poop bags. The green, open space is important to residents to get outdoors and stay active.

Lots of Trash & Recycle cans

The greenspace

Location and amenities

Variety of parks. Not the same park in different locations. Cleanish bathrooms

I marked that I do not use them.

Accessible, choices around there city.

accessibility to the river, I need open spaces for my mental health taking walks in natural areas is helpful

Ambience

Views, nature, paths

They are beautiful and well maintained.

Views of the water, well maintained, plenty of playground equipment.

Lots of trees/shade offered. Well maintained playground equipment. We also enjoy the quantity of parks. The wood constructed play surfaces are especially appreciated.

Well equipped

Beautiful scenery, clean

The improving playground equipment, mowed lawns, mature trees.

There walking/biking paths and scenic overlooks especially for walking our dogs.

Walking either just myself, with friends or my dog. I live close to Prospect Park and am always surprised how busy it is and how many people are there for what I thought was kind of a forgotten park.

Lakefront Park is the jewel of the City. Great for city residents and also for visitors to view the St. Croix River and St. Croix river valley. Overall all of the parks are different and have a good mix of activities and many have great views of the river.

There is a park for walking distance from basically anywhere you are in Hudson. Which I believe it is a nice option for families or singles to go out and enjoy the weather or spend time.

Green Space / natural environment Gardens at Williams Park - loved seeing the caterpillars on the milkweed last summer! I enjoy visiting the munching goats when they have been at Prospect park. Lakefront Park - there have been good improvements over the past 10 years When my children were little, they enjoyed the play equipment at many of the city parks.

I enjoy the varied location and the proximity to the water.

cleanliness and availability

The beach, dyke walking path and free summer concerts in Lakefront park. Also love the waterfall and walking paths in Willow River State Park (although that's not a city park).

Clean and maintained There's one park that has the rubber matting not wood chips or rocks

easy access to them

x

Walking trails, natural protection, wildlife, native flowers

Accessible open spaces within the city are good for the public

They are well maintained and attractive.

Lots of green space.

Open area for walking.

Location

Peaceful and beautiful!

green space, playgrounds for kids

biking, walking, Trees, swimming, open space to relax with nature

Most of the time parks are peaceful , a good place to breath fresh air and look at beauty all around us. I like to visit in any season . I hike ,walk , jog, snowshoe . I also enjoy all the staff workers at the parks !

play areas for grandchildren children and walking areas as along the river

Lots of green space to run around in addition to play structures.

Clean and well maintained. Lots of play structures for kids. Nice walking along river. Would be great if it River walking path could be extended.

Clean abound safe

The dedicated green spaces.

nice lawn care

Ability to gather with friends or family.

Beautiful views!!!

Clean and open and spacious

I utilize Lakefront Park regularly to walk the dog. It's a very nice place to walk and take a break from the day to day.

Love the few walking trails that are available. Love the dog park, but that was not funded by the city. They allowed the park to be built on city land, but didn't provide any funding. The park was only ever built because a few dedicated citizens got together and raised money to fund the project. The city "agreed" to provide a level of funding if the citizens were able to raise a certain amount of money. The Hudson Dog Owners Association was able to raise the money needed AND MORE, and then the city pulled the funding. The city council should be ashamed of the way they handled the project and funding. The dog park has turned out to be utilized more than most other parks in the community. The community spoke as to what they wanted to see in their community, but once again city council members turned their back on what the citizens asked for.

well maintained, variety of options

The dog park is nice. Some other parks have good views.

Quantity of them

clean and family friendly

The walkways and well maintained areas.

We like the green space by the River.

The number to choose from. Cleanliness

Hiking, open space, playgrounds

Having garbage cans & dog poop bags available to keep things clean.

Scenic views

Well maintained, nice green space , nice views

The large grassy areas

Easily accessible and there seems to be room for everyone.

green space, water, river

Trees & other natural elements, minimal structures

As the parent of young children, the parks are a great place for them to get out and be active.

the playgrounds

Bathroom availability

clean and well maintained

cleanliness, nice pavilions, good play structures

I run and walk the city trails and through Lake Front Park.

Proximity to me

They are generally well maintained

views, walking areas

Hudson City parks are well maintained and have useful features (like picnic tables, outdoor covered seating, bandshell, etc).

They are clean, well maintained and beautiful.

Neatness, cleanliness, flower gardens

clean & well kept

Riverfront

cleanliness, water features, safety

Clean, well maintained.

Access to the river

That they have parking and covered shelters.

Anderson, Williams, Prospect, Weikamp

Play ground structures, variety of park types, open spaces for play and riverfront views.

Trails, nature

Walking and biking paths, bandshell, swim areas/beaches, views

Walking/biking paths, bandshell, swim areas/beaches, views

These days, we typically use the park with the bandshell down by the river. Love the Thursday night Music in the Park events. The park is well maintained and a great venue to enjoy a summer evening.

They are clean and well-kept.

Locations.

Open spaces and scenic views.

Well maintained

I like the spaciousness of Lakefront Park, the improvements to the dike road paving (lights along it, porta potties at the end), the walking trail connecting St. Croix St to the river trail. When my kids were little, I liked all the playgrounds and improvements to them (Williams, Prospect etc). I like the pavilion/park area at Weitkamp and have been to reserved events there. I like how secluded Prospect feels. I like all the flower plantings at the parks and that there's not garbage all over the parks.

Green natural space.

City parks are adequately maintained. The quantity of parks seems appropriate as they are not overcrowded and new parks are added as population increases.

We love the walk along the River to downtown from River St because of the water and greenery as well as the fact that it ends downtown. The smell of food coming from the restaurants is wonderful. The park downtown is so inviting as you look out at the water and boats. Love the music in the park. Never tire of this daily walk!

Quiet open spaces.

open spaces , green areas

Open space with walking paths/sidewalks

Their informality, and connection to the river, the sailboat moorings, other natural features (views, Native American burial mounds)

Walking along river

Size, location near river, play equipment.

The views

Not too crowded, space for recreation, some have playgrounds and ball fields for kids and fairly well maintained.

They are relatively well-maintained.

path system - need more / lengthier path system for runners

The walking trails.

facilities available, such as bathrooms, source of water, shelters

-

-

-

the fact they exist and its our only option. they are clean.

child friendly, clean

Open space. Lawns mowed. Trees trimmed. Well maintained.

Well maintained

-

Openness of areas - Any new park should have well planned layout offering multi-use and quiet areas.

They are immediately available & usable.

Accessibility & cleanliness

-

Beautiful views, walking paths & trails, places to sit / benches, tables, bathroom facilities, upkeep is great! :-)

Paths - Peace - Fun place for all

Willow River - I like walking to the falls

Size and ample number

Well balanced - Covered (roofs) buildings - Need bike racks

Well maintained - clean

-

Entertainment in summer months

Walkways and safe lighting

-

-

Shade trees

Riverwalk

-

Always clean / well maintained

Themes from Open Ended Survey Questions

10. If you don't use City of Hudson parks, why not?	
Theme	Number of Comments
Use the parks	280
Don't use the parks	77
Grown children / parks are child oriented	27
Need more bike paths / trails to parks	11
Not enough amenities	10
No time	8
Parking availability	7
Maintenance / facilities	6
Active elsewhere	6
Too far from home	4
Not from Hudson	2
Too many people	2
"Young hoodlums" / drugs	2
Not enough stuff for children	1
Physical limitation	1
Unleashed dogs	1
Need more park information	1

If you don't use City of Hudson parks, why not?

Responses

I do use them!

I do use them!

I use them.

n/a

Not aware of any activities or other uses for any other parks in the city. Also, my kids are grown.

NA, I use Hudson Parks often.

NA

I use them! Not applicable

My kids are not an ages where they use parks for playing or for sports.

I do!

I use the parks

do not walk much

Where can one park? Often we just drive on through as we note that there's something going on but nowhere to park. Why not shuttles?

We use them daily

I do use

I use them mostly for walks.

I use parks

Use them

I use the parks

I do use the parks

I don't have enough time, or there are many in my location.

I use them

I do use them.

N/A

I use parks

nothing to offer

N/A

N/A

I use them

I currently use them.

n/a

I have trouble walking on uneven ground

NA

We use a lot of the city's parks. I wish there were more bike paths to get to the parks.

Na

N/A

Na

Not applicable

I DO use the parks.

n/a

Grown children

No time

N/a

I use Hudson Parks.

N/A

We use them

Parking can be difficult. Not much to do at some parks unless you have little kids.

See above, I use the parks.

I use them

No current need for them (personally)

N/A

I do use them

i use birkmose

I do use city parks.

N/A

Needs better maintenances

We do use them, see question 8. 2-3 times or more per month depending on weather and schedules.

There is an overemphasis on active recreational uses.

I plan to buy a State park pass next year, this year it was too late in the season when I got around to it.

Use the parks

Limited children's play structures does limit use of some parks.

Lack of close parking

N/A

I use the city parks for weekly physical education and birthday parties for my kids.

I use them.

NA

I do on occasion.

I like them there for the people that do use them and for the city to keep green space. I usually take my "park" time either at home with the dogs or at our camper.

NA

I do use them.

I do.

I don't use the other parks because of proximit to where I live.

I use city parks.

I do

We do visit Birkmose Park now and then for its long-distance vistas and relative safety. It could use some attention. Seldom visit Weitkamp Park or any of the spaces for walking dogs.

Probably won't use Lakefront Park as much because the fees/hours for parking have changed

I do use them.

N/A

Our kids are high school she so we do not frequent them like we used to.

I use the parks

We don't have children or grand-children who live in the area, so am usually only there for family events like graduation parties and the like.

We use them on a frequent basis

We do.

NA

n/a

Na

Too busy.

N/a

na

No time

I use the parks

N/A

I do use the parks. See question 8. Something is wrong with your software.

nothing there for me

I do use the parks.

No need

Health reasons recently

NA

Have not had a need, children out of the house.

do not have time.

I use them.

I do

Sometimes closed.

We do use the parks.

I do use them

na

N/a

I use the parks

Could use better trails to connect Hudson from south or north of I94 (overpasses?)

N/A

We use the parks.

NA

We do.

I use the city parks.

I do frequent the City of Hudson parks, especially the park by the St. Croix river walk.

NA

I use them and so do my children.

No reason

Na

Sometimes too cold outside for little kids

I use the parks

Would use them more often if they had more picnic facilities, such as picnic tables, public grills, and covered Pavilion type structures.

We use the parks

I do use them

Not much leisure time.

I use them.

NA

n/a

I used to love them and bringing my child, but now they're all adult filled Pokémon stops and irresponsible pet owners that don't pick up after their dog.

I use the parks.

None near my house and don't want to drive to a park

See answer above

I do

N/A

N/a

n/a

No trails, seem like they are set up for picnicking not enjoyment of being outdoors.

But I do use the parks,

I live in River Falls

I do use hudson parks.

I get outdoor exercise in my neighborhood and indoor exercise at the "Y"

N/A

N/A

We all use them.

We do use them

I do use the parks.

I do use the parks a lot.

N/A

I think most of the city parks are geared to families with children - playgrounds, etc. Instead, I visit Willow River park almost daily to get a hike in. I would prefer to stay closer to home, however.

I use city parks

Insufficient water and restroom facilities.

I use them

I do use the parks

I do use City of Hudson parks

I use them!

Just moved here

I used to when our kids were small - all the time. Went to Williams Park almost daily. Grandview when it opened, Lakefront (except when the convicts were there picking up trash). But the parks are geared towards kids. I'd love to see some more open space/trail type areas IN the city to just go on nice walks, dog walks or bike rides.

Kids are grown

I live in North Hudson.

I would love to see tennis and pickle ball courts that are public, also a pool or water park for kids would be a much safer option than open public beaches on the river.

—

My kids are getting older, so we don't use the parks as much as we used to do.

I use city parks.

My kids are older. I mostly prefer the state park.

too many people and not well maintained.

I do use them.

Don't use some parks as they are geared toward children and past that! I think the value of the other parks are great. Gives kids places to play ball. Love the fact that we have an undeveloped park- Burton field that allows kids to pick up and play ball, run, frisbee, and skate! One of the best treasures.

Null

disconnected from trails and sidewalks.

N/A

just not my thing to go hang out in a city park

I do use the parks.

na

Distance from my home and ability to access if I choose not to drive.

N/a

We only use them in the summer and had a boat in the Bayport Marina until late this fall. We will likely use them more now.

N/A

I use the parks.

I utilize other activities

I use city parks

There is nothing attractive bringing me to the parks.

I use them

I wish there were more!

I probably won't use downtown Lakefront as much in the evenings if parking meters are enforced until 8 pm.

I use parks

I use them

Na

NA

I use the City of Hudson parks.

Lake front park a favorite Now to inconvenient for seniors to park and attend free concerts Your so called solution to parking only made this worse

Na

I do use the parks.

I don't have young kids so don't go to parks much.

We use city parks

In the downtown area there's no tennis courts or amenities for older kids/adults. The play units for younger kids are outdated (except for Weitkamp)

i do use parks!!!!!!

I use them

I do use them

N/A

not applicable

I do use them. Pickleball.

We use the parks and enjoy them very much

Would use more, enjoy having my dogs with me but have repeatedly had issues with off leash dogs/out of control dogs- so don't use them as much as I'd like to.

N/A

I do use them

I do use them. See question 9.

I would use them more if they offered more things to do.

I do use city parks!!!!

I do use

I use them.

we do use sometimes.

N/A

I use the parks.

I do use them.

I use city parks, but I'm being forced to fill in this box.

We do use the City Parks - with our grandchildren. Would use more if there were more tennis / pickleball courts and activities for older residents.

Kids participate in more "structured " activities now

NA

Young hoodlums in the areas.

I do use them often

people who dont pick up after their dogs.

I answered that I do use the parks.

N/A

I use them

I use the Hudson parks

I use the City parks every chance I get, as I walk most mornings. I have a beautiful walk, and it's one of the things I cherish most about downtown Hudson.

I do use them.

I work in Hudson and spend a considerable time here, I would rather be back at home in New Richmond where life is a little quieter. Actually, scratch that. I'd much rather be up in Shell Lake than south of 8, but I can't find any good work close to where I grew up, so here I am.

I use them.

we use them

I do

N/A

Use occasionally

N/A

We do, just not as much as when the kids were younger.

I use the city parks

Use my own yard

We use them lots in the summer

N/A

I use them?

I do use the city parks.

Usually not within walking or biking for young kids.

I use the parks.

Too many tourists

We use all with a view. Our kids, grandkids are too big for others. We do think they are all very important.

I use them

I use them.

this question doesn't apply as I do use the parks. (see no. 8 and 9)

Boat parking is horrible at the city launch. The sticker is just not worth it for as frequently as it is closed.

n/a

I do use them.

N/A

Na

I use them.

Busy

Our kids are older now, and they don't cater to older kids as they do to younger kids.

Na

Accessibility. Difficult to walk or bike to

The parks are mainly for the young, not so much for over 80 year olds.

NA

I use city of Hudson Parks on a regular basis.

I do

We need more designated bike and walking paths.

We use them.

N/A

Too little shade is reason why we don't use some parks. Goose poop and geese living in parks makes some parks seem unsanitary.

I don't live near any.

Use them

We do use them and would like more! Natural play areas (like Sleepy Hollow at Tamarack Nature Center). Splash Pad Community Outdoor Pool Sidewalks/Walkways/Trails connecting parks, neighborhoods, and commercial sites Specifically connecting the neighborhoods of Hudson Meadows on Old Highway 35.

NA. We do use city parks.

n/a

I use most parks in the City.

See above

I use Coon's Hill, Williams, Prospect, and Lakefront Parks the most due to their locations. I just learned about Webster Park a few years ago when the Pokemon app was popular. It would be nice if Webster had a picnic table and a trash can.

I use them

N/A

I use Lakefront park and love it!

We do

I use the parks

x

We use them.

I use the parks

I use occasionally but, as a senior citizen, there is not a lot of need.

Safety. Obvious drug dealing.

I use city parks occasionally.

NA

I do use the parks

I use them

I do use the parts

I only use city parks when our grandchildren visit , they live out of state.

We do use some what. near our home and by driving through

NA

I use them

I bike we need biking trails.

N/A

Just no time

I use them

River front park = Not enough parking, can't find kiosks to pay (taller signs), 3 hour minimum

Age

I don't have children so parks aren't of much interest to me.

n/a

NA

I use them.

N/A

na

Lakefront park is a bad deal with the geese droppings. I do not have a solution for that existing situation.

we do use the park by the river

We use them periodically.

I do use them.

N/A

I answered that I do

I use the parks but would like to see more off street hiking trails

We use Hudson parks

Not applicable.

I use them

We DO use Hudson parks

N/A

I do use city parks

Use them

iam always working however when family comes we do use them. My family feels that they are very nice and kept up. Hopefully will slow down and use more.

our kids are older, we used them a lot when they were younger.

I use the parks.

N/a

I use them

i use parks

N/A

We use them.

We use parks occasionally

Don't know

I use them

na

Our family uses them a lot with grandkids

No children

No kids, an have a good yard/patio at home.

I do use city parks

We do use the parks.

I use them!

N/A

N/A

Our kids are now grown so we don't utilize the parks as much as we used when they were young and we took them to parks to play.

N/A

I use them.

I use the city parks often.

I use them

I do use them

I use the YMCA 3x/week and walk the city streets every day. My children and grandchildren do not live locally.

I do use city parks - dont know why this was highlighted in red.

We do use them.

We do use city parks.

I use those but would like to have more information about all that are available.

I use city parks when the grand kids visit.

NA

I use parks often

We do use the parks.

I do use them. :)

We need more non-paved trails and more parks in general as we grow

-

n/a

I frequently use Hudson Parks.

my family uses different parks in the area

-

Too old

No need - No kids

because they are outdated

use on occasion

-

-

-

-

-

-

-

-

-

I like Willow River (WR) Park

-

-

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Themes from Open Ended Survey Questions

11. What would you like to see added to / changed with City of Hudson parks?	
Theme	Number of Comments
Nothing	76
More walking / biking paths	73
More park facilities / amenities (bathrooms, seats, trash cans, grills, etc.)	38
Pool / splash pad	29
Better maintenance	20
More parks and open space	19
Dog amenities	14
More parking	12
Programming / youth sports	12
More flowers, trees, plantings	12
Pickle ball courts	10
Playgrounds & natural play areas	9
Tennis courts	8
Policy enforcement / policing	8
Habitat restoration and natural use of open space	7
City docks / boat launches	6
Various sports facilities (Basketball courts, baseball fields, horseshoes, disc golf, skate park)	6
Adult oriented amenities / exercise equipment	6
ADA compliance	3
Community branding / history plaques	3
Better fishing access	2
Public art	2
Shuttles	2
Toddler amenities / play areas	2
Farmer's market in Lakefront Park	1
Signage for trails	1
Later hours / no closing	1

What would you like to see added to / changed with City of Hudson parks?

Responses

Add a park to the southern development across from the dog track. Build more walking paths.

Need more Pickleball courts. Need more connected off road bike paths.

Better parking around some of them.

continue to maintain equipment safety

I would love to see an outdoor pool and/or water park for families! This has been needed for decades.

Increase accessibility of all parks

Hold the Hudson Farmers' Market at Lakefront Park.

better public fishing access

1. We need more parks with more variety. Places for picnics and playing. We need a park with some serious amenities like a waterpark operated by the city. 2. We could use a municipal Park and Rec department that could run children's sports activities. We are so lacking the a cohesive plan on sports for youngsters. There's overlap and disorganization. Some association sports groups suffer from the egos of parents who have too much control and too many unfulfilled athletic dreams. People who move here or have lived other places see how patchwork and underwhelming our system is. It's embarrassing.

City docks

N/A

a public pool

Ambulatory food sales.

More of them

Nothing!

Get the land east of Grandview and north of the YMCA purchased and reserved for a park.

Better upkeep of playground by the Marina on the St. Croix River

Seem ok

I love the parks

Nothing

I think they are nice now. I bike path or walking path south of town, down Carmichael/F would be great!

More seating options either benches or tables

It would be cool to have a splash pad at one of the parks.

Bathroom facilities open past Labor Day.

Walking trails and sidewalks and mark them more with overall plan published with signage.

don't care, but don't spend my tax dollars stupidly on parks

Lakefront could be better utilized and maintained. That resource should be a key feature of the town and it looks like an afterthought.

Extensive biking paths and extended ski paths

More walking trails

Add newer equipment at some of the parks. It would be nice to have some play equipment (swings, slides) near the downtown beach for variety at the beach. It would be nice to have a little splash pad (water spouts) at Weitkamp park. It would be within the handicap accessible framework and a great addition to the park to cool off the children with no lifeguard needed.

More control of animals and requiring owners to clean up after them.

Seating

Sidewalks and accessibility. Williams park doesn't have any sidewalks leading up to it, making it very hard to navigate my stroller and safely walk there.

Please add more bike paths and bike racks.

Na

Add restroom facilities

Na

A full-sized outdoor basketball court somewhere downtown would be nice.

More walking trails.

Bike/walking trails.

Would love a community pool

Nothing

More bike/walking paths

Additional police presence at the end of the Pier to ensure public behavior is maintained.

More restrooms

irragation and weed control

More natural - not so groomed (trees removed, etc)

More flowers, additional trash receptacles at the smaller parks. Something to add more interest at the dog parks.

no problems I see

Doesn't apply

More trees for hammocks

Nothing

Utilize unused spaces / grass areas for pollinator habitat.

More summertime activities at Lakefront Park.

No current thoughts on this.

Better maintenances

More climbing ropes and monkey bars like the old days. Not holding my breath here.

Greater focus on restoring natural habitats and reducing the quantity of grass in areas that are not frequented by visitors.

More of them. Fewer new businesses, apartment buildings and houses.

Splash pad/community pool. Parking

More child areas. A dog friendly area along the river front for water dogs.

More green space, more use of the rivers edge (access).

Nothing

None

Better up keep.

Splash pad in summer. Continue to maintain kids playgrounds.

It is so difficult for older people to go to these parks. They cannot walk far, so parking is an issue. They need to sit, so more seating.

I have not considered the dog park in these responses, but that one I use almost daily. It would be great to see improvements there, but I understand that is not the city's responsibility.

Additional pickle ball courts

Lights Dog bag stations Handicapped options for play areas

More nature walks.

Unsure

Pedestrian access throughout the city to connect to parks.

More grills

Just make sure they are wheelchair accessible. The mini-park on the path just north of the beach pavilion at Lakefront Park has workout equipment some of which can be used from a wheelchair. Many thanks.

More open spaces, more accessibility

More parks added to low income housing areas

I don't have a suggestion.

We would love to see a bike park or more mountain biking trails. Larger parks with ski trails as well.

More walking paths installed

That the facilities within the parks aren't being taken over by vagrants.

Just more of them

more walking/biking trails

More sports facilities; basketball, disc golf, horseshoes, etc

Cannot think of anything at this time.

Na

Nothing

Nothing

more bathrooms

Local and historical facts

Support the current Park Master plan proposal regarding a full length Mooring Field Dock. Provided that the Mooring Access Dinghy's may be kept and chained by each member to the North side of the dock. Mooring Field access by sliding the light weight dinghy's over the dock as needed. Our experience with the new rock on the Diked Road have made stairway access too hazardous.

More natural areas, and pollinator friendly plantings

Additional shore fishing opportunities along the St. Croix River.

sidewalks to walk to the parks

Enforced restrictions on vagrant camping

Answered above.

N/A

expanded trails, community center and pool added somewhere

N/A

more boat related things at lakefront

DOG PARK DOWNTOWN, restrooms, and concessions at parks downtown.

More paths

Pretty good as they are.

Nothing.

More use of the dike road (art fairs, car shows, music, etc)

na

Community swimming pool.

More walking paths.

Better facilities for bathrooms/infant changing areas.

More restrooms

Neutral

Natural look

Perhaps the addition of another adult exercise playground like the one that is across from the public library.

More shelters if they can be maintained.

Walking, jogging, & hiking paths on east side of St. Croix river north of I-94.

Dog leash laws enforced and dog feces pickup by dog owners. Burton field smells horrid, especially after freeze thaw.

Nothing at this time

None

NA

Drinking fountains that work well, portable and maintained restrooms, more outdoor recreation at the park by the middle school such as tennis or pickle ball

Splash pads for summer, shaded spots, more picnic tables

See my answer to question 10. Also, we would use Lakefront Park more often if there was more free parking. In fact, we would frequent the businesses downtown more if the parking were free like it is in River Falls and New Richmond.

Nothing at this time they seem to be well maintained and clean

No opinion

Would like to see a bigger more modern playground for older children. It is very difficult when very young and very old children use the same one at the same time.

A big public swimming pool.

More bike and walking paths.

????

Open bathrooms. But it's been ruined by irresponsible people.

More handicapped spaces and an adult changing table in a few of the parks.

NA

I would like more pickleball courts and a dog park designated for small dogs.

The parks are fine!

N/A

More signage to show trails and easier to find

More native plantings and more public art.

More places to sit, more trails, more trees, more opportunities for interacting with nature.

No ideas.

sidewalk from river parking lot to street so I don't have to climb across the slippery mud or grass.

Mountain bike trails at Birkmose Park created. Currently there are over 150 youth and parents on the St Croix Valley Mountain biking team. They would be willing to create and maintain sustainable trails at this location. Hudson currently has no mountain biking available.

Nothing, really

More and interconnected network

additional parking downtown

More community activities or businesses that encourage nature awareness and the environment.

More connected longer walking paths, bike paths, Canoe rack at River

A bike trail.

Nothing. The parks are fine.

maintain equipment and replace when necessary

I think we are becoming a much more health conscious society, but the city lacks adult amenities like walking/running trails and paths. I would like to see the city invest more in well-lit, paved trails that are maintained for year round use.

Increase flowers and colorful planting

More drinking fountains.

Working bathrooms in all parks

There needs to be more connection points, between parks, neighborhood, and the rest of the community. It is difficult and often unsafe as a pedestrian or cyclist to get from one area or neighborhood to another within our community. As stated earlier, the city lacks in planning for recreation adequately.

More trees and shrubs with less lawn

More emphasis on the waterfront and connection of Hudson to it as the city has grown.

Bike and walking lanes

I would like to see more neighborhood parks - even if they are smaller - we can't let every square inch be developed. Some open space with trails - a park doesn't have to mean swingset. More parks would be awesome. Also always wanted an outdoor community swimming pool.

Nothing

Increased free parking.

Tennis courts, pool/water park for kids

Newer equipment

Updated restrooms and water fountains.

Outdoor basketball courts, public skate-park, tie in of informative signage on Hudson history.

More walking trails

Easy parking

Better trail system from park to park.

I think that facilities such as bathrooms to some of the parks would be a great addition! Such as Prospect and Burton.

Parking

Enhance existing spaces, continued maintenance. Need for additional parking added or addressed at Grandview with softball, baseball and dog parks all sharing current lot.

An outdoor public pool would be great.

More walking and biking paths

I would personally like to see public Tennis Courts. The only public courts in the city of Hudson are the Hudson High School tennis courts and when they are being utilized by the School District, there are NO public tennis courts. They even charge the Hudson Tennis Association a fee to use the courts for organized activities, when the HTA would like to reserve them for kid's activities!

more neighborhood parks

access from all areas of the community by walking or riding. interconnected by walking biking paths

Better drinking fountains more benches

a water play area for smaller children

Additional infrastructure to connect parks, including bike trails throughout the city. An active Parks & Recreation Department, similar time what us in place in River Falls, to provide organized, affordable activities for local youth. Outdoor public swimming pool. Bicycle rentals.

More parks, especially bike trails to connect parks and the entire city. Try taking a bike ride all over the city sometime - it's impossible without endangering yourself.

More parking / more attractions at parks

A better bike route system

There is only one basketball court at Anderson Park and it's not kept up. The hoops aren't regulation height, the rims are bent, and no one keeps up with replacing the nets that are ripped off. There is also no Disc Golf Course in this town which is surprising given how much park space Hudson has. Amery, Reeve, Somerset, Menomonie, River Falls, and Stillwater are all local cities with courses and New Richmond is in the process of planning one.

More picnic and grilling areas. And up to date grilling utilities

It would be fun for families to have a splash pad somewhere and create some gardening or seating off vine and 12th. The park down at riverfront where the playground is disgusting, I think having a playground rebuilt up more towards the pier where it won't get water logged each spring would be brilliant.

Maintenance crews need to be respectful of park users - I've had many crews park their truck on the path and block bikers and walkers.

Nothing

Cleaner restroom facilities

Water park of some kind. Maybe splash pad.

Better interconnecting bike/walking system between downtown and the top of the hill.

I would love to see a community pool maintained by the City of Hudson parks.

See above During summer I wont mind paying a few bucks for a shuttle to drop off and pick us up for all lake front park activities: concerts, fairs,etc

More scenery flowers

Upgrades and ones where you can walk the dogs.

Nothing

Waterfront could be made more attractive

Public tennis court; expand and preserve our riverfront park areas; improve playgrounds for kids with updated equipment

dog parks

Better bathrooms

They are fine for my and my husbands use.

More access for residents with boat launches. Charge more for non-resident use and lower costs for residents.

nothing

Nothing.

The parks are enjoyable

Do enjoy what the parks offer

Dog Poop bags and trash cans

more benches

Better control/enforcement of dog rules.

Splash pad or water park. Most surrounding cities have at minimum a splash pad. Possibly a Mountain Bike Trail.

Better restrooms

Birkmose Park has a lot of underutilized potential. It is unfortunately a hangout for some suspicious people due to isolation aspect. Open it up a bit more.

Keep them just the way they are.

Don't have any suggestions.

N/A

I would like to have more of a view of the river from Birkmose park. Also I would like an egress from the pathways in the woods by Prospect Park to Third Street (there used to be a stairway) and some more picnic sites, trees, and flowers in the area of the old hospital would be nice. That seems to be rather wasted space.

I would love to see a large public park on Lake Mallalieu or in the area where Lake Mallalieu empties into the St Croix. I'd love to see more public access to St Croix and Lake Mallalieu in North Hudson. Also, the equipment in most of the parks need major renovation. Most are old/run down or lacking -- especially in North Hudson. I would also love to see a more expansive bike/walking trail network.

I'd like to see more hiking trails added. (not paved). It would be great to have a trail along the old rail grade from downtown south towards River Falls. It would also be nice to have some trails leading from the bluffs to the river for a good hike with some elevation gain. Natural areas would be great too. Not everything needs to be active recreation.

We need to utilize the site of the old hospital - tennis courts, pickleball courts...more facilities for middle to senior activities that is walking distance to homes. There is plenty of room for children and picnics.

Public pool

Return Santa in the Park

Places for the young people to hang out... I like to go to Lake Front Park but all the people going there are from MN and it is not pleasant to see some of the things that go on.

More bike trails and more dog parks

A water feature would be of interest, an outdoor pool or "splash zone" I would like to see the city put an outdoor saking rink in river front park in the winter. drinking fountain locations waste disposal for dog A few of them need updating / maintenance teaching / learning activities at them might be nice - i.e. learn to do / try classes

Expanded parking at the boat launch.

NOTHING!

Nothing

garden areas

A little more upkeep of Lakefront Park. So many trees were cut down a few years ago, and it might be time to do some more planting or landscaping. Most of all, I would love to see the dike cleaned up and re-purposed. Find additional parking for boaters. They bring in money to our downtown by visiting our restaurants and shops and events. Right now boat parking is so limited, scarce, and in need of an update. How about some new docks?? And further down, a lot of the dike area really looks like crap. Do something more with the end of the dike to go along with the beach. I've always thought we missed the opportunity to have a really cool boardwalk! Keep Prospect Park as it is. It's absolutely beautiful!!!

Hudson should develop the land behind the government center into a true park.

I have no idea...

Play equipment for toddlers.

Trails connecting the parks for bikes and walking more of the city.

See above.

We need more walking paths & trails. "Loops" are preferred by those of us that exercise. No one likes turning around and backtracking the way they came.

More benches as rest stops for seniors

More walking trails!

A few things that could be added to city parks, not necessarily all, but features that could be added here and there: a skatepark/bike park with ramps for kids to use, SPLASHPAD or public pool (even a wading pool would be nice), exercise type stations with signage (there's a really circuit like this at lakefront park along lake Michigan in Milwaukee), and bike/foot paths that connect to a bigger one that should be added to Hudson as a whole.

Nothing

Shuttle buses from high school to downtown to large events such as booster days and hot air affair when parking is impossible

More walking/biking trails

The park down by the river (south of downtown) with kid toys could be more attractive, have a more modern and exciting play structure for kids. This would attract people from out of town, bring revenue to the downtown businesses. Also it would be great to have some sort of bike path that follows along the river going north of town, forming a loop between Hudson & Stillwater.

More Recreational Activities

More trails.

Lack of bathroom facilities, not enough use of water (lakes or river)

Dedicated walked trails and bike paths.

Less tourism. Less development.

More parking close by.

More connection of the bike and running/walking paths

Partner with YMCA Camp St. Croix for kids programming?!

Though I do not have a dog currently, I would like to see a few more poop bags and garbage cans stocked and for use.

I'd love to see access changes to the boat launch. Residents only or expand it. I love Hudson, but I find myself going into Minnesota to enjoy boating activities. The result is that I end up using their restaurants, gas stations and parks and not supporting my own city. Last year, I launched only 4 times in Hudson- 24 times in Afton/Stillwater/St. Croix Bluffs.

Natural playscapes, covered seating areas for families and seniors.

I love them. Just please don't let them become degraded over time.

Unsure

Na

The basketball hoops at Andersen Park need an upgrade. These should be replaced with more durable, dunk-proof, hoops that will attract players. There's a demand for summer basketball outdoors, but Hudson lacks a good court to play on. A nice stairwell installed to connect Prospect Park to downtown. The old stairs were removed with no plan for replacement. That cut off that corridor for using the path to walk downtown.

Fewer restrictions Better upkeep of 9th & St.Croix ice rinks for more extended use with fewer interruptions

More activities for older kids (frisbee golf, outdoor obstacle course or exercise stations, bike parks, etc.)

Na

Splash pad would be great and/or a shallow pool

Elderly need rest stops.

They are fine for my usage.

We need more green space preserved within the city and township. It seems like every last bit of green space is being developed in without regard to sustainable development.

More live music

More designated walking and bike paths.

The park off of Canary Lane along highway 35 is a waste of space and resources. This property is not utilized, nor is it enticing to visit because of noise and location.

Splash pads would be great at parks for kids during the warmer months.

More trash receptacles and seating would be nice. More upkeep could be done on broken equipment.

More community events

Safer, modern and unique playground equipment at more of the parks around downtown, Williams, Marina Park, etc. More art/sculptures at parks. Splash pad, more indoor tennis/pickle ball options.

Natural play areas (like Sleepy Hollow at Tamarack Nature Center). Splash Pad Community Outdoor Pool Sidewalks/Walkways/Trails connecting parks, neighborhoods, and commercial sites. Specifically connecting the neighborhoods of Hudson Meadows on Old Highway 35.

Nothing I can think off.

n/a

I believe it is important to have good neighborhood parks. I believe Burton Field needs to be updated and believe there alrerady is a concept plan that has bee approved by the park board. A watering system at Birkmose Park to preserve the historical Indian Mounds.

N/a

Trails at Prospect Park - need to add in staircase again to get to downtown or have a switchback trail... More Gardens... Larger Dog Park...

EASY PARKING ACCESS TO RIVERFRONT PARK!

Additional bike lanes

Not much, really :)... However, if you have money to spend, it would be nice to have a "hut" to rent or check out chairs, blankets or sun-blocking umbrellas (like at beaches in Florida).

Skateboard park

more lighting

x

More natural habitat parks. We would like to see fewer child-centered parks and more parks that cater to adults who like to be outside and allows for the community to appreciate and learn about natural habitats.

Improve the walkway to/from the lookout in Prospect Park

No further comment.

More police patrol. Williams park is a drug exchange as I am sure others are.

Nothing

NA

More paths please

unsure

biking paths and walking paths

I would wish to have a walking or hiking group that could meet every week or month. I am newer to the area and would be nice to meet more people.

More play areas for young adults such as open basketball courts, picnic tables, benches for sitting,tennis courts, open parks for haddock baseball and football for youth and adults

NA

Nothing

Protect green space from developers.

More plant and tree diversity.

not sure

more seating

Please add more recycling bins at the parks and downtown.

Walking trails

I don't know if this fits here, but I would love to see some sort of kayak storage facility somewhere along the river with easy access. Many people love to kayak, but don't have a vehicle that they can use to transport their kayak back and forth.

For a city that is along the beautiful St. Croix river, we have an incredibly underutilized waterfront. Our waterfront pales in comparison to so many other communities that have created beautiful community spaces for their residents (check out Eau Claire, La Crosse, and

even Stillwater). Expansion of the walking/biking trails in the city. The waterfront needs to be developed for more than just boaters that want to access the river. It needs to be a community space that all residents can utilize.

Later hours/no closing

More upgraded with trails and better landscaping.

More seating areas

nothing

Generally the City is doing a great job, well within the budget i'm guessing. I would love to see more nonprofits and local groups use the parks with events that support the people in Hudson. IE: Scouting - mom's groups- gardening groups - support groups - etc.

Definitely not a big pavilion down by the river on St Croix Street.

Picnic shelters with a reservation system for large gatherings.

Outdoor swimming pool, splash pad, more tennis courts!

Continue keeping them well maintained.

Unsure

Better walking trails in town

More bike and walking paths

I am satisfied with what is in place now.

ramp parking

Natural playgrounds for kids, such as those being constructed in nearby communities and as exemplified by the big one at the Mn Zoo. Psychological research supports the benefits of these types of play spaces for child development.

Water feature at a park

more picnic areas/shelters

Not sure

it would be nice to have a pool

community pool/splash pad. add more bike trails

More trails. Further improvements to the dyke. It's a great community resource.

?

added off street trails would be nice, but I know can be expensive.

less dogs

At the end of the old 94 dike the dumpsters and general beach area could be more attractively maintained / inviting. This is such a nice feature that Hudson has already in place. Other entrepreneurial river towns would leverage this community asset for the benefit of residents and local restaurants / businesses. So little effort (\$\$\$) is needed to revitalize this space to attract people, or revamp to encourage a specific kind of use.

Publish scheduled activities. Have summary information available concerning the facilities in each of the city parks.

pickleball courts

Don't know.

Better cleanliness

kayaking, biking,

Keep equipment current and clean.

More walking paths

Don't know

pickleball courts, public tennis courts

Add a splash pad, perhaps to Weitkamp park. More outdoor skating rinks.

More trash containers, more benches, picnic tables

Connected paths/sidewalks to get to the parks. Many require walking/biking on-street to get to them, often on busy roads.

Connected walking/biking paths. Many of the parks require walking on the street to get to them.

Nothing really jumps out at me as an immediate need.

HIGHER SWING SETS! They are all SO SHORT and hard for taller kids to swing on.

Bike paths.

Need to improve the maintenance service of the parks themselves as there seems to be a lack of lawn care and general grounds keeping.

More picnic tables and grills.

Not sure

More smaller parks for neighborhood gathering.

We need public Pickleball facilities. I am aware that HCPA is initialing a fund raising campaign. These courts will be an asset for the community but the cost is significant. I think the City should assist with the financing if the goal is unreachable.

Bike trails along the River on WI side.

Parks are good as is.

add more exercise stations more water fountain

Additional walking paths

A better and easier connection/access to the river. (Access to the sailboat moorings is currently dangerous. This is the case even though the fees collected for moorings have gone to other parts of the park system for years).

Some additional improvements to Lakefront Park. Screening of dumpsters and portable toilets at end of dike road is greatly needed.

More patrolling of people abusing park privileges.

The dike walkway needs to be addresses. It could be so beautiful. Needs to be repaved and sid railing changed.

More non-paved trails for walking

-

longer paths

This city needs more green space. Some parks need to include play ground equipment for young families.

no comment

-

-

-

they are all in desperate need of updates. a splash-pad for godsake... parks, trails, and safe access to these areas are required and what attract people to communities. The best park right now is the practice field at the high school. There is no safe road, except vine, to access it however....it is a travesty the highschool does not have a sidewalk around it. downtown needs a playground/splashpad and inviting area for children and families!

more 'toddler' friendly

And paved or unpaved walking trails / sidewalks around existing parks. For example, put sidewalks on Laurel also on 8th around Williams Park.

-

-

-

Leave as is... They are great!

Improve dog park

A park south of I-94

I would like a staircase to be put back in on 3rd Street coming out of Prospect Park. I use the trails in this park often. Connecting Prospect Park to Birkmose Park some how would be wonderful! A new park or trail portion.

A hike park - Bike / Ped park - Less concrete - More green space

N/A

-

The golf area should have been a park.

Replace the stairway for Prospect Park down to 3rd St or a bike ramp with paved trail through the Park.

-

-

Pride often is attached to brand... I believe when our public works / parks / all things Hudson are branded the same our EE's & constituency pride in Hudson is enhanced.

-

The City definitely needs to provide pickleball courts. Playground equipment is plentiful, but adult recreation is basically ignored. We need to be recognized too!

-

There needs to be more available parking when Lakefront events happen; maybe traffic assistance.

-

Just more often / more green space - enough thoughtless development!

Please indicate if you agree or disagree with the following statements about Hudson's parks and trails:

Overview

Question	Agree	Neutral	Disagree
Parks within the City meet my and or my family's routine recreational needs	68%	18%	13%
Our parks are well maintained	81%	17%	3%
The existing trail system is adequate	22%	34%	44%
The off-street trail system should be improved / extended	61%	31%	8%
The existing sidewalk system is adequate	31%	27%	42%

Parks within the City meet my and or my family's routine recreational needs



Our parks are well maintained



The existing trail system is adequate



The off-street trail system should be improved / extended



The existing sidewalk system is adequate



Please indicate whether you agree or disagree with the following statements:

Overview

Question	Agree	Neutral	Disagree
My neighborhood reflects pride of ownership and investment	82%	14%	4%
My neighborhood is attractive	85%	11%	4%
Transportation to/from and around my neighborhood is adequate	45%	27%	28%
I know many of my neighbors	69%	19%	12%

My neighborhood reflects pride of ownership and investment



My neighborhood is attractive



Transportation to/from and around my neighborhood is adequate



I know many of my neighbors



Themes from Open Ended Survey Questions

14. If you could change one thing in the City of Hudson, what would it be and why?	
Theme	Number of Comments
Improve planning & governing	37
Increase downtown parking / remove new parking meter system	33
Improve sidewalks / walkability/ADA	31
Becom more open / welcoming / diverse / inclusive	27
Improve city services (maintenance, cost)	23
Increase bike lane and trail facilities	16
Increase public involvement	16
Add public transit / regional bus	14
Carmichael corridor Improvements	13
Traffic congestion	10
Increase housing choice (more affordable housing)	9
Improve sustainability / environmentalism	7
Slow development, maintain small town feel	7
Improve parks / recreation	6
Improve / leverage river connection	6
Increase code enforcement	6
Bring new grocery options	5
Construct outdoor pool / water park	5
Historic preservation	5
Improve schools / education / school board	2
Improve downtown	1
More community events	1
Provide downtown boat docks	1
Provide facilities for homeless veterans	1

If you could change one thing in the City of Hudson, what would it be and why?

Responses

Be open to new ways

More bike trails.

City Leaders need to help the long time residents of Hudson to embrace the diversity that comes with new blood. All need to be welcome here. People shouldn't have to live here for 20 years to be considered welcome. The brand of Hudson is tarnished by those who are afraid of change and promote hate of others.

More thoughtful and planned expansion with attention to infrastructure needs PRIOR to development. Decisions made not on money from developers but on what is a fit for this community. And, to truly make this a welcoming community.

I would like the City Council to be more progressive in its perspectives especially with regard to a sustainable environment, open to a more diverse population, always placing human needs above business and corporate needs, more safe cycling paths or roads, limiting the population to a self-sustaining 15,000 residents.

I would find a way to offer an outdoor pool and water park.

Strive to become a more accepting, inclusive community

Add public transit.

more transparent government.

Low and middle income housing. Housing is tending towards the upper and extreme upper levels. It's great the Hudson is such a wonderful place to live that people want to make this their home. However, the lack of public housing or housing assistance is a huge problem for people with limited incomes. And people who are what we'd term "middle class" have difficulty finding housing within their budget. I understand developers have to charge a certain amount to cover their costs of bringing in roads and services, but we are leaving out a large population of people in finding affordable housing.

more bike paths

Transportation links and options...

Get snow plows here faster so we don't get stuck in cul de sacs. Get a pool and mini golf course to force families outside. Keep family fresh. Get rid of paid meters so other towns people want to come here and spend their money on our businesses.

To be welcoming to all regardless of ethnicity, culture.

Turn the business area on the river and near the I94 bridge into more of a community facility.

Affordable housing

The city should adopt an inclusion message. Where the leadership goes, the people follow. There is no reason to not welcome people of all races and religions. Use RF as an example and follow it.

Law enforcement needs diversity and de-escalation training. Some officers are rude and disrespectful.

There should be a noise ordinance. Drivers on Carmichael heading south from Hanley Rd use the boulevard to rev engines and as a drag strip. On nice days, the noise from Harleys is deafening.

The city council and add a parking ramp behind the fire station

The new ambulance group that drive around way more than Dt. Croix EMS did wasting more money!

Have more off the buildings be accessible to wheelchairs and strollers. Not allow sex stores.

Stop multi level development downtown and around river.

Allow all homeowners the right to choose their garbage removal vendor! YOUR vendor just increased fees by over 30%!!!!

As a river community, take more interest in facilitating use of the river.

Bike path and access, a streamline public transport into the cities for work, affordable rental housing for those just above "low income housing standards"

The new developments (commercial or residential) need more design criteria. We also need a board to protect the downtown historic areas from being torn down.

We need flashing lights for the cross walks at the middle Ann's high school. It is way too dark in the morning drop off times and I fear some child with get run over due to lack of visibility. Also keep the town quaint. It has really built up in the past 10 years, we are growing a bit too quickly.

Less decisions at the board level that negatively impact taxes and communities. Trying to charge for parking at the library was one such ridiculous option, another suggestion was to remove memorials? Seriously think about the people in this community and not just yourselves.

Public transportation

Sidewalks. I live near EP Rock and kids have to walk in the street. It's dangerous for walkers and drivers.

That they would stop allowing so many condo buildings to come into the city. I would also like to see more building improvements made to the businesses along Coulee. It's such an unattractive side to the highway. I would also like to see the boulevards maintained better- all summer long they're full of weeds - we have no trees planted along our streets or flowers.

School board. Out of touch egotistical self centered jerks

I would add public transportation options. A loop around the city of Hudson for seniors, teens, and others, as well as busing to the Twin Cities. The Hudson Loop could be: Library/beach, high school, YMCA, Target lot (and whatever replaces Family Fresh), Hudson Hospital & Clinic, Home Depot/Menards, Hockey Rink/Catalyst, Post Office, City Hall, and back to the Library. Why? Because public transportation promotes independence for senior citizens and non-drivers (including kids.) It would really make the City of Hudson a user-friendly community.

More downtown parking

Keep low income, section 8 housing out of family neighborhoods and keep them with the general rentals.

Neighborhood events, such as 3rd street trick or treating should be expanded/encouraged.

Increased enforcement on garbage houses, bring up to code.

Get rid of Afton Cruise lines and use docks for visiting boaters - solves parking issue in the near term!

Traffic flow around 94/Carmichael; prefer not to actually see the wastewater facility as you enter via exit 1 (maybe a nice fence?)

high taxes

Larger grocer like a bigger Walmart to have greater access to more affordable groceries without the need to travel to a couple towns away to utilize more affordable prices when in a lower income household

You cannot get around without a car. I wish there was some sort of small bussing system.

Sidewalk improvement. Areas out by old dog track to the school. Also, cleaning them of in winter.

The mayor. He seems to drive a personal agenda without consideration of public opinion, ie, EMS privatization, parking privatization, etc.

More diverse

Re zone or re plan the city's strategic growth plan such that the rural character of Hudson is maintained. We can accept civill growth, but it must be controlled. Avoid strip malls, microp developments, storage facilities, etc.

Fewer new businesses and huge buildings as its starting to look like Woodbury. If someone wants that kind of population density, and a Burger King on each corner, Woodbury would be a great place to move!

Sidewalks on all streets to keep pedestrians safe.

Better use of the waterfront. More establishments that leverage river view. Perhaps make street that abuts the waterfront park a "pedestrian area" with limited driving similar to europe.

Traffic flow N to S, main drag.

Need parking!

Side walks need to be better maintained, weeds in cracks etc.

I think it's the growth. I understand you need taxes but seems like everything is being approved at incredible pace. The small town feel is going away. Also do more to make sure all approvals on buildings are appropriate for area. A log building in downtown does not fit the profile of old historic town.

How about a small bus that runs a couple of times a day so that seniors can go downtown and enjoy the restaurants, shops etc.

Traffic engineering and planning. There are numerous areas that are already congested and dangerous. There are two specific areas of which I have concerns. Most pressing is the Carmichael corridor (desperately needs to be four lane with a separate bike/pedestrian lane) from I-94 to at least the middle school and preferably past the elementary. There have also been many near misses at Carmichael and Vine. Not only is there too much traffic for the signal structure, but the alignment of Carmichael through the intersection offers very reduced visibility. My other concern is Coulee Rd. I believe it could be made three lanes within the existing curbs, or more certainly within the existing right-of-way. Two lanes eastbound would allow for left turns into the businesses and side roads, without stopping traffic headed east. Only one late is needed westbound as there are no left turns required.

Off street lane for walking and biking

Add VFW Add sidewalk system on Stageline from Heritage Greens and Red Cedar Canyon West to 11th Street bridge. And from Carmichael West on Coulee to the 11th Street bridge.

The city needs public transportation with a connection to the Twin Cities. We need young families in this community that will bring more ideas and new voices. For decades Hudson has struggled with who it wants to be - pulled by the growth of any suburban community on I94 yet wanting to remain a "small" town. I don't think Hudson has had quality community engagement about who we really are and the image we want to project. This community has been very closed off to many. If you were not born and raised in Hudson there is a vibe that you are not one of "us." A "good old boys" culture that does not communicate fairness and equity. Hudson is a very hard community to feel welcome in - even if you have lived here for years.

Make the city more wheelchair accessible - curb cuts need to be improved, safe pathways to shopping areas on the hill need to be created, sidewalks need to be connected (too many "deadend" walks). Redo current paths that do not meet ADA requirements (too steep). People with limited mobility have the same rights as everyone else to move around the city safely.

What's the status of the sidewalk inventory? I've scraped the leg hangers on two wheelchairs on the downtown curb cuts. There are probably non-standard or non-compliant access points sprinkled throughout the city.

New development seems to be ugly... downtown and on the hill. Huge ugly apartment buildings at the corner of Carmichael and Vine are out of place with Hudson's small town charm. Development is happening before roads are fixed and will only lead to more Traffic gridlock. It's backwards and will create more problems that can't be well remedied. The roads should have been planned first, and then development that the infrastructure can support could be approved.

Stronger connection to community and school district. The school district feels like a separate entity of the community. Would love to see a community center, community pool or youth center that isn't tied to the YMCA

I would personally love another Kwik Trip. I think we need to fix the Carmichael/Crestview/94 intersections. The number of people running the light and turning into the wrong lights is just accidents almost happening all the time.

Vacancy of commercial buildings should not be allowed. If the owner cannot sell the building within a year they should be taxed heavily enough to encourage the building to be torn down and have green space put in at a very low tax rate.

repave roads on a regular basis, not just filling holes with that rock spray

Facilities/shelters for the homeless, & services to support our veterans.

Less emphasis on un planned, unattractive building growth. Economic growth does not always come from another motel chain. The city needs a well thought out development plan that is not "bent" every time a developer asks for a variance

Consistent sidewalks, especially connecting different neighborhoods and parks.

More sidewalks. It's a relatively small town and it should be easier to get around safely without a car.

A small parking ramp back by the fire dept would be nice . Something set back off of 2nd street. NOT some huge building right on 2nd street.

Add public transportation. Around Hudson and to the St. Paul Depot and Mall of America.

Inner section of Carmichael and Vine

Better newspaper coverage of events.

Better access to public and local government discussions and decisions with an impact on community

The unintended consequence of the new parking meter implementation will be a decrease of economic opportunity for Hudson. Boaters often spend many hours on their boats and overnights. A problem arises if boaters and guests that arrive by car and have no long term parking available. If all the new parking meters in Hudson have a 2 hour limit it restricts boater and guest opportunities.

See more diversity and an inclusive welcoming spirit. We can present as cold clannish and not as all inclusive.

Better opportunities for fishing on the St. Croix River. I bought a season pass to the boat launch and it was closed due to high water much of the year. Also, the large boats on the river can make it dangerous for smaller fishing boats as they drive too fast, throw out too large a wake, and go way too close to fishing boats.

more sidewalks

There is too much new development to support the type of community that is Hudson

Less urban sprawl. What can be done to keep Hudson unique?

Hudson is known for being clique-ish and people being hard to get to know. We've traveled a lot, lived all over - lived here 14 years - and found this to be true. We only started to feel like we belonged here maybe 2 years ago... It's very pricey

We need a community center/pool.

Repair, maintain & cleanliness of downtown sidewalks. Perception and safety issues for residents and prospective residents and tourists needs to be a priority.

Like to see a full time FD that doubles as EMS.

Sidewalks on Carmichael road to Vine Street. And wherever else sidewalks are missing or incomplete.

Would be nice not to have redetermined service providers for refuse, internet, cable and phone. Also lack of public recycling facilities and/or landfills.

Nothing.

I wish I would have known how cliquy this town was before I moved here. It is hard to get to know people if you are viewed as an 'outsider'.

Add a Hy-Vee or Trader Joe's (or both) to compete with overpriced and crowded County Market.

public transportation

I wish Hudson had a more diverse population. I want my children to grow up around people of all faiths, thoughts, colors, etc. It helps to create a greater sense of the world and enables better adaptability.

I'd like the city to become a leader in renewable energy use and sustainable practices.

There would be more help with newbies with eyesores and junk strewn around they're property. 25 years waiting for the city to do something.

Slow down growth and improve infrastructure first to manage traffic in a safe manner

Build a parking ramp downtown.

Some city streets need to be improved & widened to accommodate the growing city and new construction and expansion areas.

Would prefer a slow in growth.

Enough expansion. The city is too busy to adequately enjoy. Everything converges into a small area and there are too many for too little. No expansion on "affordable housing." A worsening social element has already been increasing as a result.

PARKING availability!!!!!! And get rid of the facade of the Smiling Moose, it does not fit the rest of the downtown area at all and looks ridiculous.

Figure out a way to get rid of the Royal Inn Motel. It is an eyesore and a dump.

More sidewalks on Carmichael built toward Vine

A city bus system and/or a bus that connects to MN

Free parking everywhere in the city of Hudson. Especially the business district downtown. We want to encourage people to frequent the downtown businesses. Why not build a free parking ramp to make it easier for people to support the downtown business district? A logical place would be the parking lot to the north of the Wells Fargo Bank building. Also, now that the fire station is moving to the area east of Plaza 94, why not demolish the old station and put a free parking ramp there? Or, you could convert the parking lot that is directly north of City Hall into a free parking ramp. If River Falls and New Richmond manage to provide free parking, why not Hudson?

The new parking meters, not sure that this system was necessary, doesn't seem to be as convenient as the individual meters and it took away from the small town feel. Traffic pattern at Vine Carmichael needs to be addressed, it is congested and dangerous as well as the Carmichael exit off 94.

I would want to see greater care for and connection with neighbors

Stop the development.

More parking in the downtown area if you want people to go there to shop and dine. Free please.

We need a newspaper or other media to keep us informed. Rivertown does not cut it.

On street leaf pick up - obvious reasons. At least a compost facility!

The Mayor. We need a new one.

More transportation for people of all abilities. There is inadequate transportation for lower income and people with disabilities. Especially to NR and RF.

Our town needs to be more inclusive of all people. There is a lot of ugly, fearful, hate laced behavior and words in Hudson that make me embarrassed for our town. I was incredibly disappointed and ashamed that our town leaders refused to stand up to hate. This refusal by our public leaders is seen as condoning hateful behavior.

There is too much development we do not need it. Our community will suffer from it.

Need more police officers / police supervisors

That things look outdated, buildings sometimes look empty or unsightly, things unkept. Many businesses off of 94 are unappealing.

I would like to see more done to protect the river, including permeable pavement and more rain gardens.

I feel a hostile and unfriendly culture. Not open and welcoming.

I wish the city would think about traffic flow over I94. Having just 2 bridges makes driving in Hudson a problem.

More round-a-bouts to ease traffic and slow fast sections. Reduction in high speed driving in Hudson

I would support some kind of public transportation for those who don't drive or own automobiles and to cut down on auto emissions.

additional parking, increased size of individual parking spaces. extremely difficult to visit downtown establishments. strip mall parking spaces are cramped and inadequate.

More grants for individual and community Development in the Parks because parks are underutilized and provide very little more open forms that we met two different political views . No interest interest except for the lake and those who like to fish otherwise it's pretty Barron regarding cultural awareness

More attractive and diverse development on the hill, it's too generic /cookie cutter it should reflect /echo the charm of downtown

We are one of the most highly taxed counties in Wisconsin. While the city government is generally effective, we need greater focus on efficient use of tax dollars with an emphasis on providing fundamental services (streets, police, fire dept) . We should not have to resort to nickle-and-dime initiatives such as downtown parking meters to make ends meet.

I would go back in time. I've lived here since 1991 and I don't think the town is getting better to live in with all the new houses and fast food restaurants and no good paying jobs.

Walk ability

limit growth or restrict area for typical suburban business/sprawl

Strong plan to aggressively grow available affordable housing to east and south.

Make public docks along the dike and con sessions and vendors on the dike. Promoting safe and fun summer activities by the river.

A Parks and Recreation Department that takes on creating more centralized infrastructure where community sponsored activities and sports can be take place.

More racial diversity

Modernize and upgrade the parks along the river!

I would add more, not change. Encourage the developments to communicate with the city and vice versa. Create a platform easy to use for all citizens to be able to find out what is going on and how to get more involved

I would have a more attractive facade along 1st St and the River. Phipps is great, Library great, Pier great, the rest of it - is atrocious. Shame on everyone who allowed that Valley Cartage monstrosity. That is EXACTLY what no one wants - blocking the other building across the street - blocking a view from any pedestrian - shame shame shame. It's awful. Making the buildings, businesses, open areas across from Lakefront be a fabulous, beautiful area is what I would change.

Stop Building, leave it as it is, it's gotten so big that housing costs are unaffordable, miss the tiny town of 30 years ago

move the water treatment plant away from the entrance to downtown. It's a disgusting sight and smell when entering Hudson. It detracts from the entire area.

Public tennis courts. This is the only city I know of without a bank of public tennis courts to use. The high school has courts but they belong to the district and are often booked with school events and lessons. You cannot count in availability.

I would change the development on Carmichael and Vine. Unnecessary.

Address the lack of parking in the downtown area. I'm to the point of avoiding downtown because parking is hard to find, then I have to mess around with the meters. AND, Vine Street from High School to Carmichael needs a full sidewalk. Traffic is congested during school start and end times, so Vine St. was just improved, but something should have been done to improve traffic flow during these times - same with Carmichael by the Middle school. These 2 roads are a nightmare during start and end times.

More pre-planning and traffic management.

Increased diversity

Fix the intersection of Carmichael and freeway by County Market and ramp exits. It is a nut house.

Change parking enforcement back to 9-5pm and free on weekends. Not sure why Hudson wants to make it laborious to come to Hudson to shop, eat and take Phipps classes. It has been painful to watch people struggle with the new parking meters, and I think its a shame that not all of the meters tell people parking is free from Thanksgiving to Christmas. That should be something to advertise - a small gift goes a long way to endear people to this lovely town.

I think that all development in Hudson should have sidewalks. (not pathways) Sidewalks are a great walking asset and they help you to meet neighbors and give a safe way getting out and about. People come to old town to walk their dogs on the sidewalks. Kids need a safe way to get to friends houses.

No walking or biking on Trout Brooke. There are more than 13 completely blind turns on that road. People walk on the road because there is no sidewalk and they don't want to walk in the grass. The road is wide enough for barely 2 cars as is. When there are people walking and/or riding bikes, they are creating a hazardous situation.

To reconstruct existing roadways to stay ahead of development. Recent projects seem to be pavement replacement projects and not improvement projects. Make investments that align with future development, improve existing intersections with more than just additional turn lanes. Include pedestrian and bike facility improvements with every roadway project.

I would love to see more diversity (race/ethnicity) in our community.

more public transportation. I hate that I have to drive my car anywhere I need to go. I'd like to be able to take a bus

Lower the property taxes. They are extremely high.

Be more top of mind with day or weekend tourism

sidewalks and bike accessibility. It is very difficult to safely walk or bike in this community. While there are pockets they are not connected.

Move(or hide it better) the sewage treatment plant as it's one of the first things we see and smell when driving into down

The seeming lack of interest in the leaders to keep the Hudson charm.

Housing that is affordable to young families making less than \$100k/year.

More green space and encourage more walking and bike riding through more trails, sidewalks, and dedicated bike lanes.

More recreational activities as mentioned above. Somehow get a better parking system where spots are actually available instead of walking 4 blocks to get to a downtown restaurant to eat.

More Sidewalks

traffic on vine and carmichael with safety walkways

I'd like downtown parking to be free. This will help businesses as community members (Hudson and other communities) will use the services - shop, eat, haircut, Phipps, yoga, etc.

Some homes in my neighborhood have so much junk in their front and back yards it detracts from desirability to live or visit - hurts values

The new parking system downtown. It needs to revert back to what it was before. Need more free parking to get people to go downtown.

Stop building modern looking buildings. Need to retain the charm that Hudson is known for. Also the parking for boats. This is a river town and these people bring in money to the town and yet they're treated like they shouldn't be here.

There is no community pool.

Vine and Carmicheal development , to congested already And downtown parking not to tourist or senior friendly at ALL

The Mayor and people that have no sense of community development. Our community is pushing the people out that truly make Hudson a great place to live. It's not all about money money money and right now if you can't stay up with the 'Jones's ' you are basically ostracised to leave the Hudson area.

More trails for bike riding.

Downtown parking. The new system is horrendous and it's keeping a lot of people away from downtown. It needs to go, along with the ticket happy enforcers.

More grocery stores and larger versions of big box stores. Raise the speed limit to 30 mph.

I find it disturbing that Hudson appears to have an identity crisis in recent years. There needs to be a long-range over-arching plan for the community supporting a certain identity. We have a thriving historical society and I wish that we could support our historic identity more like in our surrounding communities. It seems like anyone with enough money can build anything wherever they wants downtown, whether it fits in with the historic downtown image or not. Also, our rec programming and rec amenities are subpar in comparison to River Falls. Somehow River Falls seeks and obtains more grant money than we do. Why is that?

enforce/enact regulations regarding junk in yards

Less xenophobia and less vlose-minded

Less big, ugly, blocky condo's downtown and by the river.

Get rid of the new parking meter system. Not conducive to those with small children or the seniors. Try walking an extra half block when it is cold out with small children or if you are elderly. Ridiculous. The old meters provided charm and friendliness by being able to pay it forward.

More transparent deliberate growth plan. Seems like a lot of plans in the making without a clear long term growth plan in place.

Bigger Walmart, Bigger Aldi's

I would like public transportation to the cities

Update Carmichael Road to handle the traffic, especially north of I-94.

Improve the park system. See comments above.

Add sidewalks in the hill area & repair the streets!

Get rid of Royal Motel and the e cigarettes Juil stores

I don't know.

Develop and showcase our riverfront area. Maybe more things to do such as indoor activities for the winter months and golf in the summer. More conservative government. More 4 hour parking spots downtown.

I would add a walking bridge to the south side of the freeway halfway between the 11th Street and Carmichael bridges.

I would love to see a more extensive bike path network. Hudson has so many beautiful areas from the countryside to the bluffs and rivers/lakes. If we had a walking/biking path connecting these areas it would be one of the best in the nation.

I'd like to see the bottom of the hill and top of the hill be more integrated. They both have lots to offer and at times it feels like they are competing with each other. Also, I'd like to see if there is a way to be more St. Croix Valley focused and use Hudson and Stillwater as a way to focus investment, activities, etc. together to see the whole valley benefit. It isn't a zero sum game.

Stop the mass "Woodbury" development on Carmichael & Vine!!! Do not allow \$\$\$ to buy City Council votes. The 3 story building built by the beach parking lot is disgraceful and ruined the value of the condos across the street from it. The exterior does NOT fit into the Hudson Community "feel". Get rid of the parking meters. I go to River Falls instead of downtown Hudson.

Updated roads to accommodate the traffic that Hudson now needs to support within its growth

Get rid of political signs, and return old parking meters.

Create opportunities for entrepreneurs to showcase their items in storefronts. Too expensive for one person to pay all of the rent etc. The rental space downtown is very expensive so why not create a City of Hudson store that showcases all of the artist's in the area. It can be of anything they may wish to sell. PARKING - City of Hudson residents at least can HAVE free permit parking...why NOT? So many people from out of town visit our little town. This needs to be a welcoming town...not a we want to get more, more more from individuals. FREE parking. What is the purpose for the parking fees? What is being paid out of the parking fees? Help the citizens to understand.

The taxes!!! I cannot believe how high they continue to be especially for a twin home on a very, very small piece of land. It's almost impossible for a senior to stay in their home because the tax bill alone is a house payment. Please do something about the tax structure and how unfair it is.

Downtown parking could be improved. It can be difficult to find parking on nights at weekends. Taxes, taxes are high.

Increase number of parking spots via a ramp at the fire hall location. Increase the current max time at paid spots from 3 to 6 hours. People who come into town to eat or shop are not always done in 3 hours and the 8 hour lots are spread out.

MAKE PUBLIC SAFETY ITS NUMBER ONE PRIORITY, AND TO SLOW DOWN ALL DEVELOPMENT.

The city needs to have public boat docks downtown to allow people on the River opportunities to visit the restaurants and shops.

Recycling bins, public cell charging, ban on Styrofoam at restaurants

Adequate (sensible & affordable) parking, and develop/clean up the dike.

Add another major grocer, so County Market is not the only full service one. How about a replacement for Family Fresh.

More efficient traffic management and finding an alternative solution to the paid parking in down town hudson.

More downtown parking

More multi-family housing and more bike trails.

More emphasis on walkability. There are several populated areas that are not safely walkable (i.e., Hanley Rd). I would look to cities like Woodbury for inspiration. We need well maintained paved trails connecting communities, parks, and businesses.

Parking shuttle from Carmichael area to downtown

Make downtown more boater friendly! I think you could draw a lot of people into Hudson if there was a place for boats to park in downtown. Even during the summer when there is music at Lakefront Park, I think more people would go. Also more maps to show and connect the trail systems!

Bike/foot paths need to be updated/added: 1) leading to the movie theater. So many people in surrounding neighborhoods could be walking and riding bikes to the theater. 2) from the hospital intersection all the way to the middle and high schools. Think how many more people would ride their bikes to downtown if there was an adequate/safe path. 3) leading from the industrial park where the Giggle factory is all the way past Aldi > Catalyst & the hockey arena > past post office > into downtown. My family would love to bike to downtown more often but it's just such a pain to get there from Heritage Greens. 4) leading to the field of dreams. I don't know how to explain this adequately. I just feel like there needs to be a better way for people to get around the city without using a motorized vehicle. And with all the development going on more bike and foot paths are a huge need. It's a way better option than adding public

transit, which would be horrible. My 15 yr old would ride his bike everywhere if we let him, but it's just too dangerous without proper bike and foot paths.

Carmichael Road need 4 lanes from 94 to Vine. The people that approved the development on Vine and Carmichael should be voted out of office. You will see tons of accidents. Carmichael should be 4 lanes from 94 to Vine. With the development on Vine and Carmichael you are going to see an increase of accidents.

Another grocery store option-sad to see Family Fresh leave

Sidewalk or larger shoulder on Stageline.

I would consider doing something to update the dike - it is so unique to the town and historical, so many people walk out there. The concrete is broken and ugly - perhaps it could be repaved with historic bricks or something that is more attractive than the cracked concrete. Also, most outsiders form an opinion of the city based on what can be seen from I-94 and along the downtown strip. Care should be taken to make these areas visually appealing, some of the recent developments along I-94 (chain restaurants, auto zone, laundromat, popeyes, etc) give an impression of Hudson that is different than how most locals feel about the town, (historic river town). Perhaps some trees could be put up along 94 to soften some of this between exit 2 and exit 1.

Need to maintain the Historical look and feel of our downtown district. Too much new style architecture ruining the feel of downtown

I would like a historic district to be formed, to maintain the look and feel of downtown Hudson. I feel some of the new development is ruining the aesthetic.

Sidewalk and biking trail on Stageline similar to Hanley.

Speed limit on 2nd Street - it seems as if cars are driving way too fast for downtown. Pedestrians have a difficult time crossing the street.

No left turns downtown Hudson between Coulee/Buckeye and Vine. Add left turn arrow at stop light Northbound at Coulee/Buckeye intersection. Remove new parking meter system.

Better roads

More affordable renting houses and or affordable first time home buyer options.

Carmichael Road needs to be improved for pedestrian traffic. There is no sidewalk between Vine and old golf course. Similar sidewalk issues are on Hanley. I'd love to say the boat launch is number one, however this is a pedestrian/vehicle accident waiting to happen with the increased traffic.

Stronger emphasis on sustainability down town/along the riverfront. Elimination of single use plastics within "x" distance of the river. (WAY TO GO SUSTAIN HUDSON! Keep up the needed work).

Would be great to have Metro bus commuter opportunities. The Stagecoach road parallel to 94 is an embarrassment - full of nasty smoke shops and fast food.

I would change 11th Street between Coulee Rd and Wisconsin Street to a safe pedestrian route. It's not safe to walk on it, especially at night, and it serves as a corridor from the high school to the 94 Strip and over the bridge to the post office, housing, and Crestview St. All there is to protect pedestrians is a white line on the east side of the road. Wisconsin Street was like this prior to construction a few years ago and it has made a huge difference in the number of people using that corridor for walking and biking. I envision the sidewalks from Wisconsin Street connecting to future 11th Street sidewalks and creating a corridor to Coulee. This will promote walking and biking and reduce traffic.

Government does not care about the needs of its people. Too focused on pet projects (like ball-teams): Takes away the rights of the people to have a voice by implementing things when working people can't be in the know. Took Away EMT/Ambulance Services AFTER Huge public outcry!!! Overly restrictive & unequal enforcement of codes. Only applies adequate snow-plowing to select areas. Wastes money on ineffective street sweeping & poorly placed street lights. Parking policies aimed at cash-grabs, hindering small businesses...

A community center with indoor tennis courts and an outdoor pool because those are two things that we are missing in Hudson and would be great amenities to have.

More sidewalks specifically on Stageline

Sidewalks and trails!!! Would give everyone more freedom, especially those who don't drive or don't want to. Paths on the street are too dangerous.

Remove downtown parking meters. All surrounding cities do not use parking meters.

As a parking ramp downtown. Do you really need to ask why?

We need to ensure that development is done with the quality of life for its residents in mind. I feel like we are turning into another Woodbury with too much development that will lead to congestion on the roads

Parking ramp for downtown. Bike paths.

I would love a bike path that would hook up with Stillwater's. It is very difficult to ride safely with car traffic and to get in/out of downtown Hudson on a bike.

Add a pool and/or splash pad(s).

Better code enforcement. The unshoveled and icy sidewalks - extremely long grass and dog feces are big problems.

The mayor

Improve and expand upon the park and trail system. It encourages community, healthy living, and safe environments.

Natural play areas, splash pad, pool and more sidewalks/walkways/trails connecting neighborhoods and commercial sites.

Changes in public transportation such more bike lanes, bus options and better downtown parking.

I'm disappointed in the number of men that continue to be in positions of power within the City, think it's the same people with the same ideas and agendas.

Downtown parking. Better bike trails to connect the loop trail through Hudson.

Friendlier, kinder people. We've put up a facade a friendliness and it's not genuine and those who are slightly different noticed that when visiting I noticed that when talking and communicating.

11th Street - add sidewalks and bike lanes - similar to Wisconsin street.

I think that there could be improvements to our city if there was more cooperation between the different entities: the school district, the city, the medical and business communities working together in partnership.

more bike trails

Much larger availability of higher paying jobs (\$80,000 or higher).

Take down the newest Phillip med building. That was not in the plan. We do not need/want a large industrial building in the middle of housing. We all wanted a baseball park. To walk with our neighbors, friends and kids to watch good old American baseball. That's what hudson community is about. That's why we loved it. Bonding, quality time and enjoying the outdoors. This industrial building is crap.

More parks and green space (not retention ponds and playgrounds).

Add another bridge across the interstate. From industrial to grandview drive

Remove the new parking meters downtown. Parking ramp downtown to support businesses.

Mass transit. More sidewalks and trails. I like getting around town without a car.

It's starting to loose it's small town appeal with hotels and condos going up. Have family fresh reopen because County Market is always way too busy when I go there. Trying to find a parking spot and maintaining social distancing there is pretty difficult. Change the paid parking hours from 9-5 so that people don't have to pay for parking when they go to dinner. The parking meter increase has taken away from my desire to go down town. If I want to eat or go get coffee now, I prefer to go to the east side of the city. Our down town is fabulous and I worry that the parking meters will reduce the amount of traffic the local businesses will continue to get.

Improve downtown parking to help maintain and attract more downtown businesses. Keep downtown attractive for residents and visitors. Keep the river view and paths open.

Safer sidewalks connecting north side to south side. Better biking option to get from Hanley to downtown.

I would love to see the Farmers Market brought back downtown.

Be more inclusive and less Republican

Better public transit to cover all income levels needs.

More side walks, bike path, crossing lights for both.

The cost of living in Hudson is very expensive (compared to St. Paul). This includes property taxes, gas, groceries, etc. It is not clear why there is such a jump when you cross the river.

The general population should not be able to have drones. They should be limited to law enforcement only. They are intrusive and obnoxious to listen to. Also, alcohol should be allowed at the beach at the end of the dike. It's odd to me that it's allowed at Lakefront Park, but not out there. I would also stop continuing expansion, especially up on the hill and downtown. The roads are not constructed in such a manner that they can easily support the current traffic. You could sit through three red lights up on the hill without moving forward at busy times of the day. That is crazy.

The elected officials. They all have their own personal agenda and motives, and they are not making decisions based on the best interest of the community.

More affordable housing for people making \$40,000/yr or less. It's hard to maintain businesses that cater to tourists when employees can't afford housing.

Better coordination of the greenspace and safer trails and sidewalks for bikes and pedestrians. Many of the roads should be improved for traffic and for bikes.

With all the building in some areas, the sidewalk system has not been added where needed. One spot for example is along Hanley towards the hockey rink. Pedestrians from the east need to walk in the street to get to living, businesses and the west areas. I hope the area along Carmichael Rd from Target to the North is included in the plans for the future. More people are walking for health and the environment. For years I have passed people walking from the Government Center to their jobs and the services like Ortho etc in the Carmichael / Vine street area.

Nothing

Add more affordable senior housing. Not "low income", or high class but affordable. I hear the comment that to live in a senior apartment in Hudson, you have to be rich or poor. There is no "middle ground".

Add a pool. Kids need a place to swim in summer besides river.

Put up some sound barriers along the 94 corridor. It's pretty noisy, the dust level is high, which lowers my air quality.

City leadership because of poor decisions

A housing complex for special needs people set up like a nursing home but with a gym/small pool for group activities

Create a bike path

I am so afraid of Hudson turning into Woodbury. I feel Hudson is coming very close to losing its smaller town feel and I am saddened when I see buildings and homes going in where there used to be open space.

add ramp parking

There may be no alternative, but it would be nice to not have the water treatment plant and its unpleasant odors be the first thing one encounters when coming off 94 into town.

More parking downtown. Why not utilize the space behind the old firehouse and make a parking ramp?

Keep increasing single-family homes, no more apartment rentals

Add sidewalks between at taco John's and goodwill area. Add sidewalks going to Hudson theater.

keep it the small town increase private sector

traffic on Carmichael north of 94.

Better protection of the St Croix River. Limit development along the river, e.g. multi-level condos.

I would work on a plan to provide more parking in the downtown area so that parking is not as big of a hassle. Also, I would spend some resources updating the whole downtown waterfront area.

less retail properties

I would manage the eyesore that is the marina. Maybe its trees, maybe it's relocation, but as you enter the downtown area from eastbound 94, its not a becoming welcome to the community. As you enter Stillwater or other neighboring towns, the historic downtown area gives a much more appealing welcome to those entering from the north and the south. This is overlooked. Parking should be free to customers. Increase taxes to businesses in the downtown area. The costs are passed through to the customer, BUT the big distinction is the hassle. I'm more annoy going downtown and having to go to a pay station. The meters at spaces was better than those terrible touch kiosks. The user experience of downtown Hudson is detracted from with pay stations. Figure out a parking structure somewhere (perhaps east of mainstreet). Some new development is happening east of San Pedro.

More accessible handicapped parking.

more downtown parking and free parking Would promote downtown restaurants and shops

Control property taxes. It's getting out of control. Share cost burdens with surrounding communities.

fewer chain restaurants

Stop future building of multi family housing. Begin limiting future building.

Pedestrian lane on streets without sidewalks

parking downtown

encourage and support diversity and better housing for lower income persons

Add recycling and composting center for drop off for residents. It is often difficult and expensive to dispose of some non-traditional waste. Drop off of yard waste would also be very helpful along with possible use of compost.

More public transportation

I have two things I would change: 1) More sidewalks, off-street trails and bike paths because many places do not have any sidewalks or off-street trails and I am forced to walk on the street. And 2) I would have the speed on I-94 through Hudson reduced to 55 mph from the movie theater (35) to the river to reduce the noise from the freeway and improve air quality. It is amazing how far away from the freeway you can hear it in the neighborhoods.

I have 2 things: 1) We need more sidewalks and off-street trails because many areas we walk to require walking on the street. 2) Petition Wis-Dot to lower the speed of 94 through Hudson (to/from the movie theatre to the river), to reduce the road noise.

Lower property taxes, rising property taxes is the one thing that could force us out of the town in the future.

I would love to see more community festivals, around the fall and/or Halloween. We have such a lovely small town charm here that I think we could bring in more tourism while keeping things lovely for locals with fun seasonal celebrations or festivals! I would also love to see some bigger companies open up a head-quarters on the corner of Vine Street and Carmichael Road in order to supply more high-paying salary jobs. There are a lot of small businesses around here, which is fantastic, and a lot of nice mid-size LLC's. Both of those are necessary and good, but it is hard to find a job around here for an adult, I feel. I was searching for a while, and it felt like most of the jobs out there were for high-school kids, servers (which is great, but I am a terrible waitress unfortunately), or skilled/trained mechanics. Having a company here that offers a broad variety of job opportunities would be fantastic. OR another opportunity would be to provide a space for many different types of remote workers where they could rent a room or space on a daily or weekly basis for meetings, and getting work done. I think Hudson is very up-and-coming for young people. My fiancé and I are in our mid-twenties, looking to find a home and settle down here, but we both have corporate jobs in the Twin-Cities. Which is fine, but we both agree that if something moved into Hudson, we would prefer to work there. Shorter commute, and we love Hudson.

Turn the old firehouse on Third St into a private event center/venue where you could bring in your own catering. Maybe options for small and large groups. Build a parking ramp behind it between the firehouse and Buckeye St because you wouldn't obstruct views of the river there and I believe is city-owned property? I like that the architecture of City Hall and the firehouse go well together at the intersection and I would feel bad if the firehouse was torn down for something new. For what it's worth, I think that 3 story condo going up at Third and Walnut looks fine too.

Add a community compost site to receive & dispense compostibles .

We should improve the maintenance of the roads and streets. Second thing is get pickleball courts built.

Add bike trails along the River on WI side.

more community activities thru the year.

Upgrade the Wal Mart store. With Family Fresh closing, it would be nice to have an expanded grocery department (fresh fruit/vegetable, meat, etc.) so we have options in Hudson.

I would lower the property taxes. They're a heavy burden.

Redevelopment of some properties downtown and along Hwy 94. Some properties are underutilized and redevelopment would add to tax base. Some properties along Hwy 94 are in poor condition and unattractive. Too much parking at some businesses.

Slow the pace of development. Too many persons moving here too quickly.

Impose more standards on new development. It doesn't seem that the city is interested in esthetics; it seems like anyone can build anything if they can simply stake a claim that it will bring money and people into town. Something being "new" shouldn't be enough to pass muster. The Mexican restaurant that was there for a nano-second on 2nd street is a perfect example. I mean, who let that monstrosity happen? If you don't have someone in the city that has some real understanding of urban development - the interaction of people and their space and esthetic - then we're doomed to look like Anytown, USA.

We are not a very welcoming community if you are not white. There is a serious lack of diversity in Hudson. We do not have enough affordable housing or living wage jobs. That makes us a bedroom community and means long commutes. As the population ages we need public transportation.

Small thing - be more diligent in cleaning gutters to prevent debris & crud from ending up in storm sewers & the river.

more path systems

Development of new retail and business space should be stopped until the existing space is utilized and cleaned up. The large empty spaces on the hill along the freeway are an eye sore.

Real estate property tax assessments on single family homes does not seem to be fair. For example, the new neighborhood of Carmichael Ridge seems to be taxed exorbitantly high. Tax assessor must re-evaluate Carmichael Ridge compared to surrounding and other neighborhoods in Hudson area. Assessed values in Carmichael Ridge on which taxes are based need to be lowered or re-examined so they are not unrealistically high, and therefore higher taxes. Several of my neighbors have voiced these same concerns about Hudson property taxes.

It is incredible how there is a lack of sidewalks. Perimeter sidewalks should be required in all new development. the fact you can't bike on vine to Carmichael and then Carmichael to the business district is a joke and now there is a new housing development at Carmichael and vine...no sign of sidewalks along Vine or Carmichael. sidewalks invite people to be active and out and about, which visitors and potential residents want be a part of because of its friendly inviting nature....this gives our community feeling. Sidewalks also shouldn't just be concrete...they need to have trees, native grasses, and rain gardens. I can count on one hand the number of rain gardens seen in Hudson. Stillwater has one on seemingly every corner. The fact no vegetation exists in front of the newly renovated city center and the newly developed sidewalk...once again, first time visitors are greeted with a giant concrete parking lot. What an opportunity lost to simply require some green and not to mention a runoff nightmare with no natural filtration that could have also

provided some beautification. Something like this link would have been so easy.

http://www.prairieresto.com/images/rainwater/fullsize/112_1236_fs.jpg We are losing desperately in our biking opportunities...families love biking but no family will bike on a road. Seeing a family biking in a community is the quintessential image and feeling any prospective resident/visitor needs to feel welcomed, safe and a sense of community. Hudson and st croix county have incredible biking opportunities along our beautiful farm country roads, river, and scenic rolling hills...especially between our friends in Riverfalls. Afton is the only option currently to bike. This needs to happen. Northern MN has taken advantage of this in their ditches and public right-a-ways. It's a shame that Stillwater is the place to go for biking and outdoor activity with Teddy bear park, browns creek, and now the walking bridge connecting Houlton, the new HWY 36 bridge, and river front path. Hudson and the stcroix county community cannot rest on Hudson's downtown charm and river access. This needs to be addressed to fully take advantage of our beautiful area...and make Hudson and St. Croix county the place people want to live, visit, and recreate. Lastly, the 4th of July route needs to change from the the Highschool down Vine to 2nd street. It is a far better and a more beautiful streetscape of our city. The view and picture at the top of the hill looking down vine towards the downtown with the crowds is a marketing opportunity for people to see Hudson for its charm and beauty. Guarantee people will love the change. There needs to be a farmers market downtown every weekend...plain and simple. Make it happen. Final thing. Allow people to walk around with beer in downtown. Differentiate Hudson. Embrace Wisconsin's love of beer.

Develop an overall Master Plan for sidewalks and trails for the complete City of Hudson. Publish and post it. We the residents are funding dramatic improvements downtown, Riverfront and all park areas. However, where is our plan for walking and bike access throughout the City for our residents to access the areas? Why isn't there a sidewalk along the cemetery to extend our Wisconsin Street new sidewalks? Also dramatically increase parks and trailing funding. Dramatic means 30% - 50%.

More grocery and stores like Kohl's department stores

Make manhole covers and streets at same level! Instead of creating man-made potholes with them!!

Consider a bus system for all areas of Hudson to serve all public needs. Improve Carmichael intersection at Vine. It was not well thought out initially. When traveling south there are only 2 lanes and no left turn lane. Creates lane blocks and also could create driving hazards as people go around left turn cars. Also be more creative to the first turn into the middle school with those traveling north stay in right lane turning to school and south traffic turning into left lane (one way road). Widen the road in front of school on west side.

I'm concerned about the new parking fees. I'm willing to pay, but want the spots by the waterfront to be unlimited for time. I want to sail for 8-12 hours, without worrying.

Downtown parking

Better / more grocery store options. (County Market expensive!)

Eliminate the bike / pedestrian lanes on roads and put in sidewalks. More sidewalks needed in areas that have none or either side of the street. Would love more trail options.

Improve bike / ped accessibility - everyone benefits. Makes Hudson more affordable for residents, potential residents and tourism.

Carmichael Rd by Hudson Middle School & Hudson Prairie Elementary Road is very congested and it is hard to set out of my development (Oak Ridge) during peak school times.

Rate of growth has been too rapid and not well planned. Revert to the community values as it was when we chose to move here from Milwaukee. We searched several areas.

Speed limits are unrealistic. The fire department is too expensive. A new building was unnecessary.

Improved sidewalk / trail system between parks. Improvements to the riverfront boat landing to eliminate high water closures.

Recreational R.V. etc. stored in yard that's never used - many years. Trash stored in yards. Parking meters - terrible system.

State movement through our community for youth of all ages via bike / walking paths / lanes

The biggest issue is parking. The new meters accomplished nothing. It certainly doesn't provide more parking, only makes paying more difficult in winter.

Lower property taxes. More houses are being added to the tax rolls, why are property taxes not dropping?

The pedestrian crossing on 2nd Street is very dangerous! Inattentive, sometimes MN drivers DO NOT stop at marked crosswalks for foot traffic, and every time I do I am worry I'm going to witness an injury or get rear-ended!

Less development / better long-term planning. City needs a VISION for what the community should look like in 5-10-20 years.

Themes from Open Ended Survey Questions

15. What is the one thing about Hudson that should not change and why?	
Theme	Number of Comments
Downtown	97
Small town feel	76
Historic character	39
River connection / natural beauty	36
Parks / Lakefront Park	26
Public involvement / Sense of community	13
Sustainability & Environmentalism	12
Remain open / welcoming / diverse / inclusive	10
Public events	10
Infrastructure / Development / & Planning	8
City services & maintenance	8
Schools / education	7
Library	4
Trails	3
Parking	2
Arts	2

What is the one thing about Hudson that should not change and why?

Responses

Do not lose the value of Lakefront Park

Downtown connection to the river. It's a centerpiece that needs to be supported and maintained.

Lakefront Park and Second Street.

The local, downtown atmosphere is very good; no more outside businesses and restaurants should be allowed to build large patios or high buildings to block others' views.

The pride in the condition of the community and the vibrancy of the downtown. Rents are driving businesses away (I am not a business owner).

Maintain and improve public facilities and access at the St. Croix River waterfront, because that is Hudson's unique beneficial character for both residents and visitors.

The small-town, "Norman Rockwell" feel. Low cost parking on 1st & 2nd Streets

Hudson seems to be pretty good at offering a wide range of interesting things for people to participate in: library, the phipps, restaurants, festivals, learning experiences, outdoor activities at the state park, chamber sponsored events.

Hot Air Affair - super fun event! Community builder!

It's small-town feel.

Building more houses. We don't need more people here to overpopulate our one middle and one high school.

Our beautiful downtown and lakefront !

Keep the box type and franchise businesses on the hill and the small town community feel downtown.

Downtown shopping keep it local

Maintain historic sites, especially downtown

The small town feel. Keep chain businesses out of downtown. Love the addition of the Trolley

The look and character of down town

The older historic buildings on second street should stay!

The small town And old time feel of the downtown. I don't want it to ge more developed.

Do not lower parks and park maintenance budget

Main Street / downtown area, keep the small town feel to that area.

Maintain the historic character; too much emphasis recently on redevelopment with commercial and multifamily residential that is WAY out of character.

Downtown "small town" feel

Keeping the downtown area as is.

Please keep Hudson small. It has a great feel about it! There are many homes and businesses currently. I feel we do not need to continue to expand. I would like to see us stay somewhat separated from the urban nature that is feeding into Hudson.

Downtown

Pride in the river. I love how we showcase the natural beauty.

It's small-town charm.

The downtown area should ALWAYS keep building requirements to reflect the historical nature of the city. Future multi family housing that must pass city council should also have requirements that encourage a "classic" appearance. The Modern look of current buildings will quickly go out of style. Hudson is a historic river town & the buildings should reflect that

Willow River Elementary School should remain an active elementary school.

The small town atmosphere.

Historic feeling of the down town areal.

No multi-storied buildings in the downtown area - only allow existing heights.

family community

Unsure

That we are a community that takes pride in the arts. Its sad to see at the high school level how little is put into the arts in comparison to athletics.

The library. It is a landmark for the city. It is something to be proud of.

Preserve the small town and community knit culture. We are a small town and we should strive to NOT become yet another suburb of the twin cities.

Maintain the small town look and feel- don't become a Stillwater. Stillwater is chaotic and has lost its charm, its chaotic and touristy.

Small town feeling. Enough with the repeated businesses like cash store, vape store, etc.

Park space and free space should be maintained or increased where possible. Avoid the temptation to over develop.

No changes needed for trails and bikes. The taxes cannot go up. We cannot tax people out.

Vibrant downtown. Makes it feel less suburban

Keep size at what it is.

Everything is subject to change at some point

Sense of community - but, tempered with hubris.

That there is not a parking structure on Second Street. I agree with the parking necessity, but disagree with adding additional congestion to Second Street. I think the HFD house would be an ideal option. City owns it. Revenue bearing. Surrounding residents are familiar with having a non-residential neighbors.

Lakefront Park and the communities support of the arts.

1. Lakefront Park is a real gem with river access, great site lines, wheelchair access and space to walk or jog. Don't let commercial developers mess it up with priority of profits more important than its use as a civic or community asset. DO NOT take the bait of "jobs" as a trade for all the park represents. 2. Make every effort to cooperate with nearby communities, townships and counties to keep Concentrated Area Feeding Operations (CAFOs) far, far away. I mean FAR away -- hundreds of miles away -- like in Iowa, southern Minnesota or southern Illinois.

Try to keep the small town charm with new development. I don't want Hudson to look like Woodbury. Plan infrastructure before commercial and residential development goes in.

Remember that we are residents of WI and not MN. That we can maintain that sense of small community while still growing. Remember to be kind to each other and as a community.

The old town charm in the downtown district.

the city and businesses need to get the walkways plowed within 24 hours as homeowners are required to do

Maintain the family-friendly, small town atmosphere, the main reason we moved here in the first place.

Small town atmosphere. with a nice downtown and free parking

small-town feel.

Downtown shopping and restaurant are brings in a lot of money from outside visitors - we are so lucky to have that.

The small town feel of downtown. Living downtown we absolutely love walking downtown for shopping, dinner, entertainment. It's wonderful! Love all the independent businesses and have gotten to know so many of the wonderful business owners.

Arts focus & Hot Air Affair

Downtown

Small town feel.

Tourist friendly, brings in quality people.

Our focus on our unique setting and natural resources.

Orientation to and protection of the St. Croix River front.

Hudson is a small community with pleasant open spaces. It should stay this way.

Riverfront

It's beautiful here

The small town tight knit community. If we expand too much this will not exist anymore.

Downtown local businesses and restaurants ability to continue operating with local consumer support.

Keep allowing restaurants and healthy competition through the city. Down town and up.

Historic downtown.

Not to become to commercialized and lose the keep small-town feel and intimate community.

Nothing.

The old town look and feel of downtown, it already shows signs of that disappearing and their has to be a happy medium between growth and development standards. The strip mall across from Ziggy's seems to have found that medium.

I love our thriving downtown. No empty storefronts, lots of shopping and eating options.

Open space, not urban feeling

The downtown area should remain quaint. Not over run with unattractive buildings.

The small town feel

Please continue concerts and events near the bandshell downtown.

Keep the maintenance of public areas clean as they have been..

Old downtown main street and St. Croix river park.

Small town feeling most often. Local, not expansive community.

The variety of shopping available, only add to it with some major stores.

Maintain a size roughly of where we are at now. Residents genuinely appreciate the charm and advantages that come with our current size. Not interested in grow and develop, grow and develop and all the problems that comes with chasing growth.

Sense of community and community events

The downtown needs to remain local businesses!!!

That it should be an affordable, clean, safe place for current citizens. Keep the city the beautiful , small town that it is by not making any big expansions that are simply going to drive up our taxes and the cost of city services. We are a small river town with a community of people who really care about each other , care about the small local businesses, and care about the quality of our town. Keep it that way.

No public transportation is needed. Keep the small town feel, Hudson is a city where one can easily walk, enjoy the views and feel safe.

It's identity as a town and not a suburb, even though we enjoy many suburban advantages

Stop all sustainability agenda. It is too expensive and used mostly by the most vocal.

I really like the riverfront area and the free access the public has to it.

Focus on the St. Croix River.

????

Our downtown has developed into a fun place to shop and eat. Even more variety in food options would be great! **Now, it is time to work on that parking garage!

Home/small town feel

Great sense of community

Willow River Park. Love that place.

The multitude of locally owned businesses, especially downtown. I do not want to see chains downtown.

It's focal point of the river and it's positive support of cultural events.

The focus on the river. That is a very attractive asset to the city.

Keep our downtown Locally Owned. We need this to ensure that we have a great mix of dining and shopping that is unique.

The "small town" feeling

access to and maintenance of river front. this is what encourages visitors and residents to come down town.

Make the Main Street attractive and not overcrowded and not to attract tourists but people really like to be there for the Lively array and variety of shops.

Downtown decorations, adds to city charm.

Keep the downtown for the people and don't keep selling off land to build more condos.

Small town charm

unique small town feel

Do not overdevelop downtown.

Don't stop asking for opinions of the people who live here.

Small town feel

The quaint downtown look, feel, access to shops. Please don't let this become another Woodbury or Stillwater - don't let downtown become a bunch of new updated multi level buildings. It's loved because of what it is - the age, the character, the history, the charm - you can't go back once you allow these changes.

do not add more fast food restaurants! I don't believe the population can support the survival of so many restaurants.

The charming downtown with its unique restaurants and shopping.

Wide open spaces— felling like you're away from the city.

The down town stores are nice and attract people to our town. (But parking....)

The amount of green-space should not be reduced. Hudson has very nice parks.

The small town atmosphere. There are too many people moving in which means more traffic, more restaurants, extra inconveniences like parking issues,

Concerts in the park, Light Up Night, Hot Air Affair and all the other community events Hudson hosts.

Do not change the hometown flavor. Our downtown has developed to a fun place to come, enjoy and then leave. Good for commerce. Do NOT add living quarters to downtown and develop it with the old town architecture.

Bandshell & lakefront area

Preserve the downtown area and riverfront.

We love the community feeling and hope this continues well into the future.

It's downtown, it's cute and accessable

Hudson has a unique topography with the historic downtown area, and "the Hill". I like that and both should be promoted for the positive attributes they each possess.

Its support of a unique downtown, local businesses, retail and restaurants. It has a vibrant cultural scene that greatly adds to its appeal

The small town feel of downtown. Very disappointed about the high end condos down town

Hudson used to be a charming, close-knit community. It has largely lost this quality. When I was growing up here, I knew most everyone in my neighborhood. Now it seems that no one wants or has time to socialize.

The value we place on education and our investment in public schools and public libraries.

Its old downtown feel.

small town pride, that is what attracted us to come. also community events are amazing!

The buildings downtown MUST be of historical nature. No high rises in the WHOLE downtown neighborhood. No Condos. Current heights should be maintained and not increased. The condos on the river - first street - should NEVER have been approved. Don't continue the practice - we are not, nor do we want to be, Minneapolis.

I'm concerned with losing the charm and affordability of the areas near downtown - the displacing of affordable choices - condos near library and redevelopment plans for 1st/2nd & Orange are examples. The idea of an event center next to Wells Fargo building will benefit only a few for only a few times a year and hurt attractiveness

The river front

The charm that brings people to Hudson. Seems this council is more concerned about money than testing the charm.

The charm and character of it's downtown.

our historic downtown appearance and do not do Take down any of the older homes on 2nd street Stop building business on 1st like VC.

Small town feeling

The downtown area should always stay for business' and restaurants. We don't need condos on Main Street.

I don't think there should be more housing developments.

Our historic identity and our walkable downtown area. It's a true core reason for people to visit here and eventually live. Also, we're the type of small town where a kid can live his bike in the yard overnight and it's still there in the morning. We chose this community for that kind of small town atmosphere.

community feel

Charming old downtown buildings

Keep the old world charm of downtown and leave the sprawl on the hill.

Development on waterfront.

We do not need public transportation or more apartment buildings

The small town feel, most locals do not use downtown stillwater area since it's so difficult to navigate/park/enjoy most days (also why I avoid it as much as possible)

Keep it friendly

The relatively conservative, common sense that our city government has shown over the past 16 years I've lived here.

The current upkeep of the parks is good.

The dike road such be maintained and open to the public.

Parks

The friendliness.

Hudson is pretty perfect the way that it is. That is why it attracts upper middle class families that want nice homes in good safe neighborhoods with great schools and activities for families. We should not institute policies that might jeopardize that. Sufficient retail and services without turning into a Woodbury or Stillwater. NO super Walmart.

The parks and the use of downtown to highlight the river.

I think a lot needs to be done to preserve downtown Hudson's charm and the small businesses there. My hometown had a cute downtown like Hudson's 20 years ago and now is a ghost town.

Its sense of place. There is a there, there. Hudson is a small town with lots of amenities and it isn't a cookie cutter suburb. It has a reason for being here other than just housing. I love that there is a thriving downtown and when you tell people you're from Hudson they always mention the downtown and the river.

The "old town" feel. It is welcoming and comfortable. These newer / modern architectural buildings are cold and cheap looking.

The historical significance in downtown and being a "river town"

The conservative values that made this town great.

We need to keep the main downtown area historic and lovely...no more restaurants please...bring in some wonderful shopping!

Continue to keep downtown Hudson accessible and keep good restaurants and parking available.

Fiscally responsible government.

ITS CONSERVATIVE LIFESTYLE.

Changing the downtown atmosphere. The historic feel and business's are a draw for people.

It's historical small town feel

The fun restaurant/bar vibe that exists downtown, and the beautiful walking trails. Combined, they make Hudson a great town to visit. There's so much to see and do for visitors in the downtown area. Please do more to support this!

The small town atmosphere is fading away. Trying to keep this alive is imperative to Hudson's survival.

The feel of the downtown

While downtown parking ramp(s) are needed, please ensure that the structure(s) "fit in" and detract from the historical charm.

Old building character

The historic and charm of downtown. It's what makes thus community feel like home.

Slow down on development. We don't need it!!

Nothing

This is great small town with many shopping and dining options. Low crime rate and wonderful neighborhoods

Small town feel

The riverfront should continue to be protected.

Historical Downtown must maintain its look and feel

Keep the integrity of our charming historical downtown.

Do not become Stillwater, overpriced everything, and a congested downtown.

The downtown and riverfront area is beautiful.

Grassroot, organic community growth. Less reliance on tourism.

Sense of community/ small river town feel.

Small town feel.

Increasing low-income housing and section 8 multi-family developments. While this increases Hudson's population it places an unfair burden on other residents. This will result in increased police and city services for a city with a small footprint. There are plenty of

options in neighboring communities. Hudson needs to focus on being the best and not apologizing for having high home values with little options. It means people want to live here.

Quality of schools!

Small business ownership, especially in the food & retail arenas

Please continue to maintain a small sailing community feel. Please, don't turn it into Woodbury. No apartment buildings, chain stores, smoke shops. Please encourage unique shopping, restaurant and attraction businesses.

The quality of the river views and the green space in Lakefront Park. This area is vital for a vibrant downtown. I also don't think the library should be moved. The community put a lot of resources into the vision for the library being where it is and it's a great location.

It's natural beauty - must be protected

Small, local businesses in downtown Hudson - it is what makes us such a great community.

Downtown mix of businesses and parks and River. Avoid Woodbury development with strip malls everywhere

Keep DNR regulations about building too close to the river.

The downtown small business, independent enterprises.

Downtown stores, restaurants, community events at park, main street appeal/appearance, increase historic feel of town.

Sense of small town with a vibrant downtown. That is what attracted us to Hudson a sense of community with a central downtown meeting area, good schools, library, art center, privately owned businesses. I don't want to live in the generic suburbs.

Small town feel, but conveniences of a larger city.

Small town feel- plenty of downtown entertainment. More big box stores would be nice.

Lakefront Park. It is one of our most important assets.

The charm of downtown Hudson.

Willingness to improve!

No matter how big Hudson gets it should still maintain its small town feel/charm.

Charm, I hope we never lose our charm. We live in a beautiful community loaded on a scenic river way - we're lucky and I hope we never take that for granted, put it at risk or develop for personal motive versus community minded.

Continue to be committed to alternative energy systems and programs. Continue to be active MS4 storm water programs. Continue to enhance the urban forestry program. Try to keep downtown Hudson welcoming and keep the small town atmosphere. Keep moving forward with the Lakefront Park plan and design

Lakefront - keep paths, beach, bandshell and parks as is. I also like where the library is located.

I love our downtown. It is what attracted us to this city back in 1997. Until recently, there was reasonable access to parking.

The atmosphere - we're like a magical place (and a smaller version of what Stillwater used to be - but we have become a better hot spot now).

The size. I know it's inevitable but it slowly feels like it's turning into Stillwater which is WAY too crowded and busy. We don't want to all be on top of each other.

We think there is always room for improvement.

Small town feel. Stop putting up apartments and clogging roads.

Keep Hudson free and open, never become a sanctuary city!!!!

The people here are great! I love our church (shout out for Faith Community Church)!

Don't add any more big box stores like a super walmart or other super stores. Don't add more restaurants. Lets keep Hudson feeling like a friendly small town. We have the city feel with Mpls and St. Paul right down the road. We don't need that feeling here.

keep downtown restored and successful for the businesses and open to Hudsonites. Its a wonderful city asset that must be maintained.

Love the public beach and waterfront area. I love the historic feel of downtown and second street.

Keep the historic downtown vibrant and walkable and welcoming. Not sure how this new parking meter system will work.

Love the lakefront.

Our inclusivity.

Embracing and protecting the beautiful natural resources that are such a big draw to living in Hudson.

We have ample opportunity to enjoy events like music in the park. Events like that are very nice to have.

n/a

Historic downtown with dining and retail variety.

The downtown area is nice and it should be preserved and improved only if it makes sense.

Try hard to not loose the "home town" feel. I am generation 2 of 5 that have/are groing up and living in Hudson.

Nothing

The downtown and river area are a draw. This is a great asset but needs improved access and parking.

Downtown: keep it active and attractive as a destination point for others.

I do not want Hudson to be an overdeveloped disaster like Woodbury. I want it to continue to have a small town feel, great community events for those who live near here, and have well planned development.

Small community, small town atmosphere.

The small town feel around the st croix river

The downtown area is amazing. Keep up the investment and good work.

park at river

Hudson should retain its historic integrity. The downtown area should remain charming. The riverfront should remain scenic and undeveloped. I wouldn't want to live here if these things changed.

The small town feel...it's nice to know your neighbors!

Keep the old dairy queen downtown. We love this summer memory.

the feel and look of the downtown with independent small businesses and non chain restaurants.

Continue the Tree City program. Trees benefit the community in multiple ways.

The small town charm of downtown Hudson provides a welcoming community atmosphere.

small town feel

Historic main street, the arch, the dike and the downtown area.

Maintenance of city properties.

It's charm

The historic feel of downtown

keep loving the St. Croix and supporting it and keeping it clean and natural

Do not change small town feel. It will change the more "growth" that occurs.

Small town feel but close enough to the big city.

keeping chains of stores and restaurants out of the downtown area.

Small town attraction and local down town business feel and variety.

Natural beauty of the river

The charm and character of the historic downtown and waterfront

The charm and character of the historic downtown and waterfront.

Small town feel. It is what brought us here over 20 years ago and what will keep us here in the future.

The Downtown and support for small businesses. This is our FAVORITE part of Hudson, and is a main reason why we want to make Hudson our forever home. We would love to see the businesses in Downtown to grow, and expand. Perhaps going back more into the neighborhood over the years and having more shops in those historic homes.

I like the variety of areas in the city - industrial park, shopping along the freeway, different kinds and places of housing - Heritage Greens, Stone/Summer Pine, old, new etc.

Importance of the river front and historic downtown building facades.

The city has demonstrated laudable long term vision and planning.

The character (Victorian homes) and sweetness of downtown. It is why we moved here.

protect parks; lake and rivers - to protect wild life

Love the area along the river. It is a relaxing place to visit.

I would keep the library and cultural center connected to the river. It brings many people to the downtown, and concentrates good, high quality restaurant/bars.

Level of city services including police protection.

Lakefront Park.

The wonderful community events that take place - the MN orchestra, Booster Days, etc. In fact, we can and should have more of it - Movies on the Waterfront, Summer Health Classes - ie Yoga, stretching - something for all ages. I think the amphitheatre is way under utilized. Would love to see us play with our name a bit as it was named after Hudson valley NY - "Sinatra on the Hudson" - a "Sinatra Idol" of sorts - a competition of folks singing Sinatra Tunes and city officials and members of the community judge. Would be a hoot for all ages.

Good business/community partnerships and support.

Communication with the churches & openness to programs involving a variety of ages, organizations and people. Priority for green spaces, walking & biking paths.

downtown full of small businesses

The events in Lake Front Park.

Greta school district and school system because education of future citizens is very important.

Still has small town feel

continue to hold whatever standard there is for downtown historical development. Continue to bulldoze any 70-80s development that doesn't have any cultural or historical significance. continue to support our amazing educational institutions. willow river elementary is a gem of community/neighborhood school that no other town/city can hold its hat to. updating/improving the high school was such a critical community endeavor, thank you - it only needs a sidewalk around it.

location

I would not attempt to lower taxes. I believe the majority would vote for increased taxes for better parks, trails, roads, police and improved maintenance services.

Good snowplowing. City workers do good job.

Leave sailboat mooring as they are! I've been on the moorings for 20 years. It's part of why I wanted to eventually live here.

Small town feel, particularly in downtown area.

All the options for outdoor activities - hiking, biking, etc - the parks like Prospect & Birkmose - you can get out in the woods in the middle of town!

Its historic downtown.

I am pleased with amount of restaurants available.

It seems to be a welcoming city.

Welcoming atmosphere in downtown and riverfront park. It presents a positive image of Hudson.

Taxes - Real Estate

Hudson as a fast growing community must continue 3-5 & 10 year planning on all levels to address key infrastructure, services & facilities needs

Protecting the river, the lake, and keeping neighborhoods safe & quiet.

We need to keep the small town "feel"

In what municipality do you reside?

Overview



If you responded "Other" in question 16, please identify the municipality you live in.

Responses

Our Town of Hudson residence is just over the boundary with the City of Hudson.

Houlton

Also own home in Hudson.

NA

V

River Falls

Stonepine Townhome

na

New Richmond

I live in Minneapolis.

n/a

N/A

We are hoping to move into a single-family home and are open to ALL of the areas listed above. We currently rent in the City of Hudson though.

NA

N/A

Please check all that apply:

Overview



How long have you lived in Hudson?

Overview



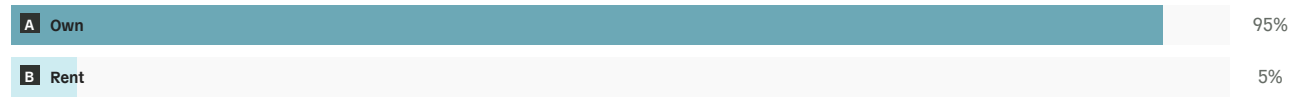
Housing: Which type best applies to you?

Overview



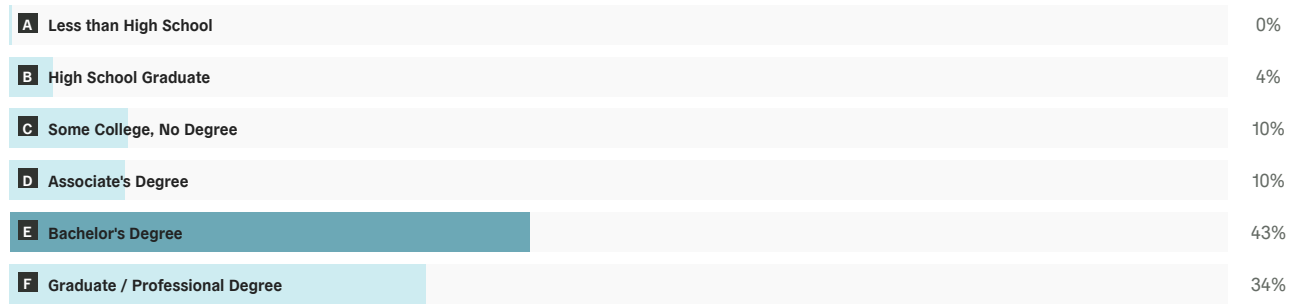
Your home: Do you?

Overview



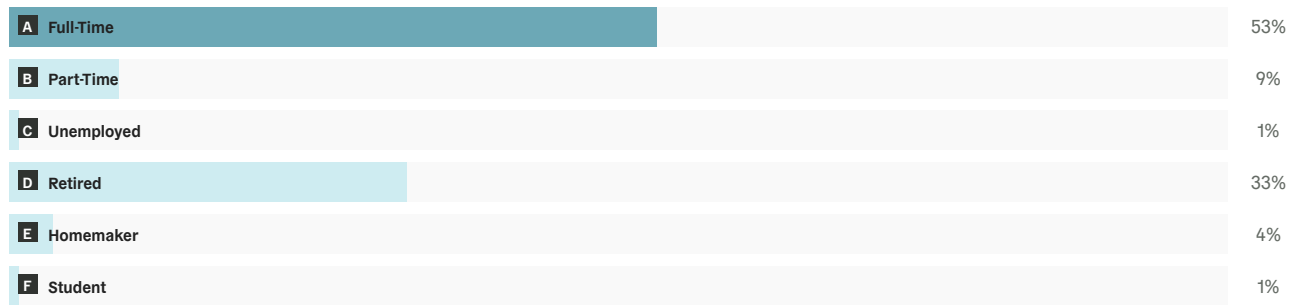
Level of Education: Which best applies to you?

Overview



Employment Situation: Which best applies to you?

Overview



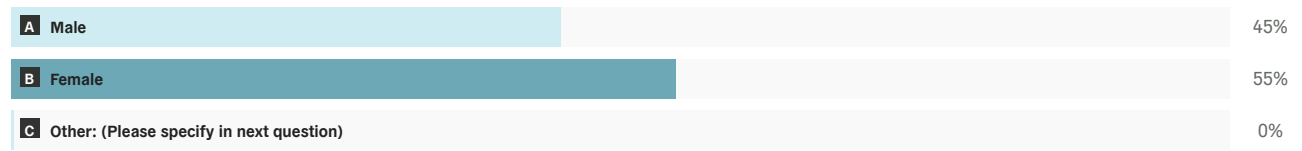
What age range are you in?

Overview



What is your gender?

Overview



If you responded "Other" in Question 25, please specify here.

Responses

own - you've likely got your numbers off.

It shouldn't matter

What The??? Do we really have to be this liberal?

NA

N/A

n/a

N/A

NA

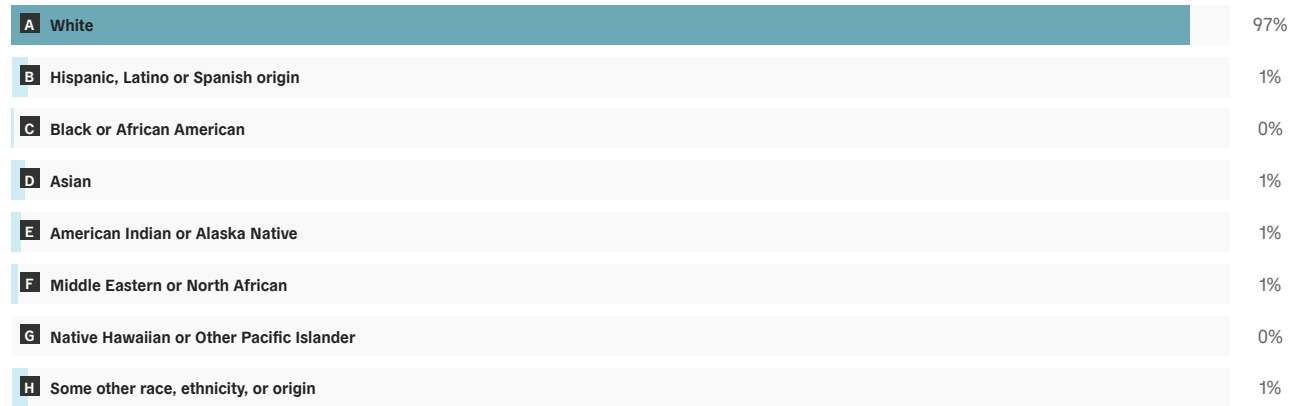
What is your household income range? (Optional Question)

Overview



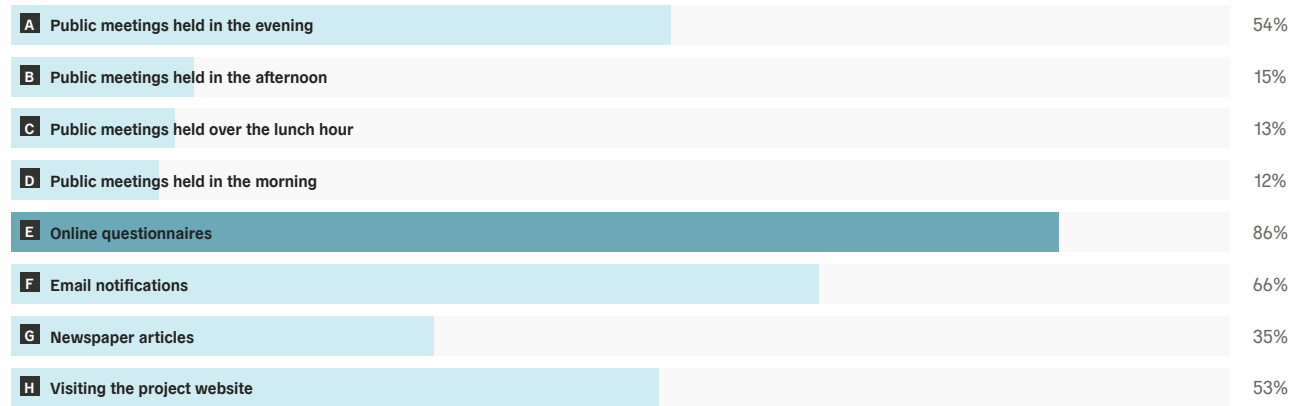
What category best describes you?

Overview



How would you like to participate in this process?

Overview



Themes from Open Ended Survey Questions

29. Is there anything else you would like to share with us?	
Theme	Number of Comments
Development of multifamily housing should be slowed or reduced	19
Increase public engagement	15
Hudson should become more open / welcoming / inclusive	11
Parking should be improved (mostly in reference to downtown)	11
Taxes are too high	6
Residents need more low income housing & housing choice	6
The City should be more sustainable	5
Walkability should be improved	4
Plan for less automobile dependence	2
More bike lanes and trails should be provided	2
The City should provide transit	2

Is there anything else you would like to share with us?

Responses

1. Discourage excessive landscaping and irrigation: I have lived in one association and now am building in another. Both associations require homeowners to have in ground irrigation. This should be discouraged by city leaders. We have residents who have been indoctrinated to believe that their home value is tied to having every blade of grass green and chemical fertilizers applied monthly. 2) We are aging: Consider policies that support seniors. A senior center & dementia friendly policies are needed. 3) Transportation: Consider ways to get people off of their dependence on single drivers in cars. 4) Businesses "on the hill" are not walk-able. People drive too fast and don't look for pedestrians.

Need a more forward thinking mayor!

Love the inclusion activities! We need to be a diverse community united in our efforts to make life better for all.

Get the women cheaters out of this town before they corrupt it and we get a bad rap.

Thank you!

Encourage and welcome diversity in the community

There should be light rail service between Hudson and the Twin Cities. Build it right in the middle of I-94.

Highly concerned with the enormous apartment complex-you are destroying everyone's property value! And the horrible idea of placing a 5 story building on Main Street! And Do NOT remove memorials!

The new parking system is going to stop a bunch of people (especially elderly) from coming down town. Need more options besides using phone.

I'm disappointed in the free parking downtown being turned into metered parking.

How can you allow the garbage hauler to increase their rates 30%? People on fixed incomes cannot afford that. Who gets a 30% increase in SS or wages? Greedy business.

Thank you for the important work you do.

Please lower the cost of water for irrigation purposes. It is too expensive at the current rate! Please also no more increases to taxes!! We are already paying way too much in taxes!!

Much more transparency is needed from the city instead of saying one thing and then doing another behind closed doors. The library and the School remodels were great examples of poor communication and decisions made even after the public voted differently.

Diversity in ethnicity, religion, and income levels are worth embracing; let's get ahead of the coming changes in demographics and prepare Hudson to be a more welcoming community.

Keep the single family residential zoning down town (First, Second, and Third Streets from Dairy Queen on the south to Division St. on the north) single family or at most duplex.

N/A

Hudson is a beautiful town but it lacks diversity and lacks an open political dialogue.

I fear that Hudson downtown is losing its charm by heading down the route of Stillwater with a downtown that primarily benefits restaurants and visitors and not serving the needs of its residents.

Yes- people move here as its 'country'. If you keep building HUGE apartment buildings, adding Chic-Filets and the like, the the entire point of living here is gone. If people want high density and a strip mall on every corner- they should really relocate to Woodbury! In other words- maintain the charm and character of this town! Having lived in major Cities (Chicago, Twin Cities), well, I relocated here as its NOT busy/chaotic/crime ridden as a major City. I cannot emphasize enough how important it is to maintain the small town atmosphere here, else, there's really no point in moving here as it'll be a carbon copy of Woodbury.

Our elected officials never seem to have time to meet with the regular folks to discuss their concerns. Years ago you could have coffee with the mayor or whom ever and they listened. Not anymore.

No

I ♥ Hudson.

Thank you for starting the conversation. I hope there is a plan to seinput from all stakeholder groups. I happened upon this based on a friend's comment on Facebook. Expecting people to come to your website provide very important feedback is going significantly limit the diversity of responses. What organizations have you reached out to for help in letting people know about this. The HSO reaches fewer and fewer people each year. The school district could share this survey link, businesses with their employees, are hard copies in the places people gather (restaurants, YMCA), post a notice at the parks about this opportunity.

Transportation within the city and to surrounding communities will become more important. Within 20 years, county communities will be growing physically closer together. We will need to promote mass transit opportunities and plan for it now.

We need more low income housing. The rental market is too high for our service people to live close to their jobs and this will hurt us as a community when service standards become subpar.

The new streetlights on the extension of Ward Ave by the new fire station and along Hillcrest Drive have never been turned on. This is a public safety disaster waiting to happen!

Aware of and NOT in favor of the additional industrial rezoning of the Hartman property at hwy 12 and city rd U. There are plenty of industrial lots available within the existing industrial parks.

Hudson needs to welcome more diversity.

I do not want to see Hudson become the next Woodbury

no.

The diked road rocks are unstable and a hazard.

?I am glad you are reaching out to the public. Too often development decisions seem to have been left to the good old boys in the past.

Hudson needs a plan that moves the city to environmental sustainability asap. The climate crisis is real!!! I see where cities like Eau Claire have already taken major steps in that direction. We need goals and objectives that are in alignment with scientifically sound conservation practices and then we need plans that will move us toward accomplishment of them in an efficient and effective manner. Without a healthy environment nothing much else is important.

As a new resident I am excited to learn about the future development and vision for Hudson.

Perhaps reach broader audience with online public meetings. In the style of say webex or other similar service.

I'd like to see Hudson go on record as a welcoming city with rainbow flags on mainstream.

We live in a river town and there is no trailer parking on streets. I live in third street and any one can park their car in front of my house for long periods. We can't leave a boat trailer parked on our street for the day while we boat on the river when boat launch is full. People come to boat eat,shop and you take away right to park on streets.

I own property in the city of Hudson but reside in the town of Hudson.

Thanks for asking our opinion!

No

Please just keep the communication through many channels. I only heard about this cause someone posted it on NextDoor.

Thank you for asking for our feedback

We need to encourage younger people to get involved in local "politics." Not just the ones with PC agendas that the schools promote.

I appreciate your efforts to include public input in the planning for the area's future.

Encourage Hudson to be a walkable, friendly community.

Be sure to provide updates, events, new developments, etc in the local newspaper. I'd like to know more about the plans for the Carmichael and Vine project as well. How are Vine and Carmichael changing to support the new traffic?

I want to see Hudson take significant steps to address the impact of climate change on our local environment, businesses and city budget. I also want Hudson to make changes to become more inclusive of people of different ethnic, racial and socio-economic backgrounds.

I appreciate this commitment to make improvements.

parking, parking, parking. Thanks.

thank you and I hope there is going to be a reply or feedback from all the questions that have been asked. More forums for cultural Exchange. Very little diversity cultural populations in the area in general. Too White and Republican.

I would like to see a moratorium on building large houses on large lots that young people can't afford and an expansion of affordable housing. My kids getting out of college can't afford to live here. The only jobs in this town for young people are at restaurants.

bury utilities, get mailboxes off the curb, have walkable sidewalks

Hudson needs to aggressively expand housing east of Carmichael and south of FF.

I love living here.

PLEASE DO NOT ANNEX OR TOUCH THE COUNTY LAND BEHIND THE GOVERNMENT CENTER. ITS ALL WE HAVE LEFT OF OPEN SPACE IN THE CITY AREA.

Hudson is a wonderful community, thank you for your service and time in keeping it great.

Please follow the zoning committee's findings that say the Coulee road strip from Main Street up to the light should not house a huge housing project. Please keep that green space open. We don't need a concrete jungle. Please slow down on commercial building as well - there are so many open retail and commercial properties. It's unattractive. Also - please keep supporting community oriented

organizations like the Phipps and the St. Croix Sailing School - these treasures bring so many people over the bridge who then discover the charm of Hudson and in turn spend money here which supports all of us - and that's the whole goal right? Once they get here though, it's important to make them feel comfortable and welcome. I don't believe the new parking system is accomplishing that. The old meters were charming and user friendly for all ages.

There should be a limit on the development of the City as far as annexing land. There is a cost that is associated with adding land and streets (infrastructure) that need to be replaced and maintained, along with protective services, School cost, transportation.....

I enjoy the questionnaire. Being able to give input on something without attending a public meeting.

By asking these questions, you demonstrate your sincere interest in hearing what constituents have to say. Thanks for being progressive enough to ask our opinions.

I would anticipate and expect a community of the caliber of Hudson to set very high standards of development and appearance as well as access. This clearly has not happened on the "hill" it is a mishmash of poor development, design and standards. Woodbury can set high standards and it has worked. Hudson can do as well if not better.

It would be nice if the City would work to completely develop one location prior to dropping it and proceeding with another. There are so many empty commercial locations, but we are planning more. People and businesses can no longer afford Hudson. Affordable townhomes and single family homes are being snapped up by landlords and deteriorating, but we are building units that are unaffordable for most residents.

I'd like to see a more robust community education to gram, on par with what exists in River Falls.

Very concerned how the new development near Vine and Carmichael will affect our commute, safety getting in and out, increased traffic in our neighborhood to get around the mess, and planning poorly just to leave vacant retail space. Please please please consult with a successful city planner, don't eat everything the developer has to say. He doesn't have to live here afterwards right next door to the properties. He only has experience with retirement facilities.

I think it would be great is the City Council listened to community member needs/wants and didn't develop policies or plans based on their personal opinions or personal desires. They need to represent the people that live and work here.

Bring back the ambulance service and stop using lakeview

One park that is a disappointment this winter was burton. Keeping kids active means keeping the skating rink going. It was sad to see it sit there and kids not being able to skate.

I'm not happy with vacant store building Take care of these before expanding else ware We still have emty strip mall spaces in every area

WE ARE NOT MINNESOTA

I wish there was a better infrastructure for supporting working parents' need to socialize their babies with other children. Almost everything is during traditional business hours.

We are devoid of Wisconsin info here in Hudson. We do not have a daily newspaper- the tv is only from Minnesota and rarely mentions Wisconsin, We need a tv provider that carries Eau Claire or Lacrosse How do we vote?????

I would like to see the Star-Observer return to serve Hudson as it did prior to 2019 when it decided that River Falls and New Richmond news was higher priority.

Please provide adequate parking; we need ramps and get rid of those ridiculous parking pay stations!!!!

none

We support the new EMS service. It was the right decision and solution. Thanks to the city council and our mayor for finding a new use for the dog track property.

Can I become a member of the steering committee?

Do not care to share my income - not any of y0our business.

This town has always held conservative values. Those values need to be maintained or city this will drive out the decent people that made Hudson great.

I lived in Hudson in the 90's and loved it. Now there is so much expensive "living" options that it is really difficult to find a nice place that isn't a dump. And in N Hudson build this subsidized housing that will turn into a crappy looking area.

I live in a "paired home". It's not really a duplex nor a condominium. It's a wonderful arrangement in the development. However, as I approach retirement, the tax burden is almost impossible to bear. I don't understand how my taxes are so much higher living on a tiny, tiny piece of land and share a common wall with the people behind me and my son lives on 3 acres just 5 minutes away and he pays less in taxes by almost \$1000!! It's crazy. I want to remain independent but carrying that kind of payment into retirement on top of high health care costs makes me wonder if it's doable. Love my house and where I live but the tax structure is horrid.

Is there anyway to get rid of the parking meters??? Maybe instead try to utilize donations or crowd funding. Or suggest businesses to promote an optional up-charge that could be a donation towards the surrounding roads and infrastructure. I want to be clear, this is

not a suggestion for a tax, but rather a donation. I would be willing to make donations for such things as I frequently dine in Downtown Hudson and would feel much better about something I'm not forced to pay. Something to think about!

We should strive to be energy independent through the use of solar and wind options for the whole city.

I think we are going to need a lot of road improvements to deal with major increase of traffic. I also believe we will in the future need better emergency services and increased police presence

N/A

We moved to Hudson from the Milwaukee area and LOVE it. We hope and pray it stays the way it is without too much more development. If we want more action or more shopping options, the cities and Woodbury aren't that far away. Please keep Hudson the way it is. Stop the development unless it will enhance the lives of our residents.

No

We need at least one basketball court and soccer field. We have numerous baseball diamonds that require a minimum of 18 people to play on, but not a single basketball court or soccer field that requires only 1 person and 1 ball. We need more opportunities for outdoor activities and those are the easiest wins.

Hudson is transitioning, please focus on the right growth and not just growth for the sake of growing. I like living in a community where there is mutual respect and appreciation for our space and neighbors. The right growth begins with creating a community that has a high level of understanding and yes, income. Stop apologizing and trying to be everything to everyone. City roads, city parks, city paths get built with revenue and I'd rather live in a city that focuses on what it does well with small business and charm, than a populated one that is developing cookie cutter stores and crime rates.

Thank you for the opportunity to complete the survey and provide input.

Public meetings on weekends. Thank you for the survey - now please pay attention to the results of ALL voices Oh, and it's CRAP that you can't be anonymous - you have to provide Facebook or Google info to submit

It would be nice if Hudson could have its own newspaper again.

There is a great opportunity for the city to get behind the St. Croix sailing school to help it become a community sailing and boating center. The Minneapolis Sailing Center is a great model for creating a community resource that allows people to take advantage of one of Mpls's most valuable natural resource, Lake Bde Maka Ska. The St. Croix Sailing school could become a community sailing and boating center that would allow people who cannot afford slips at the marina, or moorings to enjoy getting out on the river.

I believe the City is has committed council members and city staff. I also believe the Hudson has a great future.

It would be great to have a yard wast site to drop leaves and yard waste.

I would like to see our community find ways to be more welcoming to those that are not in the majority demographically.

Take down the Phillip med building please Give us our baseball park

More parks!

The city has to address the traffic issues. Instead we focus on adding more infrastructure to stress the traffic situation even more. This is real poor planning.

When Xcel energy bids for jobs, there needs to be a follow up from the city for quality control. We had holes dug in our yard each time a new house across from us was built on Knollwood drive. Each time Xcel came in, they filled the holes with clay/sand that nothing grows in, then they put the seed mats over the top of it. Each time I have to work at getting the matt off and dig up the dirt to add quality black dirt to it in order to get things to grow. This last time was the worst. They covered the hole along and about 2 yards to either side of the hole with clay/sand putting it right over the existing grass surrounding the hole. It's taking hours to dig all that out, including the covered sod to fix what they did. They severed the irrigation system. I reported it so it could get fixed before it got filled in. They did not fix it. Instead the covered it. Maybe the city needs to find a way to oversee their work and hold payment until they do their work appropriately.

We enjoy living in Hudson, the accessibility to the river, the downtown, the walkability.

I have a corner house and the street that runs N/S is well maintained, while the street that runs E/W (which is only one block long) is poorly plowed and does not get swept. 11th/Oak The taxes are extremely high for my size house (1200 sq ft) and may end up forcing me to move once I retire, which would make me very sad to leave Hudson.

Thanks for doing this pole. Very important that the City gets feedback from citizens. I hope most people that the time to do the pole.

We need a PUBLIC golf course.

Current city leadership has made poor decisions, including expanding paid parking. There are residences that have trouble having adequate parking for visitors or even small family gatherings. We are known for great restaurants with already difficult parking. Now their patrons must pay to park in even unattractive spots considered a far walk from their destination restaurant or Main Street shopping. No matter what study the City paid for that potentially says otherwise (I am familiar with paid parking studies due to sitting on the Board of a St. Paul non-profit), the paid parking construct that's been implemented will detrimentally impact our Main Street

area businesses and inconvenience visitors as well as Hudson citizens. We need this changed even if it means a change in Mayor and other city leadership.

Thank you for this survey

I love living in Hudson so much. It is a lovely place to live and I am happy many others feel the same way.

reduce property taxes

We moved to Hudson from south Minneapolis (near Lake Harriet). We work in the Twin Cities, so our commutes got considerably longer, but the draw was the sense of small community, the scenic natural beauty, the fact that the St. Croix has a "wild & scenic" designation, and the palpable sense of history. The library is wonderful and is in an ideal location (we have heard talk about relocating it- we would be vehemently opposed to this). The Phipps Center is a community gem.

I'd like to participate in the process further, perhaps being involved in the project. My family has been involved in comprehensive planning committees for communities in the past, and I find this type of project a worthwhile, and interesting investment in my community. How do I become more involved? Feel free to reach out dnett23@yahoo.com - David Nett

The Carmichael Corridor must be allowed some open space to not lose the country feel of that area. South Carmichael is already heavily commercialized. This does not need to go the way of south Carmichael.

no

Frustrated with cable/internet (Xfinity) provider. We need a second provider like Midcontinent to offer competition on services and pricing. We are getting fleeced with most basic package.

I was surprised and dismayed to see that there was no sidewalk constructed in front of the new fire station on Ward Avenue, nor is there a sidewalk in front of the parks department next to the fire station, which is a heavily used street by pedestrians. The Carmichael Ridge development was required to install a multi-purpose path through the development along Hillcrest to Ward, but I find it curious that the city didn't install a connecting sidewalk in front of its own fire station and parks department.

I was dismayed to see that no sidewalk was constructed in front of the new fire-station on Ward avenue, nor in front of the parks department building, which is a heavily used street by pedestrians. Yet the developer for the Carmichael Ridge development was required to install a multi-purpose path along Hillcrest Drive up to Ward Ave.

Hudson is the only other place I have lived than the town that I grew up in that feels like home. We love living here so much, and we can't wait to find a home and start a family here.

Sidewalk/bikepath needs: Along Carmichael Rd (Vine to 94); Stageline Rd (Carmichael to Old Hwy 35); and extend from Grandview Dr to Hillcrest Dr.

I wish I felt safer biking along the roadways but I don't. I will try that new loop associated with the new bridge in Houlton.

Need a sidewalk up Fillmore to the High School. More natural light LED street lights that are not so harsh should be installed. More attention put on where the stray lighting goes (into houses --- use some baffles?)

We'd love To have a downtown dog park.

parking downtown has to improve

When/if additional housing is being considered, only encourage projects that keep Hudson's small to medium town feel.

Now that I'm warmed up, it would be good to give more input to the folks in Development/Planning, and to hear what is generally being discussed for this comp plan.

Business and advertising sign controls need to be improved. The extremely tall signs along Hwy 94 are unsightly and does not give a good impression of visitors to the Hudson area.

Yes! Due to my personal observations on several occasions, I am most concerned with the under-thought approach of Hudson's expansion policies/philosophy. For example, in Lakefront Park, I have seen visitors to our community who do not seem to respect our amenities and resources: gutting a fish on the edge of the walking path in Lakefront Park and leaving its entrails; a family setting up chairs, blanket, and meal ON the walking path; and leaving behind garbage, to name a few. (I picked up the garbage and disposed of it properly since it was right NEXT to the river, but I did not touch the fish guts). As a Hudsonite, I would like our community to remain welcoming without necessarily opening ourselves up to the elements of the nearby Cities that will result in the eventual degrading of the natural beauty and quality of life those of us who live and work here strive to uphold. More people might mean more of a tax base for the city of Hudson, but it also means more traffic congestion, more brawls downtown on Friday nights, a rise in crime, and crowded schools. I love Hudson and I am proud of our city, but I am concerned about what it will become in the future. ALSO: The new pay-parking system is very inconvenient. If I'm parked at the end of a block, I have to walk 2/3 of the way up the block to pay the parking fee (corner of 3rd & Locust--park by the Postmark Grille) and then backtrack to get to my destination. And if it's just to stop into Knoke's for a quick purchase (5 minute trip), I am rather disinclined to pay at all.

We need to be a welcoming community for everyone not just the people who look like us. If we don't we will miss out on a huge section of the population and our kids will leave to live elsewhere

Extremely important to negotiate with builders to set aside affordable housing possibilities.

Real estate property tax assessments on single family homes does not seem to be fair. For example, the new neighborhood of Carmichael Ridge seems to be taxed exorbitantly high. Tax assessor must re-evaluate Carmichael Ridge compared to surrounding and other neighborhoods in Hudson area. Assessed values in Carmichael Ridge on which taxes are based need to be lowered or re-examined so they are not unrealistically high, and therefore higher taxes. Several of my neighbors have voiced these same concerns about Hudson property taxes.

public meetings held online/teams/zoom...no more cable tv. get with the times. allow for at least chat comments.

Prefer mailed questionnaires.

I've loved Hudson for 20 years. My wife & I sold our Woodbury house in order to live in Hudson. We never want to move!

Possibly to have a lower speed limit in the downtown area for safety.

Except for parking, Hudson is a welcoming and attractive place for visitors.

Not happy with City government in that not all are concerned with what our citizens want.

Use the organization Hudson Sustainability!

Have thoroughly enjoyed living in Hudson. Keep it a place that people want to move to.

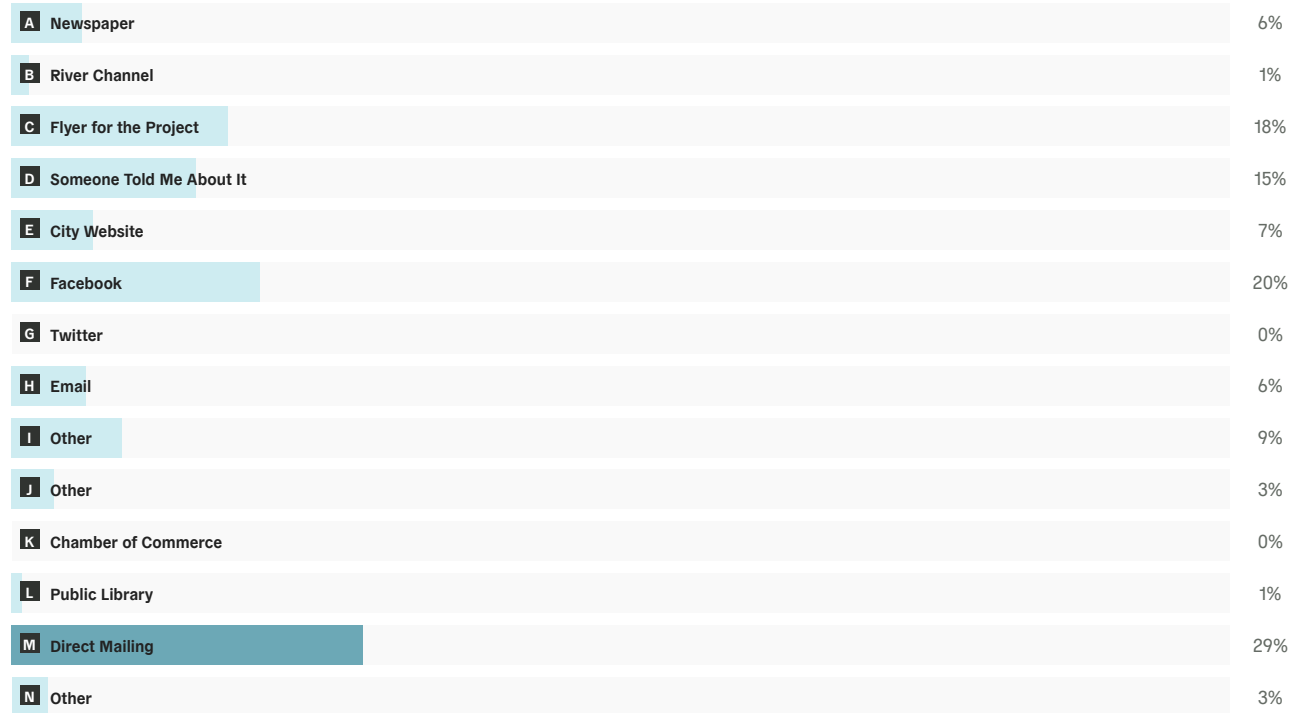
Very disappointed in ambulance, fire, etc. leaving Hudson for Stillwater service.

Initiate neighborhood strengthening activities.

Less development! We CAN have economic growth without patch work quilt development and big box stores.

How did you hear about this survey?

Overview



If you responded "Other" in question 31, please where you heard about this survey.

Responses

Polco

Attended the first public meeting.

NextDoor app

Next Door App

Nextdoor Neighbor social website

nextdoor.com

NextDoor community web site

Nextdoor digest River's Edge

Nextdoor app

Nextdoor website

Next door app

Nextdoor app

NextDoor.com

Nextdoor App

Nextdoor Digest

NextDoor

Neighborhood App

Nextdoor (dot) com

Next-door Digest Sadly, our local newspaper is no longer covering the details of Hudson. For instance, I was unaware of the November 21 meeting.

Nextdoor

<https://nextdoor.com/>

Nextdoor

Nextdoor River's Edge website.

Watching City Council meeting

The newspaper no longer services Hudson. It lake information. A community Nextdoor page was my source.

Rotary

I don't recall

St. Croix Sailing School

This needs to be better communicated. I had no idea you were actually at this step and I missed a public meeting.....and I am a somewhat involved citizen. Now that we don't have the Star Observer- I'm not sure how you can get the message out there!

Nextdoor Neighborhood

A volunteer provided me with a flyer at a table through the YMCA.

saw the link in the Hudson Comprehensive Plan Steering Committee Meeting agenda

Rotary Club meeting

Hot Air Affair Table

Hot air affair

Community Event

Hudson, WI word of mouth Facebook group

postcard

My coworker who lives in Hudson

N/A

Rotary Club Meeting

coworker

YMCA

At the Hudson YMCA

n/a

N/A

Paper survey on table at City Hall.

NA

Council member

City Hall

City Hall

City Hall

Hudson Hot Air Affair Booth

City Hall

City Hall

Hot Air Affair Booth

City Hall

City Hall

City Hall

City Hall

City Hall

Appendix H

Land Use Mapping Engagement – December 2020



What's Your Vision for Hudson in 2040?

Survey Results
FINAL

01/02/2021

How influential do you believe each of these catalysts will be in future land development in the City of Hudson (up to 2040)? [A development catalyst is something that will stimulate economic growth and/or land development.]

A New / Expanded Transportation Infrastructure or Technology	15% (8.3)
B Population Growth	11% (6.2)
C New Water / Sanitary Sewer Infrastructure	9% (5.2)
D Waterfront Revitalization	9% (5.2)
E Industrial / Manufacturing Expansion	8% (4.6)
F Expansion of Technology Businesses / Sector	13% (6.9)
G Mix of Housing Options	10% (5.4)
H Community Health, Recreation & Support Systems	9% (5.2)
I Schools	8% (4.4)
J Medical Facilities	7% (3.6)

Please check the top 3 land use planning techniques you would like to see better implemented in Hudson.

A Establish Boundary Agreements with Adjacent Towns	18% (10)
B Downtown Development	42% (23)
C Mixed Use Areas	13% (7)
D Bicycle and Pedestrian-Oriented Development	56% (31)
E Regulations to Protect Natural Features (Riverway, Floodplains, Wetlands, Steep Slopes, Woodlands)	64% (35)
F Waterfront Revitalization	45% (25)
G Transit Oriented Development / Focus Population Densities Along Transportation Corridors	25% (14)
H Ensuring Energy Resilient Buildings and Infrastructure	18% (10)

Appendix I

POLCO Survey Results



Carmichael Corridor Improvements

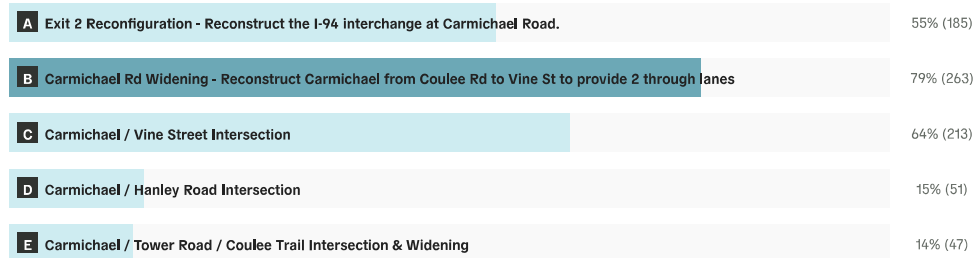
Survey Results
FINAL

02/21/2021

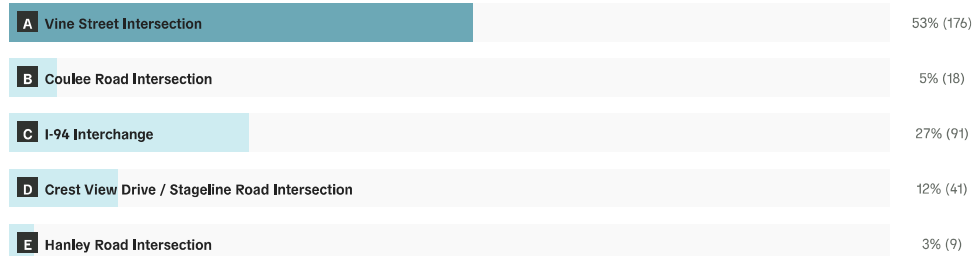
As development continues to occur in Hudson, transportation systems are increasingly pressured. Do you support improvements to Carmichael Road from the County Government Center to Hanley Road to increase capacity and improve safety?



Which of the following improvements from the Carmichael Road Corridor Study should be undertaken first? (Select top three.)



If the Carmichael Road improvements are phased, which intersection should be the HIGHEST priority:



If the Carmichael Road improvements are phased, which intersection should be the SECOND HIGHEST priority:





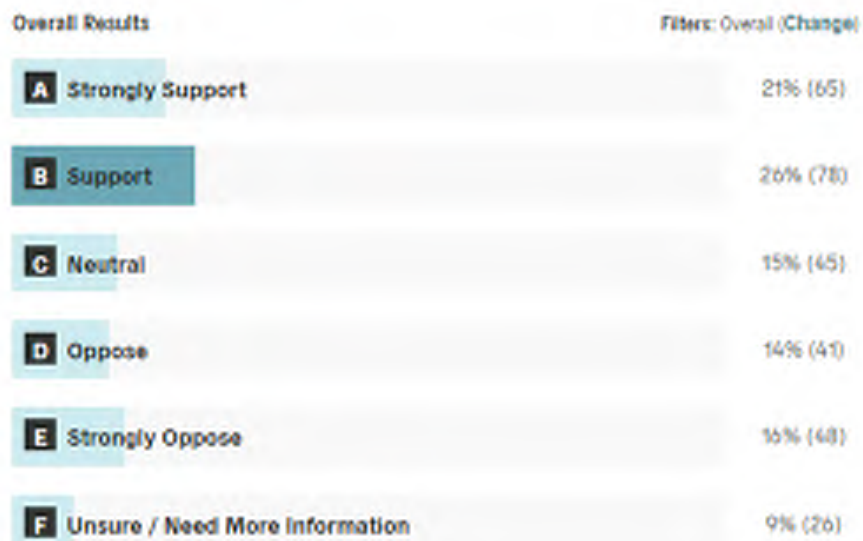
Hudson Transit Improvements

As the City of Hudson is in the process of updating its Comprehensive Plan, the City is looking for public sentiment on transit improvements.

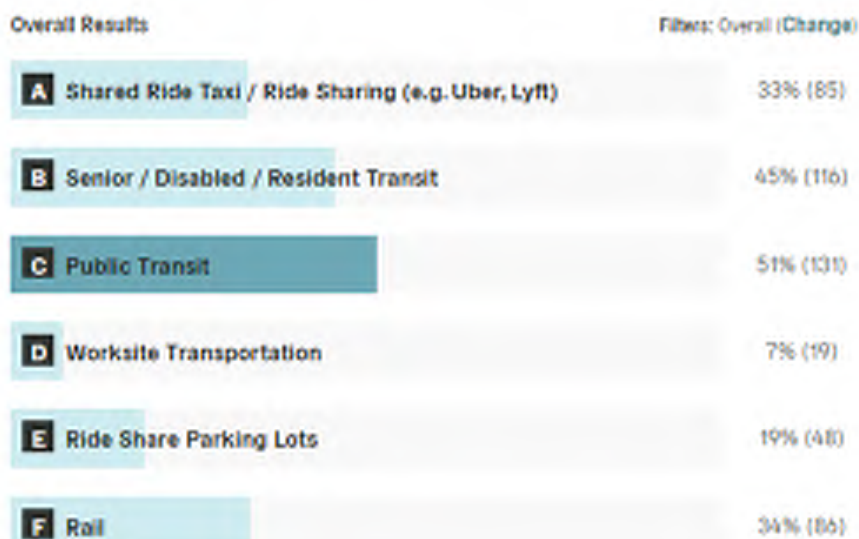
Survey Results
FINAL

01/02/2021

Are you willing to spend tax dollars on expanded public transportation options to connect to surrounding communities including the Twin Cities or Eau Claire?



If you are willing to spend tax dollars to expand public transportation options, which of these do you most favor? (Select top two.)



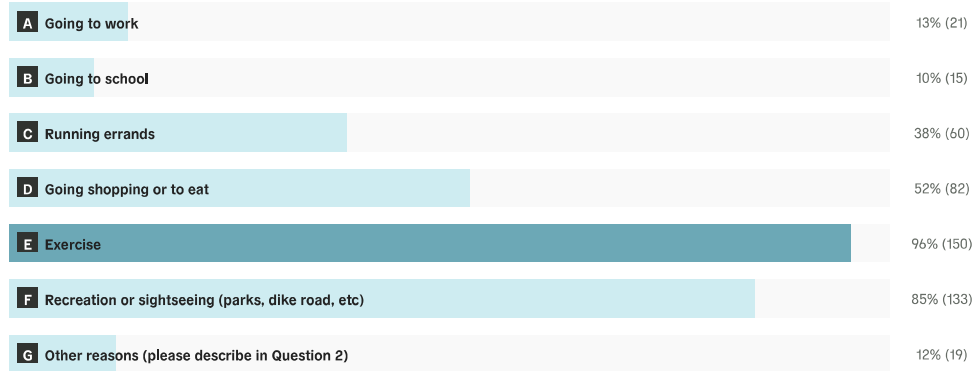


Hudson Bicycle & Pedestrian Survey

Survey Results
FINAL

02/21/2021

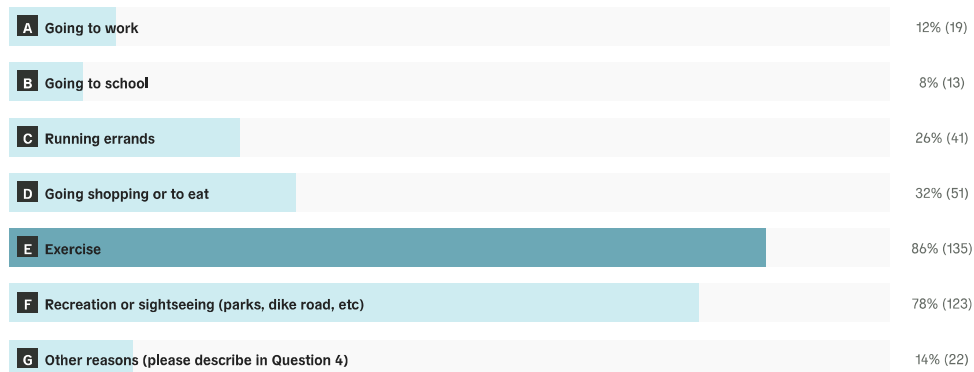
Which of the following reasons causes you to walk outside? (Please check all that apply)



If you marked "Other" in Question 1, please explain here:

- Walking my dogs
- Going to the pickleball courts
- NA
- Mass, church functions, obligations, & celebrations such as wedding, funerals, baptisms, confirmations, Eucharistic Adoration, Stations of the Cross, Holy week, visits with family, friends, neighbors, voluntary work, community events, emergencies, voting, fresh air, sunshine, gardening, yard work, outside home projects, weather alarms, accidents, & dog walks.
- Walking in my neighborhood
- Walk our dog
- Walking the dog
- walking the dog
- Walking the dog
- I routinely walk to the YMCA
- Visiting bars and not driving.
- Visit neighbors
- Going to church.
- Visit neighbors
- Walk dog
- Visiting friends or family.
- mental health, clearing my head.
- If I'm at an establishment downtown and have a couple of drinks, I leave my car and walk home. It's nice to be able to do that, since we have so few public transportation options in Hudson.
- Walk our dog.
- Walk dog

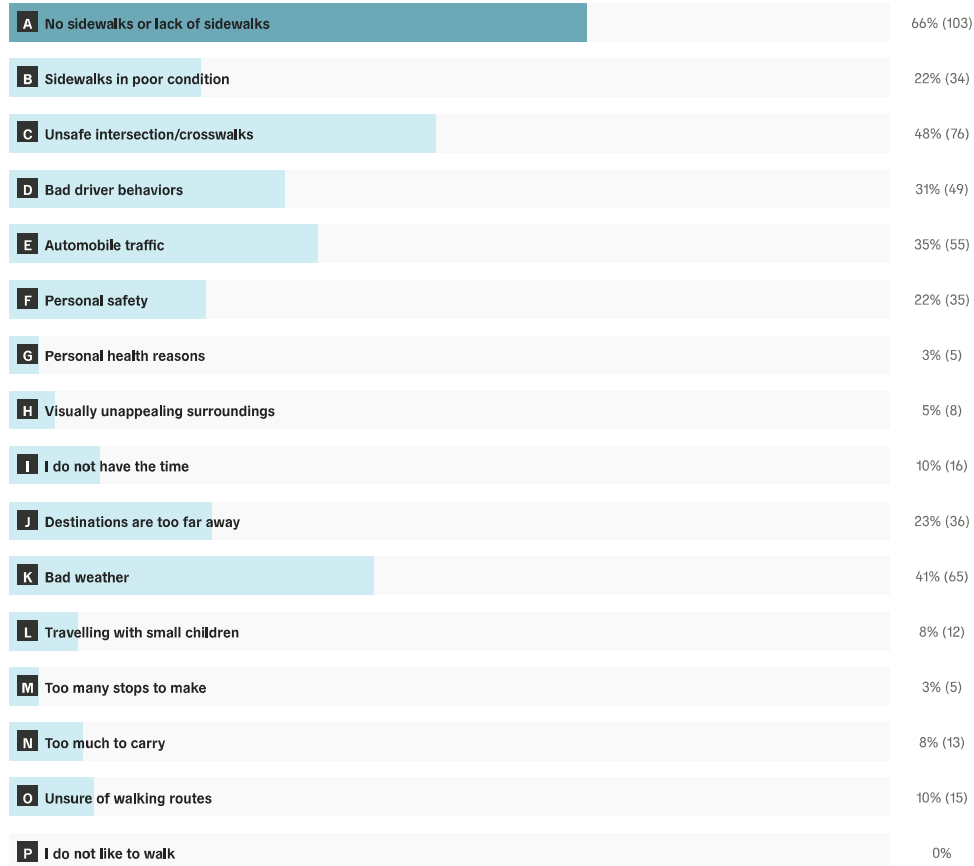
Which of the following reasons causes you to ride a bicycle? (Please check all that apply)



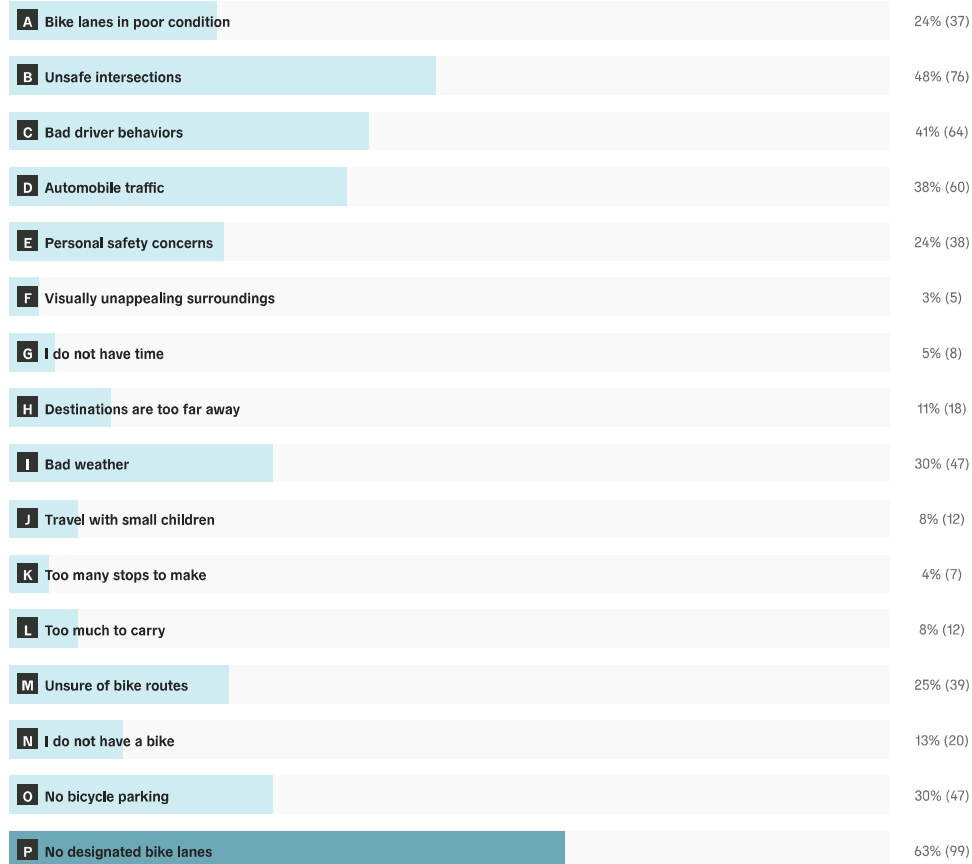
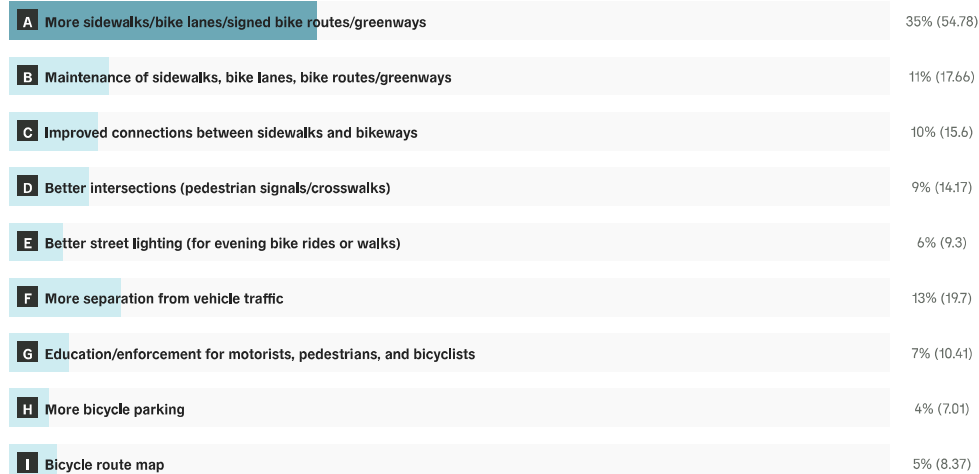
If you marked "Other" in Question 3, please explain here:

- None.
- Avoiding use of the car
- Don't ride a bike
- NA
- Don't ride
- Don't own a bike.
- I do not like to ride a bicycle and don't own one
- I don't ride a bicycle at this time.
- Nothing would cause me to ride a bike on a bike trail.
- mountain biking
- I don't ride a bicycle
- I walk, I do not bike
- We don't ride bikes. Getting too old.
- Do not bike.
- I don't ride a bicycle
- I don't ride a bicycle.
- don't ride bike
- Visiting friends or family
- I used to bike to work every day in Minneapolis when there was a safe route. I WOULD bike to work and to run errands if there was a safe way to do it. I would LOVE it! I did it in winter, fall, spring and summer.
- Fun, family and down hill.
- Can't drive a car due to health issues
- I don't
- I don't ride a bicycle

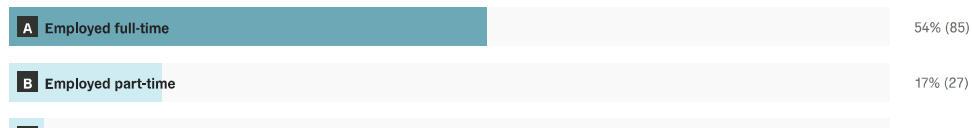
Which of the following reasons causes you to NOT WALK more frequently? (Please check all that apply)



Which of the following reasons causes you to NOT BIKE more frequently? (Please check all that apply)

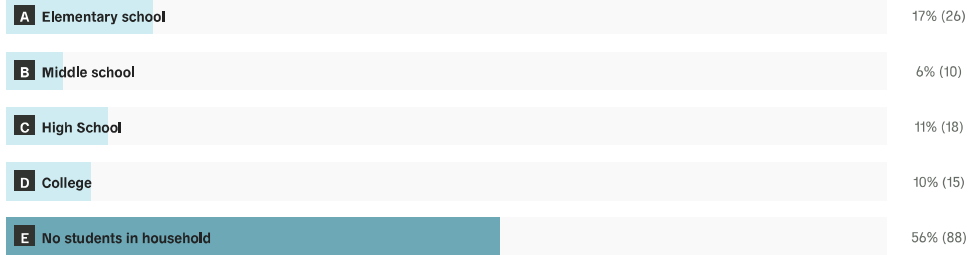
How important do you think the following improvements would be in supporting walking and bicycling in Hudson?
Please allocate 100 points across all answer choices (i.e. give more points to what you think is more important).

Which of the following best describes you? (Please check all that apply)

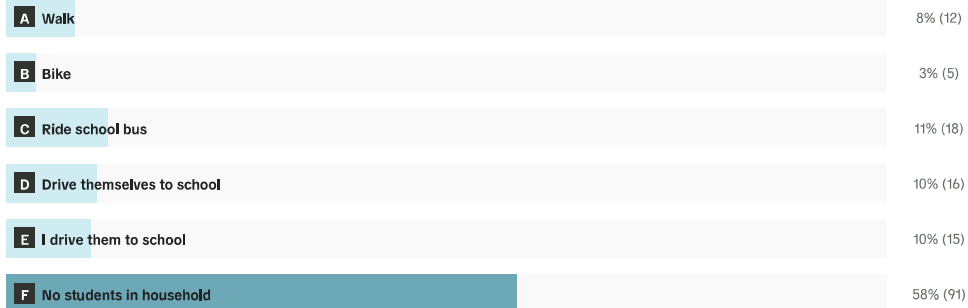




Including yourself, do any members of your household attend school? If so, what school?



If you have family that goes to school, how do they get to school?



Please share any additional comments or feedback you have regarding Bicycle and Pedestrian infrastructure in the City of Hudson:

I rode my bike a lot when I lived in River Falls. I rarely ride since I moved to Hudson. This is largely because of geography -- too many hills, not enough through streets so that all the traffic is pushed onto a few high-volume routes which are not safe or comfortable to ride on. Plus the way subdivisions are created these days to be all curving roads that don't connect to anything and lots of cul de sacs, a lot of Hudson is not designed for any mode of transportation except cars.

Glad to see an effort to improve bicycle facilities, Finally!!

There needs to be crosswalks painted at all intersections with sidewalks and consistency in marking the crosswalks. Also there are still numerous intersections with no traffic control which makes crossing even more difficult.

Cross walks on 2nd street from Vine to North Hudson are extremely dangerous and need upgrading before there is a serious accident. I cross 2nd street regularly and have come close to getting struck numerous times.

Bicycle paths NEED to be separate from walking paths

I would much prefer public transportation (a shuttle bus loop in Hudson) to spending oodles of money on bike lanes. That would provide transportation and independence for elderly and young adults too.

Riding my bike on Carmichael across 94, even using the sidewalk, is taking my life in my hands. Trying to get from 2nd street north into North Hudson is a nightmare. Don't understand why there isn't a bike route to connect with the new trail up Hwy 35 to Stillwater. Missing a great chance to increase recreational spending in Hudson. And some bicycle parking in downtown Hudson would be a nice feature, don't you think?

We walk a lot in town. Many sidewalks are impeded by overgrowth of private landowners untended bushes and shrubs. Would be nice if they'd trim them back. Sidewalks in town are generally in fair or reasonable condition. I am glad for this survey because HUDSON IS MISSING A HUGE OPPORTUNITY UNLESS WE IMPROVE OVERALL CYCLING CONDITIONS - it frees up parking, better for the environment, brings more people to town. Need to find a way to connect to trails to other communities, and the St. Croix Crossing trail system. I know it's a challenge, but even slight improvements downtown would help as well.

Get these improvements out of your head(s)! No walking or bike paths!! Simply keep the streets repaired and plowed!

We should not be funding projects for a small vocal minority, QUESTION #7. I do not think it is important. How many ways do I need to say this?

We need more bike friendly roads/ paths that connect neighborhoods to schools, shopping areas and downtown. I would bike more often if these connections could be made. Creating a more bike friendly system will encourage more biking.

Winter residential lack of shoveling is a big issue in the "old neighborhood". Snow and ice buildup makes for slow treacherous walking, or being forced to walk in the street.

We do not need to extend the first street walking path going north. Prefer to leave the neighborhood the way it is. Do not want to increase bikes in our neighborhood. Leave it natural for all the wildlife.

We would LOVE to see more extensive and better bike paths in and around town that is separated from traffic such as the Gateway and Brown's Trail in Stillwater.

I have kids in elementary, middle, and high school. Hudson needs safe bike paths/lanes!! Our family would love to be able to ride from Heritage Greens to downtown Hudson, and it would be amazing if my high schooler could safely ride his bike to school, to the soccer fields, and to Catalyst for indoor soccer training if weather allows. The only thing preventing him from doing so is the lack of safe bike paths.

I prefer to bicycle on paths/trail ways that are not connected to or directly adjacent to the roadway with vehicles. Often the vehicles come too close to the bicyclist and the path/trail way is often very sandy and/or rocky making it difficult to bicycle on. The same would apply to walking/pedestrian paths/trail ways.

I love using the sidewalks & walking paths in my part of town (N Carmichael area) for walking & riding my bike. I would do it more at night if there were better lighting and I'd go on longer/more frequent walks & rides if sidewalks were extended further down Carmichael toward town, as well as out the other way toward Willow River park.

Sidewalk maintenance is important for those walking but cycles below on protected bicycle lanes/streets. Just a radical idea, but how about sidewalks on both sides of the street. Also streets should be designed or upgraded with traffic calming enhancements which are well proven throughout our area and beyond. Please create/implement a cycle routing plan that allows safe, convenient access to our entire community.

Would love to see a connection and Carmichael and Coulee south on Carmichael so kids can safely bike and walk from MS and HS to Culver's and Target area.

I do not want to see paying additional taxes especially for more bike trails. If someone wants to donate & maintain a mile, for awhile, great! People are more likely to drive to a park, get out & walk the area. Bike trails are nice but expensive to build & maintain. And, there's always add-ons. Today, cyclists can be a serious danger to motorists & themselves. They don't obey the road signs. Take a survey of middle or High School kids & ask: how many are riding their bikes to school? Today's culture is not about economics but about a kind of leisure with convenience at the taxpayers expense. I rode more often in my youth & used my bike as a back up in getting to work. And, not many folks back then did this & no matter what you spend on bike & walk trails, it's not going to change the nature of things. People like their cars & they NEED them for everything especially winter months. The American automobile gives everyone convenience, safety, independence & more time!

Winter maintenance of sidewalks and pathways must be improved to reduce slipping and falling hazards and risks.

A bike trail is a TOTAL waste of money! It will be used by very few. No protection from predators, thieves, thugs from the cities. Foolish to pay for a bike trail. Foolish!

Access and safe bike trails and lanes are SO important for an active lifestyle and quality of life. Would be fun to have community bike events, too!

I don't ride around the city often, but I frequently ride on bike trails, and into rural Hudson, I am interested in a bike trail that would make a loop from Stillwater to Hudson with trails on both sides of the St Croix River. Probably too late to make a bike trail on the old rail bed from Hudson to New Richmond. Some of the rail bed is visible, and can be seen on Google Maps

Reasons for not biking should have included theft - i.e. fear of bike being stolen. There are plenty of sidewalks in town, number of sidewalks is not an issue.

Strongly support improving the bike/pedestrian infrastructure. Hudson does not have a safe route to bike or walk as a family without going on streets where there are no sidewalks or safe bike routes away from traffic. We often leave town to bike in other surrounding towns with safer bike paths and often spend money in those towns buying lunch, coffees, etc. Improving these would be a draw for Hudson and help the local businesses as well as keep its current community members in town more. "Encouraging community." Hudson is a healthy flourishing community and actions in this department need to be taken to continue on this path.

Please connect the Hudson Meadows Neighborhood on Old Highway 35 via sidewalk/bike trails to trails and commercial sites.

Connecting the existing pathways, would, in my opinion, be step one. There's no point in having a path that doesn't really go anywhere. Adding pathways that offer a safe, appealing atmosphere is also the only way to have people utilize the paths- having a sidewalk right next to the overpass with only a metal wire fence as a barrier is not appealing, feels unsafe for many people, and makes the city look like it doesn't care.

When I did have a student in school she either rode the bus, I drove her or eventually she drove herself. To think we're going to add bike or walking paths and suddenly students will use those methods is nuts. We lived across the street from the High School when my daughter was there she still drove and paid the parking fee herself.

We are 20 years behind in city planning compared to all local municipals. We need to grow up and support long-term benefits

I do not support assessing property owners for sidewalks on their property. They are probably the least-likely to use them; they shouldn't have to pay for them. I think those of us that use sidewalks, bike trail, etc should all share the costs.

Thank you for your efforts on improving the bicycle and pedestrian infrastructure in the City of Hudson. I would like to see a stairway or switchback trails to get from Prospect Park to downtown (replace the old rusty stairway that has been removed).

Sidewalks are the most important thing for safety. Sidewalks distance people from traffic and it feels safer to walk in areas with sidewalks. I was raised on Carmichael so I am used to walking literally alongside traffic. This is not the norm. People wouldn't walk home with me after school because the traffic made them uncomfortable. I don't think this is an uncommon sentiment. I'm certainly in the minority of people that will walk or bike regardless because I was raised in those types of conditions and I'm confident in monitoring my own safety. Prodigious more sidewalks first and foremost is probably one of the easiest ways to get people out of the house, especially children and the elderly. While bikers are not supposed to, they can use the sidewalks along with pedestrians because they really aren't used that much by pedestrians in our area (besides downtown and no one tries to bike downtown because it'd suck). Bike lanes should be secondary to sidewalks, but if they can be done, they totally should. I think sidewalks really get people out of their houses and interacting with their neighbors. As someone that would bike a lot from my home on Carmichael, knowing if there was a place to lock up my bike was very important. There were places I couldn't go because there was no where nearby to lock up. Target has a bike rack but Family Fresh did not and you had to lock your bike to a picnic table. Walmart has one but County Market does not (or didn't when I biked a lot). I was more likely to go somewhere like Brugers Bagels or Target because I knew they had racks.

I live in N Hudson but would love to drive less. Everything in on the hill so it is impossible for me to bike to get groceries, household, and pet supplies.

Add some of the flashing speed lights on busy roads. Many drivers are unaware of how fast they are driving. Thanks!

Would really like some sidewalk all alongside CARMICHAEL in order to walk all the way from the intersection of vine all the way down

Thanks for asking the questions of the public!

Stageline REALLY, REALLY, NEEDS a sidewalk or much wider shoulder. There seems to be lots of people walking or biking this street and it is so narrow it is dangerous.

I think the topography of Hudson makes it difficult to bike anywhere without hauling your bike around. I like biking, but I would rather see more money spent on fixing roads for cars.

Get a sidewalk / bikelane built on Stageline between the hospital and Hwy 12 ASAP. Similar to Hanley.

More paths please!

Question 3 needs a "Do not use bicycle" option. Our HOA has almost 300 homes and less than 5% ride bikes.

Main thoroughfares like Carmichael, Vine, Wisconsin, 11th Streets should have marked bike lanes on both sides with no parking allowed. The Vine Street reconstruction last year was a great chance to do so, but the city failed.

I feel that our existing infrastructure more than adequately supports pedestrian traffic as well as bicycle traffic

The hill area needs sidewalks paid by the city as all citizens benefit.

Hudson isn't bike friendly. The fact that Vine Street had major work and didn't have a bike lane added shows just how uninspired the planning people in the city are. Also, I live in an area where there are no sidewalks and access roads are in dangerously poor condition. It is not elder-friendly at all. When I get to retire, I will have to move out of Hudson.

Hudson already has pretty good walks and bike paths. This should not be a big budget item. Just keep doing the good job that has been underway for many years.

We need to find ways for people to get around the city that doesn't involve consuming carbon based fuels.

The city needs to add sidewalks to nearly all of the hill area, which it allowed to develop without sidewalks. This should now be at city expense as sidewalks are used by the general public - not just the homeowner!

Vine street is so busy-except for past month. Would be better if 4 way stop was at Diamond Drive because YMCA and businesses there. Would like to see sidewalks on both sides of Vine where new development is on Carmichael and Vine

The sidewalks need to be maintained in winter months. The hanley / carmichael intersecction has always been hard to get across the last few years. Handicapped can not use these routes at all in winter.

Older neighborhoods need street improvements. It is FREAKING ridiculous that Stone Pine's not that old and has in the past 5 years had upgraded curb n road maintenance while other roads suffer and are quite deteriorated and these are also often in neighborhoods with little to NO sidewalks. I also feel that PEDESTRIANS and BICYCLISTS need to learn to obey traffic laws as well. I have had too many times, especially down town where people don't even look before they cross the road and I've almost hit them because no one was there when i started by. Runners need to stop at stop signs just like vehicles and bikes do. They are not more important and this also then holds up traffic. South end of 2nd St down town needs an additional cross walk, and maybe one of the crossing signs that they can push buttons to help alert drivers, especially at night. It is SO hard to see especially if people are wearing dark clothing. There should also be a pedestrian bridge built by the YMCA...this would allow so many more people to use our city's resources safely, in an already terrible spot to try to even be a vehicle.

More organized events by city and non profits.

With attention to sound fiscal management, I would like more dedicated walking and bike paths. Minneapolis has the best walking/bike path system I've ever seen. The paths are wide for both bikes and walking and I believe Hudson could partner with surrounding cities to expand our paths similarly with a responsible ten year plan make St. Croix county stand out while bringing locations not on roadways into play. I bike many miles per week during lunch in Minneapolis, yet have never ridden in Hudson due to the absence of dedicated paths (I dont trust motorists).

My children love to bike (the above questions wouldn't let me pick more than one answer & I have 1 child in high school, 1 in middle school & 2 in elementary). My oldest especially bikes a lot (hundreds of miles a year) & he is frustrated by the lack of bike paths in Hudson. I'm also frustrated as I worry about their safety biking on roads vs a designated bike path which Hudson needs more of.

We would love more bicycle trails that are separate from car or atv traffic! We'd also love more bike lanes to make it safer and more appealing to bike to downtown businesses and parks. We know many people who drive to Minnesota to use their bike infrastructure because ours is lacking.

I'm a big believer that better bike and ped infrastructure leads to a more vibrant, connected, and healthy community. Thank you for your consideration. County Rd F would be a great road to expand with a wide, safe bike trail.

We have kids in all three schools. Elementary, HMS, and HHS. All 3 walk and/or ride their bikes to school. Our family would love bike paths and walking paths. They would be well used!

Thank you creating this survey. Hudson has needed to address the poor street conditions for many years now. I grew up in Hudson and teach in Hudson and it is clear for a multitude of reasons Hudson seriously needs to focus on the health of the community as it ties to citizens of all ages being able to travel around town efficiently, safely and separated from automobile traffic. To be able to travel around town under my own physical power(walking/running/biking/rollerblading etc.) without hitting potholes or getting hit by a car would be really great. The St. Croix river valley is beautiful and Hudson would really do well for its businesses and citizens to honor that beauty with beautiful paths for people to safely get around.

There needs to be a better path from lakefront to the amazing 94 river crossing. It is not maintained. And not large enough!

Crossing the interstate is the biggest obstacle for biking in the city of Hudson. Personally I don't Bikes should Be on sidewalks nor do we need bike lanes on every street. Education and share the road needs to be a focus on a small community with low resources. There are plenty of low volume low stop routes in the cities to get places. Educating bikers and peds of those routes is important.

Better education of drivers on what role bicyclists have. I.e. while on the bicycle we are vehicles and not pedestrians, therefore they should not stop at busy intersections to let us by. We will find our time to cross like other vehicles.

Would be VERY interested in more "greenway" type paths into downtown

Moving from Minneapolis to Hudson, this has been one of the biggest disappointments. I rode my bike everywhere in Minneapolis and the kids were with me. The Greenway is safe, apart from traffic, well marked and connects the city to multiple locations for business. If we could make this work in Hudson, it would make quality of life increase!! Plus, more people would be out exercising, just incorporating it in their day which is great for continuity and long-term adherence to exercise and health.

It would be very nice to have bike lanes, especially on the busy downtown streets.

Please add a bike/pedestrian lane on Trout Brook Rd.

Disappointed to see city approve new developments and even annex them (Higher taxes) but provide no shoulder or sidewalk or bike lane to connect homeowners on main road to shopping and retail.

Concern for safety of bikers not following rules of road. (Walking bikes across intersections.)

One of the things I treasure most about Hudson is the great opportunities for walking, and enjoying our green spaces. I believe there could be improved cross-walks (my husband owns Ziggy's, and we practically get run over every time we try to cross the street). MORE IMPORTANT than bike trails: FIX THE HORRIBLE DOWNTOWN PARKING SITUATION!!! Charging people to park until 8 PM instead of 5 PM weekdays, and by adding Saturdays until 8 PM to the mix was a HORRIBLE decision. People visit Hudson because of the quaint downtown and the river - NOT the part of Hudson over the hill that is starting to resemble Woodbury. Yes - I believe opportunities for walking and biking are important for the community. But PARKING and expanding opportunities for public transportation are a MUCH greater priority.

Feel it's critical to connect bike lane from Hudson to the Stillwater/Houlton bike/path network. Safety, support tourism and community with Hudson Area.

Question 10 ... I have one that walks to school (Middle School) and one that drives herself (HS). Hudson GREATLY needs more bike paths. If our family wants to bike, we usually transport our bikes to Stillwater or Lake Elmo in order to find safe paths. It is NOT safe to bike in Hudson, due to the lack of trails and due to crazy inattentive drivers.

When weather is nice and they can walk on lawns student walks but otherwise I need to drive. Not safe behind HHS. Connecting with neighboring community trails would boost tourism revenue in Hudson. Bikers destination.

I walk frequently in the City of Hudson. I would like to see the city better enforce sidewalk maintenance by property owners who neglect this obligation during the winter months.

Appendix J

Public Open House Summary and Survey Results



City of Hudson **Comprehensive Plan**

9/22/21 OPEN HOUSE SUMMARY AND PUBLIC SURVEY RESULTS

Hudson 2040 Comprehensive Plan

City of Hudson, WI

Revised: 10/12/2021



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1 Executive Summary

The Hudson Comprehensive Plan Open House was held on September 22, 2021. The event was held at the Hudson Fire Hall, 2121 Ward Avenue, Hudson, WI 54016 with the purpose of eliciting further public comments on the draft of Future Land Use Map and draft “City of Hudson 2040 Comprehensive Plan”. A press release was made by the City and posted on its website and in the Star-Observer on August 30, 2021. Two sessions were held between 12PM-2PM and 4PM-6PM to provide multiple opportunities for residents to provide feedback.

At the open house, Short Elliott Hendrickson (SEH), Inc., provided the proposed Future Land Use Map, poster boards summarizing elements of the plan, copies of the draft plan, and a feedback survey.

This document summarizes public input provided at the open house. The residents of the City of Hudson have shaped the community values and vision that are the foundation of the comprehensive plan. Throughout a two-year planning process, hundreds of community members have shared their unique perspectives to form the latest draft of the plan.



2 Attendance

In addition to City and SEH staff, 25 members of the public attended the event.

City of Hudson Staff

Mike Johnson, Community Development Director

Tiffany Weiss, Associate City Planner

SEH

Brea Grace, Senior Planner

Nate Day, Senior Planner

John Parotti, Senior Engineer

Dillon Constant, Planner





3 Future Land Use Map Exercise

The City of Hudson's Future Land Use Map is incredibly important in that all future development within the city is guided by it. This Future Land Use Map is adopted by the City's Planning Commission and Common Council as a guide for growth over the next 20 years. In addition to development, future zoning changes are also based upon this Future Land Use Map.

The City's Future Land Use Map also plays a role in shaping the development of future transportation and utility networks. The City's roadway, water utility, sanitary sewer utility, and other infrastructure networks are based on the type of land uses that occur. Planning and identifying where and which land uses are developed will help Hudson grow in an organized and cost-effective manner.

Members of the public were given the opportunity to make comments on the proposed Future Land Use Map that represents the City's vision for land uses between 2021-2040. Staff will make changes to the proposed map prior to final draft based on some comments provided.

Attendees were able to compare the existing map to the proposed map. Participants placed numbered dots on a poster of the map and wrote corresponding comments on their survey sheet. The proposed map and dot comments are on the following pages. Staff and the consulting team documented additional verbal comments that were made.



3.1 Future Land Use Map Comments

001: “Traffic, fire response increase with 155 new homes. Annexation is possible, too high density. Fire issue w/ houses this close.”

002: Attendee interested in changing this to General Commercial land use

003: Attendee interested in changing this to General Commercial land use

004: “Not institutional, now residential”

005: “Road shown through water department parcel”

006: “Should freeway corridor be separate planning district?”

007: “Downtown parking garage needed”

008: New homes have been constructed since corridor study of Carmichael Rd was completed. Study should be updated

009: Annexation up to Red Brick Rd in Town of Troy could cause traffic

010: Keep single family at these 2 parcels. My son will remain at this residence after I’m gone.

011: LEED dark sky fixtures should be used throughout the city or in residential areas at the least.

012: Proposed River Crest Addition would split road east and west. We don’t want added traffic. Road too narrow. Who would pay for repairs?

013: “Is this single family or medium density here?”

014: Proposed River Crest Addition should be accessed via roundabout on Carmichael Rd that would also serve the elementary school and YMCA camp.

4 Survey Summary and Public Comments

4.1 Summarized Comments

- There doesn't seem to be significant changes to the Future Land Use Map.
- Transportation is a concern. A study of how many people downtown can serve per hour should be done. Downtown parking is always full.
- The plan doesn't identify how housing needed with population growth will be addressed. Small town is not appropriate for apartments. Don't believe density supports sustainability. Taxes will dictate who can live here. More people, more traffic, more lights. Local jobs do not pay enough for employees to live here. Growth will cost more than it generates.
- Build a parking ramp near Wells Fargo. Keep downtown look. Annex North Hudson.
- Plan's broadband goal of 25mb is adequate for 2021, but not for 2040. 1gigabit internet is possible now and should be the objective. Use ARPA funds for this?
- We hope Hudson becomes more welcoming to all economic and cultural groups. Hold developers accountable for providing all infrastructure that supports what they want to build.
- Need a large parking lot downtown.
- Carmichael corridor needs an updated traffic study, including south of Haney Road. Proposed annexation's affect on traffic should be studied.
- The Comprehensive Plan and proposed annexation will destroy our neighborhood on Red Brick Road. Drastically alters life of current residents.
- The land use map shows a road through the water plant on 7th Street. Is this planned? The 3 lots with houses at Knollwood and Wisconsin are shown as institutional. Is there a plan to remove these new houses? I-94 commercial corridor should be a planning district of its own. Future Land Use Map does not indicate where population growth will occur. Consideration should be given to the carrying capacity of the downtown. The Park Plan which includes a large expansion of the boat landing seems to conflict with the vision in that it is reducing the park area to create more parking and not providing for the treatment of runoff from the parking lot.

- We live on Red Brick Rd and don't want to be annexed. If annexed have 2-acre lot minimums. Protect the rural culture/feel. Major developments will harm the St. Croix River. I see no plan of how Hudson plans to help better protect our river from getting toxins and chemicals such as fertilizers and pesticides going on lawns that must keep a standard of maintenance (perfect lawns require these chemicals).
- Carmichael Rd traffic must be addressed. I'd like to also ADD an additional on/off exit ramp OFF of Coulee Road and Highway 35. No more big box stores. I do not approve of the 5G development as we do not know the long-term health effects it yet has on people/communities. This project should wait until there is reliable data to show its safety on humans. Need a free public splash pad and community pool. We love the parks and outdoor recreation in Hudson and do wish to see consented improvements and development in this area.
- The Comprehensive Plan references WDNR metallic mineral deposits occurrences in sufficient tonnage in St. Croix County, which does not identify any. The Mimbach Quarry is a metallic mining operation in Hudson.
- CURRENT / FUTURE HOUSING AVAILABILITY It appears to me that plenty of planned medium-density housing areas are available to meet the +2500 additional units needed by 2040. However, I do not see a calculation of how many new units will be available in those planned areas. And how many have been built already, and are available now? CARMICHAEL TRAFFIC CONCERNS NOT ADDRESSED SOUTH OF HANLEY I also do not see how adding more housing units, whether single family or multi-family along the southern Carmichael Corridor can possibly be safe as far as traffic is concerned. I am deeply saddened that this Comprehensive Plan completely excludes anything south of Hanley along Carmichael Road. The traffic south of Hanley and all the way south past Troy Burne division is horrendous, yet housing developments keep popping up! TRAFFIC CONCERNS ON I-94 Yes, I see you're adding back in Exit 2. Yay. The traffic on I-94 is backing up all the way west down the bridge now during the evening commute! And you're hoping to see an additional 2600 new housing units here by 2040. How will you accommodate those drivers? While I appreciated seeing the Comprehensive Plan at the new Fire Hall this week, I would like more time to assess this HUGE document before it comes to a vote in the City Council. Honestly, I'd like to see more up to date traffic and housing studies done first.
- Please make sure to include housing options for lower- & middle-income households.
- I appreciate the principles outlined, especially principle 2: equitable and inclusive principle and 5: environmentally resilient. Please include the NOAA Atlas when planning for rainfall events as we are a river town prone to flooding.
- As the community continues to change, consider adding communications capabilities (staff, resources) to help the residents to adapt to and anticipate change. The community newspaper cannot be the primary source of outreach.

5 Open House Posters

What's Your Vision for Hudson in 2040?



The City of Hudson's core community values explain the basis for our vision.

- It is important that we maintain welcoming, safe, and friendly neighborhoods, and a community that takes pride in its benevolence and stewardship of Hudson.
- We value protection of our region's natural features, including the St. Croix River.
- Our schools and preserving Hudson's quality school system are important to our community.
- We value our local businesses and the charm of our distinct downtown.
- Maintaining safe and well-connected roadways, sidewalks and bicycle networks is important to us.

Through the public engagement process, a vision statement has been created for the City of Hudson for 2040, serving as a guide for the community for the next 20 years.

In 2040, we envision the City of Hudson as a community that has grown based on insightful and community-influenced decisions that have guided growth of our community, provided sustainable infrastructure development, and continual investment in community assets including our schools, parks, and services. Our community is welcoming to new employers who are attracted by our educated and skilled residents, our proximity to regional markets and strong local economy. The progressive development of our waterfront has emphasized the downtown and riverfront's importance as a local gathering place, regional destination, and economic driver for investment in our downtown. Through our history, our community has maintained its support for local businesses and has supported their growth. We are an active community that participates in a wide range of recreation opportunities provided by the St. Croix River, our trails, and our parks. We celebrate and are proud of who we are as a community and our collective efforts to support our way of life for our citizens and businesses.



Planning Process Focus on Public Engagement



Community Voice. Hudson's Future.

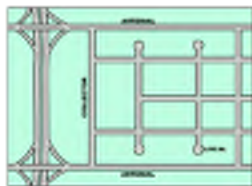


Recommendations for Hudson's Transportation Network

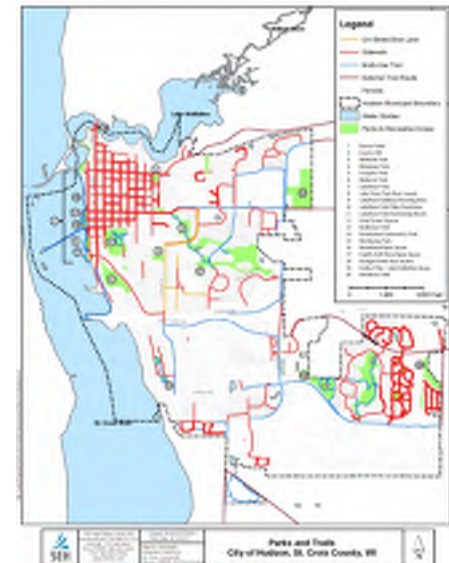
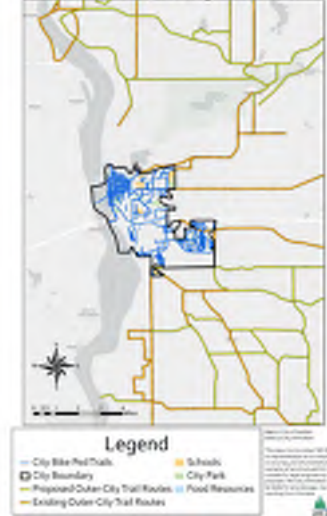


Future infrastructure needs identified by the City include:

- Reconstruction of Carmichael Road with a divided four-lane urban highway between I-94 and Vine Street, with intersection and safety improvements.
- Preservation of existing slip ramp at I-94 and Coulee Road, and reestablishment of slip ramp eastbound off of I-94 onto Crest View Drive to lessen traffic congestion along Carmichael Road.
- Reconstruction of Carmichael Road between Vine Street and Burl Oak Curve as a two-lane undivided roadway.
- Reconstruct the I-94 Exit 2 interchange at Carmichael Road. Partnership with WisDOT is imperative as the interchange is owned and managed by WisDOT.
- Accommodate additional parking downtown.
- Redevelopment of the slip ramp from I-94 to Crest View Drive between Heggen Street/11th Street Bridge and Exit 2.
- Reconstruction of the 11th Street Bridge.
- Implementation of (future) Master Bicycle and Pedestrian Plan recommendations



Regional Bicycle & Pedestrian Trails (Existing and Proposed)



Plan Update's Principles and Priorities



Planning Principles

Establishing broad planning principles is the foundation of responsibly achieving Hudson's long-term community vision. Above all else, these principles, which are informed by Hudson's past planning efforts and themes that emerged during community engagement, should be followed to maintain a disciplined, basis for decision-making. Within Hudson's 2040 Comprehensive Plan, these planning principals have informed the goals, objectives, and policies that will lead the community towards implementation of the vision for 2040.

Principle 1: Strong and Authentic Small-Town Charm

Hudson residents value the City's historic and unique downtown and community identity.

As the City continues to grow, Hudson values maintaining its distinguishing features and character which are reflective of the city's diverse history.

To preserve Hudson's authenticity, development should include high-quality urban design celebrating the City's history and culture. Additionally, the arts should be leveraged to support creative placemaking to strengthen community.

Principle 2: Equitable and Inclusive

Residents take pride in belonging to a welcoming community that facilitates interaction between residents, city staff, and visitors. Cultivating a diverse and inclusive environment is indicative that Hudson is a place that's prepared for social and economic growth.

Ensuring all Hudson residents have safe, convenient, and affordable access to basic services and amenities is a priority for achieving Hudson's long-term community vision.

An additional priority is encouraging the integration of age-friendly community features into public and private development.

Principle 3: Sustainably Meet Housing Demands

As the City continues to grow, it must consider impacts of development while providing a variety of housing types to satisfy the demands of all residents. Expansion of city services must be managed so the quality of services are maintained, and existing taxpayers are not overburdened.

A critical aspect of achieving Hudson's 2040 vision is supporting a continuum of housing to serve residents across a range of incomes, ages and needs. Additional critical aspects are helping Hudson's most vulnerable residents access tools to build their wealth, including attainable homeownership and preserving existing affordable housing.

Principle 4: Environmentally Resilient

Changing climate patterns threatens altering our normal landscapes, limiting where we can live, where we can grow our food and how we are able to access natural resources.

Hudson is committed to environmental stewardship of its location along the St. Croix River, by ongoing efforts to protect our air, water and climate. Hudson will continue sustainable planning practices such as smart growth focused first on infill development, support for multimodal transportation and integrating green infrastructure into the built environment to improve water quality and reduce runoff. Additional measures such as embracing clean and local renewable energy will ensure the long-term environmental resiliency of Hudson.

Principle 5: Leveraging Existing Assets

The City's historic downtown, distinct commercial businesses, and access to the St. Croix River are major assets. By protecting, maintaining, and enhancing its assets, Hudson can continue to reap benefits from these positive community assets.

The promotion of infill development where infrastructure and services already are in place will help Hudson to grow in a more fiscally sustainable way and will allow the character of existing neighborhoods to be strengthened and diversified.

Principle 6: Connected, Safe, and Accessible Places

Hudson's neighborhoods vary by size and character, as well as by assets available for residents.

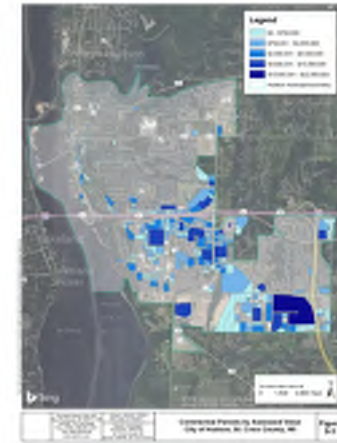
An important aspect of achieving Hudson's vision for 2040, is ensuring neighborhoods offer a mix of housing types and accessible services for Hudson's diverse population. Additionally, creating people-oriented places, transportation corridors, and opportunities for public recreation are critical to vibrant neighborhoods.

Principle 7: Economically Diverse and Vibrant

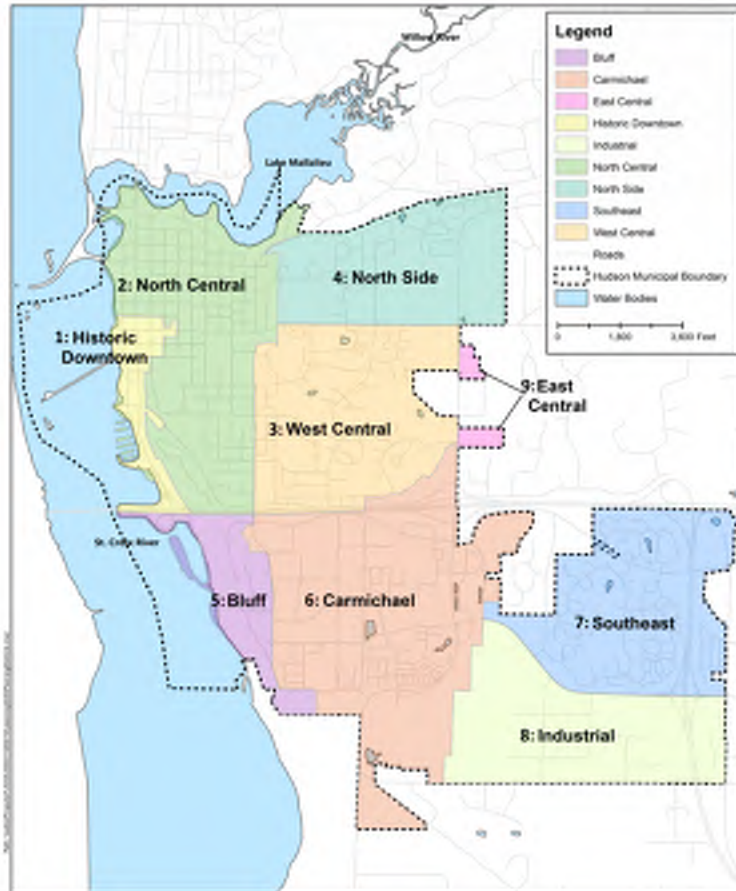
Achieving Hudson's vision in 2040, requires continued community commitment to supporting local businesses and connecting residents to quality local jobs. Economic mobility will continue to be maintained through workforce training, career development, quality education, and wealth creation. Entrepreneurial and emerging business growth will continue to be encouraged and supported.



What's Your Vision for Hudson in 2040?



Recommendations for Hudson's Planning Districts



- 1: Historic Downtown District**
- Recommendations:**
- Maximize connections and views to the St. Croix River and implement improvements as described in the Waterfront Vision Plan.
 - Continue to utilize the existing Tax Increment Finance District 6 to help provide funding for added plan and design-quality features, distributed parking garages, and other amenities.
 - Enforce the Downtown Overlay District to continue enforcing mixed-use shared parking requirements under the Urban Land Institute's (ULI's) 2006 Shared Parking Publication.
 - Create incentives for public/private partnerships for parking.
 - Provide a pool of parking spaces for the downtown properties/businesses that have limited land available for needed parking spaces.
 - Promote valid parking.
 - Consider a future parking deck or a mixed-use parking building.
 - Expand bike facilities downtown, including trails and parking.
 - Provide incentives for the multiple use application of buildings.
 - Expand the resident population and housing choices downtown.
 - Create and maintain private/public plazas, connections, and spaces, including a small pocket park, garden and seating space.
 - Provide incentives to encourage property owners to work together.
 - Seek additional funding sources for Downtown design enhancements and improvements.
 - Preserve the historic architecture of buildings within this district through a historic overlay district.
 - Maintain / preserve current building height, massing and scale limits.
 - Optimize existing zoning and encourage a small grocery or downtown to serve residents and employees.
- 2: North Central District**
- Recommendations:**
- Promote medium density (3 to 12 units per acre) residential land uses in areas abutting the Historic Downtown District.
 - Oversee architectural standards for future redevelopment.
 - Promote private-reinvestment and housing maintenance within the district through zoning flexibility.
 - Expand housing choices.
 - Consider mixed use zoning as a redevelopment option for homes within the district in transition areas.
 - Expand pedestrian and bicycle connections to the downtown, the St. Croix River, parks and other destinations, including through bike lanes and pedestrian crossings.
- 3: West Central District**
- Recommendations:**
- Provide safe pedestrian and bicycle connections to the Carmichael District Planning District 6, as well as the school within the District, including through the use of safe lanes, pedestrian crosswalks, and expanded sidewalk networks.
 - Encourage reinvestment in residential neighborhoods to provide additional workforce housing.
 - Promote housing maintenance within the district through zoning flexibility, housing rehabilitation, incentives, and code enforcement.
 - Encourage redevelopment and reinvestment in the Ward Avenue commercial corridor to maintain the vibrancy and vitality of the corridor.
 - Strongly encourage neighborhood accessibility of the Ward Avenue commercial corridor including thorough development standards for neighborhood scale and ease of access for pedestrians and transit customers.
 - Promote improvements to Carmichael Road from the County Government Center to Marley Road to increase capacity and improve safety, as development continues to occur in Hudson.
- 4: North Side District**
- Recommendations:**
- Require pedestrian and bicycle infrastructure to connect to existing networks through the use of bike lanes, pedestrian crosswalks, and expanded sidewalk locations.
 - Connectivity to be required with new development and incorporated into reconstruction plans for existing street networks.
 - Require new development to provide connectivity to the existing street network, as well as the anticipated future street network. New cul-de-sacs should be discouraged unless higher design standards are incorporated into the overall neighborhood design including trails, pocket parks, or passive park areas.
 - Promote improvements on Carmichael Road from the County Government Center to increase capacity and improve safety, as development continues to occur in Hudson.

- 5: Bluff District**
- Recommendations:**
- Integrate residential development with existing environmental features in an effort to protect and preserve the scenic natural resources. This includes more stringent run-off standards to lessen erosion.
 - Promote private reinvestment and housing maintenance within the district through zoning flexibility, housing rehabilitation incentives, and code enforcement.
 - Develop higher design standards for development and redevelopment of this area. These include LEED architecture standards and dark sky standards due to the scenic location on the St. Croix River.
- 6: Carmichael District**
- Recommendations:**
- Prioritize improvements to Carmichael Road from the County Government Center to Marley Road to increase capacity and improve safety, as development continues to occur in Hudson.
 - Implement the recommendations from the Carmichael Road Corridor Study as funding is made available.
 - Improve pavement markings and wayfinding signage within this district.
 - Continue streetcar improvements including lane widening, street lighting and traffic calming standards to provide a more comfortable and safe experience for pedestrians and bicyclists.
 - Require that suitable buffers be maintained between residential and commercial/industrial sites, including buffers that adequately manage stormwater from impervious surfaces and other potential impacts from higher intensity uses such as lighting and noise.
 - As commercial and industrial sites are developed and redeveloped, encourage the use of energy efficient building materials, solar energy electric vehicle charging stations, and other innovative design practices.
- 7: Southeast District**
- Recommendations:**
- Require pedestrian and bicycle infrastructure to connect to existing networks, as well as to Marley and Stagnole Roads, through the use of bike lanes, pedestrian crosswalks, and expanded sidewalk locations. Connectivity to be required with new development and incorporated into reconstruction plans for existing street networks.
 - Require new development to provide connectivity to the existing street network, as well as the anticipated future street network. New cul-de-sacs should be discouraged unless higher design standards are incorporated into the overall neighborhood design including trails, pocket parks, or passive park areas.
- 8: Industrial District**
- Recommendations:**
- Encourage the expansion of business and industrial uses within this District.
 - Require new development to provide connectivity to the existing street network, as well as the anticipated future street network for the connection of future growth areas to the south and/or east.
 - Provide buffers and/or transition areas between established residential areas and planned industrial areas.
 - Utilize performance standards to address compatibility issues with residential uses to the north and future development areas to the south and/or east.
 - Work to identify properties to the south and/or east to expand the St. Croix Business Park.
- 9: East Central District**
- Recommendations:**
- As new development progresses, provide safe and connections to nearby schools, parks, and commercial districts.
 - Promote private reinvestment and housing maintenance within the district through zoning flexibility, housing rehabilitation incentives, and code enforcement.
 - Require new commercial establishments to utilize frontage and back roads and meet access spacing guidelines.
 - Promote the redevelopment of a neighborhood commercial corridor north of US-16.
 - Develop standards that allow for the redevelopment of neighborhood scale, walkable shops that help tie together the East and West Central Planning Districts.





Building a Better World for All of Us[®]