

A photograph of the Village of North Hudson building, a two-story brick structure with a gabled roof. The building features a large sign that reads "VILLAGE OF NORTH HUDSON" and a smaller sign above the entrance that reads "400". A blue flag with the Wisconsin state flag is flying on a pole in front of the building. A parking sign for "RESERVED PARKING" with a wheelchair icon and "VAN ACCESSIBLE" is visible. The image is overlaid with a large, stylized geometric graphic consisting of a green triangle and a grey triangle.

# Village of North Hudson Comprehensive Plan 2025



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## Acknowledgments

Thank you to the following elected officials and staff that participated in the development of the 2025 Village of North Hudson Comprehensive Plan. Thank you to the community members who took the community survey and provided comments that informed the Comprehensive Plan.

### **Village of North Hudson Board of Trustees**

Stan Wekkin, Village President and Finance and Personnel Committee Member

Mary McGurran, Park Board Chair

Kirk Nelson, Public Welfare Chair and Finance and Personnel Committee Member

Dustin Keller, Public Safety Chair and Finance and Personnel Committee Member

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### **Village of North Hudson**

Gina Alberti, Village Administrator and Clerk

Cedar Corporation, Village Engineer

Paul Mahler, Village Attorney

### **St. Croix County**

Jason Kjeseth, St. Croix County Community Development Director

Brett Budrow, St. Croix County Planning and Land Information Administrator

John Hilgers, St. Croix County Senior Planner

Nicole Peterson, St. Croix County Planner

Ryan Haugland, Marketing Coordinator

## Chapter 1 Introduction

### Plan Purpose

In accordance with Wisconsin Statutes, the purpose of this Village of North Hudson Comprehensive Plan is to guide and accomplish a coordinated, adjusted, and harmonious development of the community which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development. The plan provides an inventory of community assets and issues to determine the local needs, set goals and priorities, and develop a guide for action. This 2025 Comprehensive Plan, once adopted, replaces the 2006 Comprehensive Plan.

### Update Process and Public Participation

North Hudson's Comprehensive Plan update was prepared under the guidance of the Village Board of Trustees, Plan Commission, and staff that reviewed the plan and conducted monthly meetings between November 2024 and July 2025 with the St. Croix County facilitator.

On August 6, 2024 the Village Board adopted a resolution approving the public participation plan as required by Wisconsin Statutes sec. 66.1001(4). The Village and County worked together to implement the public participation plan strategies. A public vision session was held on November 18, 2024 and a public survey was administered September - November. The Public hearing was held in August 2025. Results of the public vision session and survey can be found in Appendix A Public Participation Summary.

### Vision statement

*The Village of North Hudson is a safe, connected, and welcoming community that values its small-town charm, natural surroundings, and long-term sustainability. Through thoughtful planning and strong partnerships, we strive to protect our environment, enhance our public services, and maintain a high quality of life for all residents.*

*Planning is an orderly, open approach to determining local needs, setting goals and priorities, and developing a guide for action.*

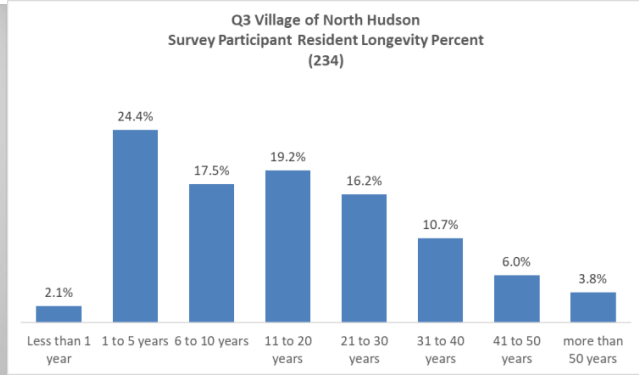
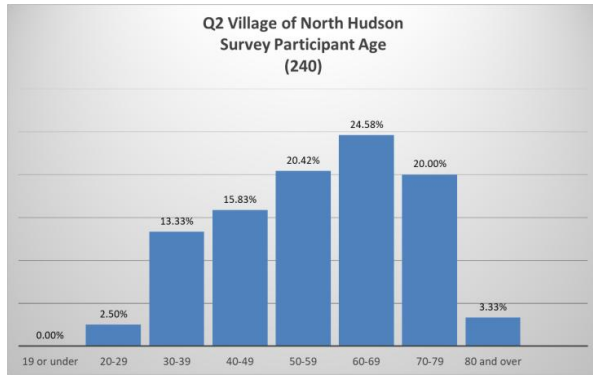
### Comprehensive Plan Elements

*As set forth in Wisconsin Statutes §66.1001 comprehensive planning, the comprehensive plan is organized by and addresses the nine elements:*

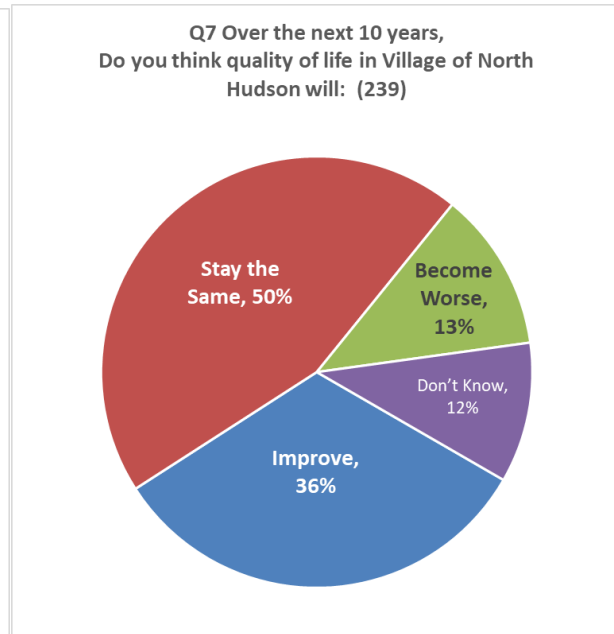
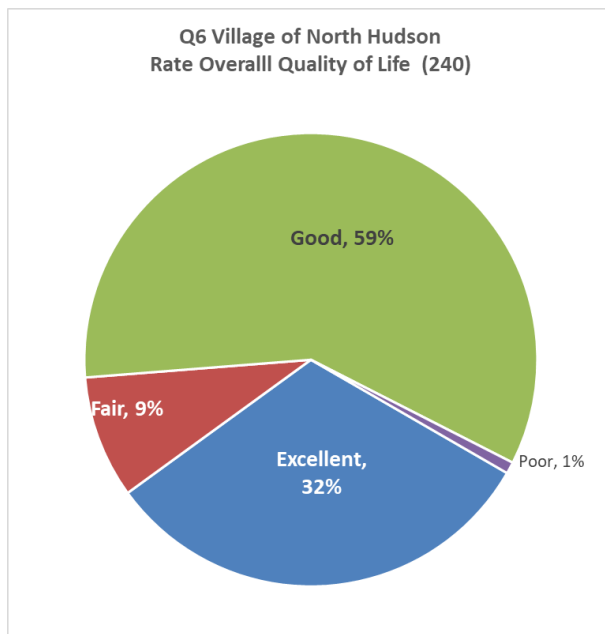
- 1) *Issues & Opportunities*
- 2) *Housing*
- 3) *Transportation*
- 4) *Utilities & Community Facilities*
- 5) *Agricultural, Natural, & Cultural Resources*
- 6) *Economic Development*
- 7) *Intergovernmental Cooperation*
- 8) *Land Use*
- 9) *Implementation*

## Overall Survey Results

Survey participants were asked their age range, length of residency, and quality of life now and in 10 years. Fifty-two percent of respondents are under age 60 and 26.5% have lived in the Village for 5 years or less. Respondents rated quality of life now as excellent or good (91%) and thought the future would stay the same or improve (86%).



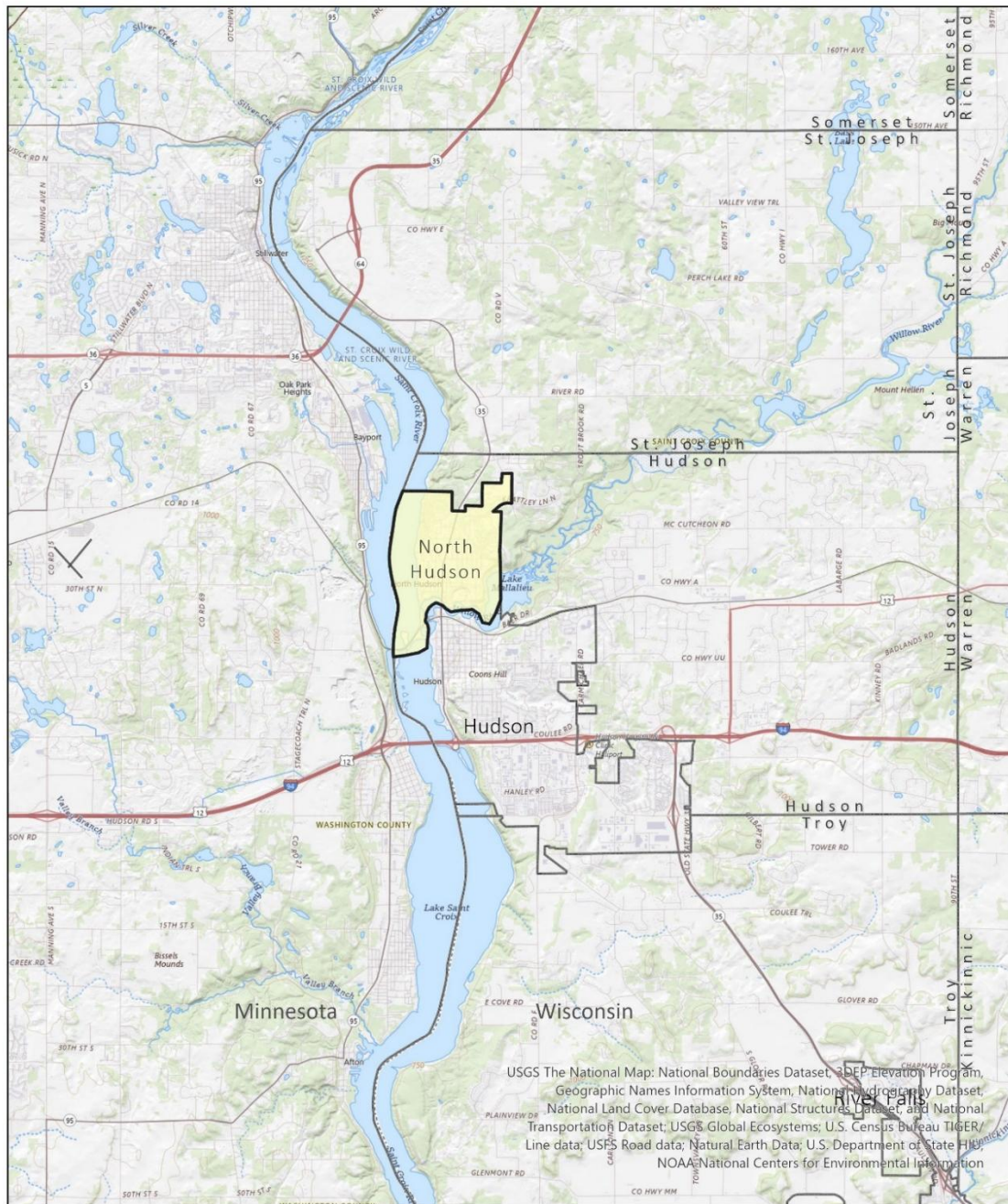
## Quality of Life



## Regional Context

Encompassing approximately 1.6 square miles, the Village is bisected by State Highway 35. Interstate 94 is approximately 1.8 miles to the south, and the Stillwater Minnesota bridge is 6.4 miles to the north. State Highway 35 takes a large percentage of area residents into the St. Croix River Valley and Twin Cities Metropolitan Area for work each day. St. Croix River and Lake Mallalieu provide a natural separation from the surrounding urban and rural areas. Village residents enjoy the “small town” feel they have been able to maintain while benefiting from the amenities that a large metropolitan area can provide.

**Village of North Hudson Area Map**



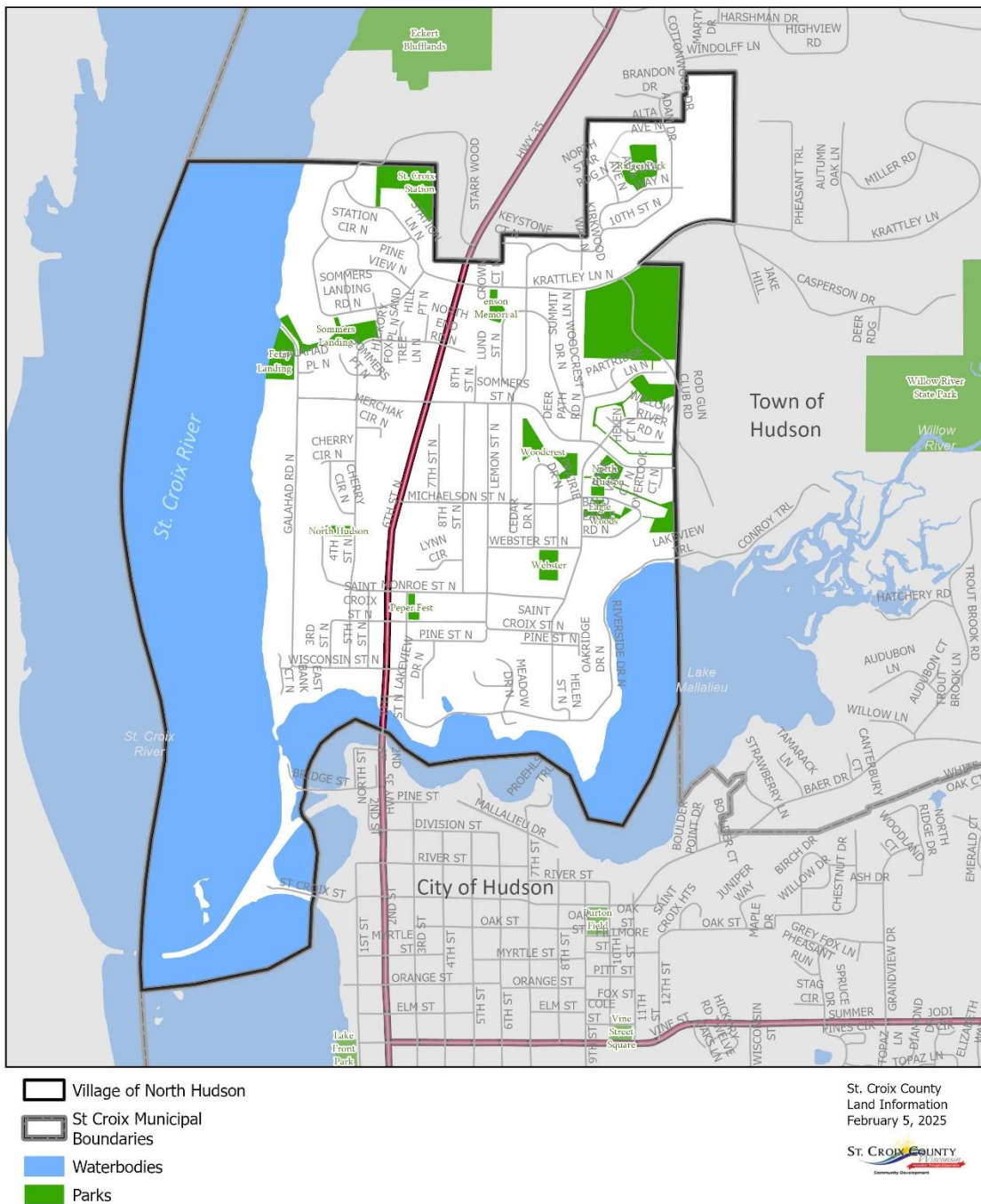
St. Croix County  
Land Information  
October 30, 2024



## Location

The Village of North Hudson is located on the western edge of St. Croix County, Wisconsin. The Village's western and southern borders are formed by the St. Croix River and Lake Mallalieu respectively. The water resources are highly valued and make the Village of North Hudson an attractive place to live. To the south is the City of Hudson, to the east and north is the Town of Hudson.

### Village of North Hudson, St. Croix County, WI

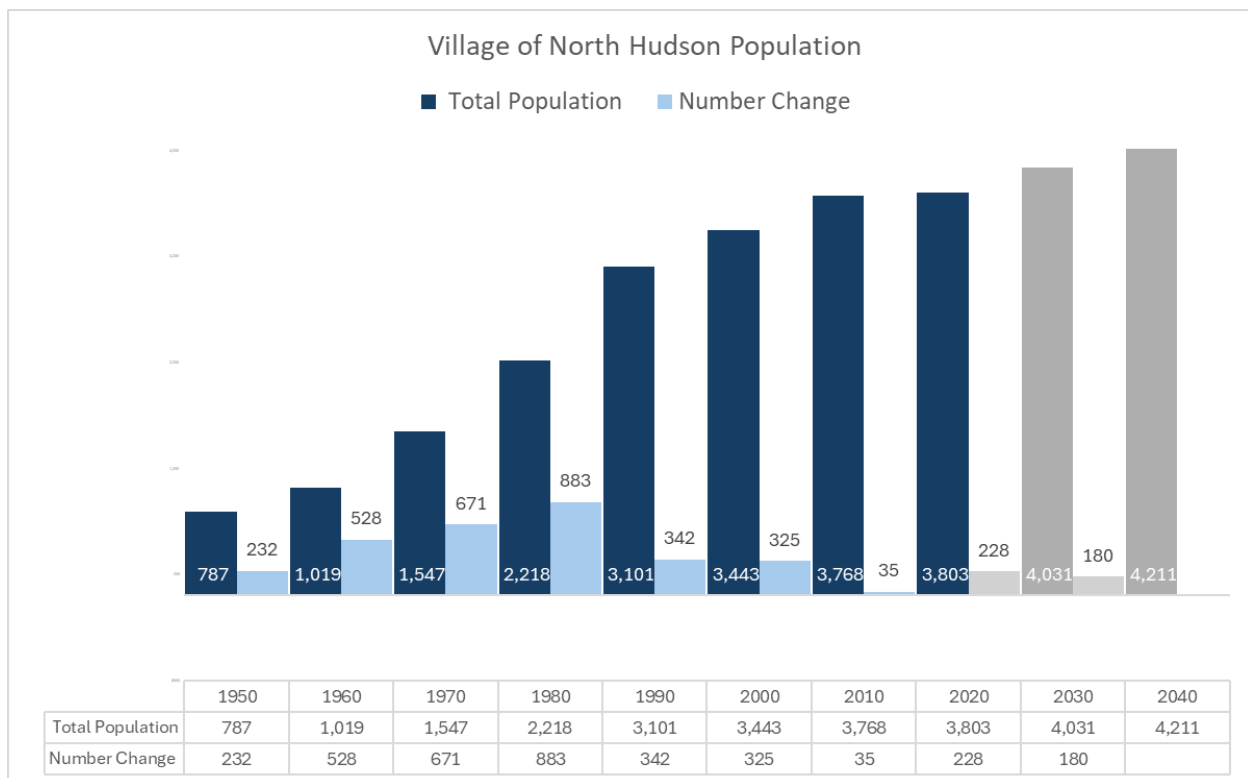


## Population Demographics

Proximity to the Twin Cities Metropolitan Area and along the beautiful St. Croix River has made North Hudson an attractive place to live. This proximity has allowed residents to take advantage of better wages and job opportunities across the St. Croix River and still live in a small community. It has also led to an increased demand for housing and has fueled land and housing costs.

According to the 2020 US Decennial Census, the Village of North Hudson has 3,803 residents. The graph and table below show population from 1950 to 2020 and projections to 2040. The Village of North Hudson has continually grown since 1950. Population growth peaked at 883 between 1980 and 1990. The lowest growth rate of 0.9% was recorded in the most recent decade, between 2010 and 2020. The growth rate may have decreased in recent years due to a diminishing land inventory within the village limits to accommodate any substantial growth.

The projections, shown in gray in the graph below, to 2030 and 2040 are an extrapolation calculation based on the assumption that the average previous decennial population change from 2000 to 2020 will continue. The extrapolation projections are entirely based on the average population number change from 2000 to 2020, with no other factors considered. In comparison, the Wisconsin Department of Administration population projection, developed in 2024, for 2030, is 3,703, for 2040 is 3,666 and for 2050 is 3,486.



## Age and Gender

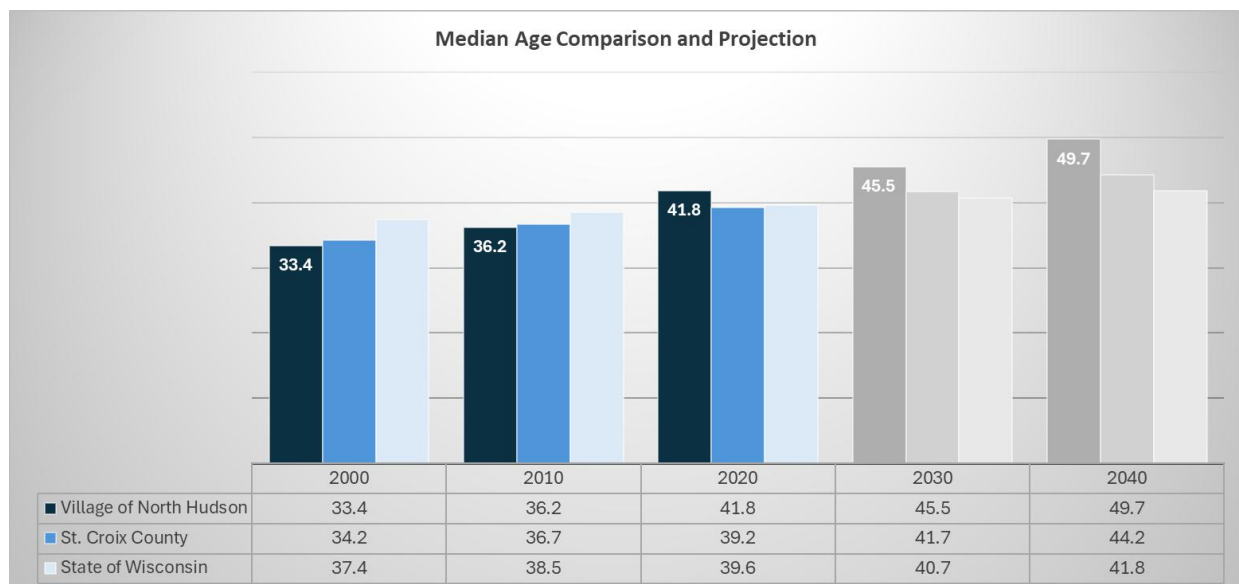
Age distribution can reveal future needs for the community. A growing population 19 years and under may indicate a need for more schools while an expanding elderly population could call for affordable assisted living facilities. The table below shows the percent population distribution by age groups and gender for 2020. The age group with the most population in 2020 was 55-59 (8.1%) followed by 50 to 54 (7.7%).

	Male	Female	Male%	Female%	Total	Total%
Under 5 years	117	91	6.2	4.7	208	5.5
5 to 9 years	118	83	6.3	4.3	201	5.3
10 to 14 years	109	122	5.8	6.4	231	6.1
15 to 19 years	122	112	6.5	5.8	234	6.2
20 to 24 years	101	111	5.4	5.8	212	5.6
25 to 29 years	116	117	6.2	6.1	233	6.1
30 to 34 years	109	125	5.8	6.5	234	6.2
35 to 39 years	134	117	7.1	6.1	251	6.6
40 to 44 years	108	127	5.7	6.6	235	6.2
45 to 49 years	104	116	5.5	6.0	220	5.8
50 to 54 years	144	148	7.7	7.7	292	7.7
55 to 59 years	147	162	7.8	8.4	309	8.1
60 to 64 years	131	144	7.0	7.5	275	7.2
65 to 69 years	124	110	6.6	5.7	234	6.2
70 to 74 years	80	101	4.3	5.3	181	4.8
75 to 79 years	71	78	3.8	4.1	149	3.9
80 to 84 years	30	31	1.6	1.6	61	1.6
85 years and over	17	26	0.9	1.4	43	1.1
<b>Total population</b>	<b>1,882</b>	<b>1,921</b>	<b>100</b>	<b>100</b>	<b>3,803</b>	<b>100</b>

Source: US Census

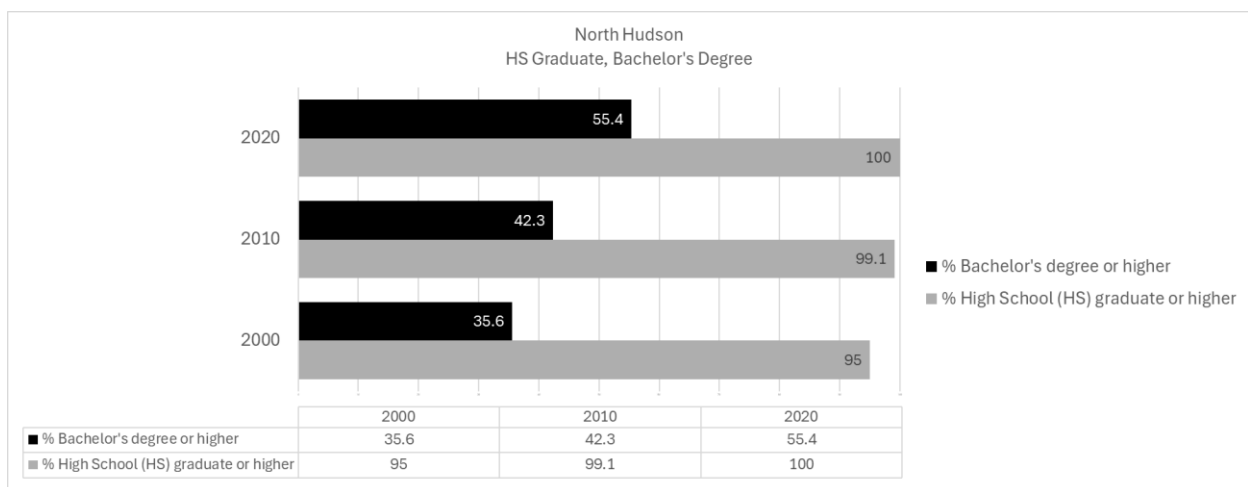
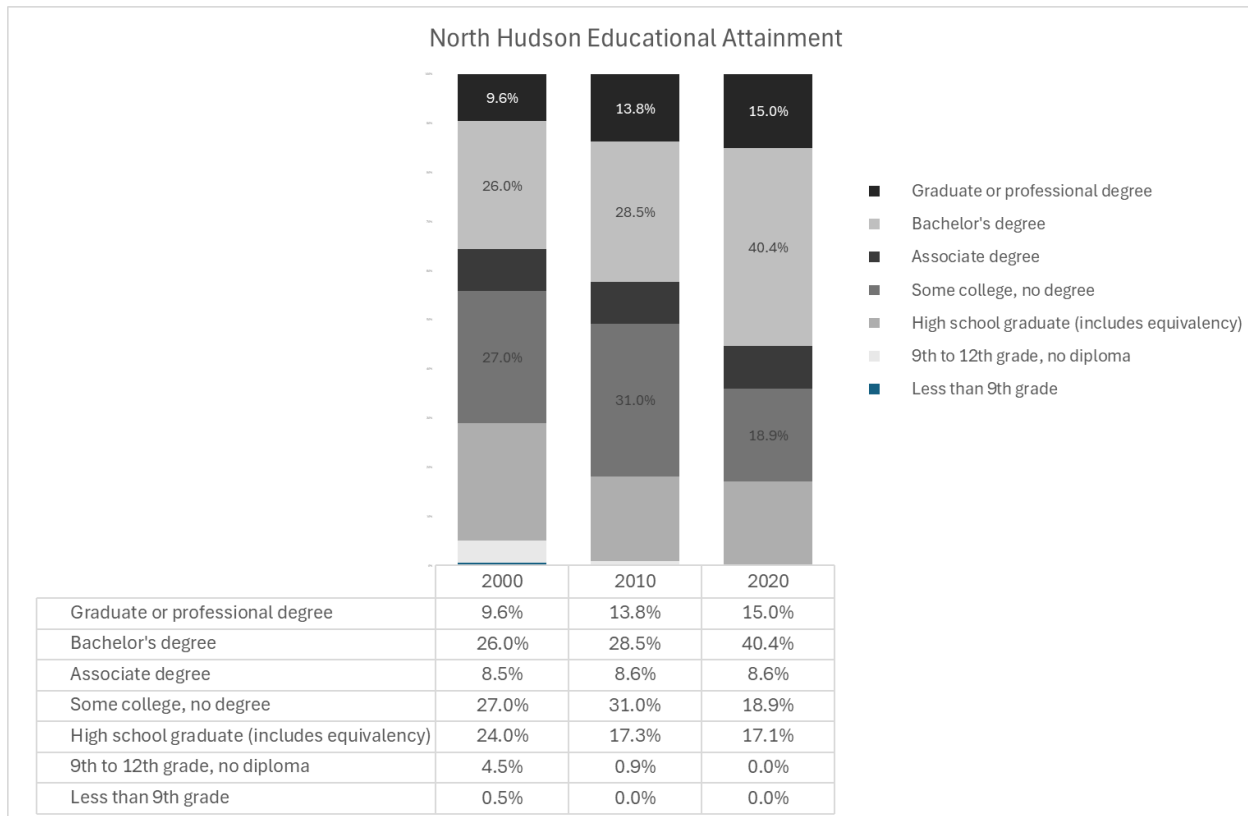
## Median Age

The median age is 41.8 and has consistently increased from the 2000 median of 33.4. This trend is anticipated to continue with a projected median at of 45.5 in 2030 and 48.7 in 2040. Increased median age has many societal and policy implications including reduced labor force engagement, potential increased health expenditures, and strains on pension and health programs.



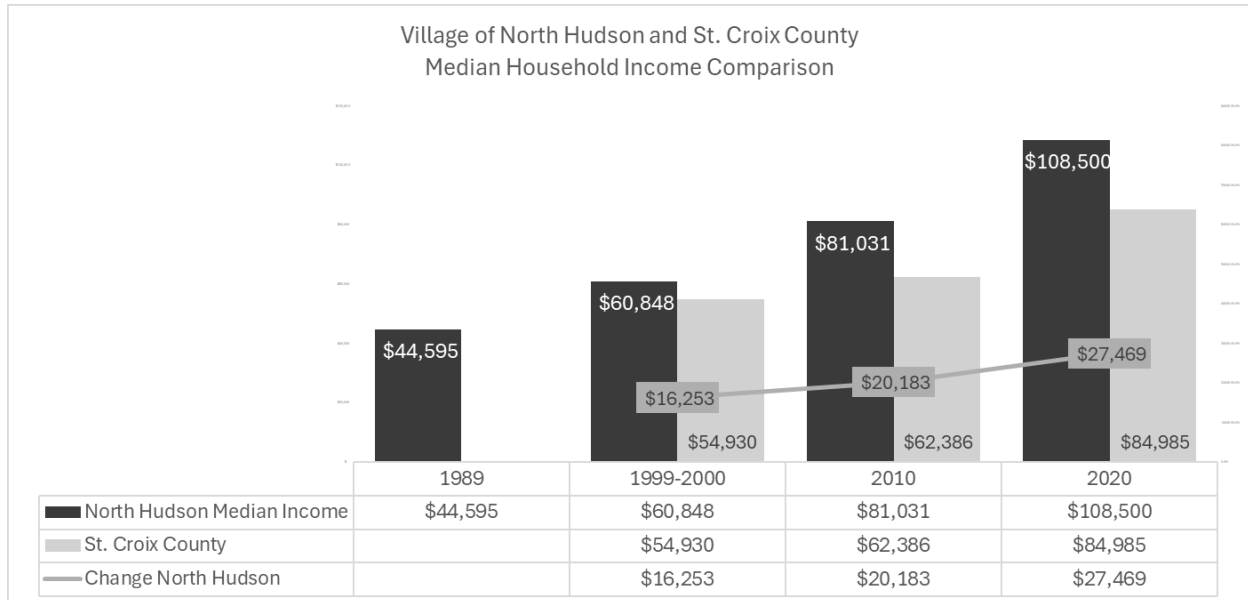
## Education

The following graphs reveal an increase in resident educational attainment, 25 years and older. Residents within the Village of North Hudson are well-educated. The percent of residents that graduated from high school or higher increased from 95% in the year 2000 to 100% in the year 2020. Similarly, the percent of residents that achieved a Bachelor's degree or higher increased from 35.6% in the year 2000 to 55.4% in the year 2020, a ~20% increase.

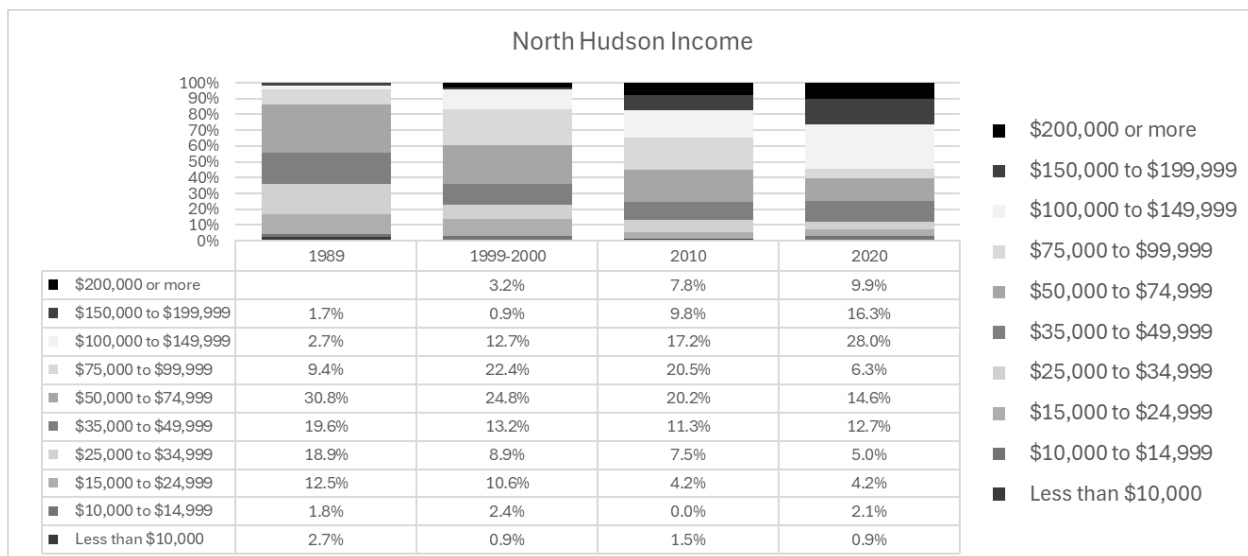


## Income

The graph and table below show a comparison median household income of the village residents and St. Croix County. The data reveals that North Hudson residents have a higher median household income than the county. The median household income in North Hudson has consistently increased from 1989 to 2020.



The following table and graph show North Hudson household incomes in ten Census categories ranging from Less than \$10,000 to \$200,000 or more. The data reveals that incomes in North Hudson have consistently increased from 1989 to 2020.

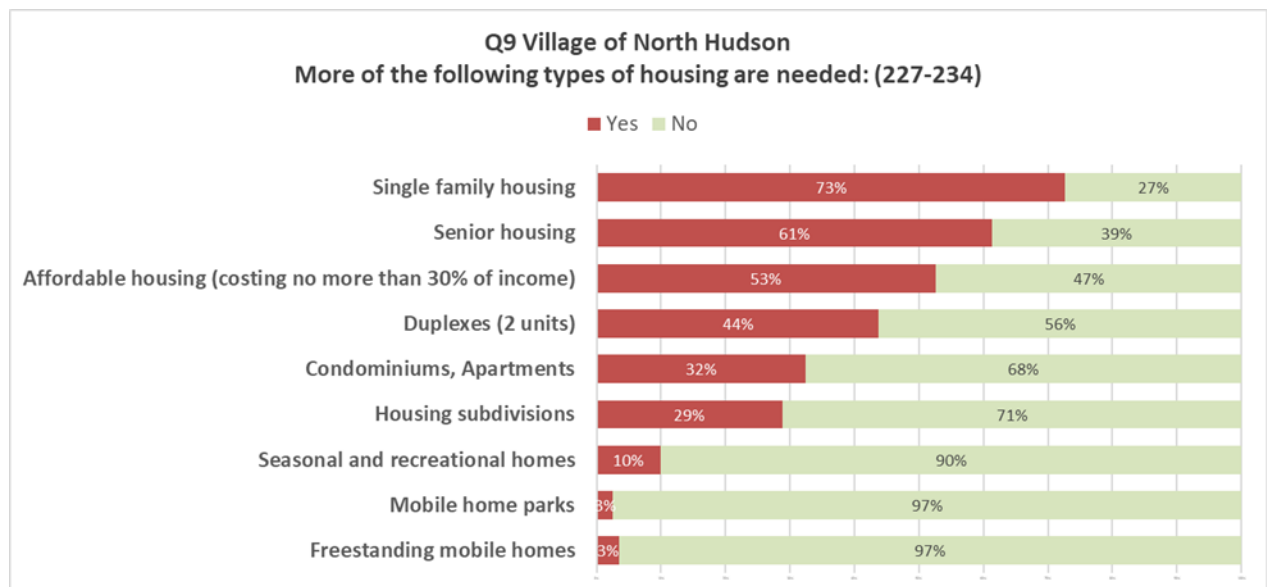


## Chapter 2 Housing

Housing is most likely the largest single expenditure in a person's life. The types of housing and associated costs are influenced by demand and economic factors such as wages and diversity of job opportunities. More housing will bring in increased tax revenue for the Village yet require more services. Housing will also affect the natural resources and aesthetics of the Village. Disturbing land for development increases the chances for erosion while a variety of housing choices and designs can create a positive identity for a community.

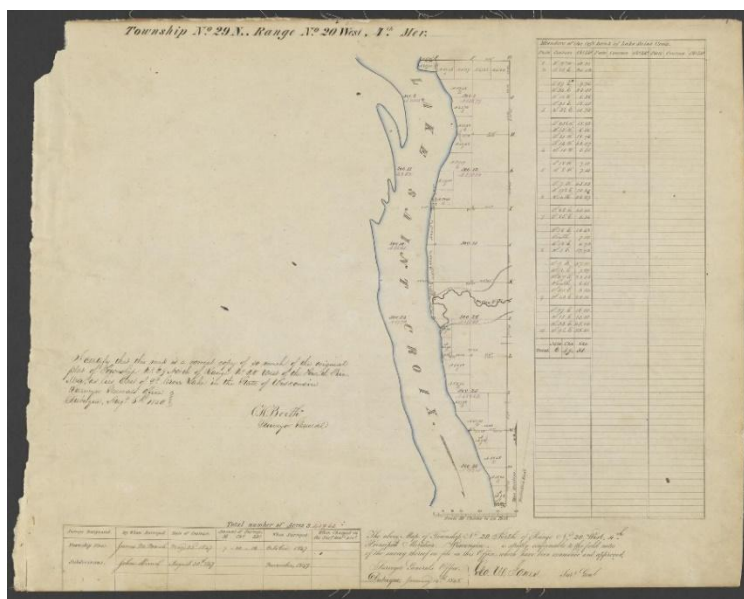
### Survey Results

As the graph below shows, survey respondents desire more single-family housing (73%), followed by senior housing (61%). Affordability of housing is also important to 53% of respondents. Fifty-eight percent of vision session comments related to affordability as a housing type.



## Early and Evolving Village Development

North Hudson was first platted in 1873 and became incorporated as a Village on June 10, 1912. Early housing was typified by smaller lots, smaller homes, sidewalks on both sides of the streets, shorter front yard setbacks, narrower streets, and trees in the boulevards. The residences were located next to the industrial area where many residents would walk to work. The industrial area was located around the railroad tracks that delivered and picked up materials and travelers. These buildings were made of brick and had interesting architectural detail. A post office, grand hotel on Lake Mallalieu, another hotel for railroad workers, a general store and a few other businesses provided goods and services for residents and visitors.



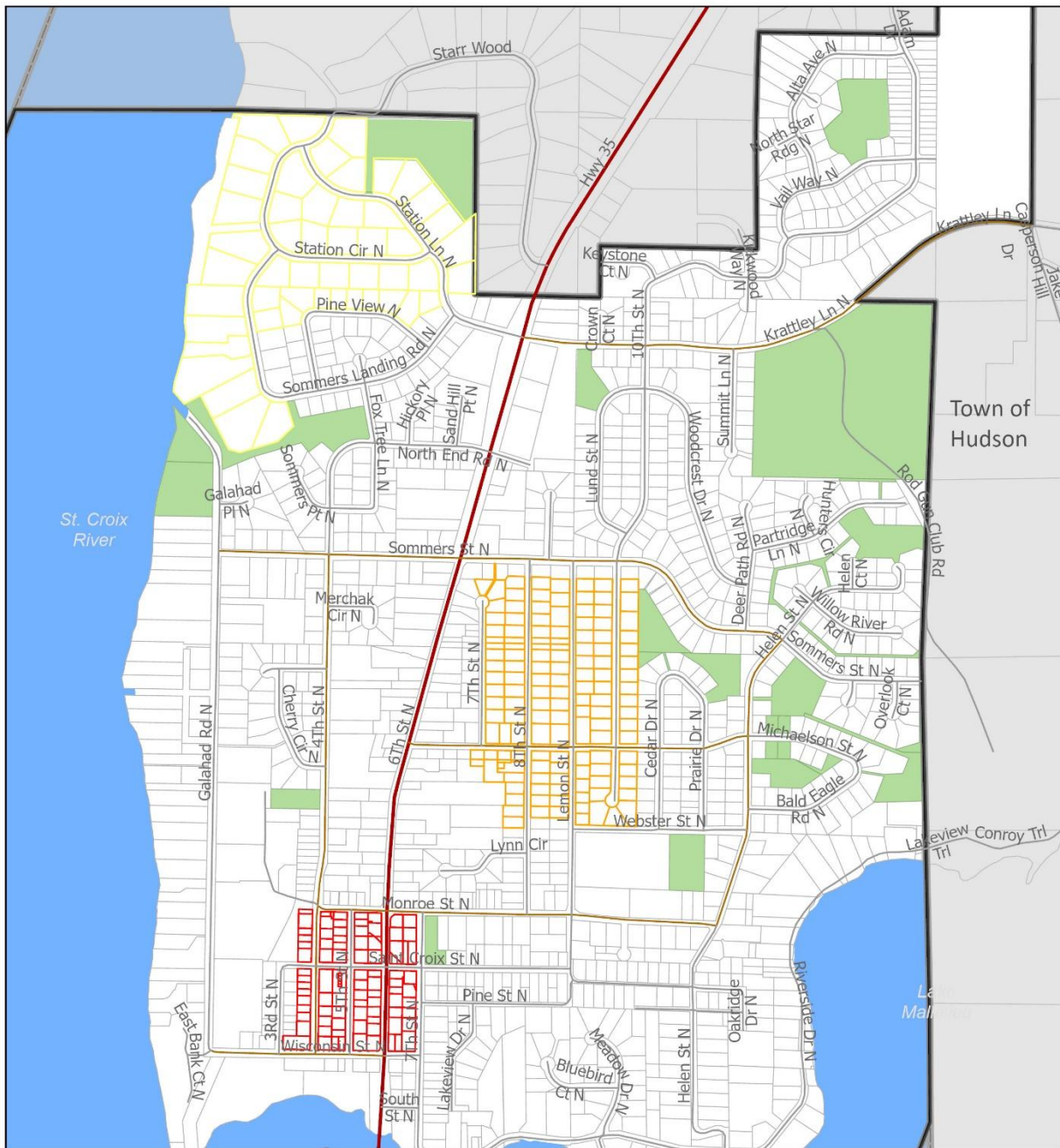
1873 Public Land Survey System map: Wisconsin Township 29 North, Range 20 West

As the Village evolved, standards and practices changed that impacted the character of the community and are evident in the village landscape. Housing development evolved from converting used railroad cars into homes to using conventional construction methods. Over time, home sizes have increased though family size has decreased, as have the addition of detached and attached garages contributing to larger lot sizes. The number of vehicles per family has also increased, creating the need for off-street parking and driveway size expansion. Installation of sidewalks has been reduced or no longer required, due to the widening of roads as North Hudson developed. Most residents commute to work outside the Village. Neighborhoods have decreased in density with larger lot sizes, wider streets, deeper setbacks, larger homes, more vehicles and less or no sidewalks.

Perhaps the most influential change is the residential lot sizes, as shown in the **Density Map** on the next page. Smaller lot, high density housing examples, that were developed as part of the village's original plat are shown in red on the map. The larger lots of medium and high-density housing examples are found in the north and east sections of the village and shown in orange or yellow on the map. The map reveals that more park areas are within closer proximity to the medium and low-density housing, yet all designed parks are within recommended walking distances between one-quarter to one-half mile. In addition, multi-jurisdictional joint ownership of lands abutting the St. Croix and Lake Mallalieu provide public access to residents in the higher density neighborhood.

## Housing Density Map

### Village of North Hudson Housing Density



Village of North Hudson

St Croix Municipal Boundaries

Waterbodies

Parks

Tax Parcels

High Density Housing

Medium Density Housing

Low Density Housing

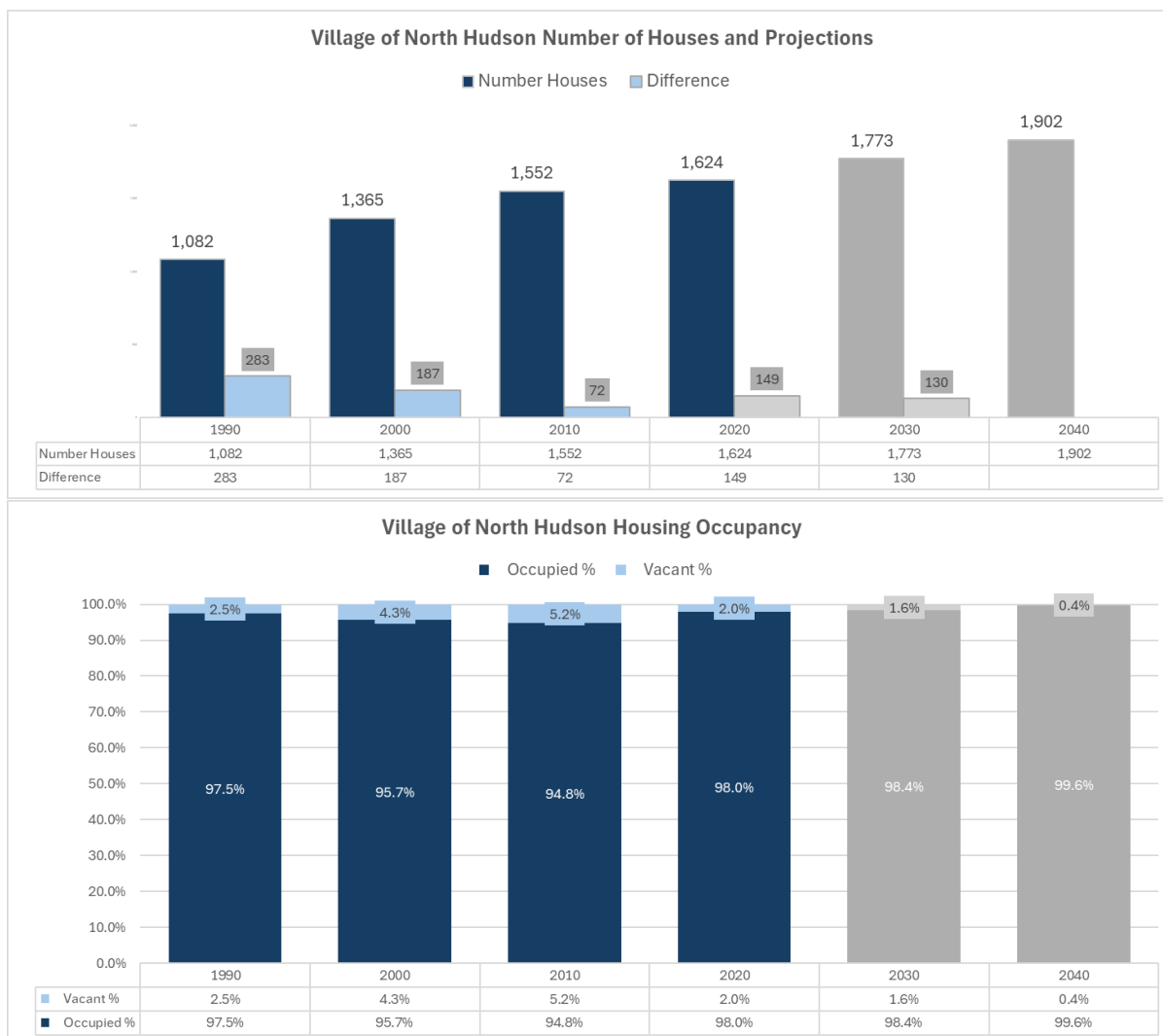
St. Croix County  
Land Information  
February 6, 2025

ST. CROIX COUNTY  
Community Development

## Housing Demand and Projections

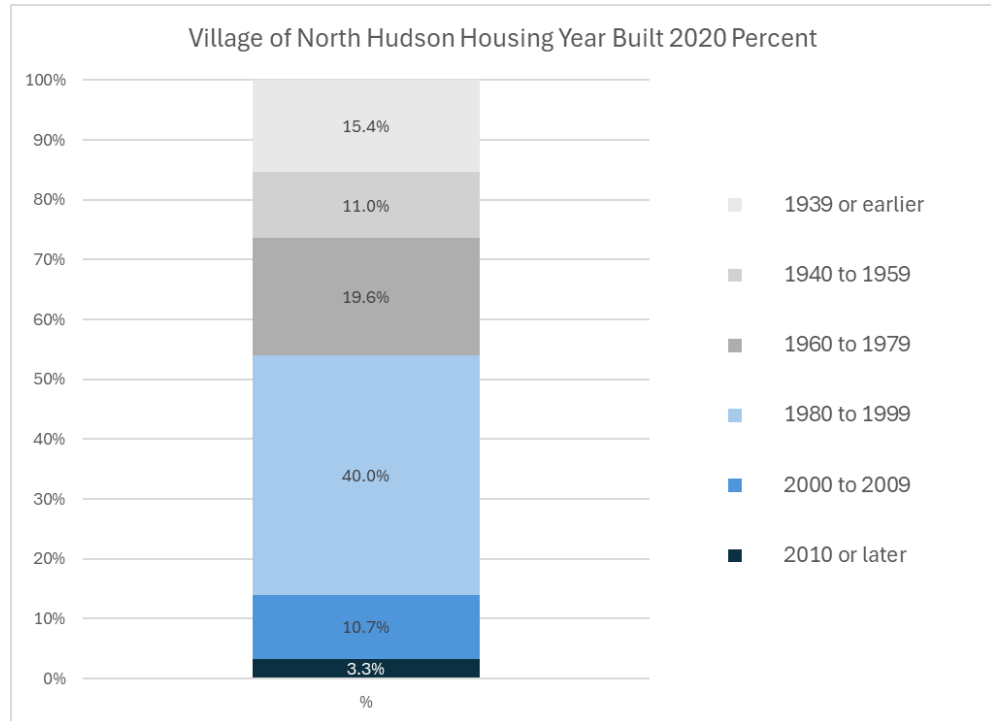
The graph and table below show the estimated number of houses, changes, and occupancy from 1990-2020 and projections to 2040. The data shows that the Village has experienced increases in housing with the most growth experienced from 1990-2000, an addition of 283 houses. The projections for 2030 and 2040 are an average extrapolation of the estimated increases experienced from 2000 to 2020. Redevelopment opportunities may allow the village to consider higher residential densities in select areas that would contribute to housing unit projections. Some development constraints exist that may make the projected growth unlikely including limited undeveloped, available land, steep slopes and density. Utilizing the Planned Development District zoning more broadly and potential annexation requests are possible remedies to constraints.

According to the U.S. Department of Housing and Urban Development (HUD), the vacancy rate is important in determining whether there is adequate housing supply to meet demand. An overall vacancy rate of 3.0% is considered optimal. The Village experienced below recommended levels in the 1990s (2.5%) and more recently in 2020 (2%). Many residents choose North Hudson for its neighborhood character, proximity to the river, lake, and to employment making the Village a desired location which reflects below recommended vacancy rates. The graph below shows historical and projected rates.



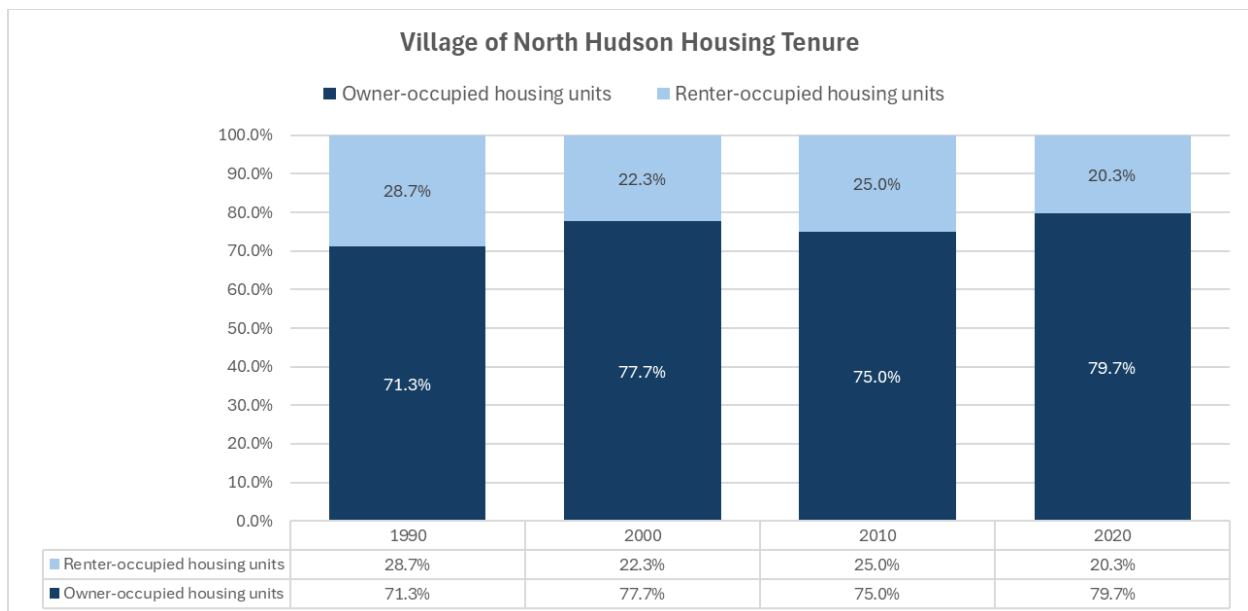
## Year Built

According to 2020 Census data, most housing in the village was built from 1980-1999 (40%), then 1960 to 1979 (19.6%). Since 2000, 14% of houses in North Hudson have been constructed.



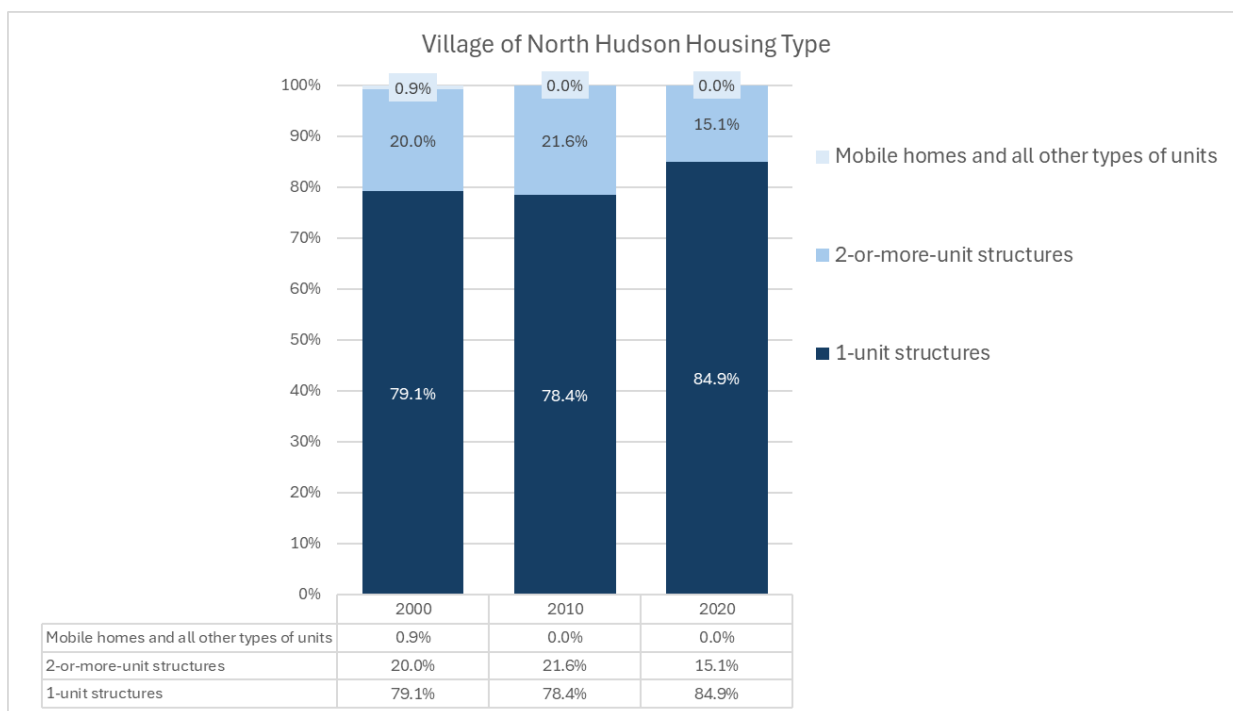
## Housing Tenure

The housing tenure data shows that the percentage of owner-occupied housing has increased from 1990 (71.3%) to 2020 (79.7%). All housing units are classified as either owner-occupied or renter-occupied. A housing unit is considered owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.



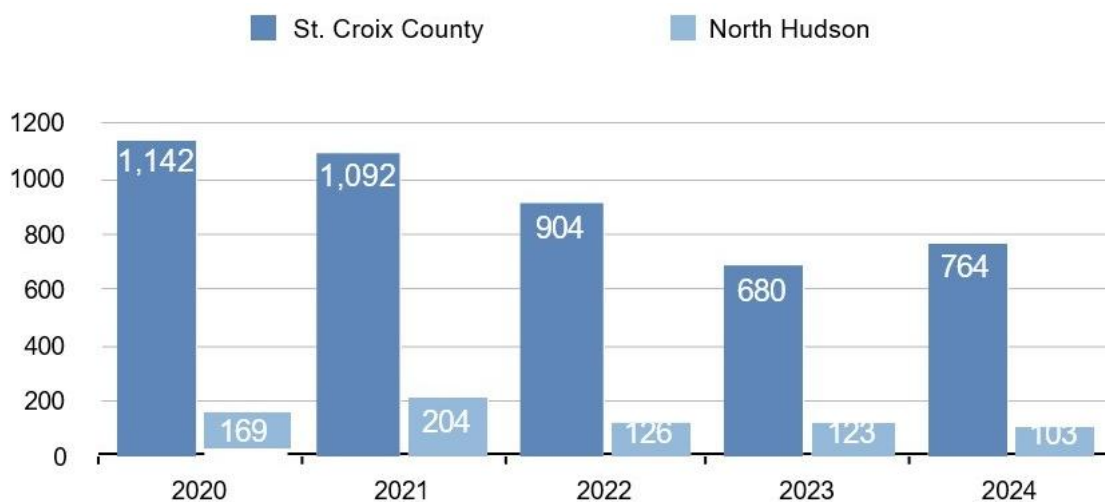
## Housing Type

Most of the homes in the Village of North Hudson are single family homes. In 2020, approximately 84.9 percent of housing in the Village was 1-unit structures. From 2000 to 2020, the percentage of 1-unit structures increased by about 5 percent. The percentage of 2-or-more-unit have decreased from 2000 (20%) to 2020 (15.1%). The percentage of mobile homes have decreased from 2000 (0.9%) to 2020 (0%). In contrast to the Census data, mobile homes exist and are occupied.



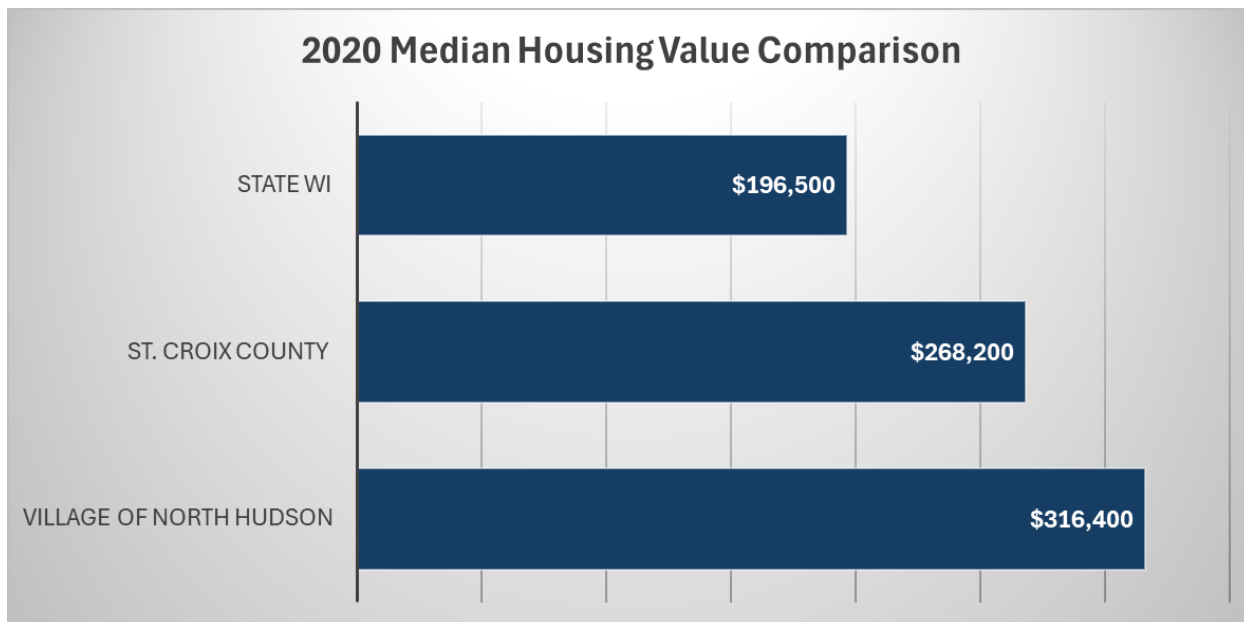
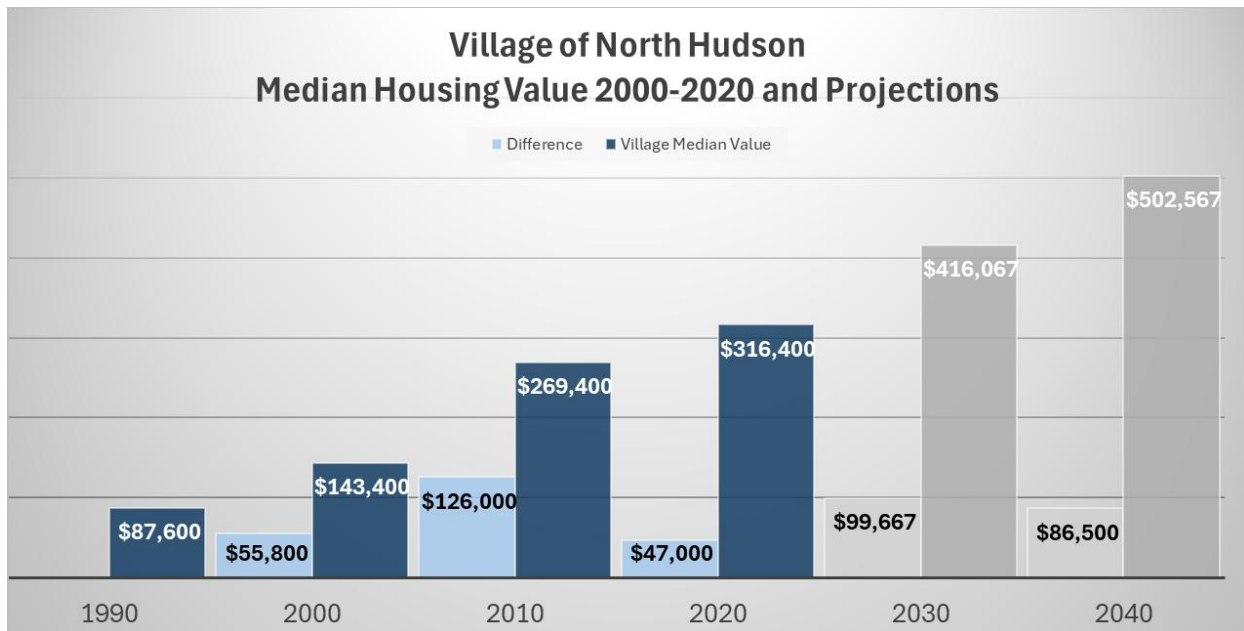
## Home Sales

The following graph compares St. Croix County and North Hudson home sales for the past 5 years. On average, North Hudson accounted for 15.8% of total home sales in the county over this period. Source: Wisconsin Realtors Association, WI Department of Administration.



## Housing Value

North Hudson has seen a significant increase in median home value since 1990. The top graph shows that the median home value increased by \$47,000 between 2010 (\$269,400) and 2020 (\$316,400). Housing value nearly doubled in the previous 10-year period from 2000 (\$143,400) to 2010 (\$269,400), a difference of \$126,000. The value projections for 2030 and 2040 were developed with an extrapolation calculation based on the previous decades, 2000-2020. The Village of North Hudson median housing value in 2020 was higher than the State of Wisconsin and the County, as shown in the bottom graph.



## Projected Housing Values

Projected values use 2.53%/yr inflation rate, as calculated by US Bureau of Labor Statistics averaged over the past 30 years. Of note, the subprime housing bubble burst in 2008, tanking home values in 2010. Over the past 33 years median home value has significantly increased from \$87,600 (1990) to \$377,000 (2023). A portion of this increase may be attributed to rising house square footage, a bathroom for every bedroom, and inflation. The table below breaks down owner-occupied housing units by value range compared to county values. In 2023, 42% of owner-occupied housing is valued between \$300,000 and \$499,999 in North Hudson, which is within 0.5% of the County. All other value ranges are similar.

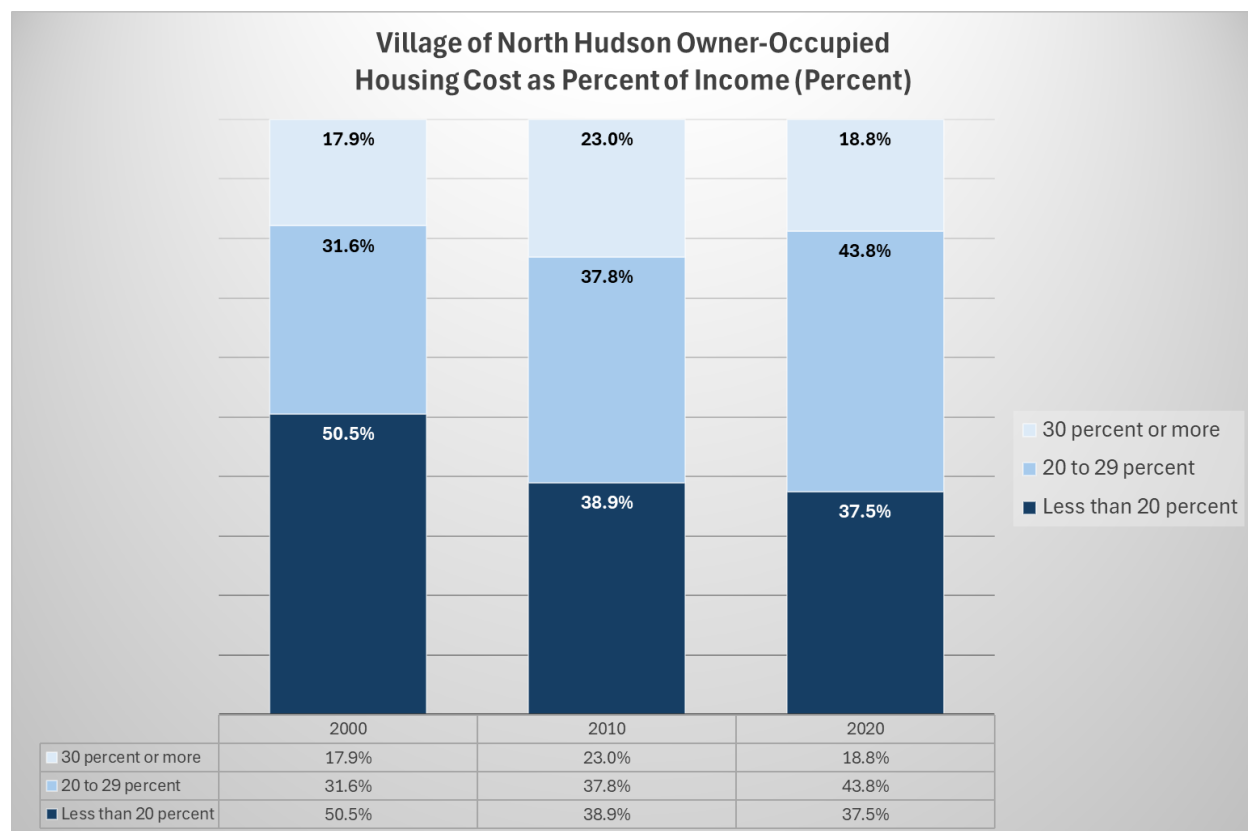
2023 Value of Owner-occupied Units	Village of North Hudson			St. Croix County		
	Number	MOE* +/-	Percent	Number	MOE +/-	Percent
Less than \$50,000	0	10	0.0%	872	356	2.9%
\$50,000 to \$99,999	16	28	1.2%	492	247	1.6%
\$100,000 to \$149,999	22	37	1.7%	834	503	2.8%
\$150,000 to \$199,999	93	87	7.1%	1,780	595	5.9%
\$200,000 to \$299,999	281	132	21.3%	5,414	834	17.9%
\$300,000 to \$499,999	553	176	42.0%	12,860	1413	42.5%
\$500,000 to \$999,999	309	119	23.4%	6,964	898	23.0%
\$1,000,000 or more	44	43	3.3%	1,076	424	3.6%
Median	\$372,900	-	-	\$375,000	-	-
Total Units	1318	632	-	30,292	5270	-

## Housing Affordability

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing (for rent or purchase) for which the occupant is paying no more than 30% of their household income for gross housing costs, including utilities. According to the U.S. Census Bureau, selected monthly owner costs are calculated from the mortgage payment, real estate taxes, homeowners' insurance, utilities, fuels, and condominium fees.

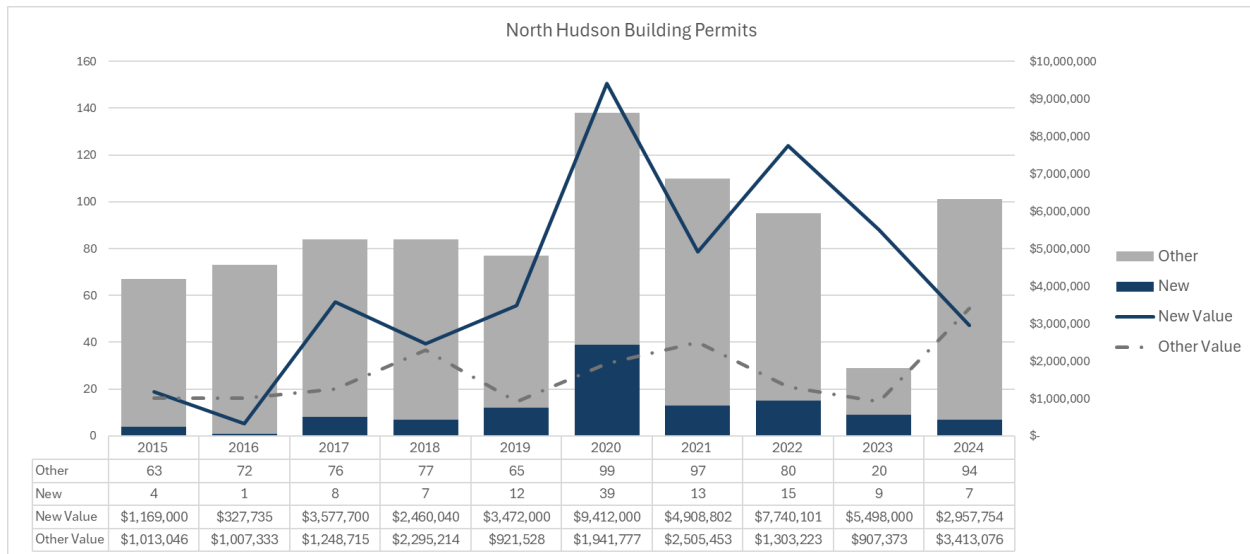
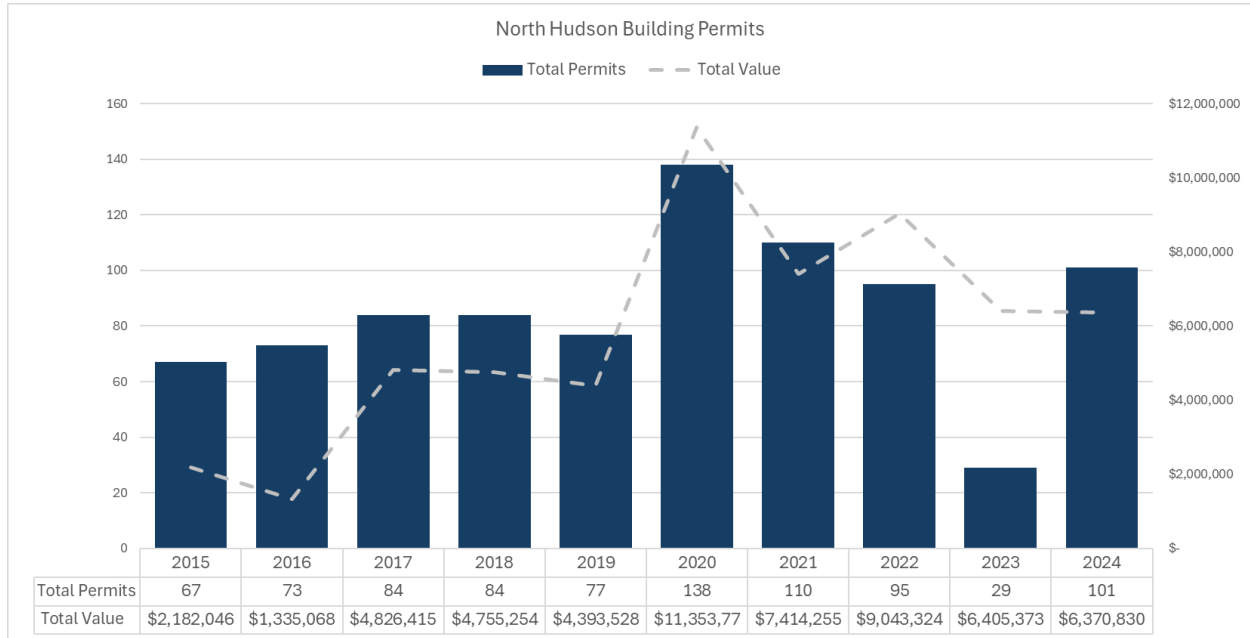
Over 80% of homeowners spend less than 30% of their income on housing. Reasons for this may be higher incomes make homeownership more affordable, larger down payments at the time of purchase reduced borrowing, or residents owning their homes for longer periods of time have paid off large portions of their debt. Also, homeowners may not be purchasing homes that maximize their purchasing capacity for various reasons such as job and income instability.


Zoning regulations influence housing affordability by guiding the location and type of housing. When land is zoned for low-density housing, fewer housing units can be constructed, limiting supply and increasing cost. Restrictive zoning practices inflate land prices, making development costly. Zoning regulations can also add time to the development process, delaying construction projects and increasing development costs. Communities with flexible zoning regulations can more effectively adapt to housing demands.



## Building Permits

Building permits are administered by contract inspection services. The graph and table below show the annual total number of building permits from 2015 to 2024, values of permits and annual number of new permits. The data reveals that the number of total permits peaked in 2020 and have decreased since. North Hudson processed 39 new permits in 2020 and roughly 10 new permits annually from 2021 to 2024.





## Housing Programs and Regulations

The following list includes known available programs to help provide an adequate supply of housing that meets existing and forecasted housing demand.

### County and Local

1. Village of North Hudson zoning and subdivision ordinances
2. St. Croix County Housing Authorities Hudson, New Richmond and River Falls
3. West Central Wisconsin Community Action Agency, Inc. ([WestCAP](#))
4. [Impact Seven](#), Inc., Rice Lake provides senior housing support
5. [St. Croix Valley Habitat for Humanity](#) River Falls, WI
6. [Tomorrow's Home Foundation](#), Madison, WI
7. [United Way St Croix and Red Cedar Valleys](#) - Housing Report June 2023 "A Home for All"

### State

8. Wisconsin [Housing and Urban Development](#)
9. Wisconsin Department of Administration
  - a. Division of Housing and Intergovernmental Relations
  - b. Community Development Block Grant (CDBG) – [Community Development Block Grant \(CDBG\)](#) Housing Rehabilitation funds are made available through the federal Department of Housing and Urban Development (HUD). The CDBG program provides grants to local governments for housing rehabilitation initiatives that benefit low- and moderate-income households.
  - c. Wisconsin Housing Cost Reduction Initiative (HCRI)
  - d. [Wisconsin Historic Home Tax Credits](#)
  - e. [Wisconsin Home Safety Act](#)
  - f. [Wisconsin Property Tax Deferred Loan Program](#) (PTDL)
  - g. [Wisconsin Housing and Economic Development Authority](#) (WHEDA) serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.
  - h. [Wisconsin Rural Development](#), Rural Housing Service
  - i. [Wisconsin Weatherization Assistance](#) Programs

### Federal

10. USDA-Rural Development administers federal funds to help secure loan options to assist low- to moderate-income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.
11. [United States Department of Housing and Urban Development](#) (HUD)
  - a. Section 8 Program - rent assistance
  - b. Home Investment Partnership Program (HOME)



## Housing Goals, Objectives and Strategies

**Goal:** Ensure the optimal and sustainable use of the Village’s remaining buildable land.

**Objective:** Explore the creation of a mixed-use Tax Increment Financing (TIF) district to support housing development. This could unlock new opportunities for innovative, integrated developments that address a range of housing needs.

**Strategy:** Evaluate the feasibility of establishing such a district within the existing shop yard area.

**Objective:** Support a diversity of ages in the community and the growing need for senior housing by ensuring that zoning decisions reflect the importance of accessible and appropriate options for older residents.

**Strategy:** Encourage developers to incorporate rental options, senior-friendly housing types and accessibility features into new proposals.

**Objective:** Promote joint public-private participation and leverage state and federal programs to incentivize affordable housing construction.

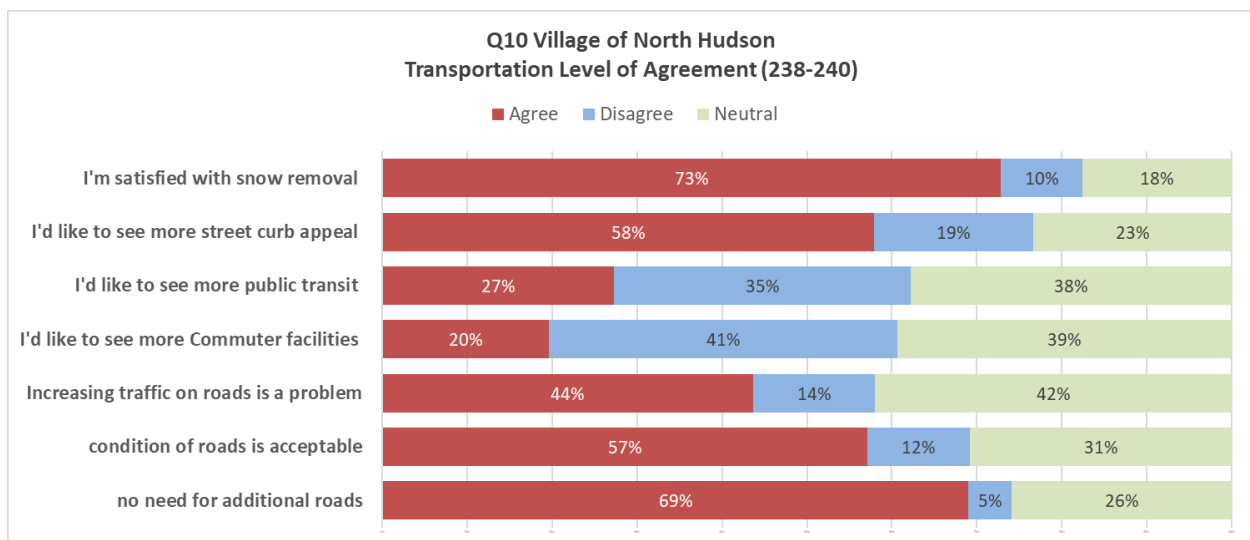
**Strategy:** Establish sub-committees to explore available funding sources, partnership opportunities, and program models, and present recommendations to the Plan Commission and Village Board.

## Chapter 3 Transportation

Transportation is vital to North Hudson’s well-being. A good transportation system allows area residents, goods, and services to move into and through the Village. It also provides economic development opportunities by making the Village attractive to new businesses. Providing opportunities to safely bike and walk adds to the livability and attractiveness of the Village. The Transportation Element will inventory and evaluate local modes of transportation and identify possibilities for improvements and cooperation with neighboring governments.

### Survey Results

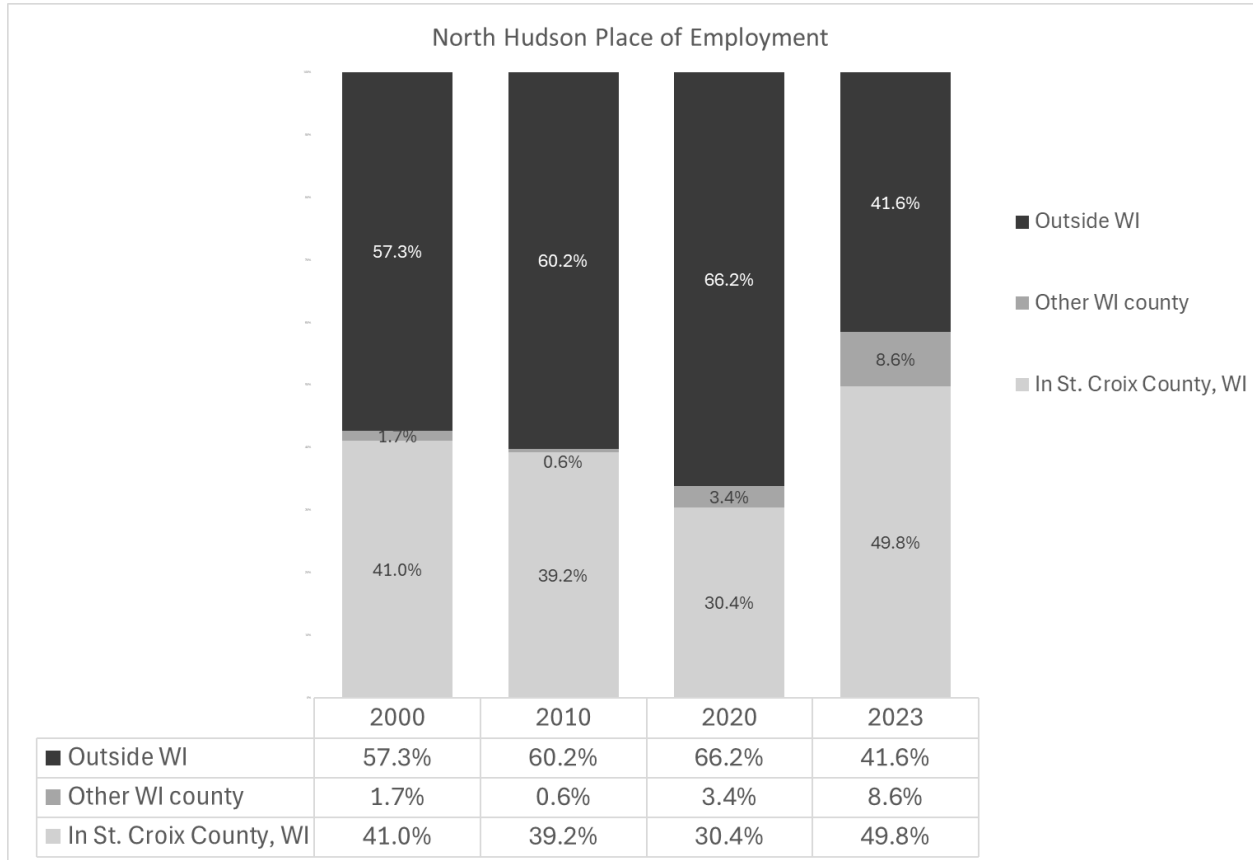
Survey respondents indicated they were satisfied with road conditions in general (57%) and in the winter (73%). Respondents also saw either no need for or were neutral on more commuter facilities (41% and 39%) or more public transit (35% and 38%). Vision session attendees were concerned with how walkers, cyclists and motor vehicles coexist on Village roads. Slowing down vehicles, adding more sidewalks, paths and trails were suggested.



## Commuter Patterns

Village residents largely commute to work outside of the Village limits. This has been a growing percentage since the railroad car shop yard closed in 1957. The graph below compares data from 2000, 2010, 2020 and 2023. The graph below shows the place of work of village residents in three census categories including: Outside WI, Other WI county and In St. Croix County.

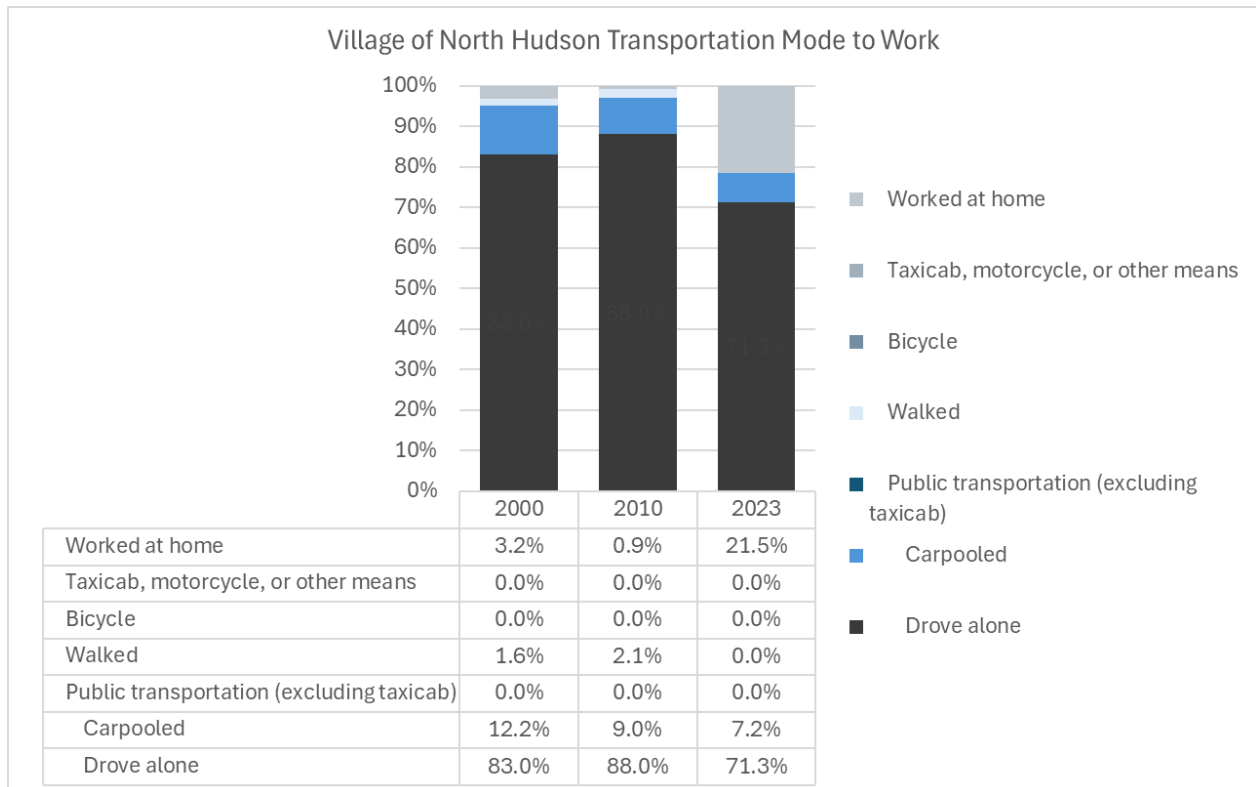
An estimated 58.4% of residents worked in Wisconsin, an increase of nearly 20% from 2010. The increase in working closer to residence may be attributed to the COVID pandemic and work from home options. In early 2025, the work from home trend was turning back to return to office work and commuting.



## Transportation Mode to Work

The graph below shows the means or mode of transportation to work of North Hudson residents. The data compares mode to work in seven Census categories including: Worked at home, taxicab, motorcycle, or other means, bicycle, walked, public transportation, carpooled, or drove alone. The data includes a decennial comparison of the years 2000, 2010 and 2023.

Most North Hudson residents drive alone or carpool to work however, the number has decreased since 2000. Public transportation, bicycles, and taxis were not used.





## Functional Road Classification and Jurisdiction

Streets and highways provide different levels of service. For example, highways provide for the movement of through traffic while streets provide access to property. The functional classification system groups roads and streets according to the level of service, determined by traffic counts, road spacing, land uses, and population. Road classification helps determine eligibility for state and federal aid.

Wisconsin road classifications are divided into urban and rural categories, based on population. The North Hudson classification changed from the 2006 plan, from 'rural' to 'urban'. North Hudson falls under the urban functional classification system.

Classifications are updated every 10 years after census information becomes available. The Village can request a review of their classifications but would be required to collect the data needed.

### Classification Types

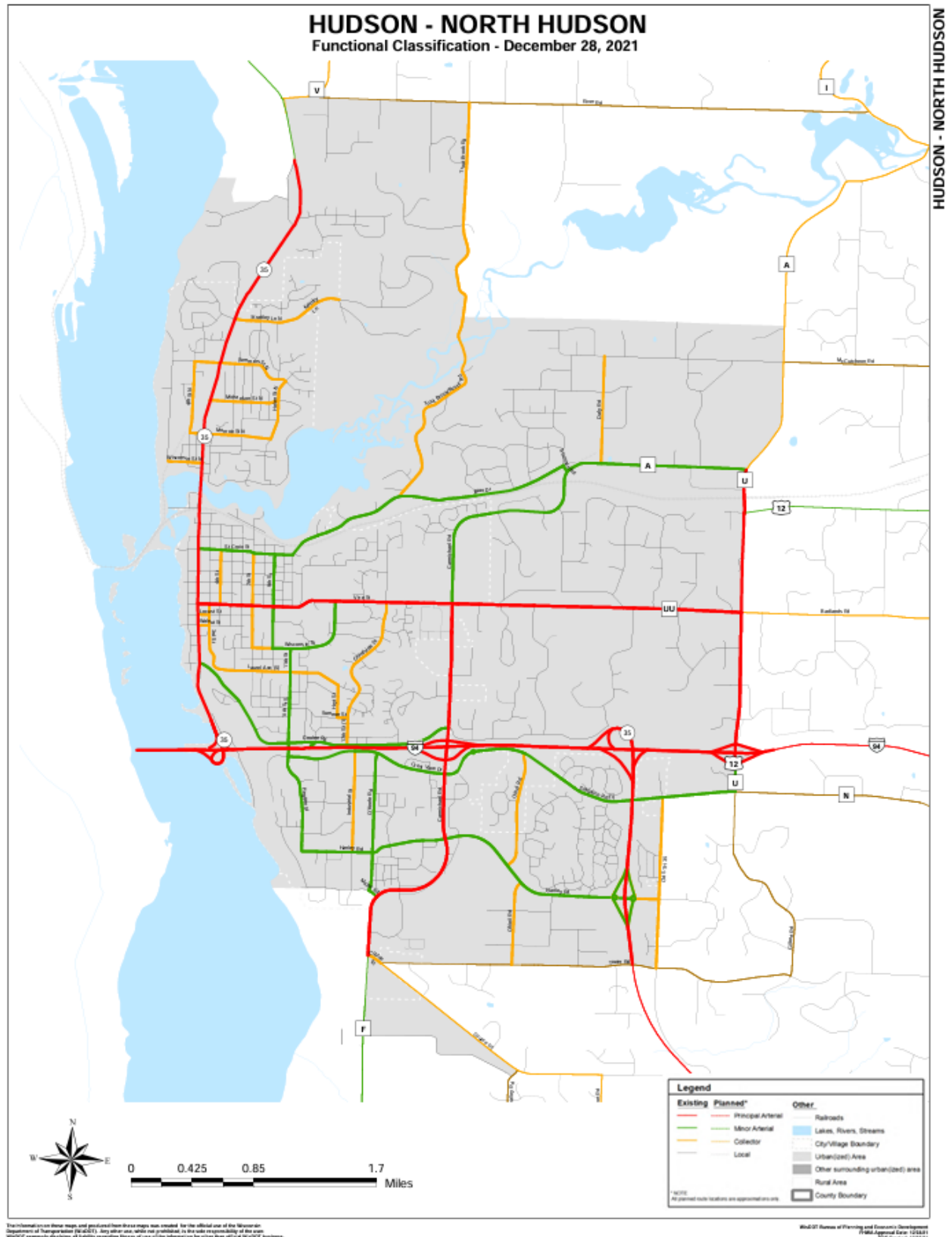
- **Principal Arterials:** Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principal arterials are further subdivided into: Interstate highways and other principal arterials.
- **Minor Arterials:** In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.
- **Major Collectors:** Provide service to moderate sized communities and other intra-area traffic generators and link those generators to nearby larger population centers or higher function routes.
- **Minor Collectors:** Collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.
- **Local Roads:** Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

The **Road Maps** on the next pages show the road classification in Village of North Hudson. The maps show road classifications within the Village of North Hudson and Hudson, according to Wisconsin Department of Transportation. Though not in the Village, Interstate 94, south of the Village, is considered a principal arterial and is a major transportation route between the Twin Cities and Chicago and is the largest influence on area traffic patterns.

### North Hudson Road Classification

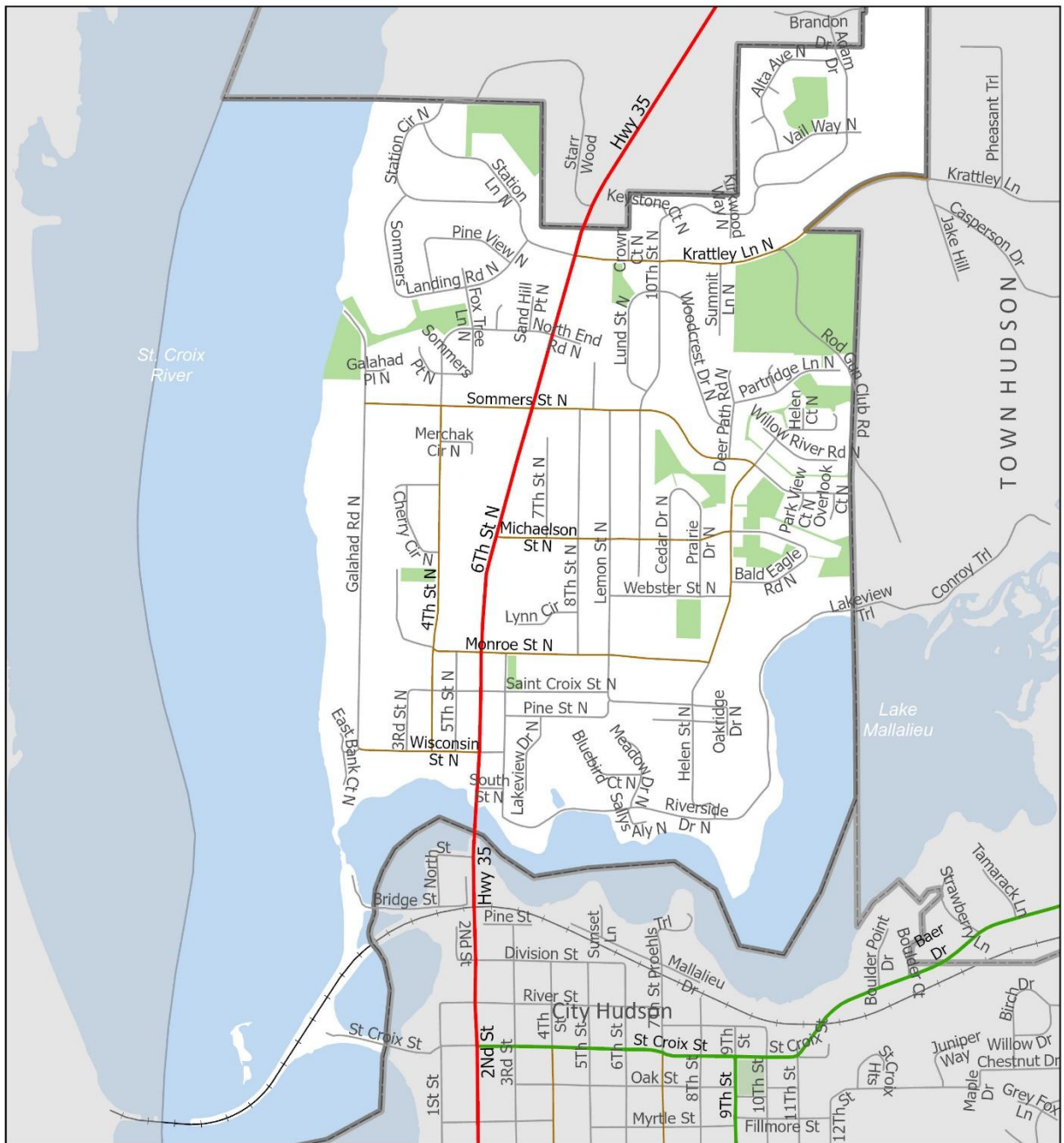
- **Principal Arterial** - State Trunk Highway 35 (state jurisdiction)
- **Minor Arterial** – Portion of Highway 35
- **Collector** - Portion of Wisconsin Street North, 4th Street North, Monroe Street North, Sommers Street North, Michaelson Street North, Helen Street North, and Krattley Lane North
- **Local** - Remaining roads

# WDOT Hudson- North Hudson Functional Class Map



## Village of North Hudson Transportation Map

### Village of North Hudson Transportation



- Village of North Hudson
- St. Croix Municipal Boundary
- Waterbodies

- Parks
- Roads
- WDOTCLASS
- Local
- Major Collector

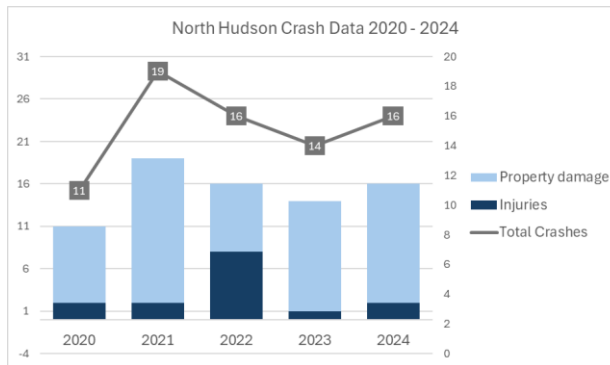
- Minor Arterial
- Minor Collector
- Principal Arterial
- Railroad

St. Croix County  
Land Information  
July 15, 2025



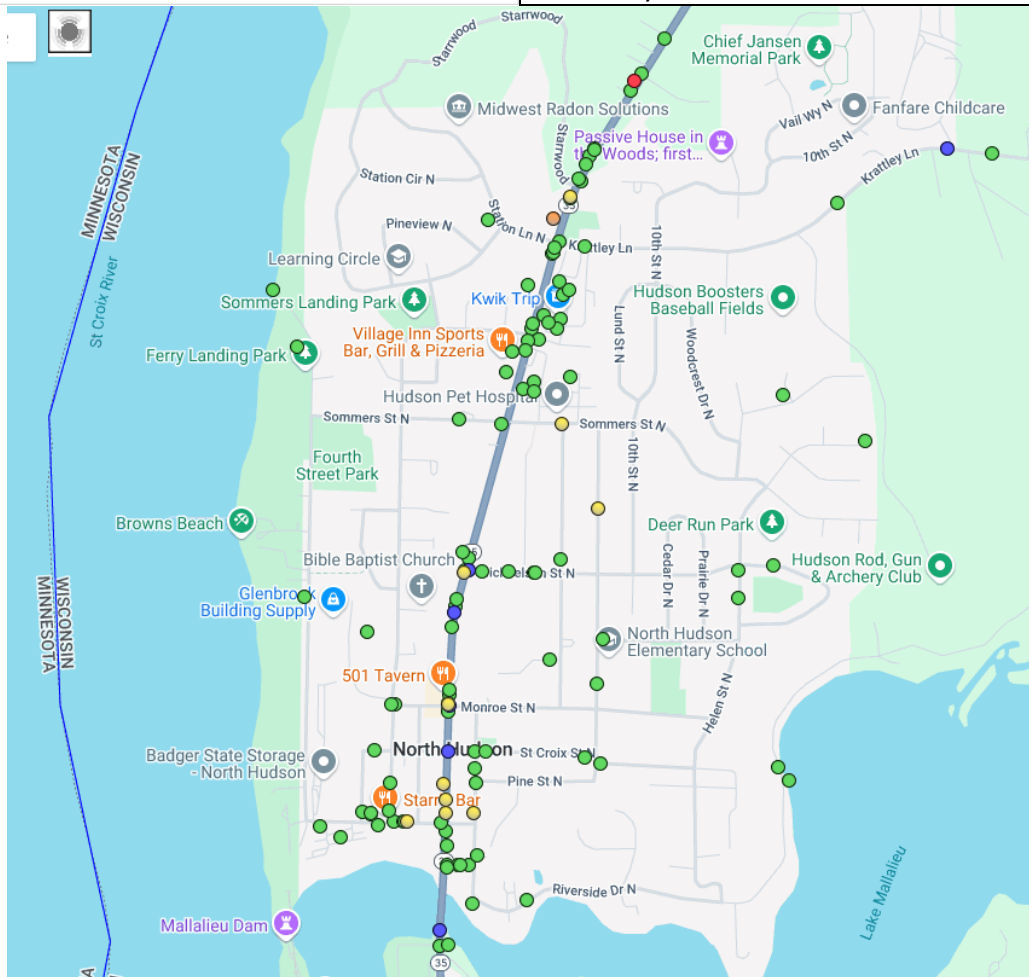
## Vehicle Accidents

The map, graph and table below show vehicle accident data and locations between January 2020 and December 2024. Not surprisingly, most accidents have occurred along arterial and collector roads. Community Maps provides a statewide map of all police reported motor vehicle crashes in Wisconsin. The following data is provided and maintained by the Traffic Operations and Safety (TOPS) Laboratory at the UW-Madison for research purposes and as a service to the Wisconsin Department of Transportation Bureau of Transportation Safety.



North Hudson Crash Data					
	2020	2021	2022	2023	2024
Injuries	2	2	8	1	2
Bike flag			1		1
Pedestrian flag			1	1	
Property damage	9	17	8	13	14
Total Crashes	11	19	16	14	16

Source: Wisconsin Traffic Operations and Safety Laboratory



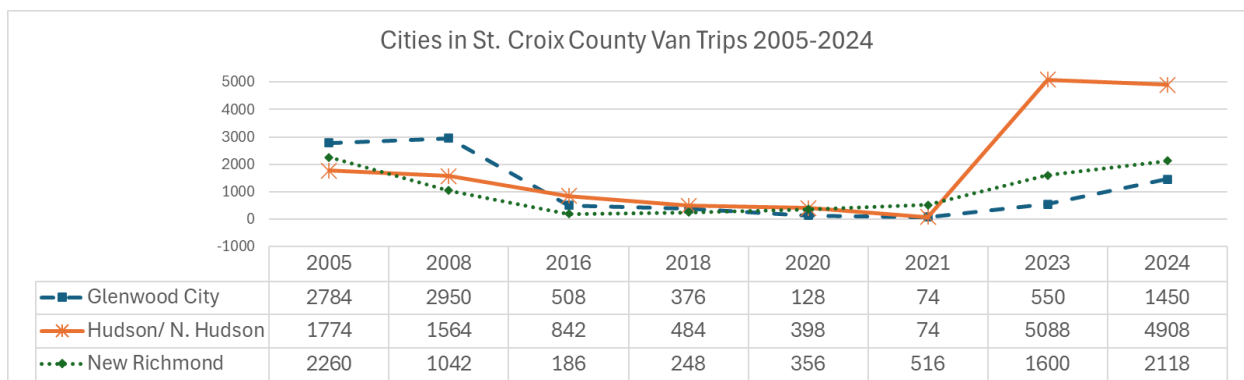
● Fatality 
 ● Injury (A) 
 ● Injury (B) 
 ● Injury (C) 
 ● Property Damage

## Transit & Specialized Transportation

Some bus service is provided to the region along Interstate Highway 94, with more information provided by Wisconsin Department of Transportation (DOT). Existing park and ride lots for cars and van pools are located to provide connections for commuter transit to the Minneapolis-St. Paul Metropolitan Area. The following table show the Park and Ride Facilities and number of stalls in St. Croix County. The Hudson park-and-ride facility provides private bus service for travel to the Minneapolis-Saint Paul Airport.

St. Croix County Park-and-Ride Facilities		# of Stalls	
		2009	2023
1	Baldwin (I-94/US 63)	36	33
2	Forest (US 63/WIS 64) - Cylon 4-corners	24	15
3	Hammond (I-94/County T)		86
4	Houlton-Somerset (WIS 64/WIS 35)		59
5	Hudson (I-94/County F/Carmichael Rd.)	168	166
6	River Falls (WIS 35/WIS 65)	124	124
7	Roberts (I-94/WIS 65)	48	116
8	Southeast (SE) of Hudson (South of I-94/WIS 35)	74	74
9	New Richmond (STH 65/Airport)	30	30
Sources: 2012 Plan-2009 data, WisDOT-2023 data			

St. Croix County Department of Aging and Disability Resource Center maintains a fleet of vans that provide demand responsive service for seniors and those with disabilities. The State-County Elderly and Disabled Transportation Assistance program provides counties with financial assistance to provide transportation services to seniors and individuals with disabilities. For more information visit the Wisconsin Department of Transportation website. The following table shows all available van trip data for cities in various years from 2005 to 2024.



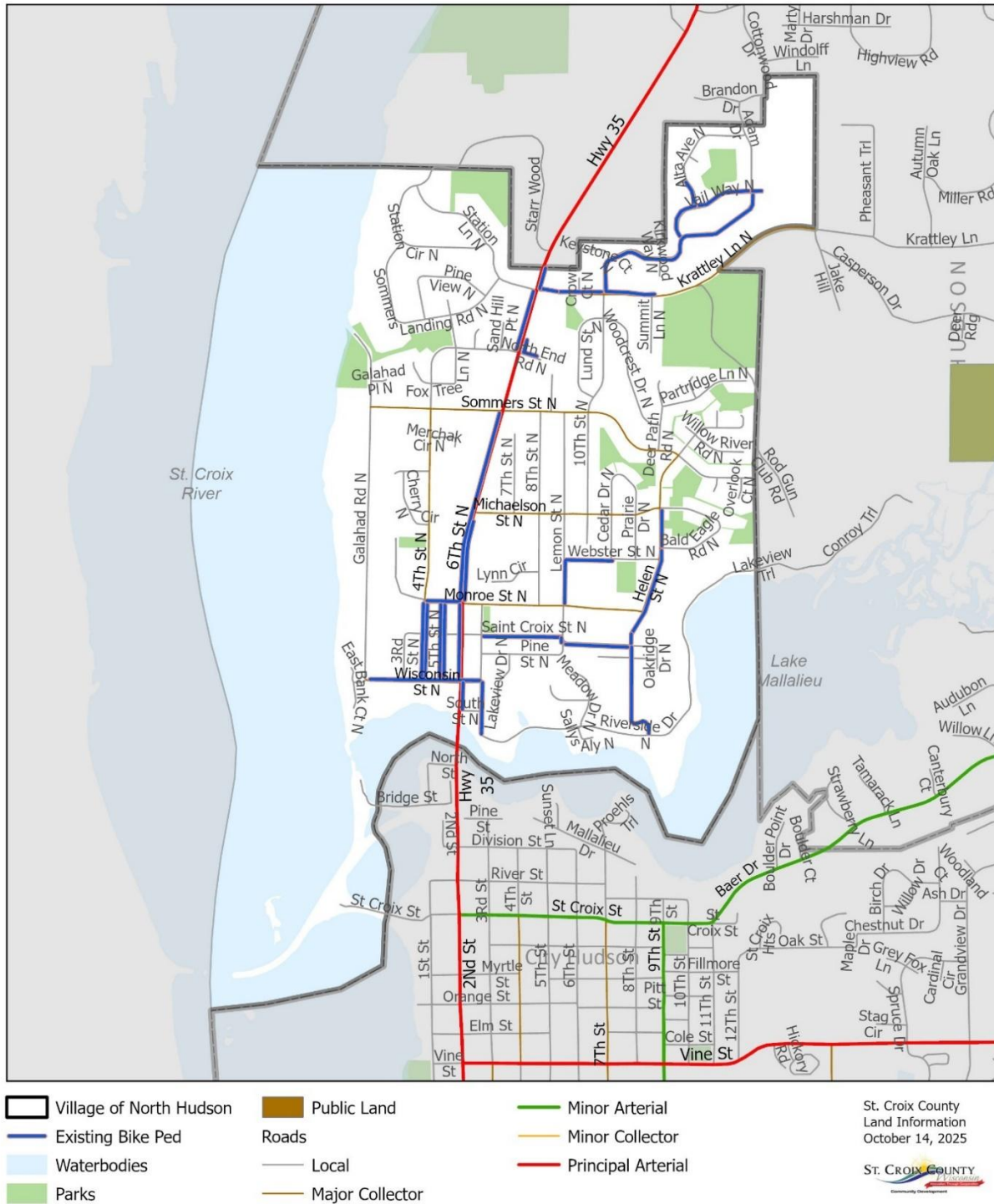
Source: 2005-2008 from 2012 County Comprehensive Plan and 2017-2024 St. Croix County Department of Aging and Disability Resource Center.  
Data Considerations:

1. Site Specialized Transportation provides rides only within the 6 mile radius of the Senior Center in the community.
2. Transportation services were closed in March 2020 with resuming medical essential rides in June of 2020.
3. Senior Centers were closed from March 2020 to June 2021, no special trips or rides provided to the Centers.
4. In Woodville and Hammond/Roberts area, Western Wisconsin Health campus also provides rides for medical appointments.
5. Hudson Hospital and Amery Hospital both ended their transportation services.
6. In 2018, the volunteer ride program was transferred to CILWW/New Freedom transport.
7. 2014 City of New Richmond started a rideshare program. Westfields Hospital also has multiple vans for rides to their campus.
8. In Baldwin, Western Wisconsin Health campus also provides rides for medical appointments.
9. January 2024, the City of Hudson began a successful Rideshare Program.

## Bicycling and Pedestrian Facilities

The map below shows the existing pedestrian and bicycle system in North Hudson. The Village Subdivision Ordinance requires sidewalk improvements at such locations as recommended by the Plan Commission and as approved by the Board.

### Village of North Hudson Bike - Pedestrian System





## County Bicycle and Pedestrian Plan

The 2017 County Bicycle and Pedestrian Plan recommended Separated Bike Lanes on STH 35. In 2021, the highway was reconstructed and included the recommended bike lanes. The speed limit on STH 35 is 25MPH, except mid-way between Sommer St and Krattley Ln where speed increases to 35MPH. In this area, St. Croix County plans to construct an off-road bicycle trail to connect to the recently constructed County trail starting on the northeast intersection of Krattley Ln and STH 35. A notable county bicycling and pedestrian facility is the St. Croix Crossing Bridge Loop Trail featuring a bicycle and pedestrian trail connecting Crossing Bridge with the historic Lift Bridge, now exclusive to bicycles and pedestrians (Completed 2018).

In fall 2025 St. Croix County reported development of the Highway #35 Off-Road Trail. The 10-foot-wide, blacktopped, bicycle/pedestrian facility is planned to connect western St. Croix County jurisdictions to each other and to the Minnesota trail system. The reported phases of the project included Phase I: 0.98 miles from North End Road in North Hudson to Old Hwy. #35 and future Eckert Blufflands Park entrance.

## Railroads

The Union Pacific Railroad runs through the City of Hudson and crosses into North Hudson south of the little dam on the Willow River before crossing the St. Croix River. There is no stop at this location for raw materials, finished goods or passengers. The nearest passenger service is available from Amtrak in St. Paul, Minnesota. A rail spur used to extend into the southern commercial area and historic district however, the tracks have since been removed.

## Air Transportation

The Minneapolis-St. Paul International Airport provides commercial air service to most residents in the Western Wisconsin area. The airport consists of the Lindberg and Humphrey Terminals and is less than 40 miles away. These facilities will continue to provide the majority passenger and commercial service for Village residents and businesses.

## Trucking

There are no trucking terminals in the Village of North Hudson.

## Water Transportation

There are no water transportation facilities in the Village of North Hudson. Barges used for the movement of raw materials can be found in the Twin Cities.

## Future Improvements

Most of the Village is built out. In addition to undeveloped commercial lots along STH 35, there is one 34+ acre undeveloped parcel east of the Ridges development on Krattley Ln. This northeast portion of the Village is the only area likely to require future road planning. When reviewing site plans, the Village should evaluate proposed roads to see if they meet the following objectives: Connect existing dead ends and stub roads where possible; have multiple access points in and out of larger developments; increase/improve east-west, north-south corridors; follow and preserve the natural features and topography of the land.

## Transportation Programs

Several state, regional, and St. Croix County organizations and agencies have developed plans and programs for the management and systematic update of transportation facilities in the area, listed below.

### State Plans and Programs

1. [Wisconsin State Transportation Plan](#)
2. Wisconsin Department of Transportation (DOT) Plan 2050 ([Connections 2050](#))
3. WI DOT four-year [Statewide Transportation Improvement Program](#)
4. WI DOT [Access Management State Statutes](#)
5. Wisconsin State [Airport System Plan](#)
6. Wisconsin [Bicycle Transportation Plan](#)
7. WI DOT [Pedestrian Policy Plan](#)
8. WI DOT [Adopt-A-Highway Program](#)
9. WI DOT [Information System for Local Roads](#) (WISLR)
10. WI DOT [Local Roads Improvement Program](#) (LRIP) - Town plan to DOT for funding
11. WI DOT [Transportation Economic Assistance](#) (TEA) Program
12. Wisconsin Department of Natural Resources (DNR) [trails program](#)
13. Wisconsin Economic Development Corporation
14. Surface Transportation Rural Program (STP-R)
15. Local Bridge Improvement Assistance (Local Bridge)
16. Snowmobile Routes & Trail Crossing Signs
17. [Association of Wisconsin Snowmobile Clubs](#) (AWSC)

### Regional and Local Plans and Programs

1. St. Croix [County Transportation](#) Local Road Improvement Program (LRIP) plan
2. St. Croix County Highway Department [5-year plan 2022-2026](#)
3. St. Croix County Land Division Ordinance
4. St. Croix County Bicycle and Pedestrian Plan
5. St. Croix County Comprehensive Plan
6. West Central Wisconsin Regional Planning Commission ([WCWPRC](#)) [Transportation](#)
7. Comprehensive Plan for the City of Hudson
8. Town of Hudson Comprehensive Plan
9. Specialized Transportation and Transit Providers
  - i. St. Croix County [Aging and Disability Resource Center](#)



Photo: Highway 35. September 2024.



## Transportation Goals, Objectives and Strategies

### Goal 1: Improve Safety and Accessibility for School Travel

**Objective:** Develop and maintain an inventory of areas in need of traffic calming and Safe Routes to School enhancements.

**Strategies:**

- Identify and map key locations with traffic safety concerns near schools.
- Engage school officials, parents, and community members to collect input on critical areas.
- Regularly update the inventory to reflect changes in infrastructure or traffic patterns.

### Goal 2: Promote Alternative Transportation Modes and Enhance Infrastructure

**Objective:** Encourage walking, biking, and non-vehicular travel by improving existing infrastructure.

**Strategies:**

- Prioritize the maintenance and improvement of roadways, sidewalks, and pedestrian pathways.
- Conduct routine assessments of walking and biking infrastructure conditions.
- Implement improvements based on safety, usage, and accessibility needs.

### Goal 3: Strengthen Regional Coordination for Transportation Improvements

**Objective:** Collaborate with St. Croix County, neighboring municipalities, and relevant organizations to support shared transportation goals.

**Strategies:**

- Attend joint planning meetings to identify overlapping priorities and opportunities.
- Share data and plans to align transportation improvement efforts across jurisdictions.
- Establish formal partnerships or agreements where needed to support implementation.

### Goal 4: Make Data-Driven Decisions for Road and Infrastructure Projects

**Objective:** Use the PACER system and Capital Improvement Plan (CIP) to prioritize infrastructure investments.

**Strategies:**

- Conduct regular road evaluations using the PACER rating system.
- Integrate findings into the CIP to align funding with infrastructure needs.
- Collaborate with committees and appointed officials to guide decision-making.

**Objective:** Seek external funding to support infrastructure improvements.

**Strategies:**

- Identify federal and state grant opportunities aligned with Village projects.
- Maintain a calendar of grant deadlines and requirements to ensure timely submissions.



**Goal 5:** Expand Transportation Services for Vulnerable Populations

**Objective:** Explore a transportation partnership with the City of Hudson to serve seniors and individuals with disabilities.

**Strategies:**

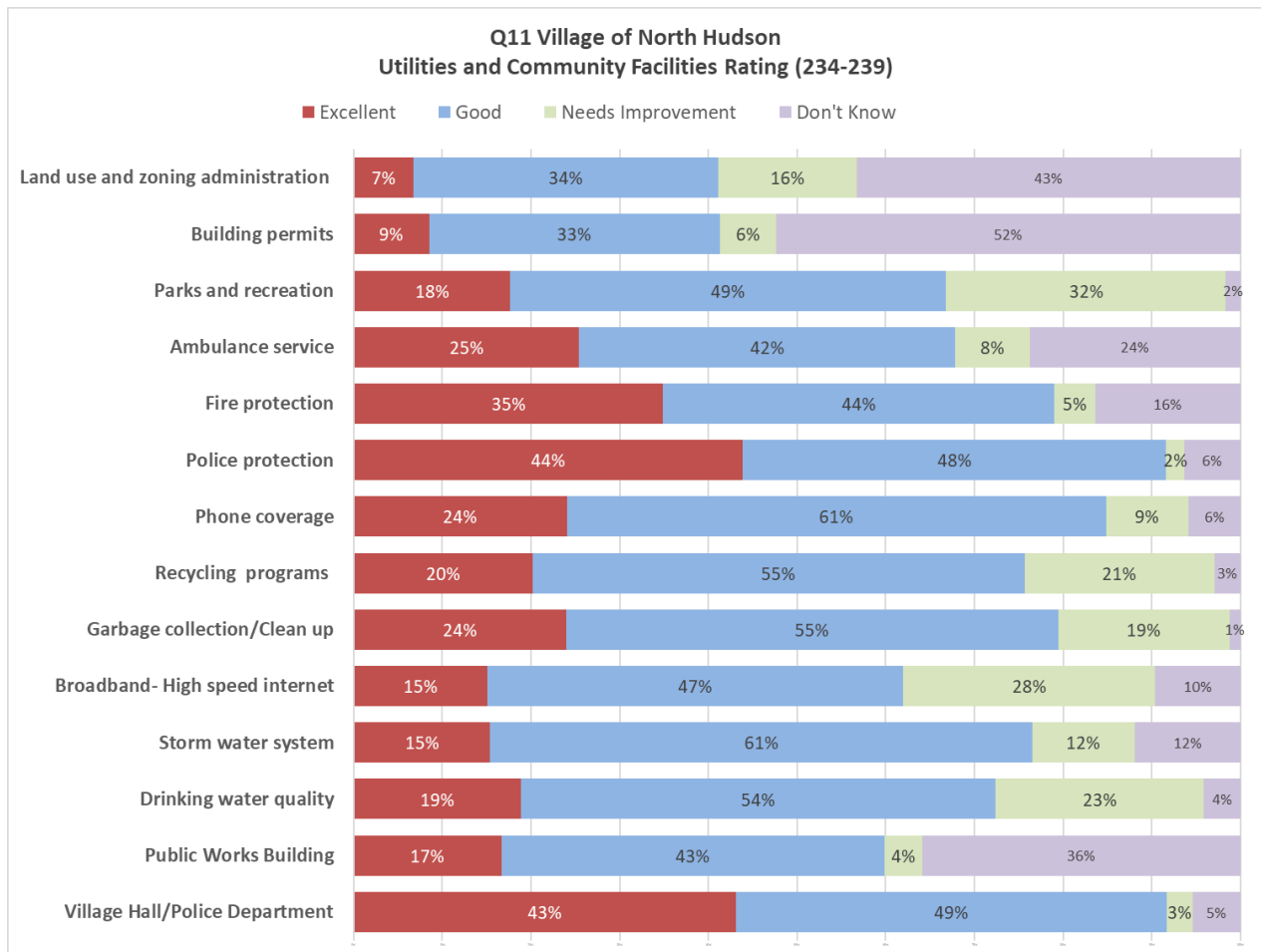
- Conduct a feasibility study to evaluate potential service models and demand.
- Engage with City of Hudson officials to discuss shared goals and operational logistics.
- Develop a partnership agreement that outlines cost-sharing, service areas, and responsibilities.

## Chapter 4 Community Facilities and Utilities

Community facilities and services provide the basic needs for communities to function. Population growth can put a strain on facility capacity and can require expansion or new buildings and additional staff which can be expensive. The aesthetics of community facilities can also create an identity for the Village. The Community Facilities chapter inventories, assesses and identifies future needs.

### Survey Results

Top three highest rated services include Police, Village Hall, and Fire Protection. The top three services needing improvement include Parks and recreation (32%), internet (28%) and Drinking Water Quality (23%). Full survey results are shown in Appendix A.



## Village Hall

The current Village Hall was built in was built in 1966 with addition in 2007, located at 400 7th Street North. Village staff has offices in the Village Hall.

The Village Hall is in need of more storage. At the time of this plan process, storage needs were being addressed with scan electronic storage. The Village recently upgraded the voting equipment to ease the election process.



## Public Works

The Public Works garage is located on 6<sup>th</sup> Street North/State Highway 35 while an office is maintained in the Village Hall.

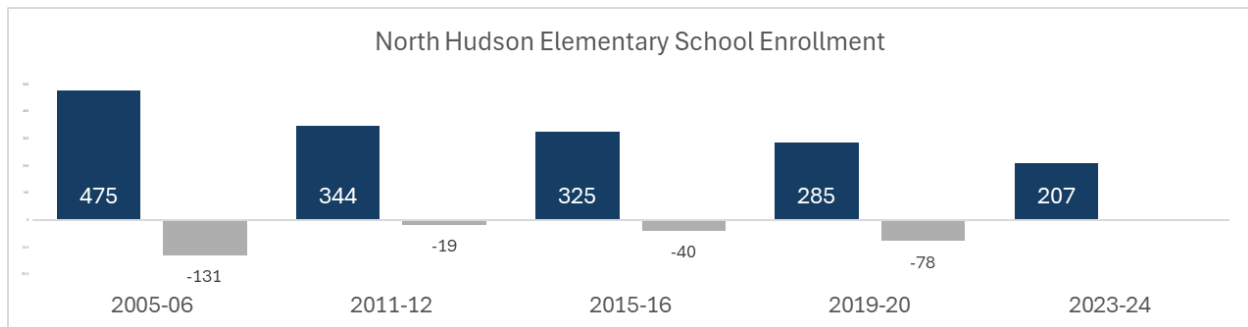
## Police Department

The North Hudson Police Department is located in Village Hall. The Department has five sworn officers on staff, and one full-time office staff. The Police Department has sufficient space.

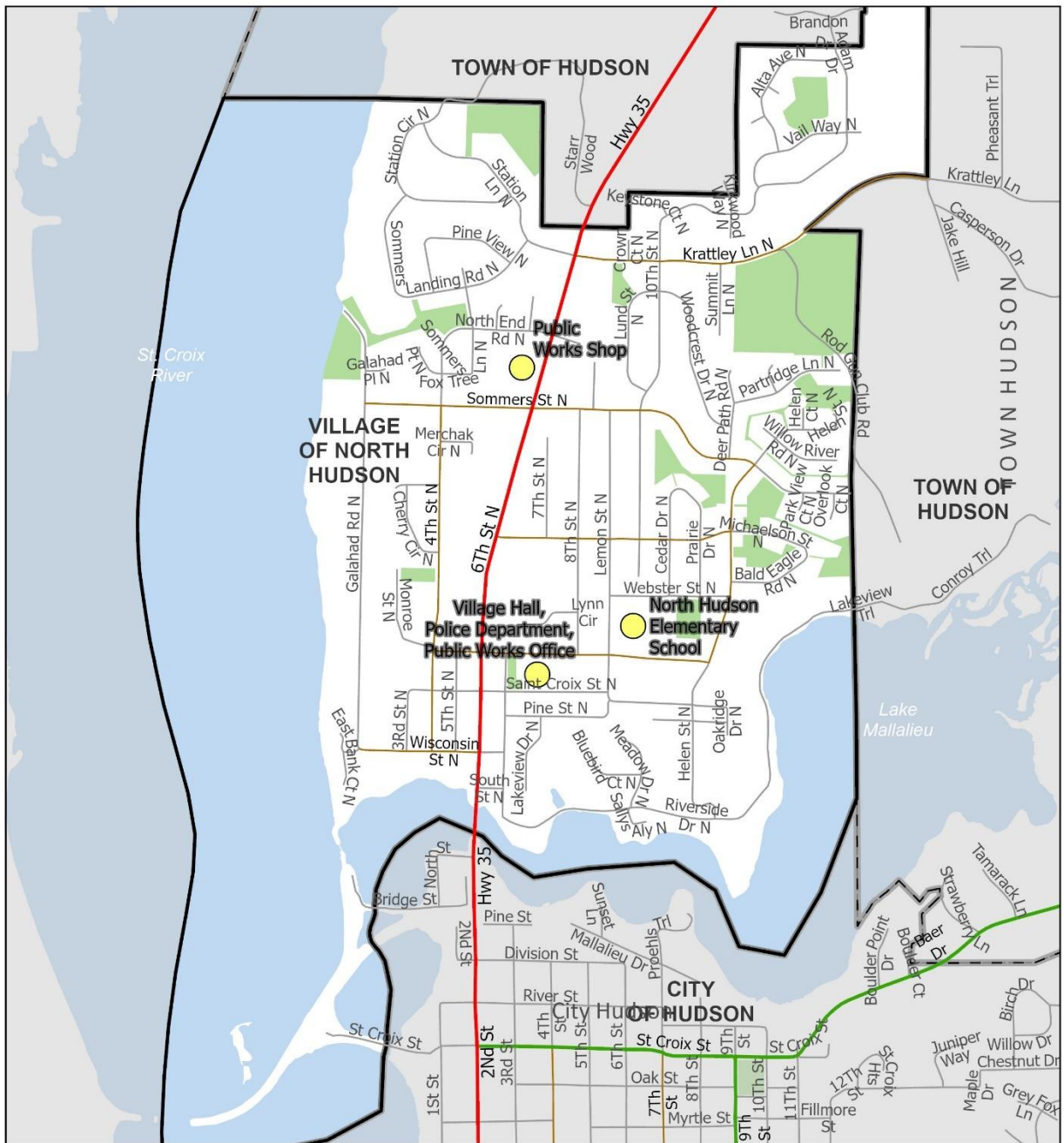
<b>Use/Capacity:</b>	Village Hall: Board Room capacity 62 General Government: Three Administrative Resources and Public Works Director Police Department: Five sworn officers, one full-time office staff
<b>Short-Long Term Needs:</b>	Village Hall: More storage and personnel space Police Department: Funding for one additional full-time officer, who could specialize as investigator, and a soft room designed for interviewing victims Public Works – Funding for one additional full-time worker who can offset the overtime, nights and weekends worked by current small staff.

## Schools

The Village of North Hudson is part of the Hudson School District. The North Hudson Elementary School is located at 510 Lemon Street North and is the only school in the Village. The Village places a high importance on keeping a school in North Hudson as it contributes to the community identity. The following graph shows school enrollment in various years from 2005 to 2024. Source: Wisconsin Department of Public Instruction.



## Village of North Hudson Community Facilities



- Village of North Hudson
- Waterbodies
- Parks
- Community Facilities

St. Croix County  
Land Information  
April 1, 2025





## Shared Services

The Village of North Hudson has limited community facilities and services. Many services can be accessed in the City of Hudson and surrounding area. With most services provided by the City of Hudson and surrounding area, the Village has discussed consolidating with the City of Hudson. The following services are contracted with the City of Hudson or can be found in the vicinity.

Village of North Hudson Shared Services	
Service	Closest Proximity Community Partner
Water	City of Hudson
Sanitary Sewer	City of Hudson
Stormwater	Surrounding communities in watershed
Fire/Rescue	Joint Hudson Fire Department
Emergency Medical Services	Lakeview Emergency Medical Services
Electric/Natural Gas/Renewable	Xcel Energy, St Croix Electric Cooperative
Phone/Internet	Private providers
Garbage/Recycling	Village contracted private provider
Post Office	City of Hudson
Library	City of Hudson
Health Care Facilities	City of Hudson, Twin Cities, surrounding communities
Cemeteries	Surrounding communities

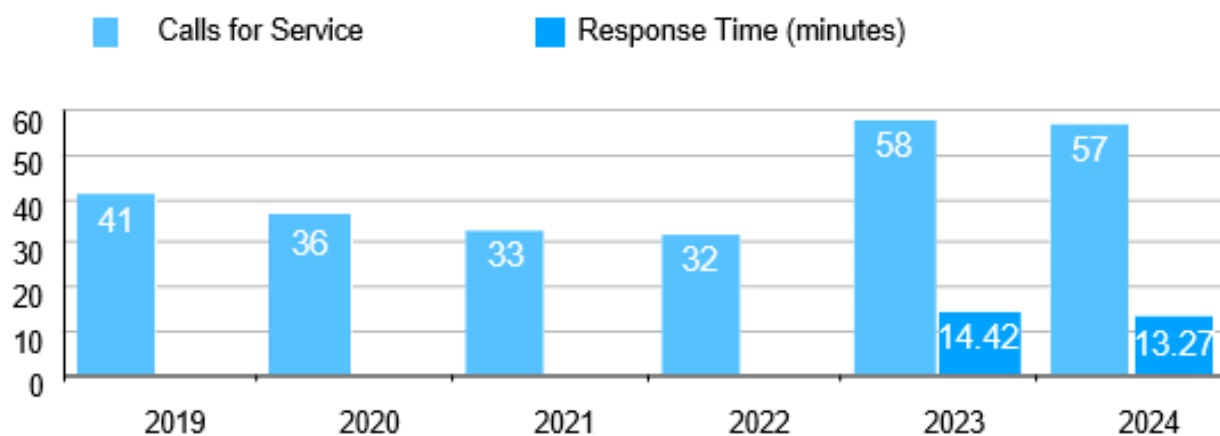
## Fire and Rescue Services

The Hudson Fire Department is a contracted service for the Village. The department provides a variety of services other than firefighting, such as fire inspections for Village businesses, search and rescue of persons on the river or lake, assisting EMS, windstorm assistance and responds to public assistance good intention calls. In addition to North Hudson, the Hudson Fire Department service area includes the City of Hudson, the Town of Hudson, and a portion of the Town of Troy shown in the map below. Hudson Fire Department is a combination department consisting of 3 career fire personnel, 43 volunteer paid-on-call firefighters, along with a full-time administrative assistant. In 2024 the Village of North Hudson had 57 calls for service (Source 2024 Hudson Fire Department Annual Report).

<b>Use/Capacity:</b>	3 career fire personnel, 43 volunteer paid-on-call firefighters, along with a full-time administrative assistant
<b>Short-Long Term Needs:</b>	The response time is outside average in the region and the Hudson Fire Department may look to assess future needs.

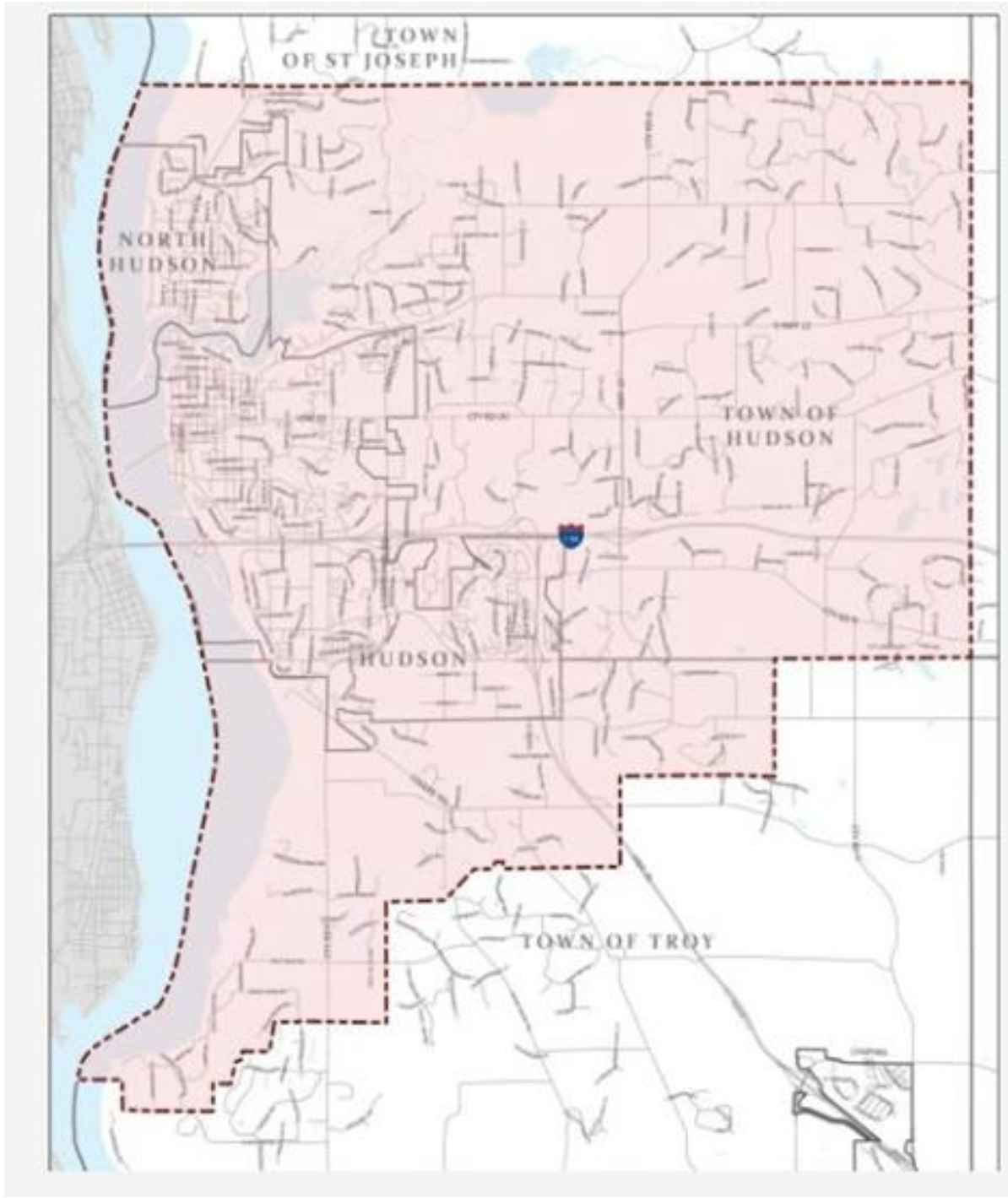
In summer 2020, HFD moved to a new facility within the city, distance doubled (1.5mi to 3.4mi) and non-emergency travel time (4mins to 9mins) more than doubled between the fire department and Village Hall, the approximate center of North Hudson. Hudson Fire has mutual aid agreements with surrounding fire departments in both Minnesota and Wisconsin. Town of St. Joseph Volunteer Fire Department, located north of the Village, responds to all structure fires in the Village with Hudson Fire. St. Joe usually arrives first. The department has improved response time by 8% in 2024 over 2023.

The graph below shows all calls for service and response times from 2019 to 2024. Of note, in 2023 and 2024 North Hudson accounted for 4 of the 49 total structure fires in the service area.



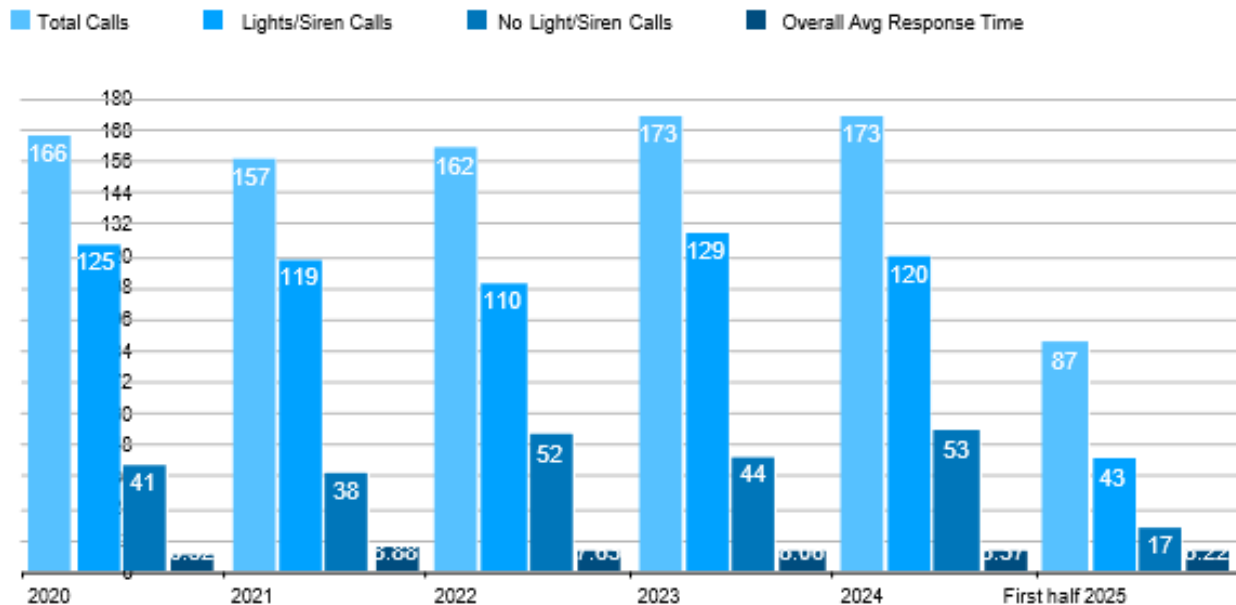
Source: Hudson Fire Department Annual Reports

Hudson Fire Department Service Area Map

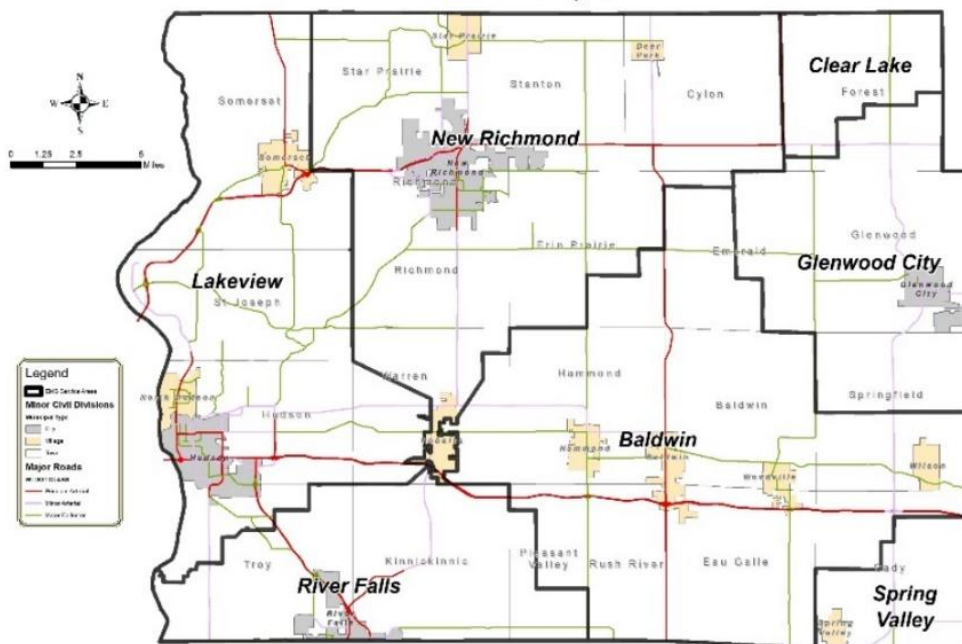


## Emergency Management Services (EMS)

In 2019 Lakeview EMS became the service provider for the Village. Payment for service in the Village is borne by users only, not the entire community. By State law, the Village is not required to contract for EMS service, unlike Towns are required to do. Lakeview is based in Oakdale, MN, has a dedicated 3-bay station at Hudson Hospital, and uses dynamic deployment to efficiently cover the service area. Dynamic deployment is when an ambulance covering a certain area is called to service and another ambulance is called to cover that area.



### EMS Service Areas - 2022 St Croix County, WI



Source: St. Croix County Community Development - Maps, GIS, & Land Information   Map Date: 10/14/2022



## Solid Waste Recycling

The Village contract provider is the trash and recycling hauler for all residential customers.

## Wastewater Treatment Plant / Sanitary System

The sanitary system in North Hudson consists of sanitary sewer mains, lift stations, and force mains. The wastewater treatment plant (WWTP) located in the City of Hudson. Sanitary sewer mains within the Village are maintained by the Village. The City and Village are working on a consolidation agreement for a shared water and sewer system

## Private Onsite Wastewater Treatment Systems (POWTS)

There are also some Private Onsite Wastewater Treatment Systems (POWTS) in the Village of North Hudson. These are primarily located in the St. Croix Station Subdivision in the northwestern portion of the Village. POWTS are commonly referred to as septic systems and are permitted and monitored by St. Croix County.

St. Croix County Community Development Department [Sanitary Program](#) ensures public health and environmental protection by managing septic systems. All POWTS are required to be inspected every three years, and most will need to be pumped at that time. Individual property owners are responsible for maintenance of POWTS.

Improper use of a septic system could lead to premature failure of the system, expensive repairs and groundwater contamination. St. Croix County reminds residents of the septic system inspection requirement on a three-year rotational basis and requires proof that the system has been inspected. The increased number and density of POWTS can lead to nitrates in the groundwater, if these systems are improperly installed or are not maintained.

## Water System

The water system of a community is made up of wells, water towers, hydrants, and watermains that help draw, store, maintain pressure, and distribute water to homes, businesses, and industries in the Village.

**Wells:** North Hudson is served by two wells. Well #5 has a depth of 795'. The static water level is at 504' down from the surface. It has a pumping capacity of 500 gallons per minute. Well #7 has a depth of 780'. The static water level is at 522' down from the surface. It has a pumping capacity of 700 gallons per minute. Both well treated water for iron and manganese and fluoride is added to finished water.

**Water Towers:** There are two water towers located within the Village. Both water towers are used for water storage and to pressurize the water system. The towers adequately meet the needs of the Village. The first water tower has a capacity of 150,000 gallons. The tower was built in 1961. The second water tower has a capacity of 200,000 gallons. The tower was built in 1987. A full restoration of the water tower was completed in 2025.

**Private Wells:** The Village also has a number of private wells in the St. Croix Station Subdivision. Private wells must comply with all statutes, ordinances, regulations, and rules of the State and St. Croix County. The St. Croix County Community Development Department offers various programs throughout the year that provide residents with opportunities to test their private well water. More information on the St. Croix County website.

**Water Testing:** The Village water supply is tested daily for fluoride residuals, twice a week for chlorine residuals, and three to four times a month for bacteria. The Village's water supply has to meet all specifications set by the Safe Drinking Water Act established by the Environmental Protection Agency in 1974. Copies of the City's testing results are mailed to Village residents each year. Copies of Hudson Public Utilities Water Quality Report are mailed to Village residents each year.

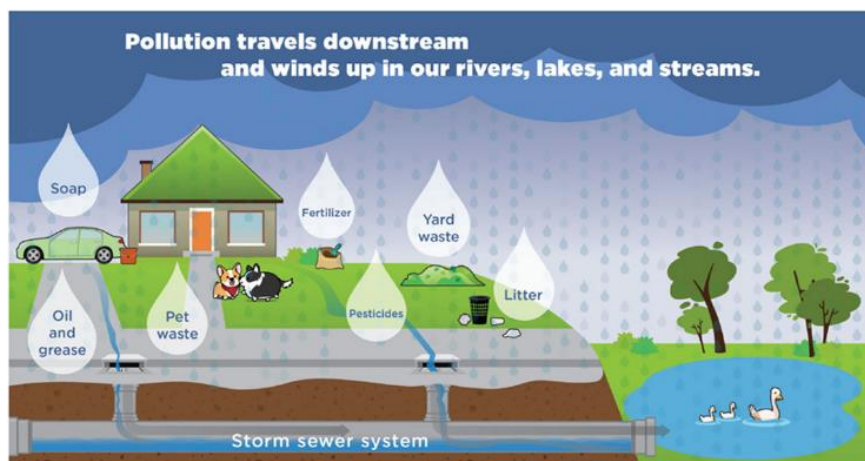
### Stormwater

The Village's stormwater system is made up of outfalls, inlets, storm sewer pipe, ditches/swales, and retention/detention ponds. The stormwater system is designed to collect stormwater and snowmelt runoff and move it away from existing development. Today, an emphasis is put on stormwater quantity, quality, and infiltration in an effort to protect the natural resources within watersheds and basins.

The Village contracted to have a Comprehensive Surface Water Management Plan done in 1986. The Plan identified five main ponding areas to be preserved for infiltration of surface water runoff and the recharging of the underlying aquifer. All five areas are currently being used for stormwater runoff though location five has a large amount of sediment deposited between the outfall and existing pond.

There are several challenges to stormwater management in the Village of North Hudson. First, the topography makes some areas susceptible to erosion due to steep slopes and unstable ground cover. Second, sand washing off the streets can clog outfalls. Finally, sediment and contaminants do not have far to travel before entering the St. Croix River and Lake Mallalieu.

Today, holding ponds are commonly used to catch sediment and allow it to settle before the water passes through or infiltrates. Since many holding ponds are relatively new, the Village will have to consider maintenance issues such as dredging them in the future. Before the Village considers stormwater improvements, the causes of existing problems should be identified and the best long-term solutions considered.



## Parks and Recreation

The Board of Park Commissioners has been in place since 1973. The Board consists of seven members, and its main function is to oversee activities related to parks and recreation within the Village. The Park Board is essentially the “guardians of the park system.” They assist with updating the Village’s Outdoor Recreation Plan and making sure parks and equipment are up to the Federal and American Disabilities Act (ADA) Standards. The Park Board convenes at the call of the chair, usually monthly. They also make recommendations to the Plan Commission on the appropriate locations of dedicated parklands within developer plats. The Village Board, Plan Commission, and other sub-committees may seek the council of the Park Board when various park and recreation related issues need to be addressed.

The Village of North Hudson has 16 parks covering an area of approximately 51 acres. This number does not include land considered conservancy in the Land Use Chapter or parkland owned by the City of Hudson. Most residences are within ¼ of a mile to a park or recreational area. There are a few areas where parks exceed that distance. They are located near the center of the Village along S.T.H. 35 and the southeast side near Meadow Drive North. Examples of recent park improvements are three new pickleball courts, Monarch Garden Way Station and a community garden.

Existing Park Inventory				
	PARK NAME	ACRES	ACCESS	FACILITIES
1	Brown’s Beach	.50	Public	Swimming beach, access to St. Croix River
2	Deer Run Park	3.3	Public	Playground, picnic tables, and undeveloped wooded area
3	Eagle Woods Park	1.70	Public	Playground, bench and undeveloped wooded area.
4	Ferry Landing Park	5.00	Public	Overlooks the St. Croix River, trail system, playground, picnic shelter, tables and grills, restroom and bathhouse building, off street parking, boat launch to St. Croix River.
5	Glen Oaks Park	1.21	Public	Playground, pickle ball, Monarch Garden Way Station, and undeveloped wooded area.
6	Jens & Gurian Jensen Memorial Park	1.60	Public	Open space and undeveloped.
7	Mallalieu Park	2.47	Public	Open Space and undeveloped.
8	Pepper Fest Park	.70	Public	Fenced grass playfield, open ice rink with lighting and warming house, picnic area with picnic shelter, tables.
9	Riverside Drive Access	.20	Public	Scenic view of Lake Mallalieu, canoe/kayak launch.
10	Seventh & Riverside Landing	.05	Public	Scenic view of Lake Mallalieu.
11	Sommers Landing Park	6.30	Public	Pickleball Courts, basketball half court, playground, pavilion with picnic tables, backstop & open space.
12	St. Croix Station Park	8.59	Public	Undeveloped wooded area. No trails through area.
13	Webster Park	3.75	Public	Adjacent to the school, with picnic area & grills.
14	Woodcrest Park	4.8	Public	Playground & open space, community garden with water source.
15	Hunter’s Ridge		Public	Undeveloped wooded area.
16	Chief Jansen Memorial Park		Public	Pavillion, tables and grills, restrooms, basketball half court, playground, pond and natural area, walking trail.
Recreational Areas Not Owned by the Village				
	North Hudson Elementary School	6.00	Public	Ballfields, tennis courts, grass play areas, playground.
	City of Hudson Booster Park		Public	Ballfields

## Park System Evaluation

Other than acreage, the Park Board considers the following criteria for evaluating the effectiveness of a community's recreation program in meeting recreational needs:

- A quantitative analysis of existing parks and acreage of parks;
- Adequacy of site size to accommodate intended numbers of users;
- Capability of park programs to serve all age groups in the community with a variety of recreational opportunities;
- Suitability of location in relation to site capabilities and activities to be provided;
- The use of many recreation areas during the summer by non-residents;
- Appropriate site location in relation to traffic hazards, means of access, and adjacent land uses.

## Park and Recreation Funding

Along with the future park plan, a prominent issue that will need to be addressed is the funding for the development of future parks and the maintenance and upkeep costs associated with the parks system. Future parks and recreation funding and maintenance may have to be addressed through user fees, grants, volunteerism, donations, fund raising, or taxes.



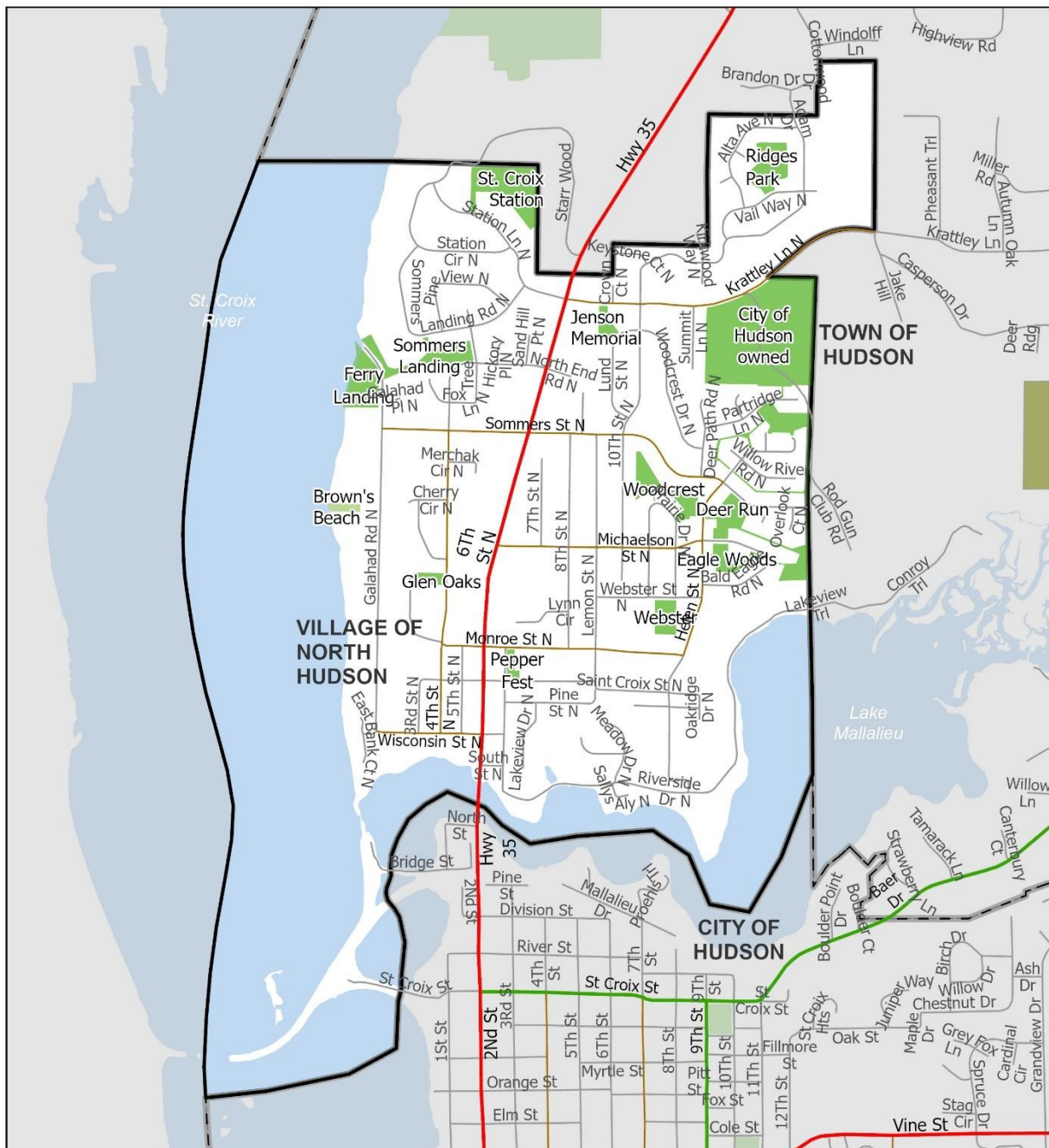
## Other Regional Plans and Studies

Other regional plans and studies already exist that the Park Board may want to review to ensure consistency between plans listed below.

- St. Croix County Pedestrian and Bicycle Plan
- St. Croix County Outdoor Recreation Plan
- St. Croix Watershed Reconnaissance Study

Members of the Park Board have been attending the St. Croix County Park Board meetings. This is important to establish continuity between the County Park Board and the Village of North Hudson Park Board.

## Village of North Hudson Parkland



- Village of North Hudson
- North Hudson Parks
- Waterbodies

St. Croix County  
Land Information  
October 14, 2025





## Library

The closest library is in the City of Hudson. Communities in St. Croix County are served by the 11 primary libraries. The county participates in the [Inspiring and Facilitating Library Success](#) (IFLS) system. The Library System assists and connects these local libraries through the sharing of materials, computer cataloging, training assistance, cataloging of materials, web hosting, and outreach support. Library facilities are also available at Wisconsin Northwood Technical College, UW-River Falls, and in adjacent communities outside St. Croix County (e.g., Spring Valley).

## Health and Child Care Facilities

Residents of the Village of North Hudson have access to some of the best health care facilities available. These include hospitals and clinics in the western Wisconsin and Twin Cities area. Local residents also offer child care in their homes on a smaller scale. The demand for child care is related to the needs of single parents and families in which both parents work.

## Post Office

Village of North Hudson residents use the City of Hudson Post Office which provides all postal services for Village residents.

## Cemeteries

There are no cemeteries in the Village of North Hudson. Nearby cemeteries include, but are not limited to, Houlton Cemetery – north of the Village, St. Patrick Cemetery – south of I-94 on County Hwy F, and Willow River Cemetery in Hudson.

## Community Facilities and Utilities Programs

### Federal Plans and Programs

1. [U.S. Fire Administration](#) (USFA) Assistance to Firefighting Grant Program
2. Federal Emergency Management Agency ([FEMA](#)) grant programs emergency or disaster

### State, Regional, Local Plans and Programs

1. Wisconsin Department of Natural Resources (WI DNR) - Parks and [Recreation Grants](#)
2. Wisconsin Economic Development Corporation [Brownfields Initiative](#)
3. WI DNR [Clean Water Fund](#) Program
4. Wisconsin Department of Administration [Community Development Block Grant](#) (CDBG)
5. Wisconsin Department of Revenue [Tax Incremental Financing](#) (TIF) districts Regional and Local Plans and Programs
6. St. Croix County Household and Agricultural Hazardous [Waste Collection](#)
7. St. Croix County [Aging & Disability Resource Center](#)



## Community Facilities and Utilities Goals, Objectives and Strategies

### Goal 1: Provide Quality Community Services

**Objective:** Maintain the Village's safe and secure atmosphere.

**Strategies**

- Support public safety initiatives and emergency services.
- Promote community engagement to encourage neighborhood watch and awareness.

**Objective:** Enhance efficiency and cost-effectiveness through shared services where feasible.

**Strategies:**

- Explore and evaluate opportunities to share community services with the City of Hudson and surrounding municipalities.
- Formalize intergovernmental agreements where appropriate to improve service delivery and reduce duplication.

### Goal 2: Provide Quality Public Utilities

**Objective:** Improve collaboration and resource-sharing in utility services.

**Strategies**

- Continue to pursue shared utility service opportunities with nearby jurisdictions.
- Engage in regional planning efforts to identify cost-saving measures and infrastructure partnerships.

**Objective:** Maximize funding opportunities for utility infrastructure improvements.

**Strategies**

- Regularly identify and apply for federal, state, and regional grants.
- Align utility projects with funding cycles and eligibility requirements.
- Integrate utility improvements into the Village's Capital Improvement Plan (CIP) to guide long-term investments.

**Objective:** Ensure long-term stormwater management and surface water planning.

**Strategies**

- Update the 1986 Surface Water Management Plan to reflect current conditions and standards.
- Develop and implement a comprehensive pond maintenance plan for all Village stormwater ponds.
- Monitor water quality and erosion impacts to guide best practices and maintenance needs.

### Goal 3: Provide Quality Parks and Recreational Facilities

**Objective:** Enhance community pride through well-maintained and engaging outdoor spaces.



### **Strategies**

- Continuously improve upon the Village's outdoor recreational plan with community input.
- Address critical issues such as erosion at Ferry Landing Park through targeted interventions.
- Ensure Park maintenance meets high standards for safety, accessibility, and aesthetics.

**Objective:** Leverage partnerships and external funding for parks and recreation.

### **Strategies**

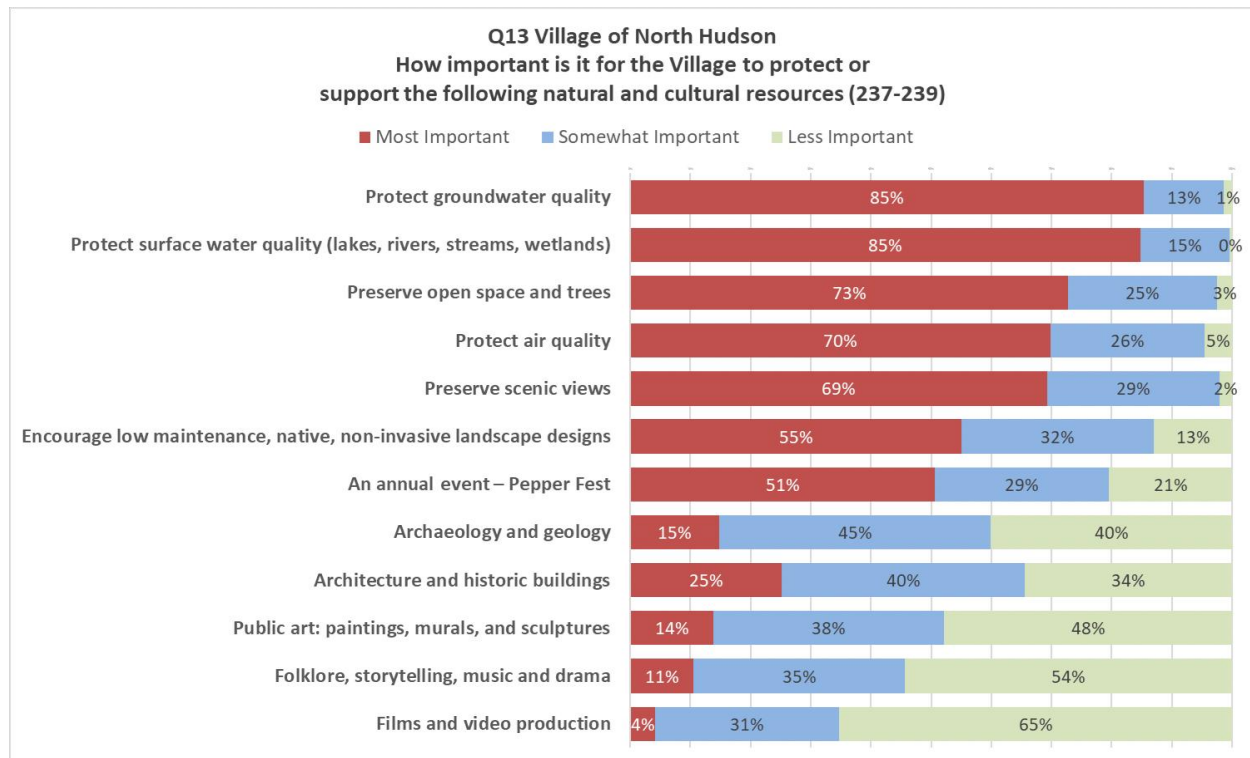
- Apply for grants to fund park improvements and recreational programming.
- Collaborate with local non-profit organizations to support planning, maintenance, and community events.
- Use the St. Croix County Outdoor Recreational Plan as a guiding document for aligning with regional priorities and securing funding.

## Chapter 5 Agricultural, Natural and Cultural Resources

North Hudson is an urban, mostly developed community with public municipal utilities and services. It is bordered by waterbodies and undulating wooded topography. Within village limits is a historical district and archeological sites. Residents and village government engage in urban agricultural activities on a small scale. The Town of Hudson surrounds the Village on the north and east. The Town's Land Use map shows Agriculture/Residential zoning to the north, and the future map shows residential to the East. Keeping many village residents' preferences in mind, information and analysis for conservation and effective management of resources will be addressed in this chapter.

### Survey Results

Survey participants were asked how important it is for the Village to protect or support a variety of natural and cultural resources. Most important to respondents is protection of ground and surface water quality and trees/open spaces.



## Agricultural Resources

The Village of North Hudson is an urban, developed community with public municipal utilities and services. The surrounding townships are rural agricultural communities within St. Croix County. Surrounding agricultural land within the Lower St. Croix watershed has a direct impact on surface and ground water quality in the village. Agricultural resources in the village may include community gardens, urban agriculture, and farmer's market. St. Croix County agricultural data can be found in the [St. Croix County Comprehensive Plan](#).

### Community Gardens

A community garden is any public or private land that is cultivated by a group of people rather than a single family or individual. Benefits of community gardens include: Fostering social connections, provide access to fresh, healthy food, promoting better nutrition, serve as educational spaces, teaching gardening skills and sustainable practices, contribute to environmental sustainability, promoting biodiversity and reducing carbon footprints. The village recently approved a concept plan and installation of a community garden in a public park.

In May of 2025, at the Park Board's request and Village Board approval, a park was chosen for a pilot program of community gardens. Wood for the raised beds were from trees lost in a July 2024 windstorm. Public Works department milled the wood, assembled and filled the beds. Water storage was also provided. The plots are for rent to defray cost of maintenance. A suggestion for furthering sustainability is to add a "pavilion" with gutters to supply the holding tank with rainwater.

### Urban Farming

Urban farming refers to the cultivation, processing, and distribution of agricultural products in urban and suburban areas. It can include growing crops, raising animals, and other related activities. Urban agriculture provides environmental, economic, and social benefits to local communities. For information on the current ordinances pertaining to urban farming within the Village, visit the Village of North Hudson's website.



Many residents cultivate edible gardens. Lot sizes, in most cases, allow for large garden plots. Gardens may be in front yards or side yards in addition to backyards. There are no ordinances restricting location for edible gardening. Homeowner/condominium associations may restrict or prohibit these activities. Residents also raise chickens. Prior to 2025, no chicken specific ordinance existed. Changes to the animal ordinance and noise/nuisance ordinance added specific requirements for keeping poultry and prohibition of other livestock, except for goats when used for buckthorn removal.

### Farmers Market

Farmers' markets are great places to discover nutritious, locally grown foods and for connecting with local farmers and neighbors. Several residents sell or give away produce grown on their property. There is currently no multi-vendor farmer's market operating in the Village. A conditional use permit is required to establish this type of enterprise.

## Natural Resources

An inventory of the Village of North Hudson's natural resources allows us to conduct a general overview of their value to the community and to determine ways of protecting and promoting them. The waters, trees, and topography should be viewed as valued assets to the Village.

The St. Croix River, a national scenic waterway, and Lake Mallalieu are desirable locations for homes. Development on the St. Croix River is subject to Municipal Code §98-151 relating to the National Scenic Waterway small town and rural residential management overlay districts incorporating NR118.04.

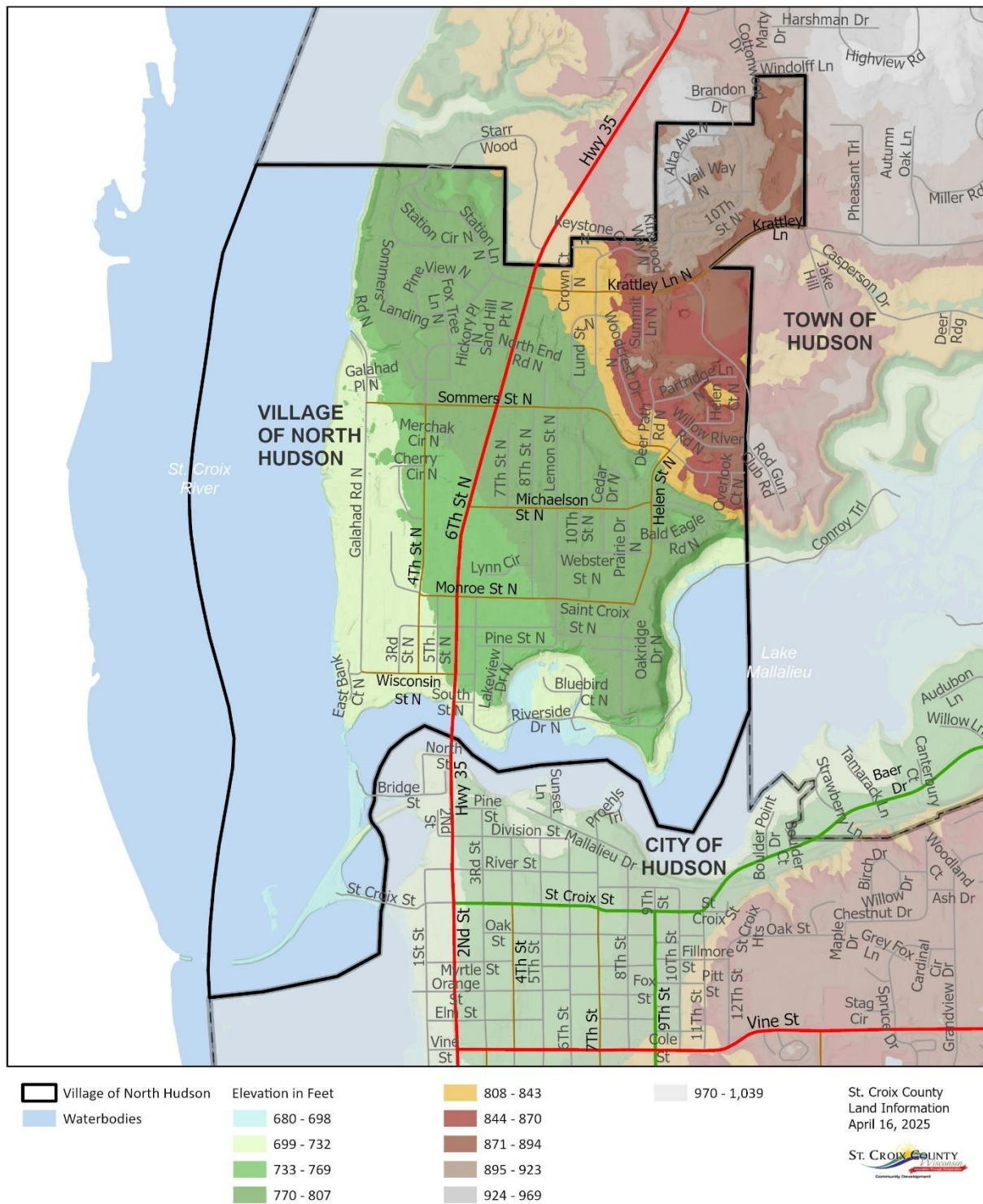


## Elevation and Slope

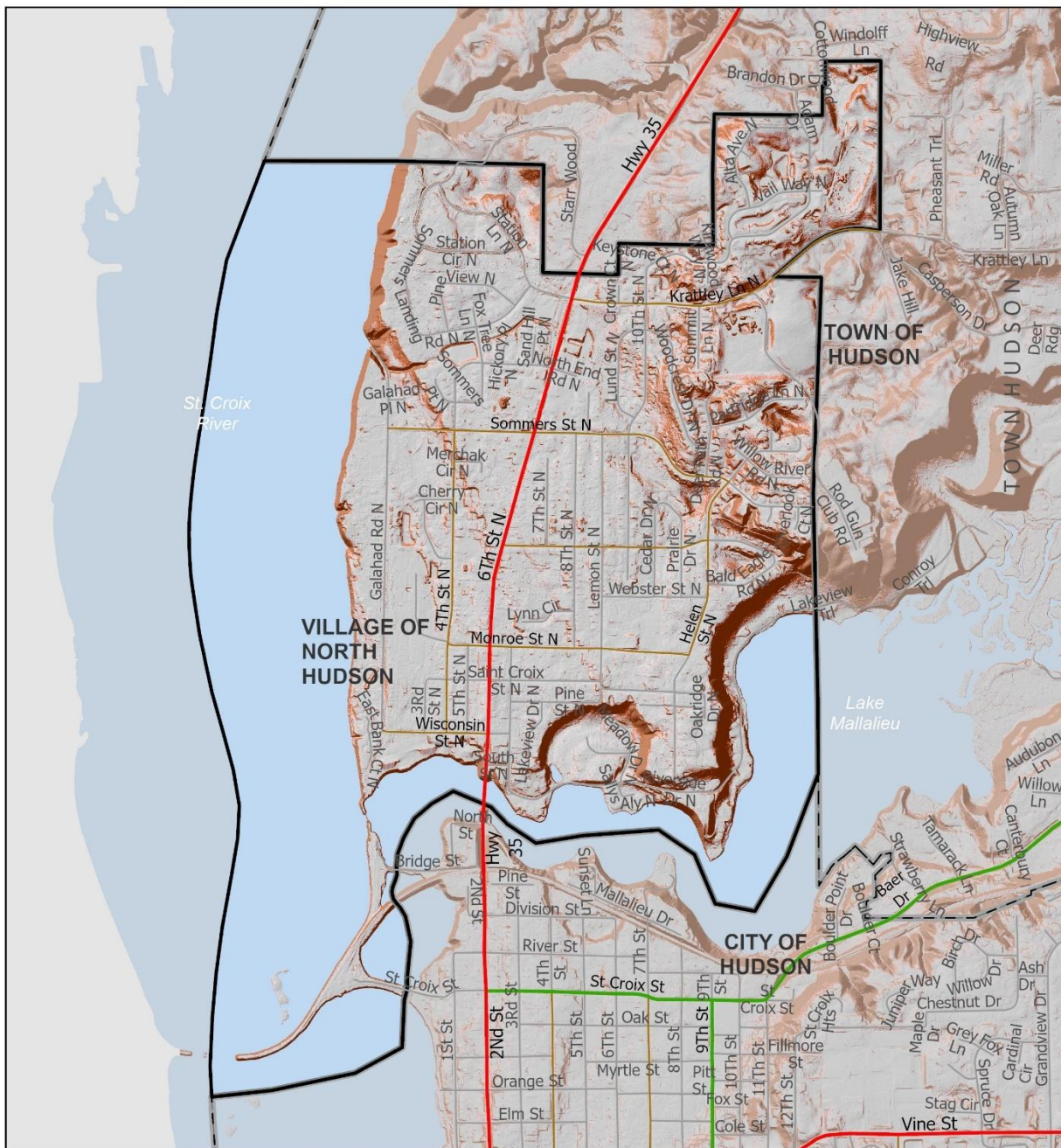
The topography in the Village of North Hudson is one of its greatest assets. The **Elevation Map** on the next page reveals that the elevation drops starting in the northeast corner and continuing diagonally to the southwest corner of the Village where the St. Croix River and Lake Mallalieu meet. Surface elevation ranges from approximately 985' in the northeast to 670' at the surface water.

The **Steep Slopes Map** on the pages below shows areas considered steep slopes around the Village. A majority of these areas are along the banks of the St. Croix River and Lake Mallalieu. Lands in these areas offer scenic views. With significant elevation drop and steep slopes, the potential for erosion is great. Development brings the increase of impervious surfaces and disturbing of land and its vegetative cover. This, in turn, leads to stormwater runoff and erosion which can deposit sediment into area surface waters. These areas provide excellent wildlife and vegetative habitat and need to be protected. The Village of North Hudson has several ordinances to control erosion and stormwater runoff. A control plan must be submitted by anyone disturbing over one acre of land. A map must be submitted which describes the site and lists erosion control measures. The Village also requires runoff control. This states that runoff from a site cannot increase from that prior to developing. More information on [Village of North Hudson](#) website.

## Village of North Hudson Elevation



## Village of North Hudson Steep Slopes



Village of North Hudson  
 Waterbodies

Hill Shade  
 Value  
 High : 254  
 Low : 0

Slope  
 Value  
 0 - 12  
 12 - 20%  
 20 - 25%  
 > 25%

St. Croix County  
 Land Information  
 April 9, 2025





## Environmental Corridors

Environmental corridors are significant areas of environmental resources characterized by continuous systems of open space, physical features, environmentally sensitive lands and natural or cultural resources which can be adversely impacted by development. This system of identifying environmental corridors was developed as part of the St. Croix County Development Management Plan. The system was created to inventory and organize environmental features.

Environmental corridors offer a mechanism to identify, evaluate and devise protection or management strategies for the most apparent valued resources in the county. However, considering environmental corridors does not address the overall natural resource base of the county including surface or ground water quality, fisheries, wildlife, manageable forests and the diversity of plants and animals.

Managing development in environmental corridors with best practices in engineering, site design, and construction is crucial to the preservation of these valuable resources. The **Environmental Corridors Map**, below, identifies the environmental areas. The following criteria were used to designate environmental corridors and resources.

### Primary Environmental Corridor

- Linear in nature, often arising from a dominant feature or focal point, such as a waterbody or geologic feature
- At least three environmental resources present
- At least 400 acres in size
- At least two miles long
- At least 200 feet wide

### Secondary Environmental Corridor

- At least two environmental resources present
- At least 100 acres in size
- Approximately one mile long or longer
- No minimum width

### Independent Environmental Resources

- At least one valued resource present
- No minimum size
- Separated from environmental corridors by intervening land or small, narrow features abutting environmental corridors

The Village may want to preserve these areas and expand upon them. Environmental corridors are great places for passive parks and trails. The Village may want to work with neighboring communities to preserve and create a trail system within these areas. Environmental corridors offer great opportunities for education. Schools could incorporate the value of these in their curriculum and help develop a nature trail within the Village.

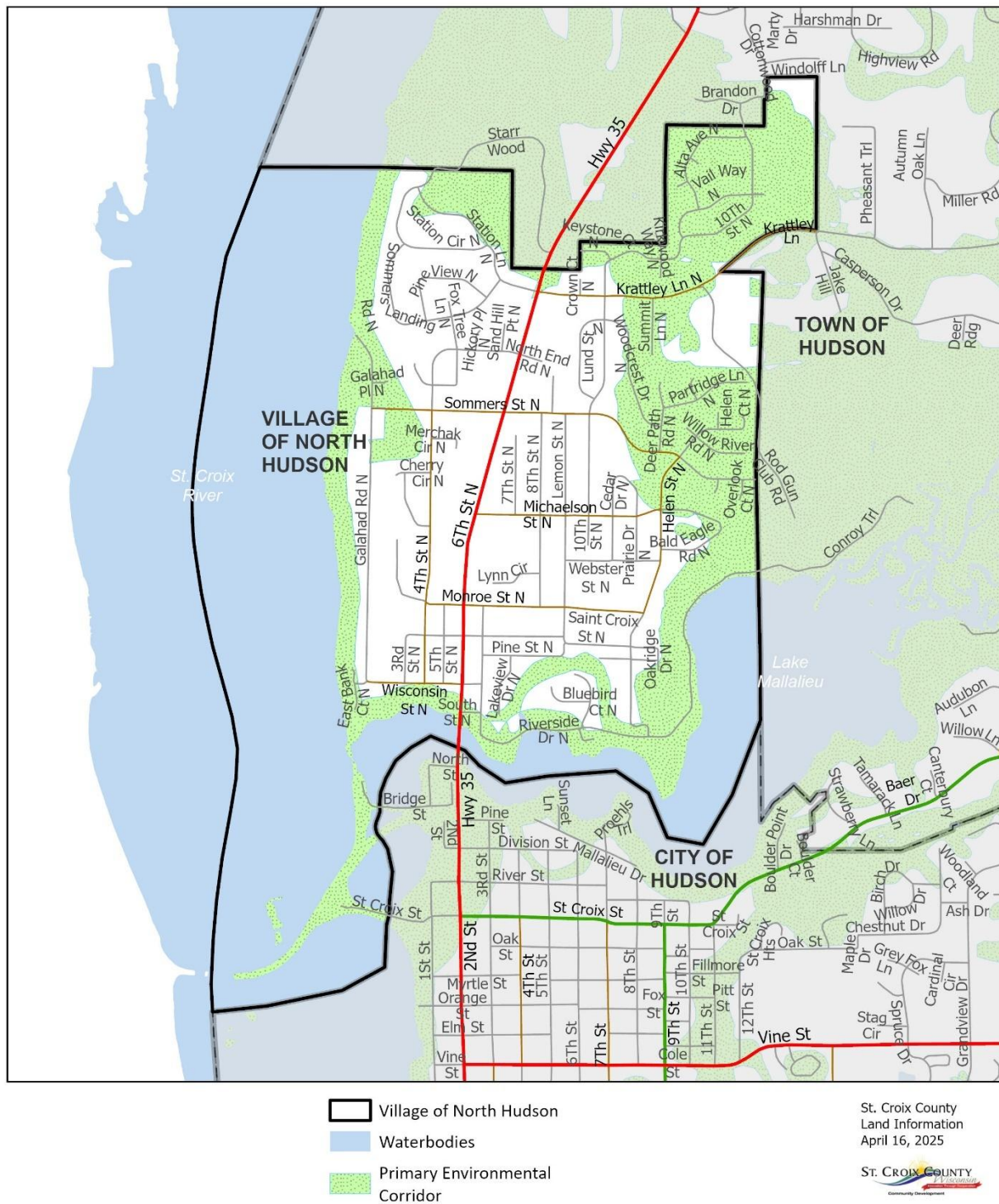
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### *Environmental Corridors:*

---

1. *Lakes*
  2. *Ponds*
  3. *Rivers*
  4. *Streams*
  5. *Intermittent Waterways*
  6. *Natural Drainageways*
  7. *Wetlands*
  8. *Shorelands*
  9. *Floodplains*
  10. *Steep Slopes*
  11. *Geologic Formations*
  12. *Physiographic Features*
  13. *Highly Erodible Soils*
  14. *Wet, Poorly Drained Organic Soils*
  15. *Closed Depressions*
  16. *Wellhead Protection Areas*
  17. *Woodlands*
  18. *Prairie*
  19. *Rare or Endangered Species and Communities*
  20. *Historical and Archeological Sites*
  21. *Scenic Areas*
-

## Village of North Hudson Environmental Corridors



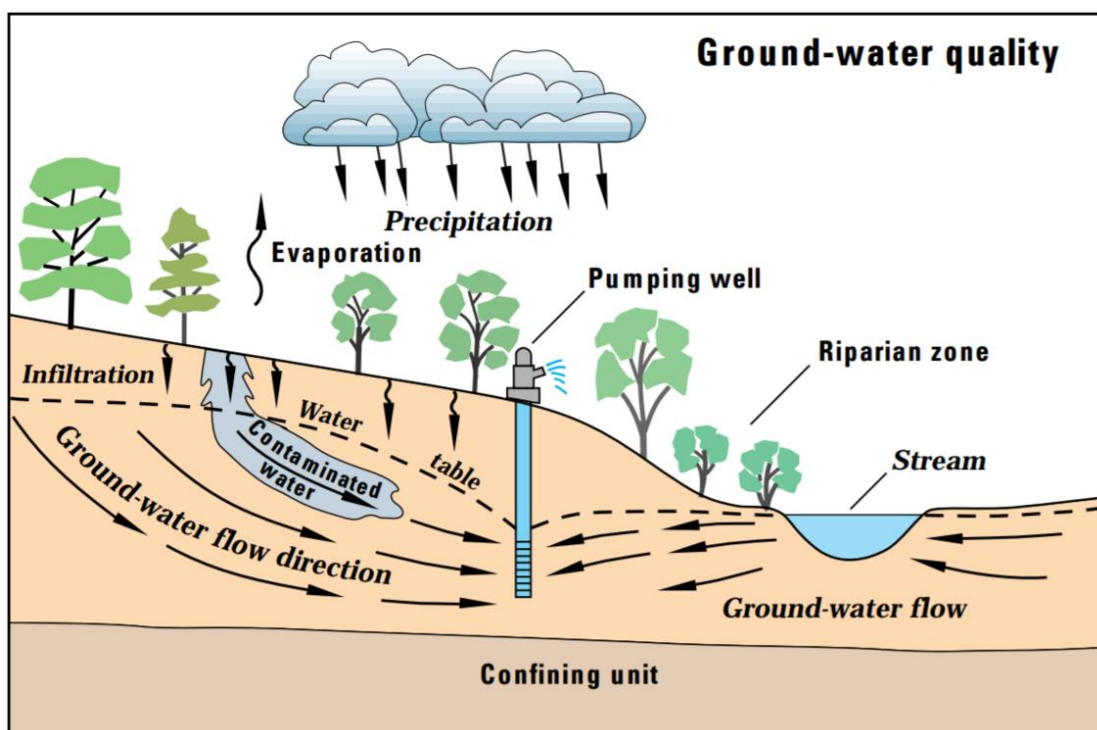
## Groundwater

The **Groundwater Elevation Map** on the next page shows groundwater elevations and flow direction. A general idea of the depth of groundwater can be found by subtracting the groundwater elevation from the topography elevation in the **Elevation Map** above. Groundwater flow patterns typically follow the surface topography.

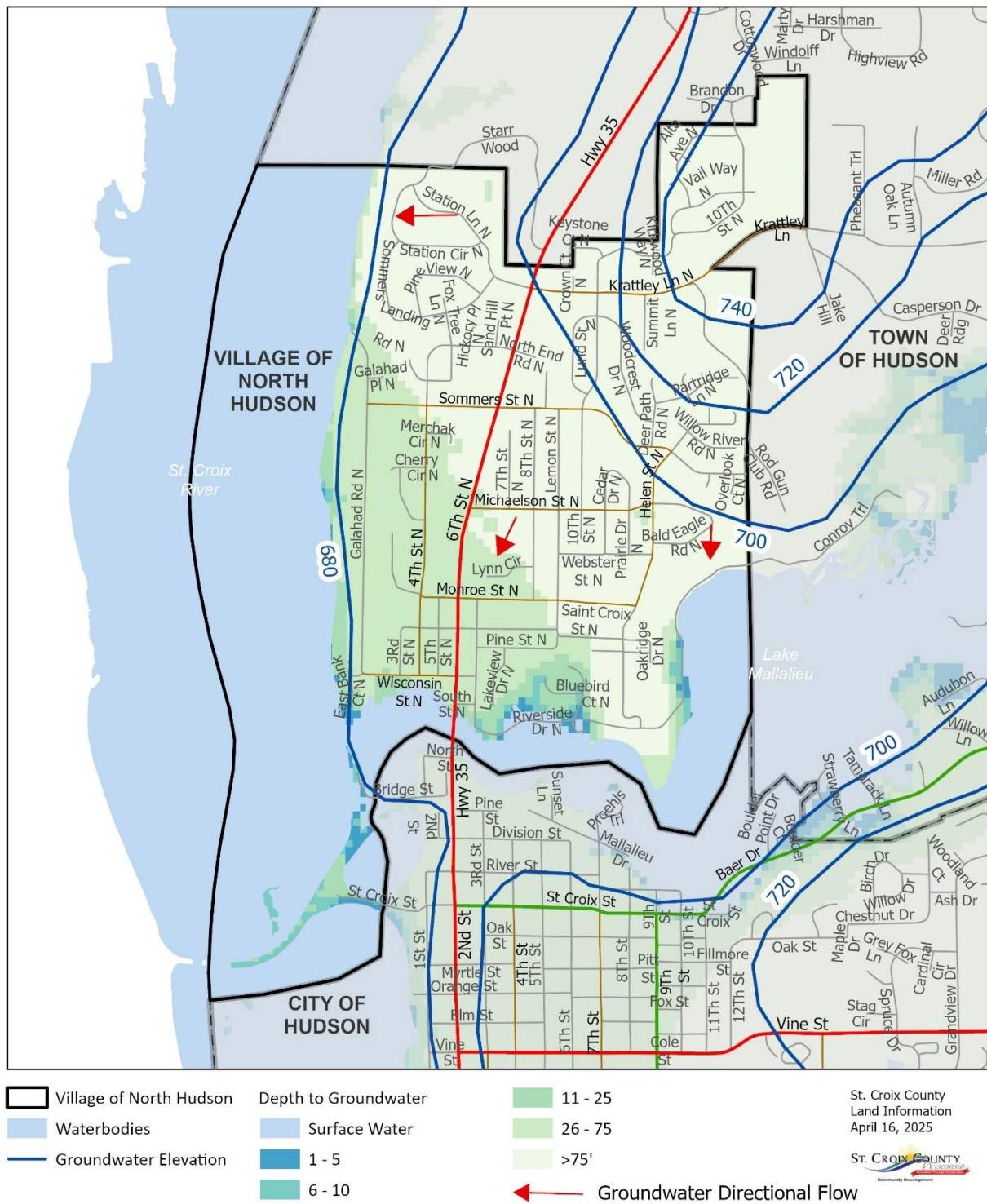
Groundwater is water found underground in the cracks and spaces in soil, sand, and rock and is stored in aquifers. Aquifers typically consist of gravel, sandstone, or fractured rock. These materials are permeable and allow water to flow through them. Groundwater begins as precipitation which runs off into surface water and wetlands, is used by plants, or evaporates into the atmosphere.

Groundwater is the main source of water for households and businesses. It is drawn up through wells and distributed to residents. Contamination potential is influenced by many things. Soil characteristics, land use practices, and septic systems can all attribute to groundwater contamination.

To protect groundwater, municipal wells located in the Village are regulated by Chapter 19, Article VII which mimics the City of Hudson's Wellhead Protection Ordinance. A wellhead protection ordinance regulates what land use activities can occur within a specified radius. Other methods of protecting groundwater are limiting phosphorous based lawn fertilizers and protecting closed depressions, which hold stormwater and allow it to seep back into the water table.



## Village of North Hudson Groundwater Depth and Elevation



## Surface Water

The Village of North Hudson's western and southern boundaries are comprised of water. The St. Croix River, to the west, is part of the Lower St. Croix National Scenic Riverway. Lake Mallalieu, to the south, is a 270 acre lake (*See Surface Water and Floodplain Map*). The Village and its surface waters are within the St. Croix Basin and the Lower Willow River Watershed.

Residents enjoy the lake and river for the many opportunities such as fishing, boating, and viewing wildlife that they provide. Residents depend on water for many aspects of our daily routines, recreation, and industry. Plants, wildlife, and fish depend on water for life and habitat.

Lake Mallalieu is currently on the Impaired Waters List. Impaired waters are waterbodies that are not meeting their designated uses (fishing, swimming), due to pollutants, in this case, phosphorous. The two sources of pollutants are point sources and nonpoint sources. Point sources are pollutants that are discharged directly into the water. Nonpoint sources, such as runoff, make their way into the water. Being on the Impaired Waters List, gives a lake priority for grant monies.

The Wisconsin DNR's Chapter NR 118 sets standards for the Lower St. Croix River National Scenic Riverway. The standards set rules to prevent pollution of surface and groundwaters, minimize flood damage, and maintain the exceptional scenic, cultural, and natural characteristics of the area. Within the Riverway, the Village of North Hudson is classified as a Small Town Management Zone. The area of St. Croix Station, north of the intersection of Sections 13 and 14, is classified as Rural Residential Management Zone.

The Lake Mallalieu Association commissioned and developed the Lake Mallalieu Lake Management Plan published February 17, 2022 that contains a lake assessment and recommendations for management. The Lake Mallalieu Association is working on a volunteer basis to improve the Lake Mallalieu water quality. The Village recognizes the lake as a shared resource with St. Croix County, WI DNR, City of Hudson as partners.



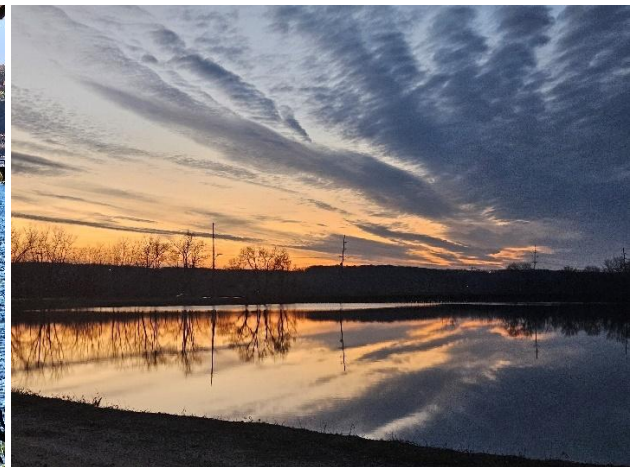
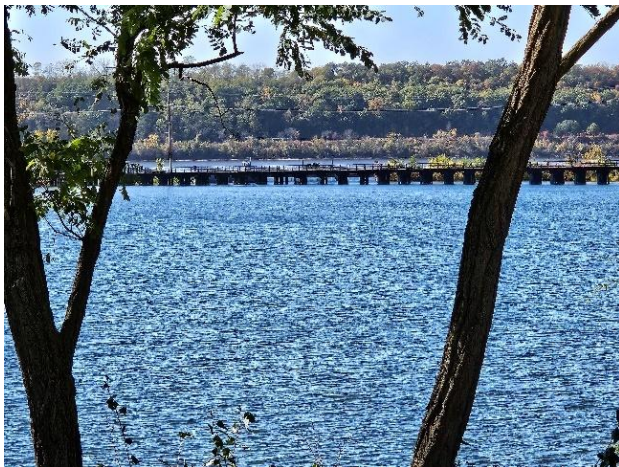
### Lake Mallalieu Dam and Surrounding Area

Located in the southwest corner of the village. Most of this area is jointly owned by surrounding municipalities and St. Croix County. A much smaller portion of the area consists of former railroad property and is privately owned. The dam itself is maintained by the City of Hudson and expenses are shared by the joint owners. The Lake Mallalieu Dam and Surrounding Area Ownership Maps on the next pages show the area extent, zoning, and property ownership.

Lake Mallalieu Association is coordinating a drawdown of the Hudson Lower Power Dam to mobilize sediments that have accumulated in Lake Mallalieu. Due to a series of dam breaches on the Little Falls Dam between 2015-2019, sediment was deposited in the upper reaches of Lake Mallalieu where the Willow River transitions into the lake. The Lake Mallalieu Association (LMA) has contracted technical services to support lake management and restoration.

### Relevant Programs and Regulations

1. National Wild and Scenic Rivers System was created by Congress in 1968 (Public Law 90-542; 16 U.S.C. 1271 et seq.) to preserve certain rivers with outstanding natural, cultural, and recreational values in a free-flowing condition for the enjoyment of present and future generations.
2. U.S. Fish & Wildlife Service Wild and Scenic Rivers Policy
3. National Park Service Wild and Scenic Rivers Program
4. Saint Croix National Scenic Riverway
5. Wisconsin Department of Natural Resources
6. Lower St. Croix River Study Report Public Law 90-542 (Original Wild and Scenic Rivers Act)
7. Public Law 92-560 (Lower Saint Croix River Act)
8. Secretarial Designation - Saint Croix River, Minnesota and Wisconsin
9. St. Croix (Lower) River Management Plan



## Lake Mallalieu Dam and Surrounding Areas



-  Former Railroad Property
-  Public Land
-  Railroad

St. Croix County  
Land Information  
October 13, 2025



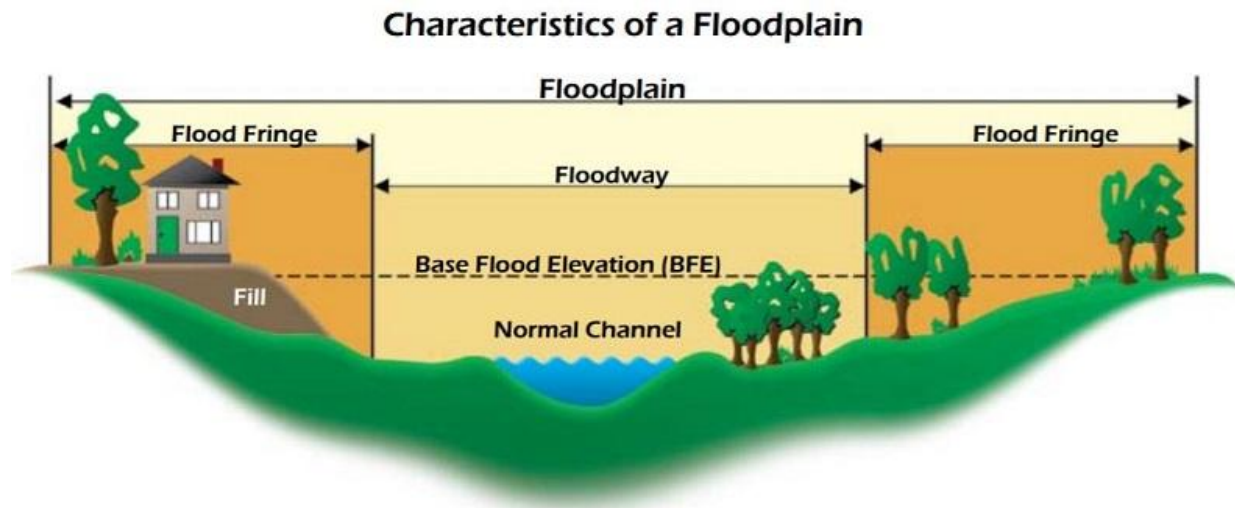
## Lake Mallalieu Dam and Surrounding Areas



### Floodplains, Shorelines, and Stormwater Runoff

The **Floodplain Map** shows floodplains along the St. Croix River and Lake Mallalieu. Floodplains are areas, which have been, or may become inundated with water during a regional flood. A regional flood is often referred to as a 100-year flood or having a 1% chance of occurring in any given year. Flood plains can be broken down into two components, the floodway and flood fringe.

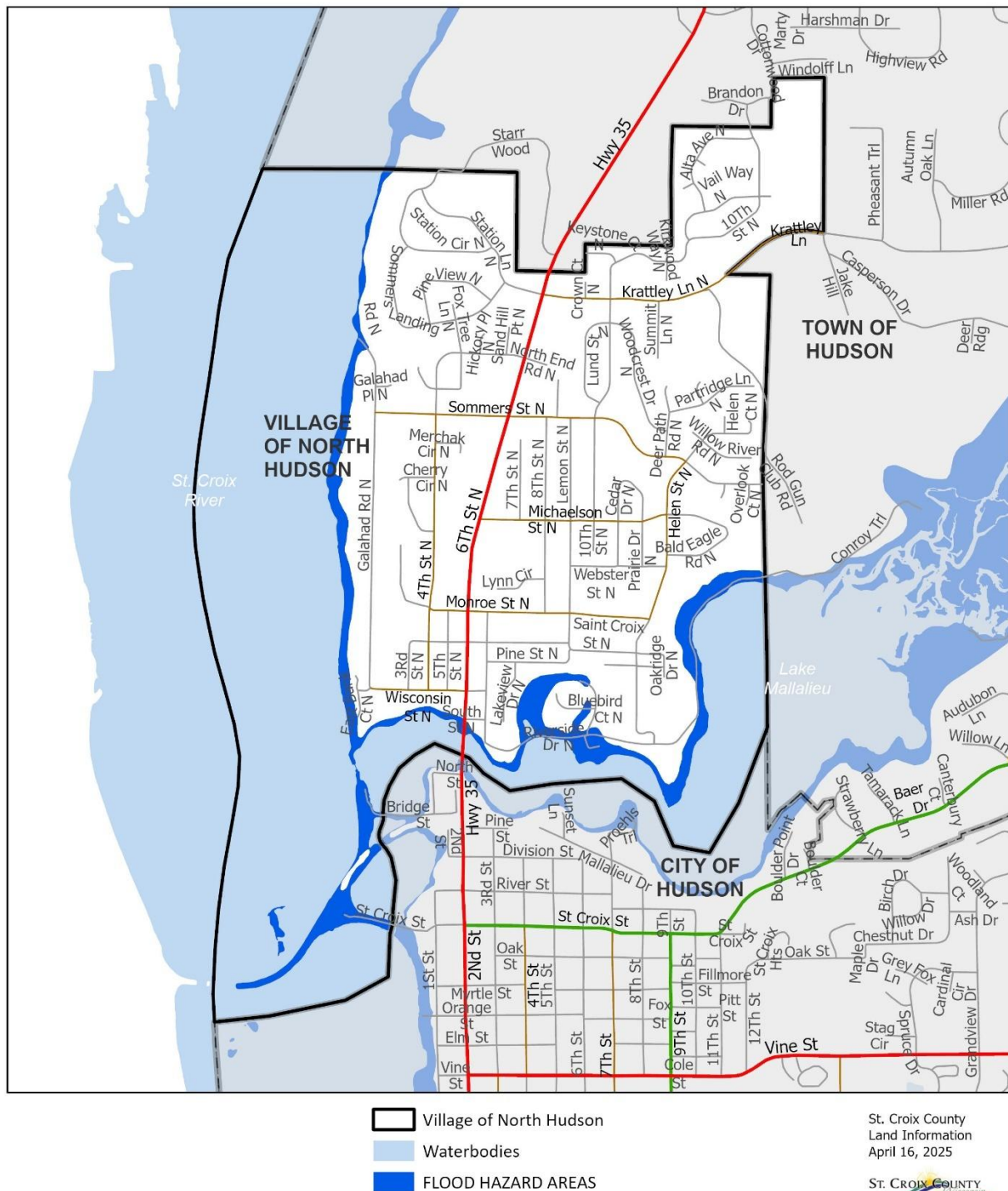
Floodways are areas directly adjoining the channel of a stream and are characterized by deep, fast moving water and is typically the most dangerous part of a floodplain. Land uses in this area should be limited to conservation areas or open space. The flood fringe is associated with standing, or slow flowing water adjacent to the floodway (See Figure Source: Wisconsin Department of Natural Resources).



Buildings within the floodplain reduce its storage capacity causing the next flood of equal intensity and volume to crest at an even higher elevation. Because of the serious danger and damage that can occur during a flood event, most structural development within a floodway is not allowed.

The Village of North Hudson has adopted a Floodplain Zoning Ordinance. Any development within the floodplain must comply with the Ordinance requirements.

## Village of North Hudson Surface Water and Floodplain



### Forested / Wooded Lands

The **Forested and Wooded Lands Map** on the next page shows forested / wooded lands in the Village of North Hudson. The Village has a large quantity of wooded lands along the St. Croix River, Lake Mallalieu, and sections of the northern and eastern portions of the Village. Neighborhoods within the Village also have streets lined with mature trees.

The forests / wooded lands provide valuable wildlife habitat and are the homes for less visible threatened and endangered plants and wildlife. Forests and trees can help protect other resources too. They can reduce heating and cooling costs of homes and businesses. Forests and trees offer erosion control for the St. Croix River and Lake Mallalieu.

In all communities, forests and trees can be used for traffic calming, the creation of parks, and add overall aesthetics that enhance the quality of life for residents. A contiguous forest is extremely important. The fragmentation of land can result in the disruption of habitat and can lead to problems between wildlife and humans.

As development occurs, trees are usually removed to make construction more efficient. More recently, the value of trees and forests as a selling point have made developers retain as many trees as possible. Currently, the Village of North Hudson does not have a tree planting requirement in their subdivision ordinance. Normally, a tree per 50' of road length is required.

Another way to promote the continued growth of trees would be to create an Urban Forestry Program. The [Wisconsin DNR](#) offers technical assistance, education and training, resource development, and helps create public awareness for the support of urban forests. Wisconsin DNR programs include strategies to prevent and detect oak wilt and ash borer. St. Croix County hosts an [Annual Tree and Plant Sale](#) to support our natural resources with tree planting that adds beauty, shade, and sustainability to the landscape.



### Endangered Species

The [Wisconsin Natural Heritage Inventory Program](#) (NHI) maintains data on their location and status. A list of these occurrences and the year documented can be found at the Wisconsin DNR web site. The Village of North Hudson has documented occurrences of aquatic and terrestrial plants, animals, and natural communities.

## Village of North Hudson Forested and Wooded Areas



National Agriculture Imagery Program (NAIP) 2022

St. Croix County  
Land Information  
April 16, 2025



## Cultural Resources

Cultural resources are defined as historic buildings and structures as well as historic and ancient archeological sites. There are many benefits to identifying and preserving these resources. Cultural resources are important to a community's identity and can be a source of community pride. Preservation and promotion of these can have positive economic benefits by making the Village of North Hudson a destination to shop, live, or simply enjoy the aesthetics.

### Wisconsin Architecture and History Inventory

The Architecture and History Inventory (AHI) was a project started in the mid-1970s. It was started to collect information on historic buildings, sites, and structures. Beginning in 1980, more intensive surveys were conducted by professional historic preservation consultants and funded through subgrants. A search of the AHI database shows over 60 properties in the Village of North Hudson. The properties, photos, and their AHI reference number can be viewed on the [Wisconsin Architecture and History Inventory](#) website. A general location of these properties is shown in the **Cultural Resources Map** below. Being on the AHI registry conveys no special restrictions on the property or special status. The inventory has not been updated to show structures that have been demolished, moved, or given new addresses over time. This list should be used as a starting point for any local research into the creation of historical districts or the historical designation of homes, structures, or sites.

### National Register of Historical Places

The Village of North Hudson has one historic district that was designated on October 4, 1984 (reference #84000072). The district is known as the Chicago, St. Paul, Minneapolis and Omaha Railroad Car Shop Historic District and is roughly bounded by Galahad Road N., Sommers Street N., 4th Street N., and St. Croix Street N. The period of significance for this district was between 1890 and 1934. The primary function of the area was industry, extraction, processing, and transportation. The railroads and their shops were an important contribution to the area's economy for over seventy-five years. Furthermore, the thirteen red brick railroad repair and construction buildings located here are architecturally representative of industrial structures at the turn of the 20th century. Built in 1890-1916, these buildings included: a wood machine shop, blacksmith and iron machine shop, freight car shop, passenger car shop, paint and tin shop, upholstery shop, dry kiln, and hand car repair shop. Guidelines to retain the architectural integrity of the buildings or area may be required if applying for any state or federal funding.

As of 2025, several of the buildings located within the historic district have undergone major improvements, keeping with the historic nature of the buildings.

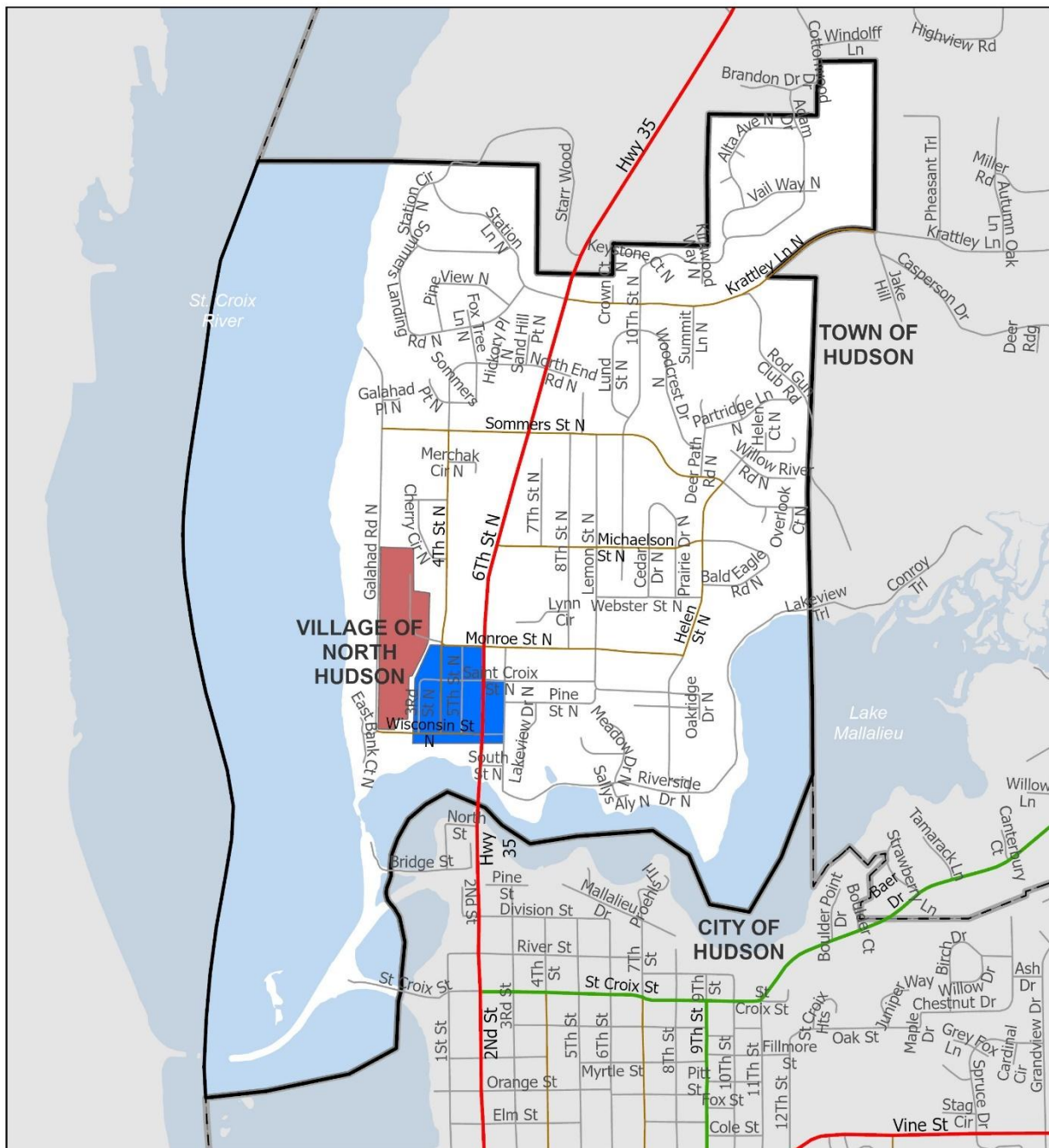
### Photos from Wisconsin Architecture and History Inventory

Left: North Hudson Building H - Oil House Reference Number: 48225

Middle and Right: North Hudson Building D - Passenger Car Shop Reference Number: 48228



## Village of North Hudson Cultural Resources



Village of North Hudson  
 Waterbodies

Cultural Resources  
 Approximate Area of Architectural and Historical Inventory

Approximate Railroad Car Shop Historic District Boundary

St. Croix County  
 Land Information  
 April 23, 2025

ST. CROIX COUNTY  
 Wisconsin  
 Community Development

## Archeological Sites

A search of the WHS database reveals three archeological sites within the Village of North Hudson. The locations are general in nature to discourage human disturbance. This list represents only known sites. There may be other sites not yet identified. The significance of the sites is not known at this time. Evidence found could be a cemetery or a campfire with leftover fragments from the making of arrowheads. There are current laws and statutes in place that protect these sites. Federal projects need to ensure that their projects, such as a highway, do not adversely affect archeological sites (Section 106). In Wisconsin, state projects (Sec.44.40), political subdivisions (Sec.44.43), burial sites (Sec.157.70), rock art sites (Sec.943.01), public lands (Archaeological Resource Protection Act of 1979), and state lands (Sec.44.47) are all protected.

Table 4-2 Archeological Sites			
Site #/Burial Code	Site Name/Type	Cultural Study Area	TRS
SC-0037	Unnamed Site 1. Campsite/Village	Historic Indian	T29N R20W S12
SC-0003	Unnamed Site 1. Mound(s) –Other/Unk 2. Cemetery/Burial	Unknown	T29N R20W S13 T29N R20W S24
Source: Wisconsin Historical Society 2005			

## Village of North Hudson Historic Preservation Committee

The Village of North Hudson has a four (4) member Historical Preservation Committee.

## Village of North Hudson Historic Preservation Ordinance

The Village of North Hudson has a Historic Preservation Ordinance that is in place to protect, enhance, and preserve the Villages cultural resources and aesthetic character. The ordinance allows for the creation of a historic preservation committee, designation of historic structures, sites and districts, and the regulation of construction, reconstruction, alterations, and demolition.

## Funding and Incentives

Owners of historic properties may be eligible for historic preservation tax incentives through Federal and State Historic Preservation programs.

## Agriculture, Natural and Cultural Resources Plans & Programs

1. [U.S. Department of Agriculture](#) (USDA) urban farming, farmer's market
2. [St. Croix County Comprehensive Plan](#) including Farmland Preservation Plan
3. [Wisconsin Department of Natural Resources](#) (DNR)
4. [National Register of Historic Places](#)
5. [Wisconsin Historical Society](#) - State Register of Historic Places
6. [National Trust for Historic Preservation](#)
7. [Wisconsin Department of Transportation](#) Rustic Road program
8. [Federal Scenic Byway Program](#)
9. [Wisconsin Wildlife Action Plan 2015-2025](#)
10. [Implementation Plan](#) for the Lake St. Croix Nutrient Total Maximum Daily Load



## Agriculture, Natural and Cultural Resources Goals, Objectives, Strategies

### **Goal 1: Promote and Preserve Urban Forestry and Green Infrastructure**

**Objective:** Preserve existing trees and encourage future tree growth throughout the Village

**Strategies:**

- Implement policies to protect mature trees during development.
- Provide incentives for homeowners and developers to plant native tree species.
- Adopt and implement an Urban Forestry Plan.

**Objective:** Maintain and expand the tree canopy to reduce energy use

**Strategies:**

- Encourage tree planting near buildings to reduce heating and cooling loads.
- Promote energy-efficient landscaping practices.

**Objective:** Require tree preservation and planting in new development and redevelopment

**Strategies:**

- Update development review standards to include tree preservation and replacement requirements.
- Consider including landscaping plans as a required part of development proposals.

### **Goal 2: Protect and Improve Surface Water Quality in the St. Croix River and Lake Mallalieu**

**Objective:** Ensure development has minimal impact on surface water resources through development plan review and frequent inspections.

**Strategies:**

- Implement strict erosion and sediment control standards.
- Require best management practices (BMPs) for stormwater management in all developments.

**Objective:** Review and strengthen erosion control measures

**Strategies:**

- Conduct regular inspections and enforcement of erosion control practices.

**Objective:** Update the 1986 Comprehensive Surface Water Management Plan.

**Strategies:**

- Conduct a technical review of the existing plan and identify areas for improvement.
- Incorporate updated data and current best practices in water resource management.

### **Goal 3: Preserve Environmental Corridors and Natural Connectivity**

**Objective:** Maintain continuous environmental corridors and prevent habitat fragmentation



**Strategies:**

- Protect and conserve critical natural areas and wildlife corridors.
- Limit development in ecologically sensitive areas.

**Objective:** Collaborate with neighboring communities and St. Croix County

**Strategies:**

- Participate in regional conservation planning efforts.
- Develop intergovernmental agreements for managing shared natural resources.

**Objective:** Require developers to replant trees and restore natural features

**Strategies:**

- Establish replanting guidelines and minimum vegetation standards.
- Monitor compliance through post-development site inspections.

**Goal 4: Preserve and Promote Cultural and Historical Resources**

**Objective:** Preserve historic and architectural aspects of the Village through active and engaged Historic Preservation Committee.

**Strategies:**

- Protect buildings and areas with historic significance through designation and regulation.
- Ensure new development aligns with the architectural character of the community.

**Objective:** Protect archaeological sites through active and engaged Historic Preservation Committee.

**Strategies:**

- Identify and document archaeological resources prior to development approval.
- Partner with state agencies and local historians to ensure proper preservation.

**Objective:** Update and share the Architecture and History Inventory (AHI)

**Strategies:**

- Conduct regular updates to AHI findings and photographs.
- Make AHI records easily accessible to the public, including via the Village website.

**Objective:** Explore opportunities to commemorate local history

**Strategies:**

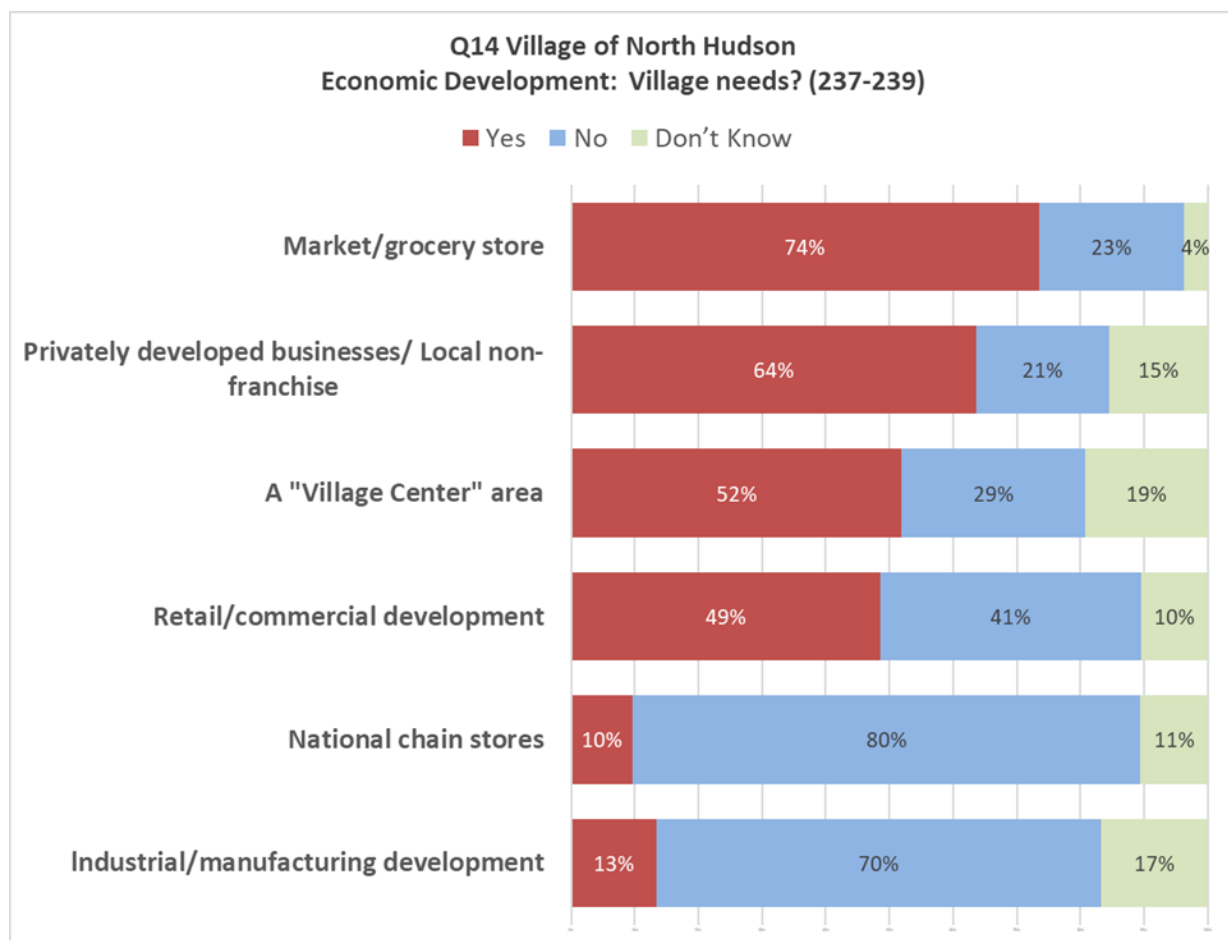
- Consider installing historical markers at key sites.
- Create an online map and guide for historical points of interest.

## Chapter 6 Economic Development

Economic activity in North Hudson is influenced by many factors. The most significant factor is the Village's proximity to the City of Hudson and the Twin Cities Metropolitan Area. These areas provide many opportunities for employment and a large variety of retail establishments. Given this dynamic and desire of residents to maintain current character, options to attract new businesses and industries can be limited. The St. Croix River provides important recreational opportunities. However, it would be difficult for the Village to attract this river traffic because of a lack of a public marina or boat landing near existing businesses.

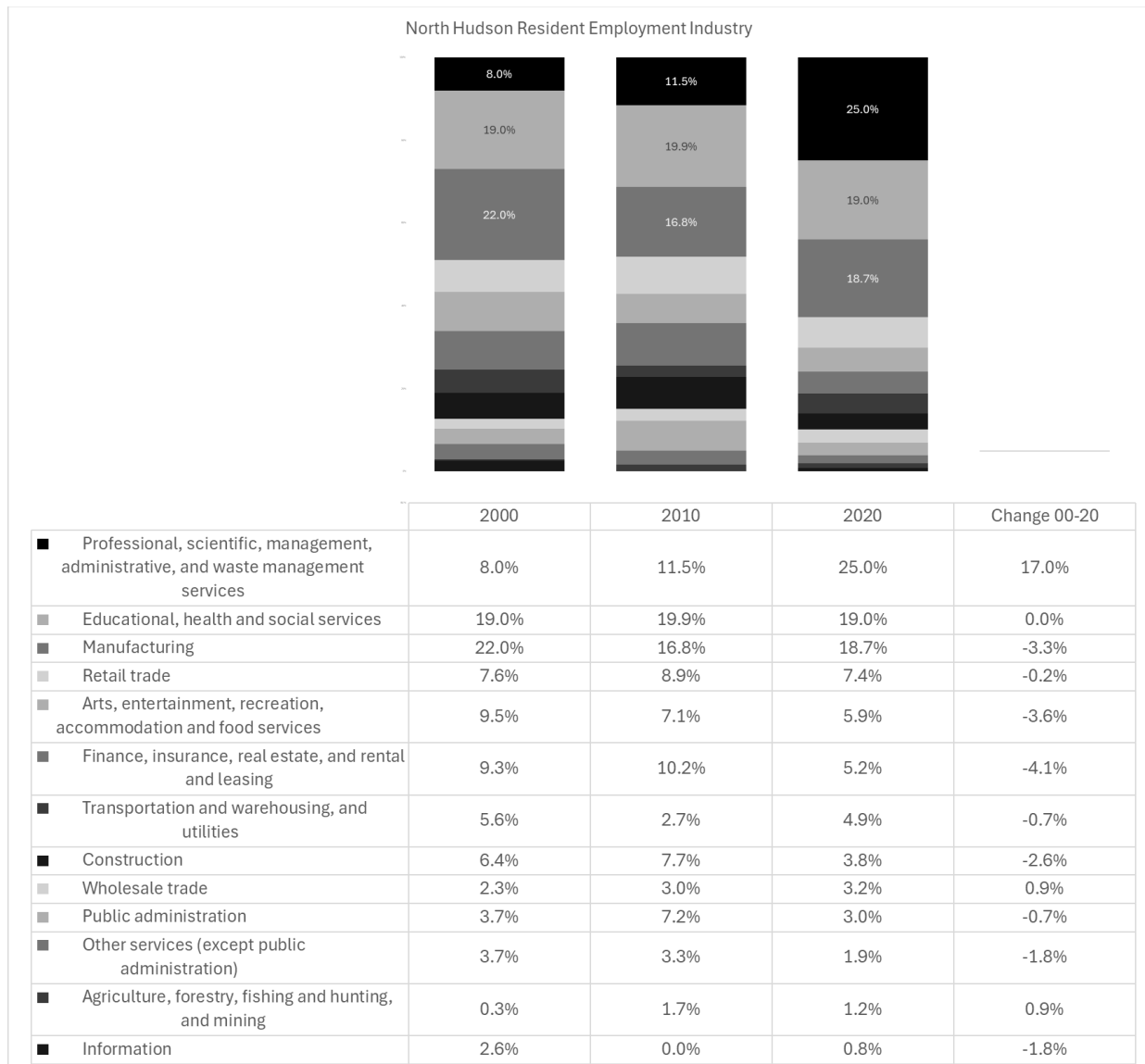
### Economic Development Survey Results

The Village of North Hudson comprehensive plan survey was administered in October through December 2024. Full survey results are shown in Appendix A.



## Employment Industry

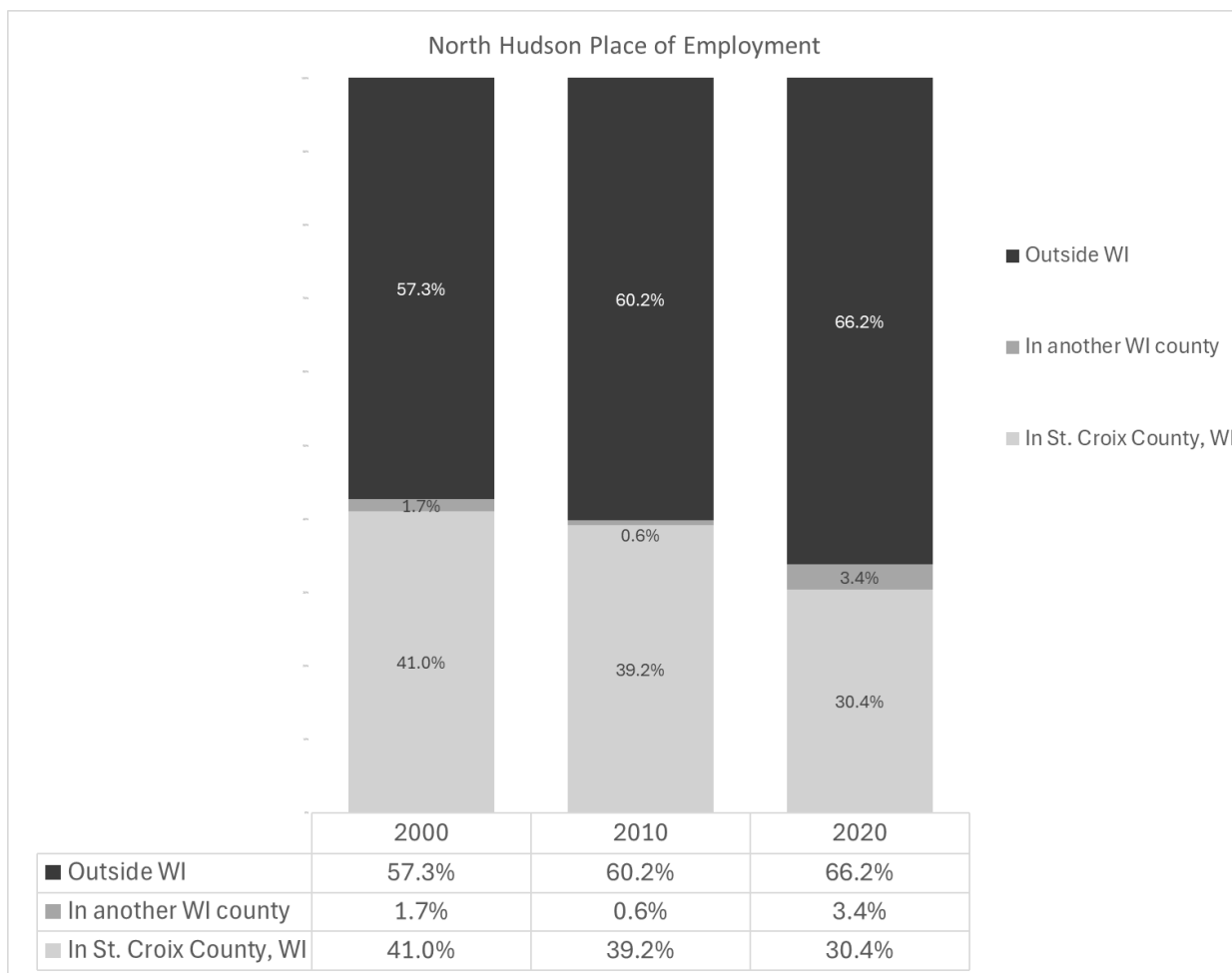
In 2020, the top three employment industries of residents in North Hudson include: 1) Professional services, 2) Education, health care and social services, and 3) Manufacturing. The graph and table below show the town residents' employment by industry for 2000, 2010 and 2020. According to the Census, employment industry percentages that decreased from 2000 to 2020 include Finance, insurance, real estate; Arts, entertainment, recreation; and manufacturing. Industry percentages that increased from 2000 to 2020 include professional services, and wholesale trade.



## Place of Employment

Like most communities in Western Wisconsin, a majority of residents commute to jobs outside of their hometown. These numbers are reflective of the location of the Village of North Hudson, which is within a half hour of the Twin Cities Metropolitan Area and borders the City of Hudson.

The graph and table below show North Hudson resident place of employment in three categories including in St. Croix County, in another WI county, and outside WI. The estimated percentages reveal that from 2000 to 2020, most residents worked outside Wisconsin. However, estimated data for 2023, shows a trend to more employment close to home. The change may be attributed to the COVID 19 pandemic and work from home options. Another reason may be finding similar employment in Wisconsin, eliminating the need to file two state tax returns (reciprocity terminated effective January 1, 2010).



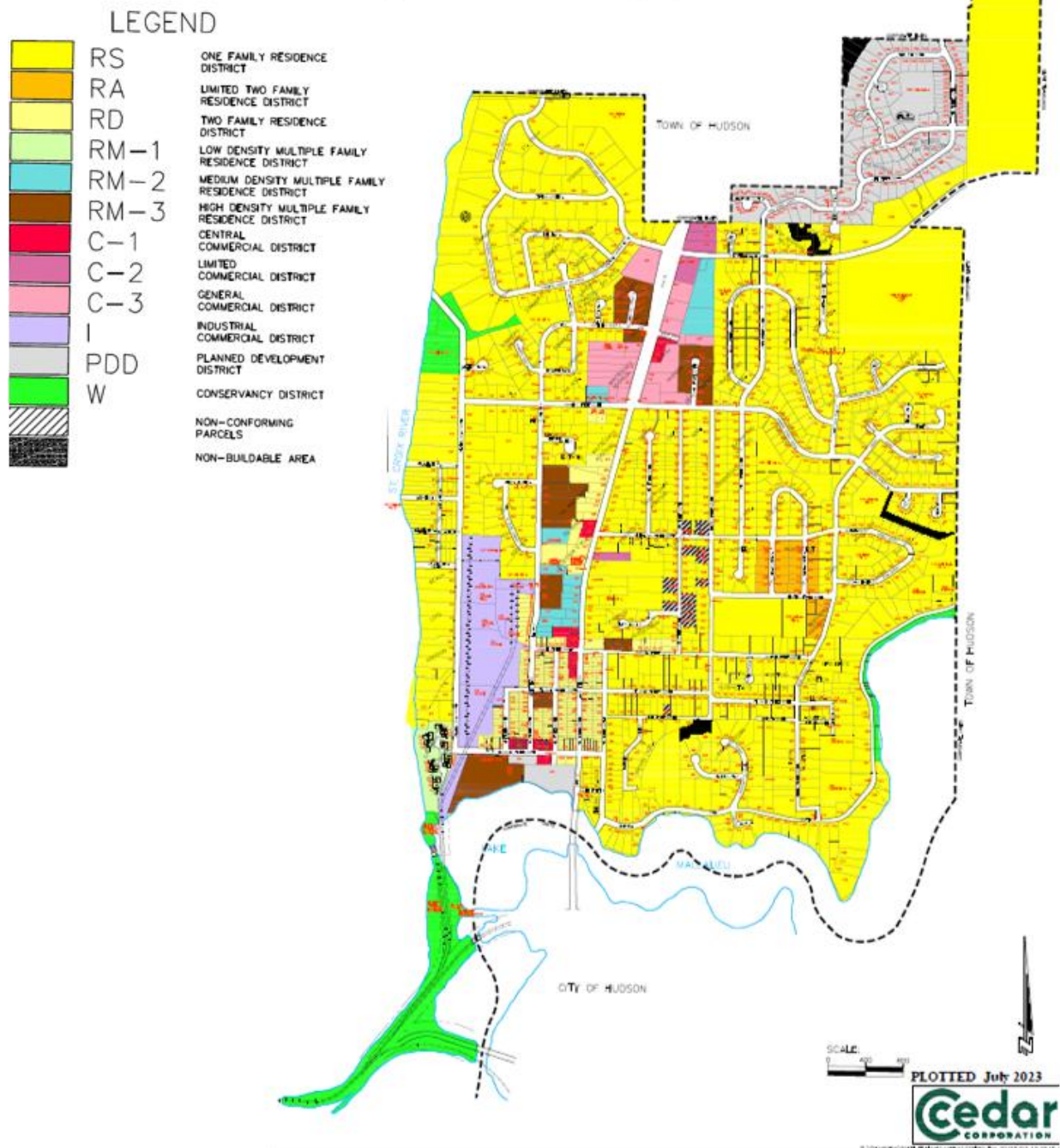
## Brownfields

Brownfields are abandoned, idle or underused commercial or industrial properties with real or perceived contamination. Brownfields present public health, economic, environmental and social challenges to the communities in which they are located. As of April 2025, there were no open sites located in North Hudson in the WI Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS). Visit [WDNR](https://www.wdnr.gov/) website for more information.

## Zoning Commercial Areas

The current zoning map shows the commercial and industrial zoned properties in red, pink, and purple. The Industrial zoned property located between Galahad Rd. N. and 4th St. N has been discussed as a potential redevelopment area in coordination with the Railroad Car Shop Historic District.

Village of North Hudson Zoning Map



## Employers

The purpose of this employer list is to gather a general idea of the employment opportunities located within the Village of North Hudson. The following list was developed with available information regarding operating businesses and estimated employment. Please contact business owners for current information.

Village of North Hudson 2025 Employer List		
	Name	Industry, Product, Service
1	501 Tavern	Restaurant
2	A & E Sewing and Design Upholstry	Upholstry
3	Alwins Auto Repair and Towing	Auto Repair
4	Ashley Dental	Dental
5	Badger State Storage	Storage
6	Big River Flooring	Construction
7	Butler CPA LLC	Accounting
8	Bywater Business Solutions LLC	Finance
9	Edward Jones - Cody Uhrhammer	Finance
10	Exit One Fireworks	Fireworks
11	Express Lane Convenience Store	Convenience
12	Firworks Nation	Fireworks
13	Garages 2 Store	Storage
14	Giovanni's Italian Ristorante	Restaurant
15	Glenbrook Building Supply Warehouse	Warehouse
16	Gray Duck Solar	Solar
17	Guv's Place	Restaurant
18	Hail Repair Plus	Construction
19	Hudson Dance Academy	Dance Academy
20	Hudson Muscle Therapy	Chiropractic
21	Hudson Pet Hospital	Vetrinarian
22	Hudson Pet Grooming	Pet grooming
23	Hudson Rod, Gun & Archery Club	Rod, Gun & Archery Club
24	Keller Williams Realty - Brad Hetland	Realty
25	Kwik Trip Inc (North Hudson)	Convenience
26	Lake Mallalieu - Willow River Apartments	Apartments
27	Learning Circle Inc. Preschool	School
28	LINE-X Protective Coatings and Customization601 6th St. N.	Construction
29	Little Crappie Swim School	School
30	Mallalieu Inn	Restaurant Bar
31	Midwest Landscapes and Excavation	Landscaping
32	Midwest Radon Solutions	Radon Solutions
33	Milestones Inc. Concrete	Construction
34	North Hudson Pepper Fest	Event Planning
35	Opera House Communications & Advocacy	Communications & Advocacy
36	Psychiatric Consultants of Western Wisconsin	Psychiatric
37	Purdy Dental	Dental
38	Putman Landscape Planning and Design	Landscaping
39	RDS 3PL Freight & Logistics	Warehouse
40	Starr's Bar	Restaurant Bar
41	Tech Neeck's Auto Repair	Auto Repair
42	Village Inn Sports Bar, Grill and Pizzeria	Restaurant Bar
43	Village Liquor Store	Liquor Store
44	Village of North Hudson	Government
45	Wakeless Customs	Construction
46	Willman Works	Construction
47	Zappa Bros.	Excavation, Construction



## Businesses and Chamber of Commerce

There are over four dozen businesses operating in North Hudson offering a variety of goods and services for residents, visitors and people in the surrounding communities. Village of North Hudson businesses are served by the Hudson Area Chamber of Commerce & Tourism Bureau, which serves over 500 businesses. The Chamber provides networking and marketing opportunities, educational programming, leadership development, several committees, and task forces for members to get involved in. Participation in the Chamber of Commerce is optional and based on a fee, which is determined for each business by the number of full-time employees at that business.

## Economic Development Programs

### Federal Agencies & Programs

- U.S. Department of Commerce, [Economic Development Administration \(EDA\)](#)
- U.S. Department of Agriculture, [Wisconsin Rural Development Programs](#)
- [U.S. Environmental Protection Agency](#) – Contaminated sites nation priorities
- US [Small Business Administration \(SBA\)](#)

### State Agencies & Programs

1. [Wisconsin Department of Workforce Development](#)
2. [Wisconsin Economic Development Association](#)
3. [Wisconsin Department of Administration](#)
4. [Wisconsin Economic Development Corporation](#)
5. [Wisconsin Department of Tourism](#)
6. [Wisconsin Department of Agriculture](#), Trade and Consumer Protection Agricultural Development and Diversification (ADD) Grant Program
7. [Wisconsin Department of Natural Resources](#)
8. [Wisconsin Housing and Economic Development Authority](#) (WHEDA)
9. [Wisconsin Department of Transportation](#)
10. [Wisconsin Brownfields Redevelopment](#) and Reuse Initiative
11. Small Business Development Center (SBDC)
12. [Wisconsin Business AnswerLine](#)

### Regional and Local Agencies & Programs

1. [Momentum West](#)
2. [West Central Wisconsin Regional Planning Commission](#)
3. [St. Croix Economic Development Corporation](#)
4. [St. Croix County, University of Wisconsin-Extension](#), Cooperative Extension, Baldwin
5. [St. Croix County Job Center](#), New Richmond
6. Chippewa Valley Technical College Employment Services, River Falls
7. University of Wisconsin River Falls Career Services, River Falls
8. [Wisconsin Northwood Technical College](#) Employment Services, New Richmond website:
9. [UW-River Falls Small Business Development Center](#) (SBDC), River Falls
10. [Service Corps of Retired Executives \(SCORE\)](#), Eau Claire and St. Paul
11. Greater MSP - 15-county Minneapolis–Saint Paul regional economy
12. Greater St. Croix Valley Partnership - between St. Croix, and Dunn County EDCs
13. [Regional Business Fund, Inc](#), Eau Claire - low-interest loans for business expansion
14. [Hudson Area Chamber of Commerce & Tourism Bureau](#)



## Economic Development Goals, Objectives and Strategies

### **Goal 1:** Support and Guide Sustainable Economic Growth in the Village

**Objective:** Ensure economic growth aligns with the Village’s small-town atmosphere

**Strategies:**

- Develop and implement design guidelines that preserve Village character in commercial development.
- Conduct community input sessions to define what “small-town atmosphere” means in design and function.
- Evaluate new development proposals for consistency with local values and aesthetics.

**Objective:** Explore financial tools to support responsible development

**Strategies:**

- Assess the feasibility of creating a Tax Increment Financing (TIF) District to support targeted economic growth.
- Use TIF or similar tools to finance infrastructure improvements in commercial areas.

### **Goal 2:** Promote and Support Locally Owned and Small Businesses

**Objective:** Strengthen the presence of small and locally owned businesses

**Strategies:**

- Partner with Chamber of Commerce to provide marketing and grant resources for local entrepreneurs.
- Partner with local business associations or chambers of commerce to support start-ups.
- Reduce regulatory barriers for local businesses where possible.

**Objective:** Encourage home occupation businesses as a form of entrepreneurship

**Strategies:**

- Create clear zoning and permitting pathways for home-based businesses.
- Promote success stories and case studies of home-based businesses within the Village.

### **Goal 3:** Maximize and Optimize Use of Limited Commercial Land

**Objective:** Encourage efficient and high-quality development of existing commercial sites

**Strategies:**

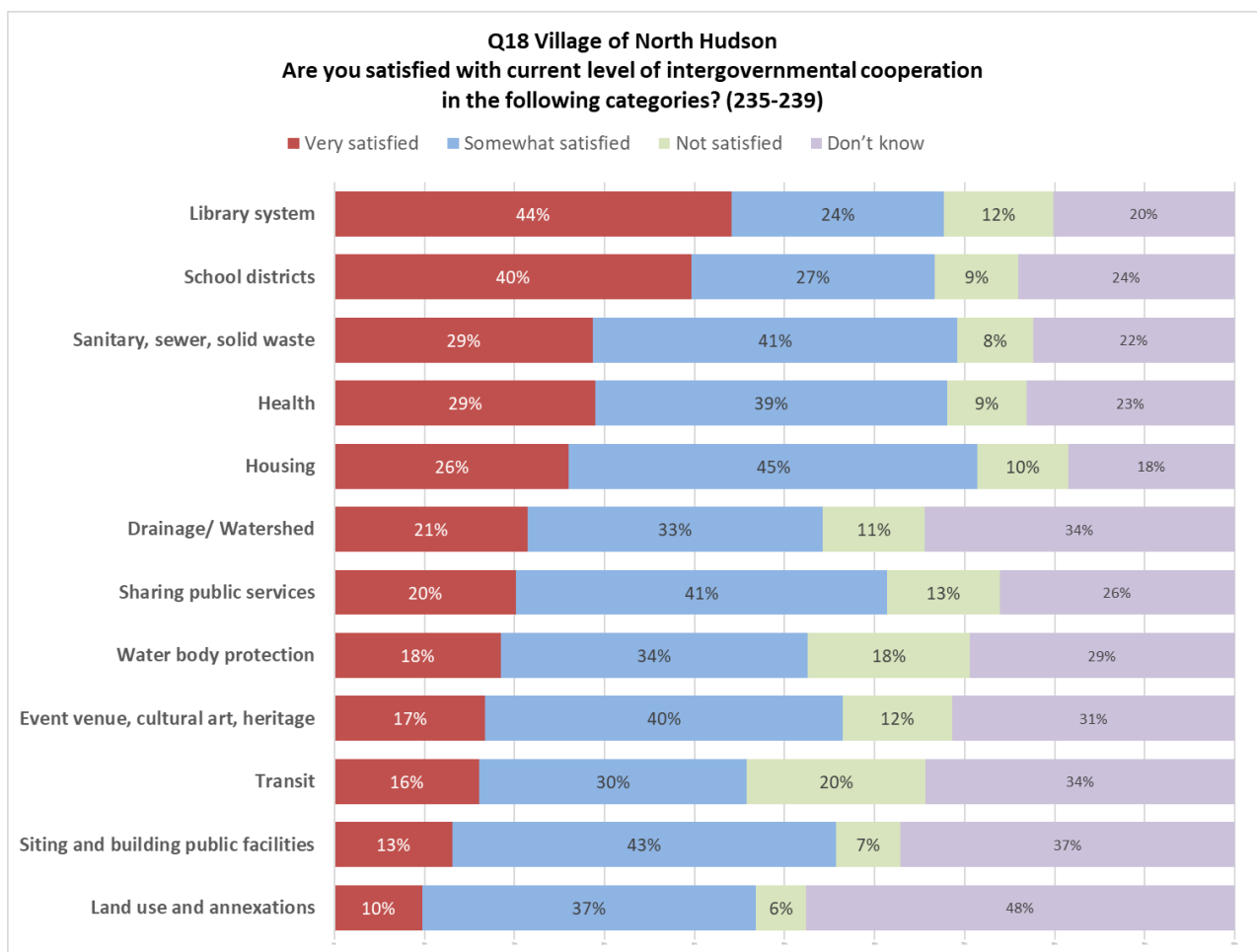
- Conduct commercial land use inventory and identify underutilized properties.
- Prioritize mixed-use development where appropriate to make full use of land.
- Support redevelopment of aging or underperforming commercial and retail areas
- Consider incentives or technical support for property owners to reinvest in older properties.
- Identify opportunity areas for infill and redevelopment in the comprehensive plan.

## Chapter 7 Intergovernmental Cooperation

It is often a challenge for a community to implement a comprehensive plan on its own. Many issues important to North Hudson go beyond the political boundary. Cooperation and communication can be mutually beneficial by creating mutual trust and respect, identifying cost savings, and identifying mutual issues that can be addressed together.

### Survey Results

The following graph shows the 2024 comprehensive plan survey results of the level of satisfaction with intergovernmental cooperation. Full survey results are shown in Appendix A. The top five most satisfied categories include: Library, School, Sanitary sewer and waste, Health, and Housing. Categories with higher non-satisfaction include Transit and Water body protection.





## Existing Collaborations and Agreements

Intergovernmental agreements can be as simple as sharing information to something more complex such as entering into contracts to provide services. The Village of North Hudson recognizes the benefits of working with the surrounding communities and government agencies. The Village is currently engaged in the following agreements or participating in the following collaborative groups.

1. Intergovernmental Advisory Committee (IAC): Hudson School District, Town of Troy, Town of St. Joseph, Town of Hudson, City of Hudson, Village of North Hudson, and St. Croix County.
2. Extraterritorial Zoning Committee (ETZ): Village of North Hudson, Town of Hudson, and Town of St. Joseph. The ETZ Committee's purpose is to create mutually agreed upon zoning classifications within an established 1½ mile boundary extending outward from the Village Limits. Reference Wisconsin State Statute 62.23(7a) Extraterritorial Zoning.
3. Hudson Library Board: The Village has representation on the board.
4. The Lake Mallalieu Association: Village partners with the Lake Mallalieu Association and Wisconsin Department of Natural Resources on water quantity and quality issues related to stormwater runoff.
5. Joint Fire Advisory Board: Fire protection is provided by the Hudson Fire Department. The Department also provides services to the Town of Hudson and the northern half of the Town of Troy. The cost of fire protection is based on equalized property value and share of five-year average fire run. The Village has one representative on the Joint Fire Advisory Board.
6. Police Department: The Village of North Hudson Police Department works with the County Sheriff, Hudson Police Department and State Patrol to keep the community safe.
7. Hudson Public Utilities Commission: A Village representative of this seven-member board attends monthly meetings, provides Village viewpoints, and votes on issues concerning water and sewer.
8. Hudson Area Sewer Service (HASS) Plan: Village of North Hudson, City of Hudson and St. Croix County collaborate to implement the Hudson Area Sewer Service (HASS) Plan that requires review of all proposed sewer service extensions or hookups for conformance with State development standards.
9. Emergency Medical Services: Lakeview Emergency Management Services (EMS) provide emergency services to the Village of North Hudson.
10. St. Croix County Emergency Management/Crisis Planning: The St. Croix Emergency Management Department provides planning for all emergency situations within the [All Hazard Mitigation Plan](#).
11. St. Croix County [Emergency Communications](#) Center 911: Provides dispatching and a centralized communications for all Law Enforcement agencies.
12. Hudson School District (HSD): The HSD meets with the Councils and Boards of all communities within the District to discuss school space issues and future needs.
13. St. Croix Bike and Pedestrian Trail Coalition: The Village has representation on the coalition.
14. River Channel Cable TV: The Village has representation on the board.



## Consolidation

The Village of North Hudson has limited opportunities for future physical growth and development. Because of this, increases in the costs associated with maintaining communities and infrastructure will have to be distributed among the same number of residents, increasing their share of improvement costs.

Several factors will have to be addressed if consolidation is ever considered. These include costs associated with consolidation, employment status of Village employees, zoning and other local regulations, and community identity. A Feasibility Study of Municipal Consolidation was prepared in 1972 by the Wisconsin Taxpayers Alliance. The study's conclusion was that the consolidation of the Village of North Hudson with the City of Hudson was feasible at that time. The two municipalities may want to request an independent entity conduct another study if consolidation is considered in the future.

## Existing Conflicts

Currently, the Village does not have any conflicts with the State, St. Croix County, neighboring communities, or government agencies.

## Conflict Resolution

When conflicts arise, it is important to address them in a manner that produces mutual understanding of the issues and creates an atmosphere under which the conflicts can be resolved successfully. The Village should hold joint meetings with neighboring governments and agencies to resolve future conflicts. Initial guidance may come from the Village's Plan Commission or Village Board.

## Village Communication

The Village uses several channels in which to communicate to its residents including leveraging the Hudson Star Observer, River Channel Cable broadcasting, social media, the Village of North Hudson website, email alerts for those registered, postings within the Village Hall and direct mailing when appropriate.

## Emergency Communication

In the case of a crisis (such as tornado touchdown, public health disaster, pandemic or bioterrorism), potential gas main explosion or dangerous criminal loose in the village), the following methods should be used to communicate information and instructions: Warning siren activation by County Dispatch, public radio stations (Wisconsin Public Radio and Minnesota Public Radio) and commercial radio stations, TV Stations/Public Cable Access, Village website, Police, and/or door-to-door messaging.

## Intergovernmental Cooperation Goals, Objectives and Strategies

### **Goal 1:** Strengthen Intergovernmental Relations and Regional Collaboration

**Objective:** Maintain and expand mutually beneficial intergovernmental relationships

**Strategies:**

- Continue regular communication with neighboring municipalities, St. Croix County, and state agencies.
- Evaluate and renew existing intergovernmental agreements based on effectiveness and value.



**Objective:** Represent the Village in regional and long-range planning efforts

**Strategies:**

- Appoint Village representatives to participate in regional planning boards and commissions.
- Actively advocate for Village interests in transportation, environmental, and land use planning initiatives.

**Objective:** Explore and expand shared services to improve efficiency

**Strategies:**

- Regularly evaluate opportunities for cost-sharing and service consolidation
- Benchmark shared service models used successfully in similar communities.

**Objective:** Participate in joint committees to address common challenges

**Strategies:**

- Continue membership and engagement in issue-specific joint task forces or advisory groups.
- Lead or co-lead new collaborations around emerging regional concerns (e.g., housing, water quality, emergency response).

**Goal 2:** Improve Communication and Engagement with Village Residents

**Objective:** Ensure residents have access to timely and relevant information

**Strategies:**

- Maintain a user-friendly and regularly updated Village website and social media platforms.
- Consider publishing a yearly printed or digital newsletter summarizing key initiatives and updates.

**Objective:** Utilize all available communication methods to reach a broad audience

**Strategies:**

- Use email alerts, social media, the Village website, bulletin boards, and mailed communications effectively.
- Assess ways to ensure communication is accessible to all residents, including seniors and those without internet access.

**Objective:** Actively seek input from residents

**Strategy:**

- Provide online forms and feedback tools for residents to easily submit input or concerns.

**Objective:** Maintain a robust emergency communication plan

**Strategies:**

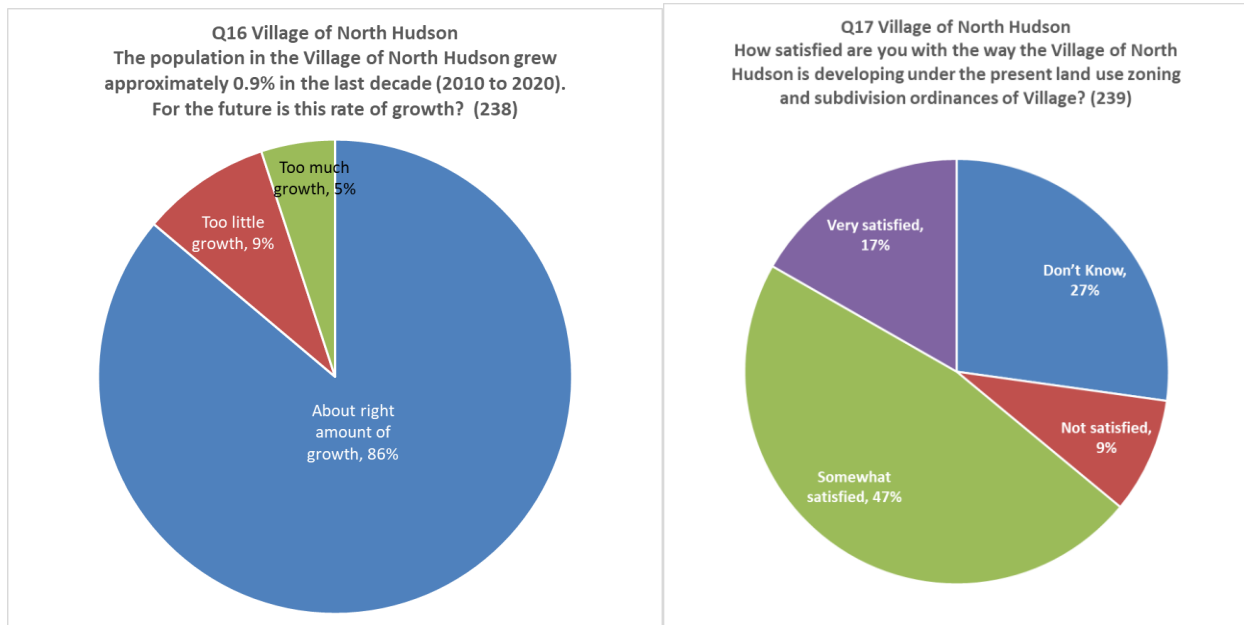
- Update the Village's emergency communication plan annually or as needed.
- Test emergency communication systems regularly to ensure preparedness.

## Chapter 8 Land Use

The purpose of the Land Use chapter is to identify and analyze how land within North Hudson is being used at a specific point in time and to help recommend appropriate uses for the land in the future. A well-thought-out land use plan will help make zoning decisions, evaluate development proposals, and provide a vision that provides the necessary background information for local government, residents, business owners, and developers to make consistent and informed decisions.

### Survey Results

The Village of North Hudson comprehensive plan survey was administered in October through December 2024. Survey results reveal that 86% of respondents believe that the village has experienced ‘about the right amount of growth’ in the past decade. Most respondents (47%) are somewhat satisfied with the way the village is developing under the present land use zoning and subdivision ordinances. Full survey results are shown in Appendix A.





## Zoning and Land Use

Future land use policies and zoning regulations work together to regulate how land will be used to promote the health, safety and general welfare in the community. The Future Land Use Map introduces any proposed changes to the Zoning Map for consideration by community officials in land use decision making. The Future land use map and Zoning map may be changed through amendments that consider existing and surrounding land uses, availability of public services, and community goals. The Village administers the zoning and land use regulations through a private contractor.

- **Zoning Map:** Designations define the specific development standards. Zoning standards establish regulatory requirements pertaining to residential unit types, building square footage, lot size, architectural design, landscaping, utilities, signage, lighting, and occupancy.
- **Existing Land Use Map:** The existing land use map and classifications in this chapter were derived from the 2006 comprehensive plan, assessor property tax information, and field survey. The purpose of the existing land use analysis is to identify current land uses, land use changes and patterns, land use conflicts, and support for determination of future land uses. The existing land use analysis in this chapter shows a comparison of the existing land uses in 2006 and 2024 including the number of acres dedicated to each use, the percent of total acres and the percent change.
- **Future Land Use Map:** Designates the general location, distribution, and extent of land uses. The Map guides the growth and development of the community by planning the location and character of general land use categories including residential, commercial, industrial, public services, and parks.

## Land Use Conflicts

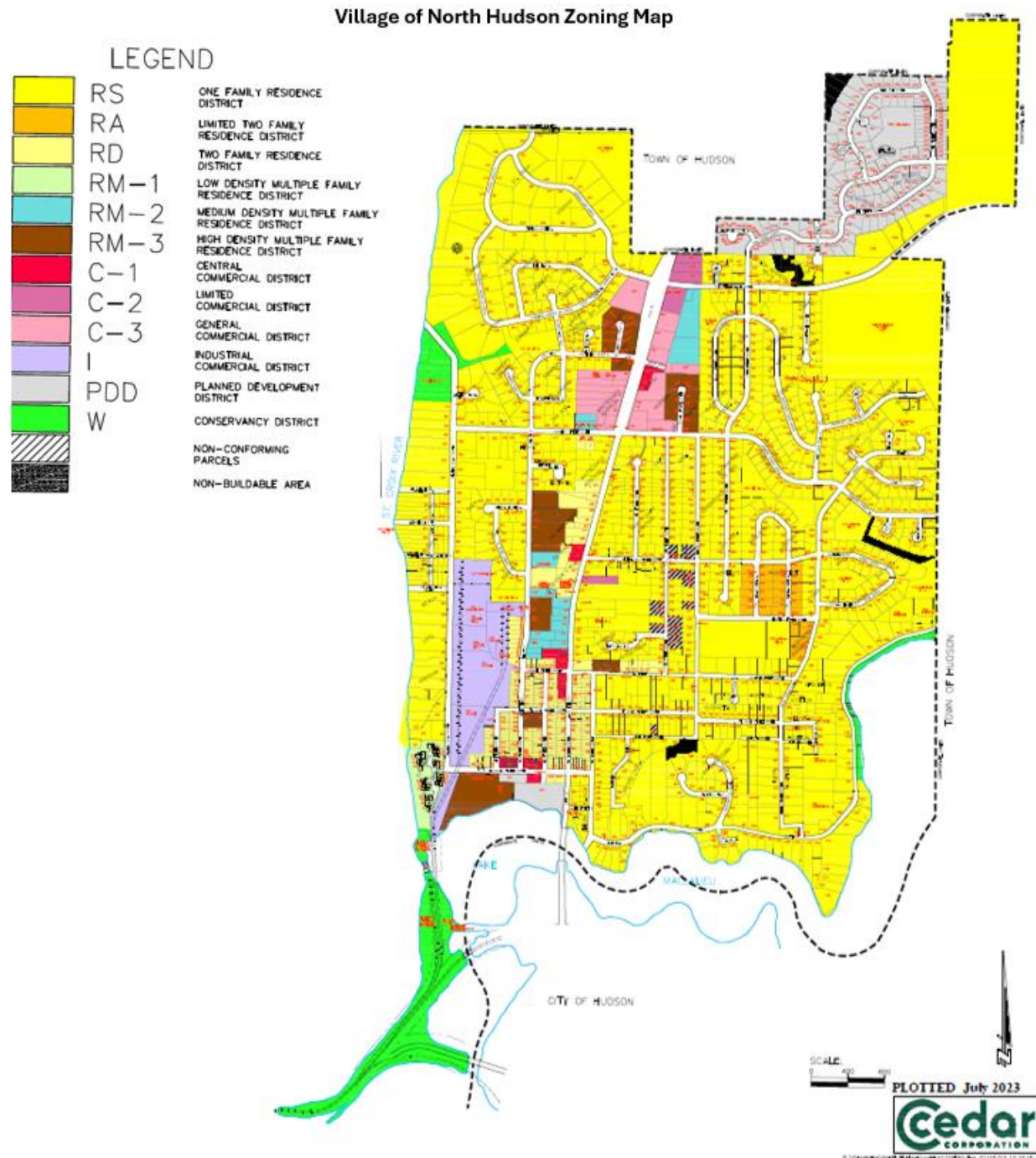
Land use conflicts occur when incompatible land uses cause a negative effect. Currently, no land use conflicts are identified. Potential conflicts could arise if the industrial zoned area within the Village evolved into a manufacturing center and created noise and traffic problems. With reference to the existing land use map, potential conflicts may arise if industrial property in abutting Town of Hudson develops with increased traffic and noise near residential property in the Village.

## Redevelopment Opportunities

The Railroad Car Shop Historic District (industrial zoned area) is the most likely location for redevelopment within the Village. The Historic District is zoned Industrial and has several businesses located within the area. The District has historical brick buildings that could be converted to commercial or residential properties. The existing businesses would have to be relocated or bought to pursue redevelopment of the area. There is a concern over contaminated soils in the area. A former business has had testing done for contaminants and should be tested with any change in land use. Currently, the Village would like to keep this area industrial but would be open to the concept of it becoming residential or commercial properties in the future due to its unique history.

## Zoning Map

The Zoning Map below is different and separate from the existing and future land use maps in this chapter. The differences are described above in the Zoning and Land Use section. Zoning map designations define the specific development standards stated within the Zoning Ordinance administered by the Village's contracted Zoning Administrator.





## Land Use Classifications

The land use classifications described below are featured on the Existing Land Use and Future Land Use maps in this chapter. Land use classifications are general representations of the property use.

**Single Family:** The majority of housing options in the Village of North Hudson are single family homes.

**Multi-Family:** Multi-family homes consist of apartments, twin homes, and condominiums and typically are higher density developments compared to single family. This land use can also be found throughout the Village.

**Commercial:** Commercial properties create employment opportunities within the Village and provide residents with goods and services. In general, they are less expensive to provide services for than residential properties. The Village of North Hudson identifies two types of commercial properties; Light Traffic Commercial (LTC) and Heavy Traffic Commercial (HTC). LTC businesses typically do not require a lot of vehicle traffic. HTC businesses attract more vehicle traffic.

**Industrial:** Industrial development offers job opportunities and a significant source of tax revenue for municipalities. Like commercial properties, they also require fewer services. The Village of North Hudson has a limited industrial base.

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

**Public/Municipal:** These include the Village Hall, Police Department, and water towers.

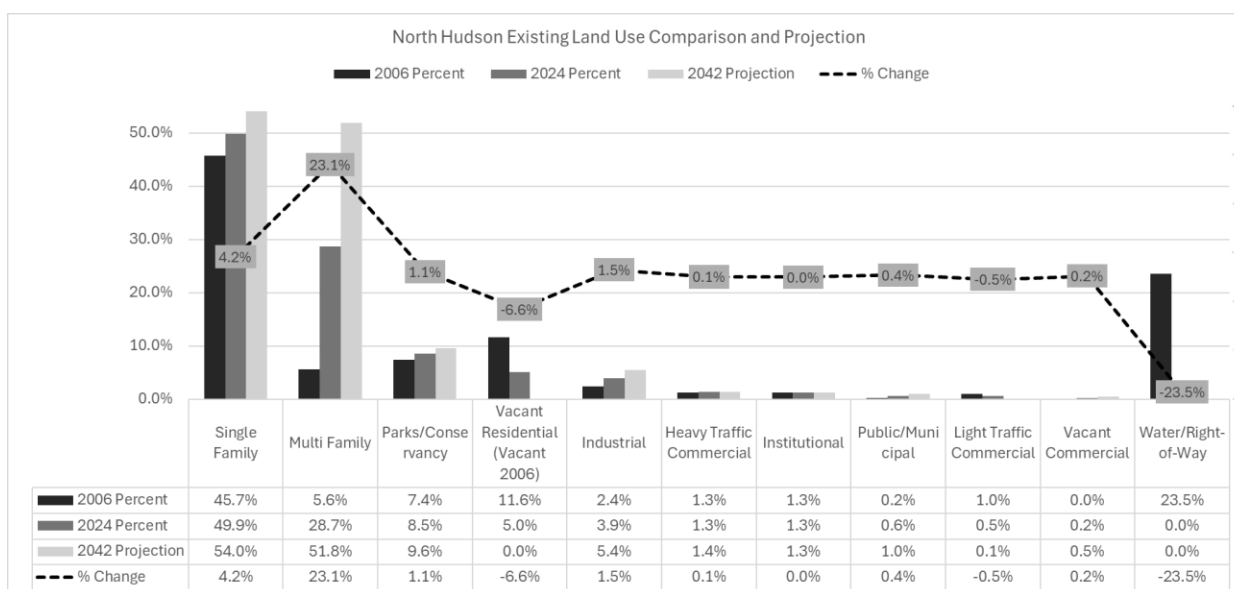
**Institutional:** Institutions provide valuable services to a community. These properties include the elementary school and a church. Typically, institutional land uses are scattered throughout a community.

**Vacant:** A variety of uses may be considered on vacant property with consideration of existing and surrounding land uses, availability of public services, and community goals. Vacant lands are important to a community as they provide a “land bank” for future growth needs.

## Existing Land Use Analysis

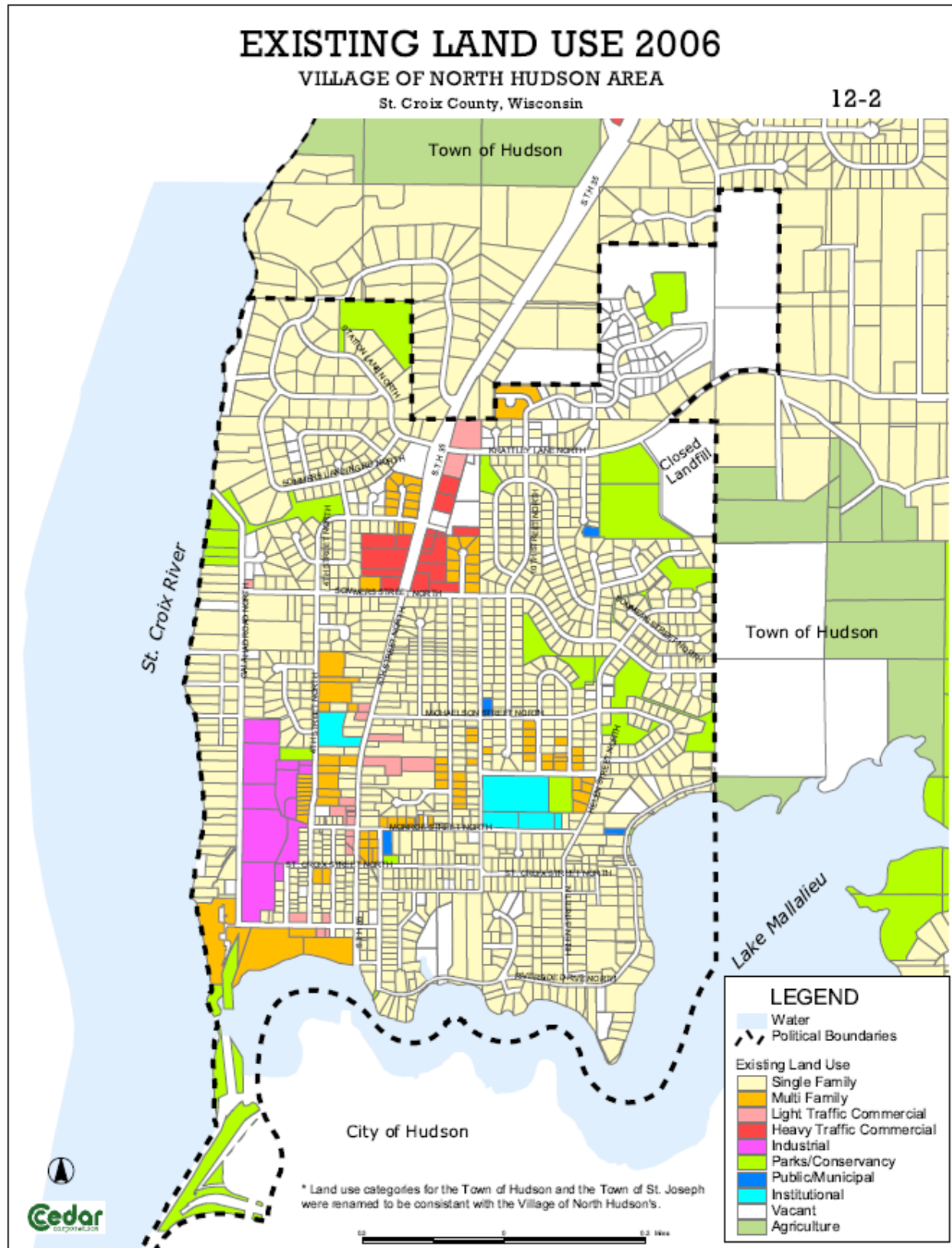
The purpose of the existing land use analysis is to identify current land uses, land use changes and patterns, land use conflicts, and support for determination of future land uses. The existing land use map and classifications in this chapter were derived from the 2006 comprehensive plan, assessor property tax information, and field survey. The graph and table below show a comparison of the existing land uses in 2006 and 2024 including the number of acres dedicated to each use, the percent of total acres and the percent change. See **Existing Land Use Maps** on next 2 pages.

Notable changes in the past 20 years include increases in Multi Family, Single Family and Vacant Commercial acres, and decrease in Vacant Residential. Data considerations in the comparison include the separation of vacant commercial from vacant residential in 2024, and the elimination of the water/right-of-way category in 2024. Projected land use percent changes are based on an extrapolation calculation with the assumption that the changes from the past eighteen years will continue into the future.

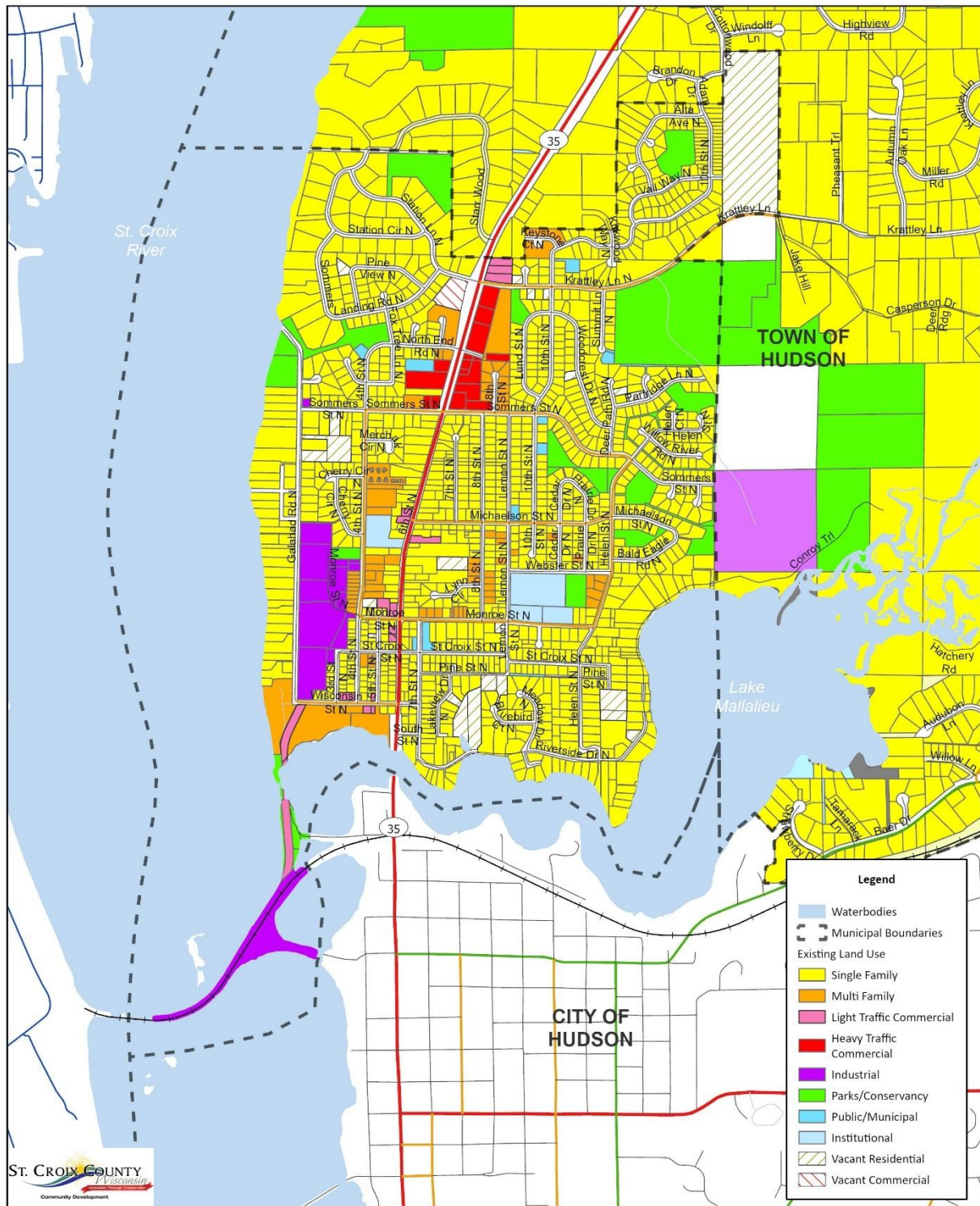


North Hudson Existing Land Use Comparison 2006 to 2024					
	Existing Land Use	2006 Acres	2006 Percent	2024 Acres	2024 Percent
1	Single Family	507	45.7%	546	49.9%
2	Multi Family	62	5.6%	314	28.7%
3	Parks/Conservancy	82	7.4%	93	8.5%
4	Vacant Residential (Vacant 2006)	129	11.6%	55	5.0%
5	Industrial	27	2.4%	43	3.9%
6	Heavy Traffic Commercial	14	1.3%	14	1.3%
7	Institutional	14	1.3%	14	1.3%
8	Public/Municipal	2	0.2%	6	0.6%
9	Light Traffic Commercial	11	1.0%	6	0.5%
10	Vacant Commercial	na	na	3	0.2%
11	Water/Right-of-Way	261	23.5%	na	0
	Total	1109	100.0%	1094	100.0%

Source: 2006 plan and St. Croix County Community Development



## Village of North Hudson Existing Land Use 2024





## Development Patterns, Supply and Demand, Future Need

Land use patterns in the Village of North Hudson are influenced by two main conditions. First, the proximity to industrial and commercial areas in the City of Hudson, St. Croix River Valley, and Twin Cities area has decreased the need for these land uses in the Village. This has allowed more land to be developed for housing. Over 50% of land in the Village is used for residential purposes. Second, the Village is bordered by water on two sides and the Town of Hudson has developed up to or near the Village's legal boundary. This has limited the opportunities for the Village to grow and have vacant land to develop in the future.

The proximity of the Village of North Hudson to the Twin Cities and St. Croix River Valley has been a draw for decades. Residents have access to higher paying jobs and greater job variety while being able to live in a smaller community. According to acre calculations in the existing land use analysis above, the Village has about 55 acres of vacant residential land. Some of this vacant land is unbuildable due to natural limitations, or not being zoned for residential development. Other limitations to development include limited opportunities for annexation and limited capacity of the City of Hudson's wastewater treatment plant (WWTP). Because of this, land prices have risen. Limited opportunities are available for residential development in the Village of North Hudson resulting in higher cost. It is anticipated that the largest need for land in the future will be for residential development. The Village may consider converting commercial and industrial zoned land uses to residential or mixed use to meet the demand.



## Future Land Use Opportunity Areas

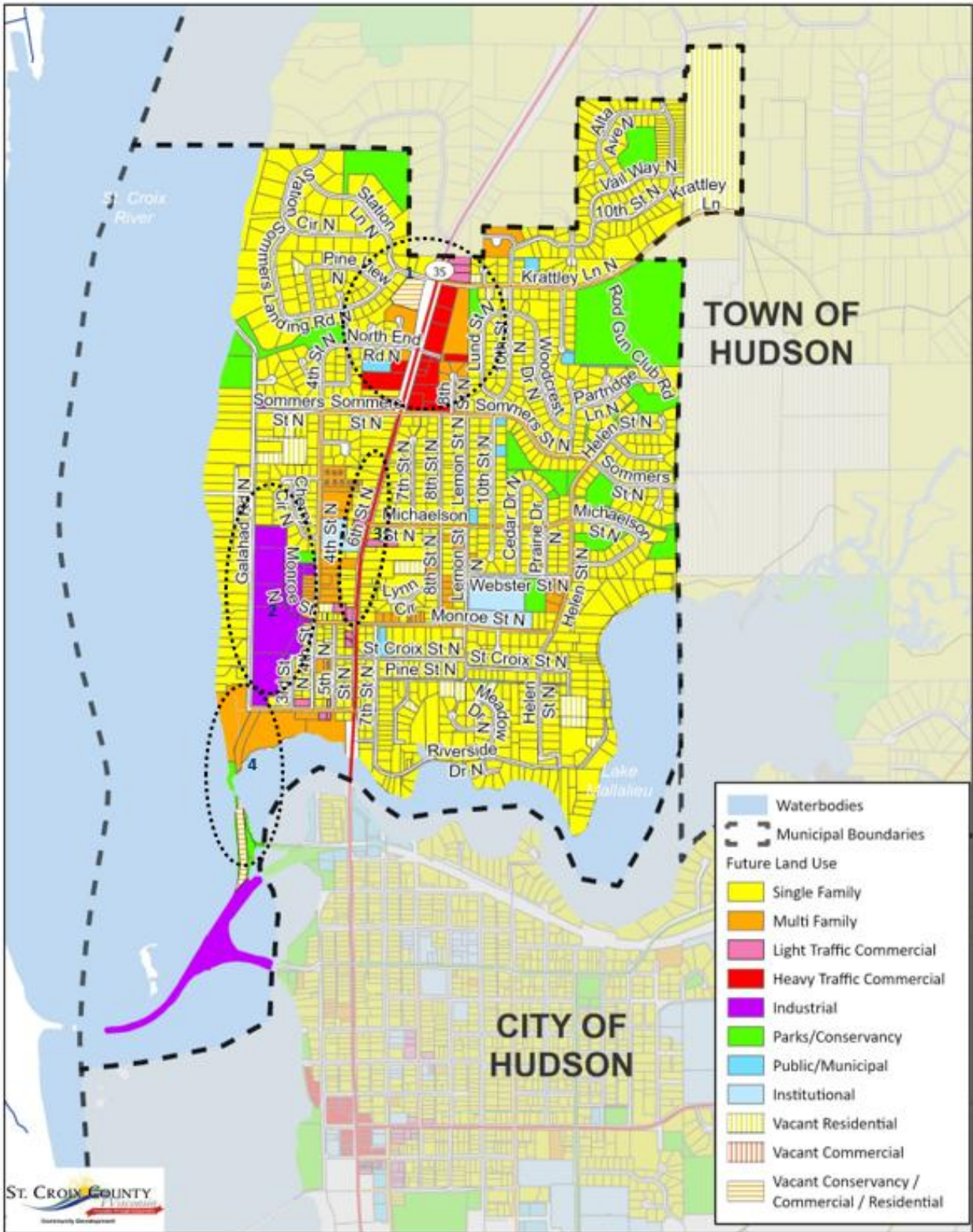
The Future Land Use Map guides the growth and development of the community by planning the location and character of general land use categories including residential, commercial, industrial, public services, and parks. As described above, the Future Land Use Map is separate and different from the Zoning Map. The Future Land Use Map should be referenced in any land use decisions including rezoning applications, changes in property use and land development.

The following land use opportunity areas were identified and discussed during the planning process. The areas are highlighted with dashed circles on the Future Land Use Map below. Each area is described in text below and correlates with the numbered dashed circles on the Future Land Use Map.

### **Area Descriptions** (See numbered dashed circled areas on Future Land Use Map below)

1. This area along Highway 35, 6<sup>th</sup> Street North from Krattley Lane North to Sommers Street is the Village's main commercial area. There is some vacant commercial land in the area. Property in this area could be care facilities or multi-family residential.
2. This area is a designated historic district described in the Cultural Resources section of this plan. The district is roughly bounded by Galahad Road N., Sommers Street N., 4th Street N., and St. Croix Street N. The primary function of the area in the significant historic period (1890 and 1934) was industry, extraction, processing, and transportation. Therefore, the area has remained industrial land use designation. The industrial area would remain industrial but the Village would be open to the concept of it becoming residential or commercial properties in the future due to its unique history.
3. This area along Highway 35, 6th Street North, is designated as Residential/Light Commercial and has a mix of light traffic commercial businesses, single family, and multi-family housing. In the future, the Village would be willing to consider this area for businesses that do not rely on heavy vehicle traffic and long business hours in order to preserve the residential atmosphere of this area.
4. This area is described in the Lake Mallalieu Dam and Surrounding Area section in the Natural Resources section of this plan. The area is located in the southwest corner of the village and is within the floodplain. A privately owned, unusable trestle rail bridge exists within the area and runs parallel to Hwy 35, west of 3rd Street North, and connects the Village of North Hudson to the City of Hudson.

## Village of North Hudson Future Land Use





## Land Use Goals, Objectives and Strategies

### **Goal 1:** Guide Growth in a Way That Maintains Community Character and Rural Identity

**Objective:** Preserve the Village’s small-town feel and rural landscapes

**Strategy:** Require appropriate setbacks, buffering, and consistency.

### **Goal 2:** Promote Efficient and Orderly Use of Land

**Objective:** Ensure land use decisions are consistent with the Future Land Use Map

**Strategies:**

- Review and update the zoning ordinance to align with the land use categories.
- Conduct regular plan updates every 10 years or as needed.

**Objective:** Prevent land use conflicts and incompatible development

**Strategies:**

- Utilize transitional land use areas or buffering zones between incompatible uses.
- Encourage mixed-use development where appropriate.

### **Goal 3:** Encourage Redevelopment and Infill in Existing Developed Areas

**Objective:** Promote revitalization of underutilized or blighted areas

**Strategies:**

- Consider the use of Tax Increment Financing (TIF) to support redevelopment.
- Consider streamlining permitting and zoning for redevelopment projects.

### **Goal 4:** Promote Environmentally Responsible Land Use

**Objective:** Protect sensitive natural features and environmental corridors

**Strategy:** Require stormwater best management practices (BMPs) in site development.

**Objective:** Integrate open space and green infrastructure into new developments

**Strategies:**

- Require open space dedication or fee-in-lieu for parks and trails.
- Promote tree preservation and native landscaping in site planning.



## Chapter 9 Implementation

### Overall Goals

1. Plan for the long-term sustainability of community utilities, public services, safety and government.
2. Encourage all development to blend in with our surrounding environment, minimize the impact on our natural resources, and protect the small town feel of the Village of North Hudson.
3. Maintain the safe feeling of our neighborhoods.
4. Explore ways of minimizing local costs through shared regional services, business involvement, and volunteer partnerships.
5. Improve the aesthetics of our community.
6. Ensure a connected and practical transportation system that meets the needs of the residents.
7. In addition to the overall goals, each chapter contains a goals section that includes the issues and opportunities in each plan element.

### Goals, Objectives, and Strategies

The Village of North Hudson Comprehensive Plan has goals, objectives, and strategies within each plan element chapter, definitions below.

Goals: A general desire or wish of what the Village hopes to accomplish related to that chapter.

Objectives: What the Village hopes to achieve by addressing the goals.

Strategies: Actions such as ordinance revisions, further planning, community support of an idea, etc. that are considered reasonable methods to use to achieve the goals. The Comprehensive Planning Law refers to these as policies and programs.

### Roles and Responsibilities

**Residents and Property Owners:** The Village of North Hudson encourages continuous input from its residents and property owners. Throughout the planning process, public participation has been encouraged through monthly Plan Commission meetings. This process does not end with the adoption of the Comprehensive Plan. Views change and new ideas evolve and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and encouraged.

**Planning Commission:** The Village of North Hudson Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the Village Board. The Plan Commission will use the Comprehensive Plan as a guide for making decisions and will recommend revisions and updates as needed.

**Village Board:** In order for the Comprehensive Plan to be implemented, the Village Board must formally adopt the Plan. Upon this happening, the Comprehensive Plan becomes the official guide for decision-making by Village officials. As chief policy makers, the Board is also responsible for establishing and actively supporting a continuing planning program.



## Plan Updates

Ongoing evaluation of the Village of North Hudson Comprehensive Plan is important. The needs of the community today may be different in the future. Revisions and amendments to the Village's Comprehensive Plan can be done at any time by following the procedures for adopting a Comprehensive Plan required by state statutes. These include publishing a Class I notice, having the plan available for the public to review for 30 days, and holding a public hearing. The Plan should be reviewed yearly by the Plan Commission to measure the progress of the plan and publish a quick "Annual Outline of Village Plan Progress" – describing in a reader-friendly fashion the progress made on the goals. By law, the Plan is required to be updated every 10 years.

## Plan Consistency

Inconsistencies between the plan chapters were reviewed during the planning process. Any inconsistencies were addressed in the draft or through implementation recommendations.

## Implementation Goals, Objectives and Strategies

**Goal 1:** Maintain a relevant and an effective Comprehensive Plan for the Village of North Hudson.

**Objective:** Ensure the Plan is relevant and applied to the Village's potential options for achieving goals and changing needs.

### Strategies

1. Have Plan Commission and Village Board review the Implementation Priorities and Schedule section annually to gauge implementation progress and report to the Village.
2. Have Plan Commission and Village Board Update the Implementation Priorities and Schedule annually to determine goals that are met and to create new goals and timelines as needed.
3. Create list of local and area groups, organizations, and committees that can help implement the plan.
4. Revise and amend the Village of North Hudson Comprehensive Plan as needed.
5. Create an annual "Outline of Village Plan Progress" that describes the progress made implementing the short, mid, and long term goals.

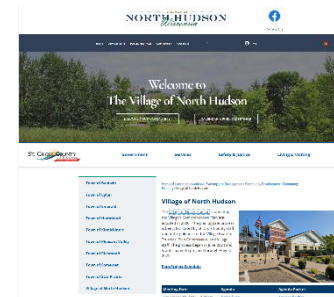
## Appendix A Public Participation Summary

### Public Participation Process

On August 6, 2024 the Village Board adopted a resolution approving the public participation plan as required by Wisconsin Statutes sec. 66.1001(4). The Village and County worked together to implement the public participation plan strategies. A public vision session was held on November 18, 2024 and a public survey was administered October – December 2024. The results of the vision session and survey were presented at a public meeting on December 10, 2024. The summarized results of the vision session and survey within this appendix are organized by the plan elements including: Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use.

### Project Webpage

St. Croix County hosted a dedicated project webpage for the 2025 Village of North Hudson comprehensive plan update. The webpage was launched in September 2024 and provided a project description, plan purpose, plan update process schedule, meeting materials, and link to the Village of North Hudson website (Both shown right).



### Vision Session Process Summary

The Village of North Hudson comprehensive plan update public Vision Session was held on November 18, 2024, from 5:30 pm – 7:30 pm at Village Hall. Approximately 23 participants attended the 2-hour open house vision session. Participants were asked to sign-in and share their email contact information to receive updates about the process. St. Croix County staff delivered a presentation about the plan update process, purpose, and elements of the comprehensive plan. Staff facilitated discussions about all plan elements at 5 tables. Participants were invited to share their comments on post-notes. The discussion topics covered each comprehensive plan elements including Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use.

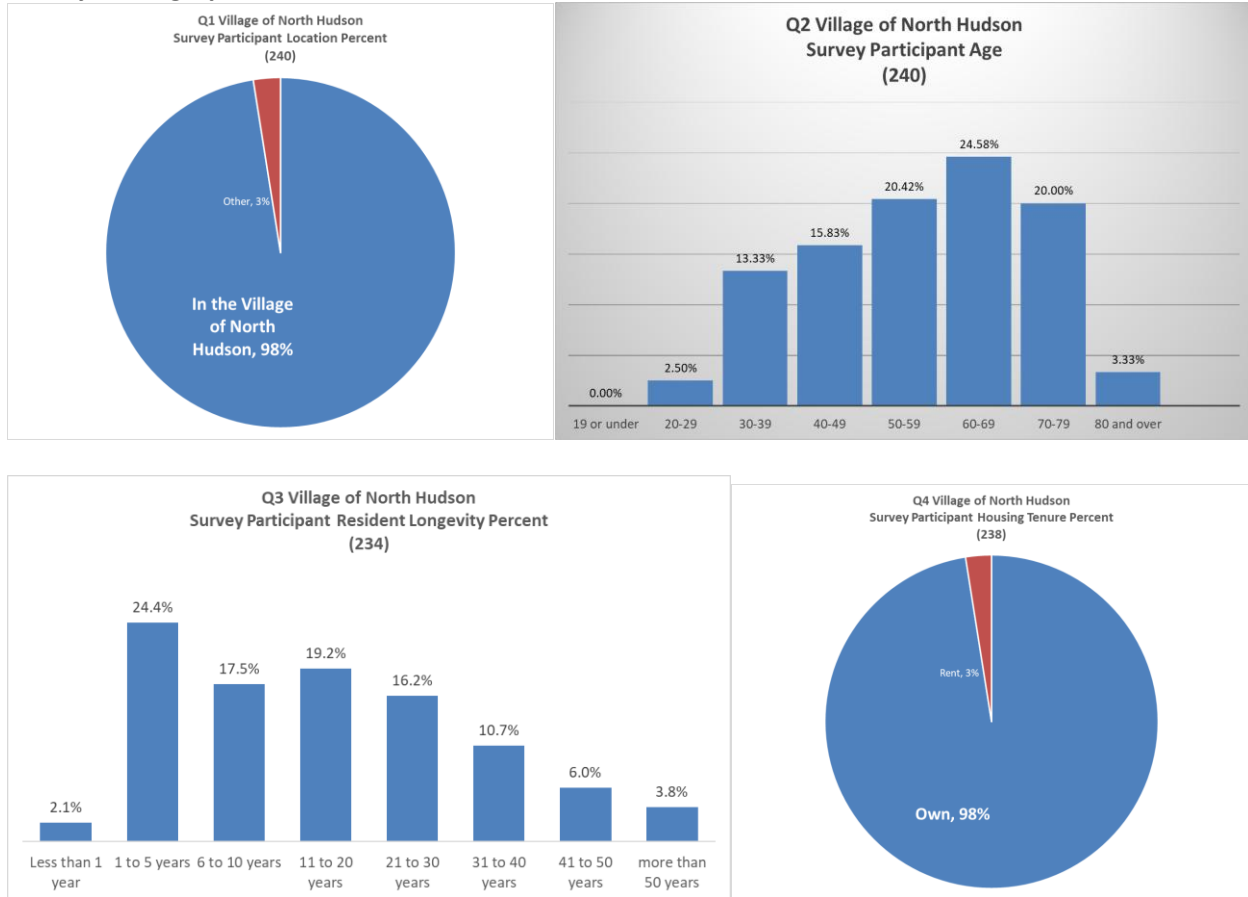
### Survey Process Summary

Staff developed and administered the Village of North Hudson comprehensive plan update survey in October-December 2024. The final survey participant count was 242 total responses. The survey results found in this appendix show the number of responses in parenthesis at the top. The 18-question online and paper survey was gathered from October 2024 – December 1, 2024. The survey was promoted through a post card to property owners, posters at election, and the county project website.

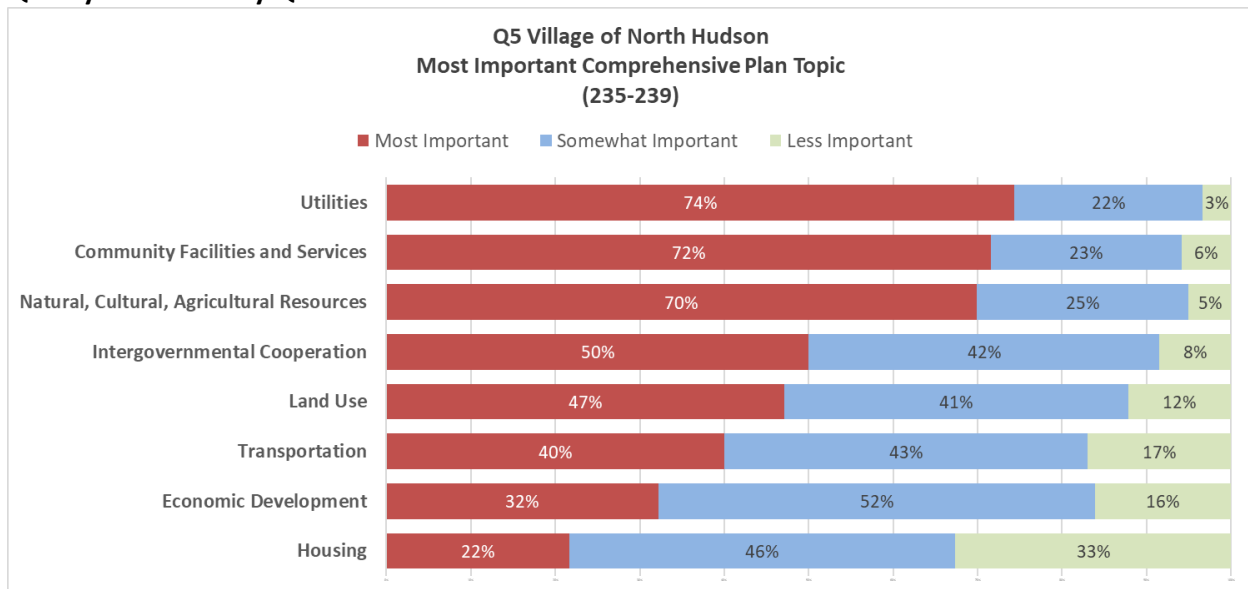
### Public Meetings

St. Croix County staff presented the draft 2025 Village of North Hudson comprehensive plan at public meetings to review the draft plan and gather comments. On \_\_\_\_\_, the Village of North Hudson Plan Commission held a public hearing to gather public comment on the draft 2025 Village of North Hudson comprehensive plan. The plan was made available for public review and comment 10 days prior to the public hearing on the project webpage.

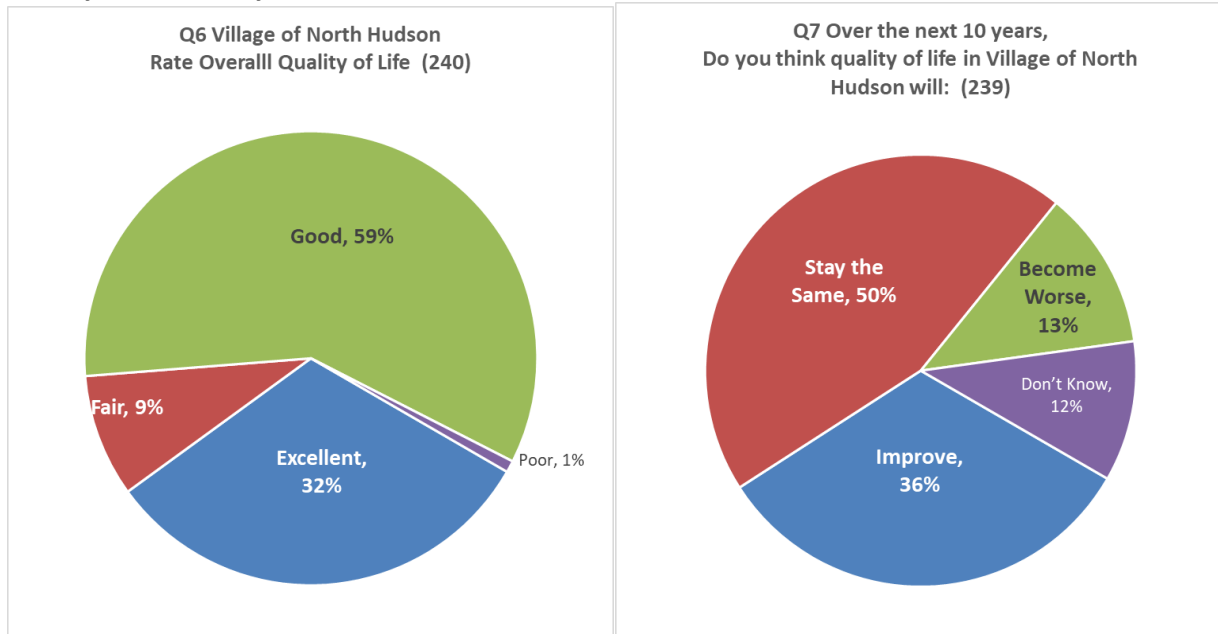
## Survey Demographics



## Quality of Life Survey Question Results



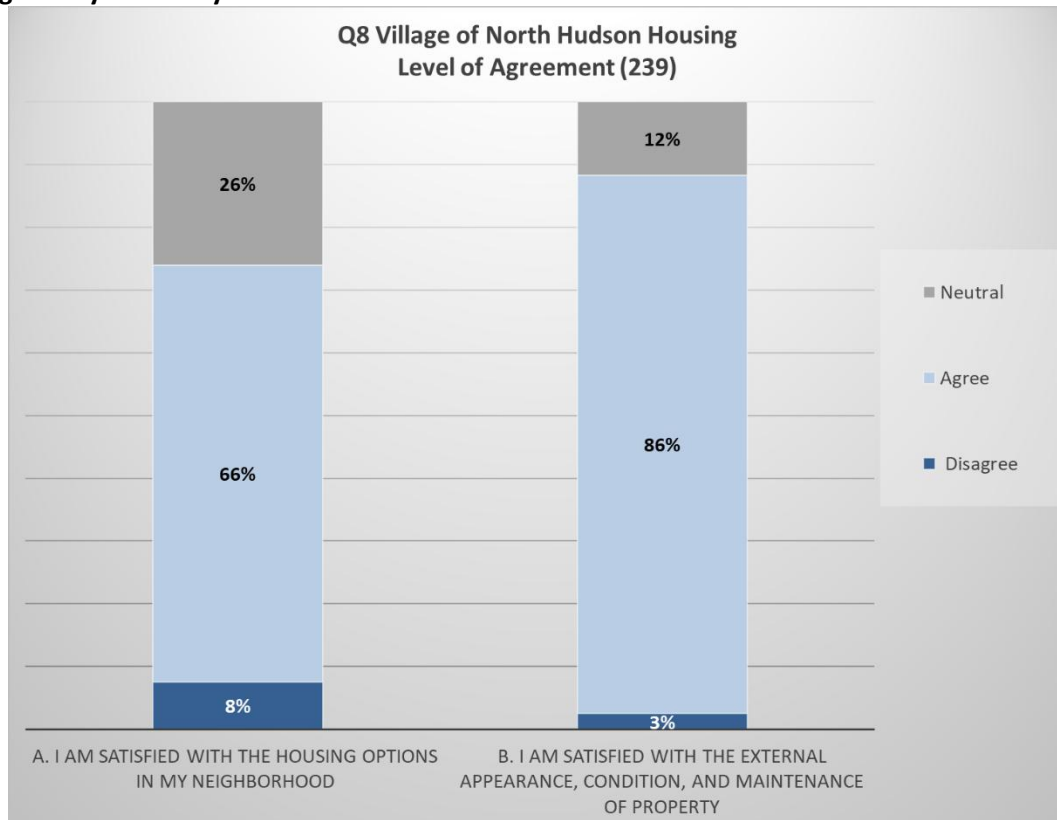
## Quality of Life Survey Question Results



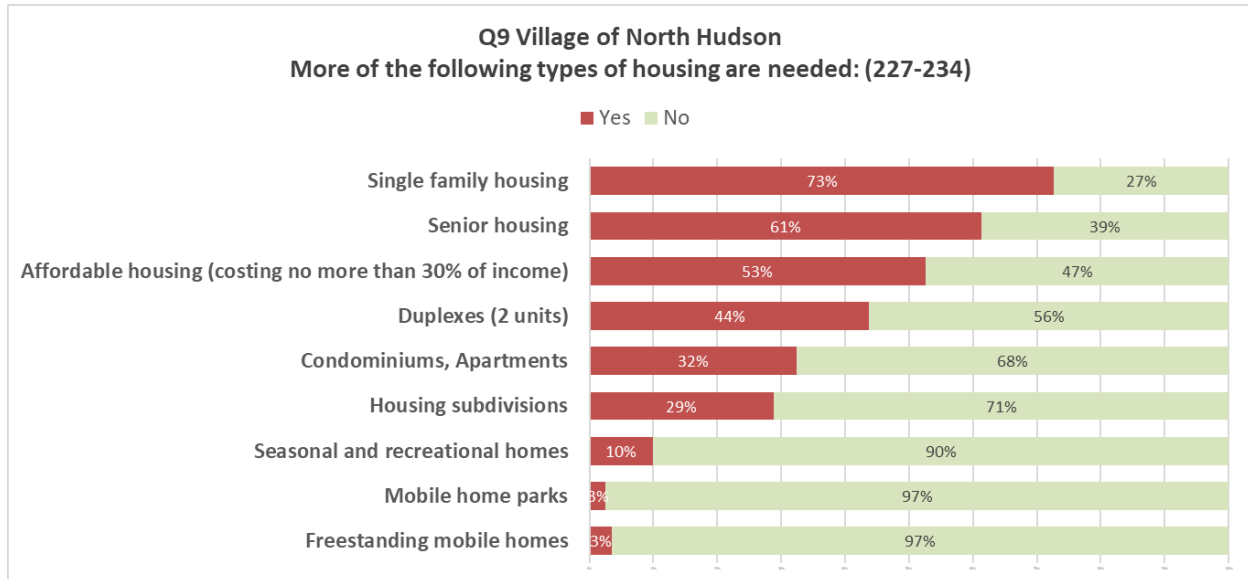
## HOUSING

The purpose of the housing section is to document and analyze the provision of an adequate housing supply that meets existing and forecasted housing demand.

### Housing Survey Summary



## Housing Survey Summary



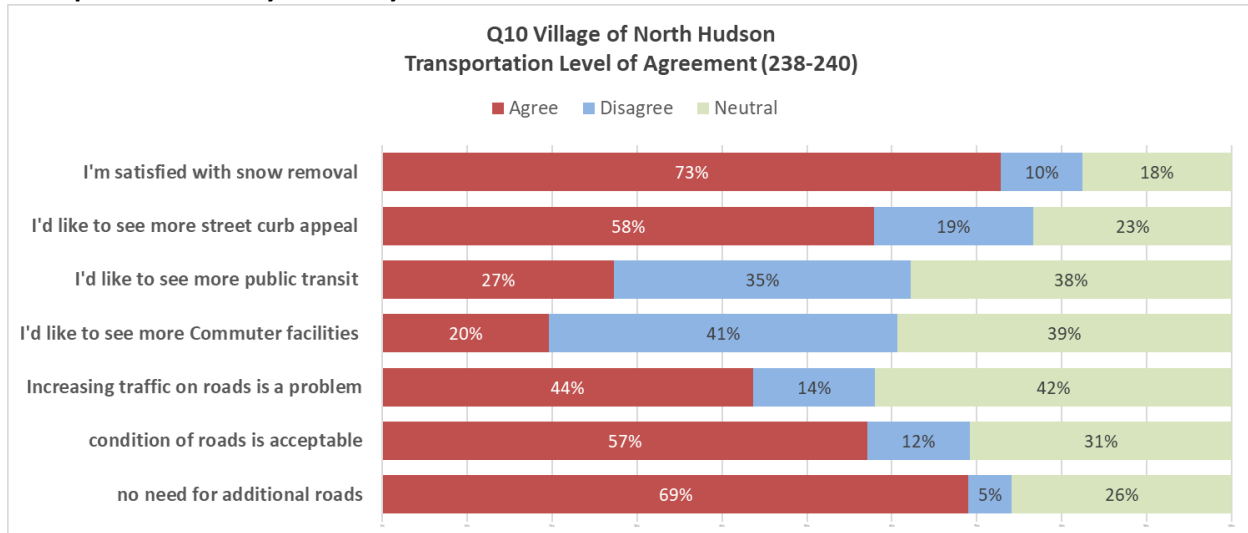
## Housing Vision Session Summary

1. General:
  - a. Like the stability of the neighborhoods (3 comments)
  - b. Lenzen proposal for condos on the railroad property – unsure about it
  - c. Starwood Area in Village of Hudson – will water service be needed for this area (annexation?)
  - d. Lake Mallalieu Apartment – overbuilt with off-street parking and hard surface (convert some to additional housing)
2. Lot Sizes:
  - a. Lot sizes good, pretty good mixes or residential lot sizes
3. Housing Types:
  - a. Affordable housing and local arts studios and small business in old train sheds and warehouse. Incentivize preserve brick buildings and make walk friendly
  - b. Limit height and size of homes along Lake Mallalieu and St. Croix River
  - c. Housing that is friendly for people as they age and for people with disabilities (2 comments)
  - d. Workforce housing and multi-family housing – secure grants from State to achieve (2 comments)
  - e. Policy that supports housing affordable to workforce (2 comments)
  - f. Affordable group housing for seniors with shared communal space for yard, grilling, socializing
  - g. Development fees to support affordable housing
  - h. Recent new housing (Twinhomes constructed in Ridges Additions) important addition to the housing stock in the Village
  - i. Interest to construct another apartment building in village

## TRANSPORTATION

The purpose of the transportation section is to document, analyze, and guide the future development of the various modes of transportation.

### Transportation Survey Summary



### Transportation Vision Session Summary

1. Roads:
  - a. Safety on speeds
  - b. Riverside drive is unsafe right now
  - c. Many walkers on Galahad Road, not a problem with that, but because road is so straight many people speed, speeding cars and walkers don't mix
  - d. Slow down traffic on Riverside Drive North from 7th St to Helen St
2. Truck traffic:
  - a. Semi's going to Stillwater go through Bayport
3. Walk, Bicycle, ATV:
  - a. Bike trails
  - b. Sidewalks and trails needed to get around village, to school, downVillage, Hudson safely as traffic increases, especially along 35N/6<sup>th</sup> Street
  - c. More sidewalks especially by school. Reference to Safe-Routes-To-School.
  - d. Need sidewalks for accessibility, recreation and health
  - e. Pedestrian /bike path to link river and City of Hudson someday over old rail land
  - f. Safe pedestrian and bicycle access to Hudson and north of here
  - g. Existing trail connecting 7<sup>th</sup> St. N. and Sommers St. N. needs repair/replacement
  - h. ATV ordinance in 2016, one of WI first
4. Public transit:
  - a. Bus / transit for people within community to clinic, shopping, etc. This would allow people to stay in their North Hudson homes after they can no longer drive.
  - b. Affordable transport to airport – Uber/Lyft not reliable to Hudson
  - c. Discourage bus transit, do ride share instead
  - d. Transportation options for people who can't/don't drive, older adults, people with disabilities
  - e. Cooperation with Hudson City for additional transportation options

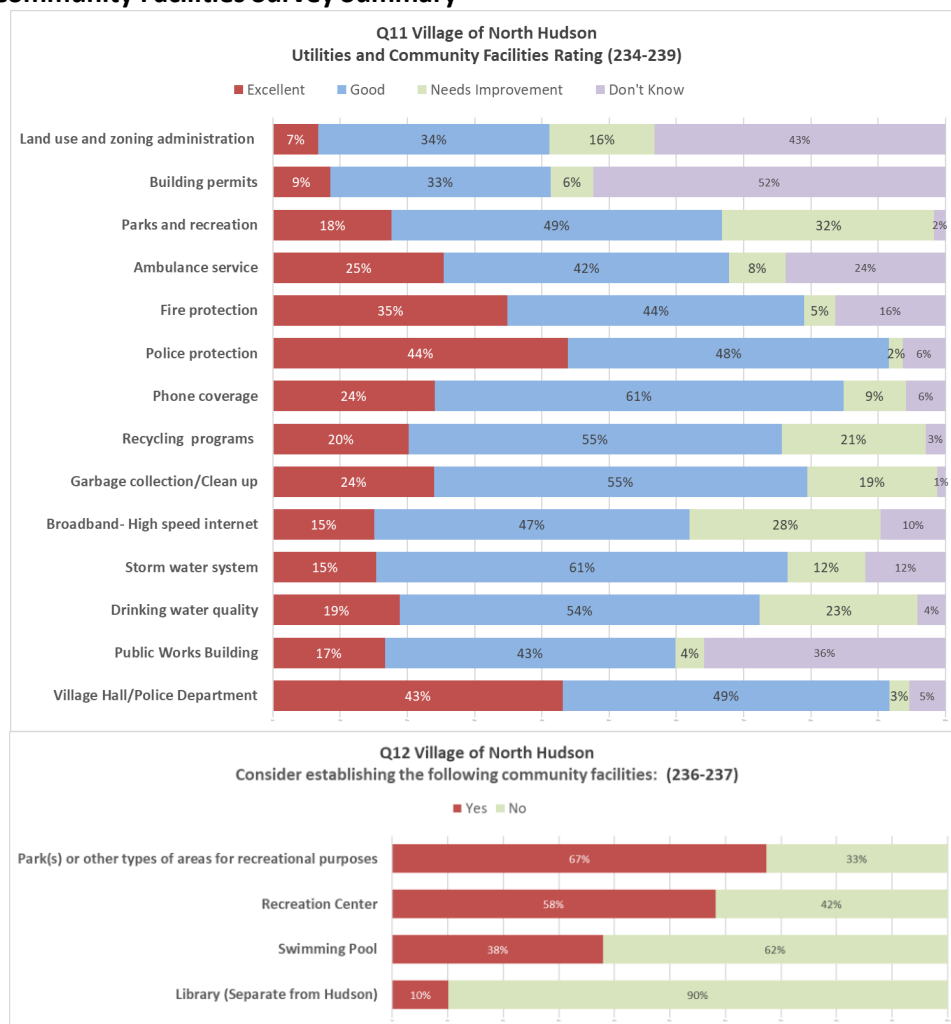


- f. The Village should have a serious plan to support Transit-Oriented-Development (TOD) for new construction and rebuilding commercial property. The Village Board has discussed in the past with no resolve.
- 5. Water:
  - a. Public access to the Lake
  - b. Preserve and increase access to lake, river, woods and trails, especially for those who do not live on water/adjacent to woods
  - c. Need for a place to launch kayaks into Lake Mallalieu (i.e., by pump station on Riverside Drive North)
- 6. Tree Planting:
  - a. Emphasize tree planting in whole village and in zoning and each public space and new business. Trees improve air quality, provide habitat for birds and have aesthetic value.

## UTILITIES & COMMUNITY FACILITIES

The purpose of the Utilities & Community Facilities section is to document, analyze and guide the future development of the Utilities & Community Facilities.

### Utilities & Community Facilities Survey Summary





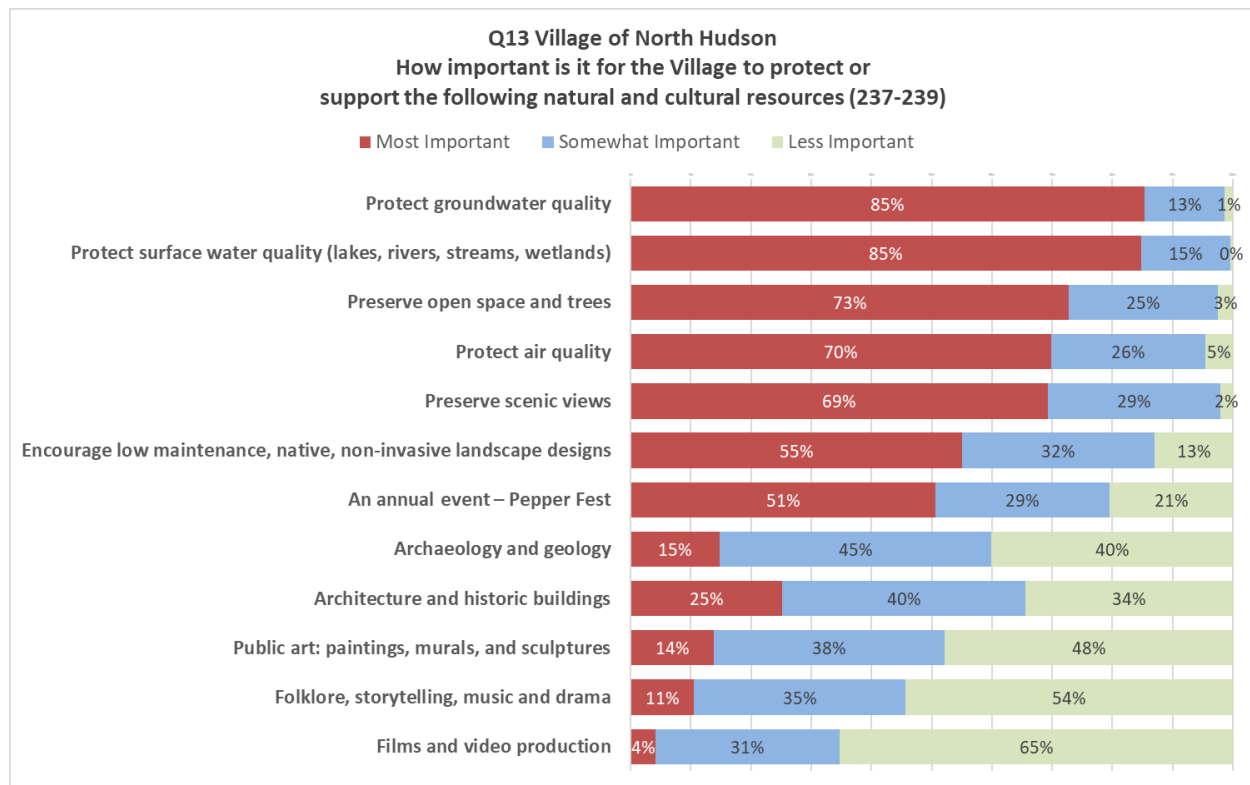
## Utilities & Community Facilities Vision Session Summary

1. General:
  - a. Strategy to maintain village services/infrastructure as levy limits constrain, workforce shortages grow
2. Water/Sewer system:
  - a. Hudson charges us too much for water
  - b. Review the agreement with City of Hudson. Need for building trust and better collaboration. Village owns infrastructure and City treats it.
  - c. Septic and wells in the northwest part of village on larger lots. Some concern about being required to put in sewer and water. Installation of sewer and water would require large tree removal which is characteristic of the neighborhood.
  - d. Sewer and water fees / working with the City of Hudson
3. Storm water: (See also Natural Resources)
  - a. Storm water flowage question: how to clean it before going into Lake Mallalieu (Leaf matter). Problems with toxic algae and salts in Lake.
  - b. Regulation that controls amount of pavement to support water quality and sustainability
  - c. We need more education and lawn regulations for non-chemicals that drain into Lake Mallalieu contributing to toxic algae blooms
  - d. DNR Stewardship grant to purchase land for stormwater control
4. Fire/Ambulance/Sheriff Protection:
  - a. Combine police department with City of Hudson when captain retires (2)
  - b. Public safety: Adopt strategy and plan to maintain service levels in light of levy limits
  - c. Fire Department good, cost is high
  - d. Police Chief great
  - e. Hudson charges us too much for Fire Dept
  - f. Fair priced, responsive police adequate
5. Recycling/Garbage:
  - a. Waste Management is poor
  - b. Continue work for positive recycling to reduce plastics and waste. Seek zero waste some day.
  - c. Yard waste collection is good
  - d. Yard waste – leaves in street versus in yards where it can be mulched
  - e. Include composting in the waste management contract
6. Broadband/Internet:
  - a. Lake internet is dead. Try to avoid any investors in hard wire.
  - b. Good
7. Schools/ Library:
  - a. Make priority to support library as important service to community and community literacy builder (2)
  - b. Keep own elementary school
  - c. Support cooperative services with City of Hudson including library and arts
  - d. School expansion good
  - e. Library good
8. Electric/Solar:
  - a. Help encourage solar and wind for the following reasons: to be responsible for future, for climate chaos and more energy security
  - b. Power outages too long
9. Phone Service:
  - a. Not a cell phone toward 5G in Village. Could jam local coverage for others. Eye sore 5G issues and concerns.
10. Natural Gas:
  - a. Pipeline and “substation” on Galahad and Sommers St, needs upgrading and better security

## NATURAL, CULTURAL, AGRICULTURAL RESOURCES

The purpose of the Agricultural, Natural, & Cultural Resources section is to document and analyze the conservation and promotion of the effective management, of resources.

### Natural, Agricultural, & Cultural Resources Survey Summary



### Natural, Agricultural, & Cultural Resources Vision Session Summary

1. Water - Ground/ surface/ wetlands: (See also Utilities & Community Facilities, storm water):
  - a. Reduce fertilizers and other pesticides that go into the watershed
  - b. Regulation that encourages protection of the water quality, reduce fertilizers, etc.
  - c. Plan for PFAs – the contaminated water is draining from the watershed into the St. Croix.  
Are we at risk? What should we do to prevent?
  - d. Need clean water
  - e. Review water quality
  - f. Discussed environmental concerns – CAFO's and what they do to ground water, surface, air pollution. Surface water coming through watershed to Lake Mallalieu and St Croix.
  - g. Lake Mallalieu
    - i. Develop holistic plan for Lake Mallalieu. Work with City of Hudson, Lake M. Association, DNR, and upstream communities.
    - ii. Plan and cooperation to improve water quality Lake Mallalieu
    - iii. Regulation to improve water quality Lake Mallalieu
    - iv. Improve water quality Lake Mallalieu
    - v. Arsenic in Lake Mallalieu sediment, problem with dredging and dredge spoils
    - vi. Regulations that protect the water quality in Lake Mallalieu and St. Croix River

vii. Concerns about water quality of Lake Mallalieu:

1. People draining their swimming pool water with chlorine and other chemicals that ends up in the Lake
2. Algae bloom in the lake from upstream chemicals
3. Invest in more holding pond opportunities in the watershed (two vacant lots along Riverside Drive already with low areas)

2. Landscaping/ Trees/ Air Quality/ Invasive Plants:

- a. Work on getting rid of invasive plants (buckthorn)
- b. Plant native trees and plants as they are in need of replacement (2)
- c. Regulation that encourages pollinators
- d. Encourage and increase number of trees on public space to reduce greenhouse gas, improve air quality, coolness in village.
- e. Trees provide living aesthetics, are valuable. Need for tree planting plan to rotate and re-new.

3. Parks and Open Spaces:

- a. Better maintenance of parks. Mulch instead of logs at Deer Run Park
- b. Park Plan updated in 2020 – for grant application. Reference to Cedar Corp. / Park Commission.
- c. Ferry Landing boat launch and park – Neighbor comment “the park is well used they enjoy that the fishermen use the boat landing. Thought that the level of development was appropriate. Not sure if needed improvement such as concrete ramp, etc...
- d. Ferry Landing – a few years ago there was issue with take over by jet skis, village was able to regulate the problem.
- e. Brown’s Beach has been improved, that’s a good thing.

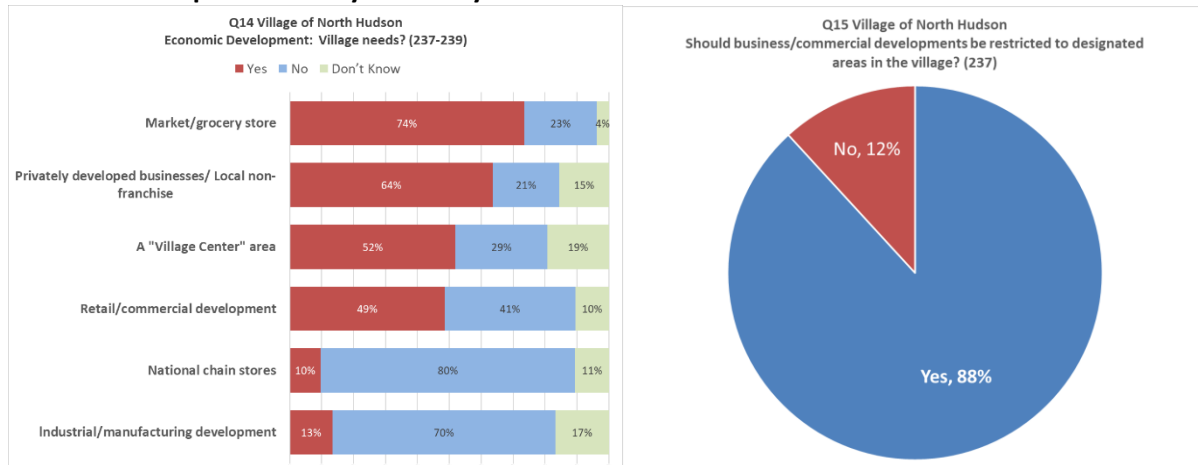
4. Cultural Resources:

- a. Reference 2006 Plan: Questions the applicability of the previous historic district/does that limit what can be done there for redevelopment?
- b. Pepperfest community festival – enhance and continue ways to honor village history and heritage

## ECONOMIC DEVELOPMENT

The purpose of the Economic Development section is to document, analyze, and promote the stabilization, retention or expansion, of the economic base and quality employment opportunities.

### Economic Development Survey Summary



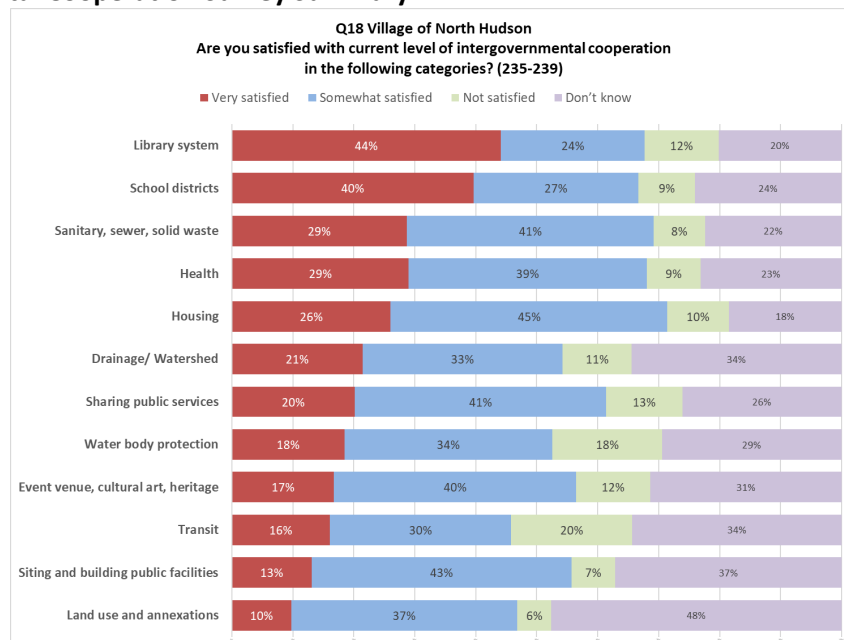
## Economic Development Vision Session Summary

1. General:
  - a. Support for Lake Mallalieu Trestle and housing project
2. Business/industry retention, attraction:
  - a. Adopt strategy to support business growth that fits our primarily residential community.
  - b. Support for brewery/café along one of the busy streets down near the old part of the Village
  - c. Need for a grocery store (2) – Kwik Trip helps
  - d. Not in favor of corporate commercial entities (i.e., Kwik Trip)
  - e. Encourage and promote business/home occupations along Wisconsin Street
  - f. Important to maximize opportunities for new business development /commercial property limited
3. Redevelopment:
  - a. Use brick train shed/warehouse property for affordable mixed use artists studios, small local non-chain businesses in walkable community
  - b. Keep potential redevelopment of railyard in plan - studio apartments, brewery, the arts, farmers markets, etc. (3 comments)
  - c. Village looked at creating TIF District for railyard property about 6 years ago but wasn't workable
  - d. Village has limited budget
  - e. Redevelopment opportunity of the commercial/industrial areas located east of Galahad Road North
4. Contaminated sites:
  - a. Information about risks at the closed landfill

## INTERGOVERNMENTAL COOPERATION

The purpose of the Intergovernmental Cooperation section is to document and analyze joint planning and decision making with other jurisdictions. Participants were given the following sub-topics to discuss in small groups, with notes from the vision session below.

### Intergovernmental Cooperation Survey Summary



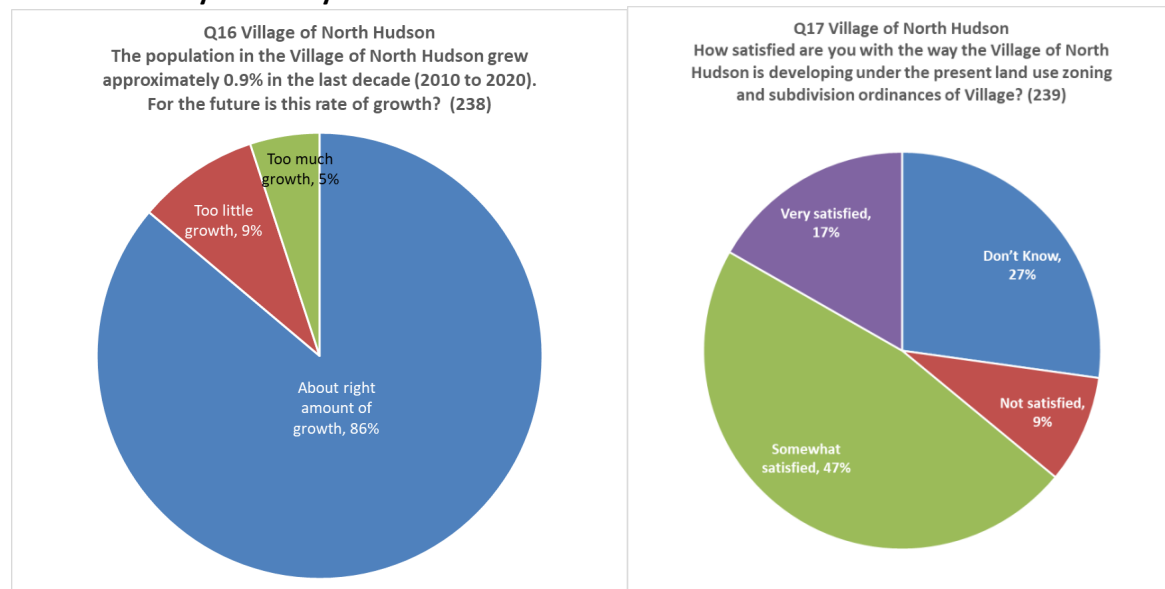
## Intergovernmental Cooperation Vision Session Summary

1. Cooperation in General:
  - a. Need for building trust and cooperation with neighboring municipalities and county partners
2. Watershed:
  - a. Water quality preservation with intergovernmental cooperation
3. Police: Need for collaboration (See also Utilities & Community Facilities)
4. Sewer/Water agreement: Need for collaboration (See also Utilities & Community Facilities)

## LAND USE

The purpose of the Land Use section is to document, analyze, and guide the future development and redevelopment of public and private property.

### Land Use Survey Summary



### Land Use Vision Session Summary

Participants were given the following sub-topics to discuss in small groups, with notes from the vision session below.

1. Rate of growth: Not really room for growth, village is bordered by water, state park, and development. Not much room for growth. Residential development would be redevelopment.
2. Enforcement of land use, zoning, subdivision regulations
3. Residential lot size and density

## ISSUES & OPPORTUNITIES – IMPLEMENTATION

The purpose of the Issues & Opportunities – Implementation section is to document, analyze, and make a statement of overall objectives, policies, goals and programs. At the vision session participants were given an opportunity to revisit all the elements of the comprehensive plan including: Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use. The summary of the small group discussions of general issues and opportunities is written below.

### Issues & Opportunities – Implementation Vision Session Summary:

1. Need legal implementation of plan annual review policies and performance measure