



City of Hudson:
Comprehensive Plan Survey Report –
Residents' Perspectives

**David Trechter
Denise Parks
Shelly Hadley**

**Survey Research Center Report 2006/8
May, 2006**

Students working for the Survey Research Center were instrumental in the completion of this study. We would like to thank Mandy Speerstra, Megan Glenn, Brady Voigt, Danielle Rogers, Ashley Frye, Lindsey Thompson, Kristi Sirinek, Nathan Wilber, Corrie Ford, Bethany Barnett, and Adrienne Adolpson who entered and verified the data. Danielle Rogers calculated the initial descriptive statistics and proofread the draft of the study. Their hard work and dedication are gratefully acknowledged.

Executive Summary

In the early Spring of 2006 the Survey Research Center (SRC) at the University of Wisconsin at River Falls sent land use planning surveys to the 4,125 households in Hudson for which we had mailing addresses. Forty-eight percent of those who received a survey (1,975 households) completed and returned the questionnaire, which provides estimates that are expected to be accurate to within plus or minus 2 percent. Further, based on standard statistical tests, the sample appears to accurately represent the current population of Hudson.

Key findings of the study include:

- 4 out of 5 respondents rated the overall quality of life in Hudson as good or excellent.
- Written comments indicate that there is a substantial undercurrent of unease about the pace of development in the city and how it is affecting the quality of life in Hudson.
- People choose to live in Hudson because of its geographic location, its community atmosphere, and to be near friends and family. Proximity to work, the crime rate/safety of the city, Hudson's appearance and the quality of the school district are also key reasons for living in the city.
- With respect to why people choose to live in Hudson and many other variables in the study, there are distinct differences based on the demographic characteristics (e.g. gender, age, educational level, length of time residing in the city, income) of the respondent.
- More than two-thirds of the respondents rated Hudson as good or excellent with respect to its geographic location, community appearance, community atmosphere, crime rate and sense of safety, the quality of its emergency services, and parks and recreation.
- In contrast, nearly 60 percent rate property taxes in Hudson as poor or very poor.
- Natural and cultural resources figure importantly in citizen's overall positive assessment of the quality of life in Hudson. It is not, therefore, surprising that there is nearly consensus agreement that it is important to protect Hudson's natural (groundwater, air quality, parks, etc.) and cultural resources (scenic views, small town character, historical features).
- Nearly 90 percent of respondents rated their residence as good or excellent.
- Hudson is the rare exception to the general experience that residents favor more single-family dwelling units. The only types of housing for which a majority of residents see additional need serve more specialized markets (affordable and general senior housing, housing for the disabled, and general affordable housing).
- Slightly more than half of the residents of Hudson feel that the pace of development in Hudson is too great. Women, those with less formal education, longer-term residents, and lower-income households are particularly concerned about the pace of development. Few (10 percent) feel the city has been too restrictive in guiding where development occurs.
- Nearly three-quarters of all respondents said that growth should be managed within current sewer and water capacity. Weak majorities are in favor of using public funds to expand city boundaries to include more parks (53 percent) or expanding them if developers pay for street and utility development (52 percent).
- No single growth management issue dominates the concerns of Hudson residents. The concerns mentioned most frequently, by about one-third of all respondents, are concerns

about: maintaining the community atmosphere, crime and safety, traffic congestion, and school facilities and programs.

- The strategy most favored by Hudson residents for dealing with growth management concerns is increased coordination among governments in the region.
- Traffic congestion was identified as an important growth management issue by about one-third of all respondents and this topic generated a large number of written comments. The comments, in particular, suggest that traffic issues are focused in a few, well-known problem areas (Carmichael Road, the I-94 frontage roads, and downtown Hudson). About two-thirds of all respondents feel that the overall road network and the quality of roads are adequate for current needs. This result buttresses the conclusion that traffic concerns are concentrated in a few places.
- Residents are concerned about a lack of sidewalks and pathways and the speed with which cars pass through some residential areas.
- Fewer than 20 percent of respondents said that they would use public transportation within the city of Hudson if it were available. Most of the public transportation options with greatest appeal (bus to the Twin Cities, park and ride lot, commuter ride-share program) are associated with commuters and attract specific demographic groups (those with more formal education, under 45 years of age and those with a job outside the home).
- The three community facilities/services in greatest need of development or physical improvement are the library, parks and recreation, and city streets, according to respondents.
- Improvements to the library were seen as particularly important and respondents are supportive of developing a regional library (in cooperation with neighboring towns and the Village of North Hudson) and locating this facility near the intersection of Vine Street and Carmichael Road.
- More Hudson residents are dissatisfied (27 percent) with their local employment opportunities than are satisfied (24 percent).
- A majority of citizens said a wide range of business sectors would be important to the future of Hudson (medical services, recreational facilities, emerging technology, professional services, retail shopping, restaurants, entertainment venues, and light industrial developments). The only sectors that were not seen as important by a majority of residents were heavy industry and hotels and tourism.
- Redevelopment and revitalization are seen as more important for downtown Hudson than for the commercial area on the hill or the industrial areas south of I-94.

The SRC sees three key conclusions from this study:

1. **Most residents like living in Hudson.** They rate the overall quality of life in the city as good or excellent. They appreciate Hudson's location, its natural and cultural amenities, and its small-town atmosphere. There are, however, some issues about which a minority of residents are upset (traffic congestion, parking, etc.). The overarching conclusion, however, remains that people like living in Hudson.
2. **Many residents have concerns about the pace of development in the city.** While undefined, community atmosphere is likely to include the small-town feel they associated

with Hudson, a sense of personal safety, the natural and cultural resources referenced in item 1, and other community features. Many residents expressed concerns about development undermining Hudson's community atmosphere (e.g. concerns about safety and the affordability of living in Hudson).

- 3. Some strategies for managing growth issues were suggested.** 1) Focus on a few critical concerns (e.g. traffic flow at and around the intersection of Carmichael Road and I-94). 2) Take a regional approach to growth issues (e.g. co-operate with other local units of government, consider constructing a regional library, etc.). 3) Pursue a balanced growth strategy for the city (e.g. manage growth within the capacity of current water and sewer systems and develop a wide variety of business sectors) while preserving the city's natural and cultural resources.

Survey Purpose

The motivation for this study was to gather opinions of residents and businesses about the future of the city of Hudson. The survey serves as a key component of the public participation portion of the comprehensive land use plan for the City. The goal of the study is to provide decision-makers in Hudson with accurate, up-to-date information about the views of city residents and businesses regarding key planning issues.

The city of Hudson chose to work with Jim Janke, the University of Wisconsin Extension Service Educator for St. Croix County and the Survey Research Center (SRC) at the University of Wisconsin – River Falls to survey residents from city households and area business owners. The SRC would like to give special thanks to Dennis Darnold, Community Development Director for the city of Hudson, Jack Breault, Mayor of Hudson, Krissy Shilts, Utility Clerk, Liz Moline, Assessor's Office, and the City of Hudson's Plan Commission members for their assistance throughout the survey process.

Survey Methods

In late February 2006, the SRC mailed questionnaires to the 4,125 households in Hudson for which we had addresses. After two weeks, postcards were mailed to those from whom we had not received a completed questionnaire. Two weeks after the post card, a second questionnaire was sent to remaining non-respondents. The Center received a total of 1,975 completed questionnaires from Hudson residents for a very respectable 48 percent response rate. Further, based on Hudson's 2000 population older than 18 (6,628), the estimates provided in this report are expected to be accurate to within plus or minus 2 percent with 95 percent confidence. In short, the data should provide highly accurate estimates of the opinions of Hudson residents.

Any survey has to be concerned with "non-response bias". Non-response bias refers to a situation in which people who don't return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. Based on the statistical tests described in Appendix A, **the Survey Research Center (SRC) concludes that non-response bias is not a concern for this sample.**

In addition to the numeric responses, Hudson residents provided a wealth of written comments. In fact, 1,551 individual comments were compiled by the SRC from the residents' surveys. As appropriate, selected quotes will be used by the SRC in some sections of this report to illustrate these comments. A complete compendium of comments is included as Appendix B to this report.

Profile of Respondents

Table 1 summarizes the demographic profile of respondents to the resident's survey. Where comparable data was available from the 2000 Census, they are included to indicate the degree to which the sample represents the underlying adult population in Hudson.

Table 1: Demographic Profile of Household Respondents								
Gender	Count	Male	Female					
Sample	1,906	48%	52%					
Census	6,628	47%	53%					
Marital Status	Count	Married	Un-married					
Sample	1,886	72%	28%					
Census	6,696	62%	38%					
Age	Count	18-25	26-35	36-45	46-55	56-65	65-75	75+
Sample	1,935	4%	19%	20%	22%	18%	11%	6%
Census	6,628	9%	19%	16%	13%	7%	5%	6%
Employment Status	Count	Employed	Un-employed	Retired	Home-maker	Other		
Sample	1,937	69%	2%	23%	6%	1%		
Census	6,590	72%	1%		28%			
Residency	Count	Non-Resident Owner	Resident	Other				
Sample	1,928	2%	97%	1%				
Education	Count	< High School	High School	Some College	2-Year Degree	Bachelors	Grad/ Profess	
Sample	1,933	1%	12%	19%	12%	35%	22%	
Census	5,617	5%	26%	23%	9%	29%	9%	
Length Resident	Count	< 1 Year	1-5 Years	6-10 Years	11-15 Years	16-20 Years	20-30 Years	30+ Years
Sample	1,937	7%	28%	17%	10%	8%	13%	17%
Income	Count	<\$25,000	\$25-\$34,999	\$35-\$49,999	\$50-\$74,999	\$75-\$99,999	\$100,000+	Don't Know
Sample	1,811	5%	8%	13%	22%	22%	27%	3%
Census	2,335	9%	8%	16%	26%	17%	25%	

In virtually all of the demographic variables for which we have Census data for comparative purposes, the sample aligns quite well. The only two areas in which there are discrepancies between the sample and the Census are with respect to age and education. The sample has a slightly higher proportionate number of people over 45 and people with at least 2-year college degrees. There are a substantial number of variables for which the opinions of those over 45 differ from younger Hudson residents and where those with more formal education differ from those with fewer years of schooling. These differences will be noted as we discuss the various sections of the report.

Quality of Life

More than 80 percent of Hudson residents rated the overall quality of life in the city as good (65 percent) or excellent (16 percent). Only a bit more than 1 percent said it was poor or very poor. Thus, the vast majority of Hudson citizens are quite satisfied with the quality of life afforded by the city. Within this overall high level of satisfaction, older residents, those who are not employed and people who have arrived within the past ten years rate the quality of life in Hudson as significantly higher than their counterparts (younger, employed, longer-term residents).

There is, however, a substantial undercurrent of unease expressed in the comments that accompany these categorical-type questions (see Appendix B). Many of the comments associated with the quality of life in Hudson focused on the pace of development in the city:

“We love Hudson but are saddened by the immense growth. Part of the appeal of Hudson is that it is a small town in close proximity to the Cities where they have all the retail and food chains imaginable. Do we need them in our neighborhood? Did we really have to destroy the neighborhood to get Starbucks?”

“We are rapidly losing our safe, smaller town atmosphere and are going to become a spread out generic city. We do NOT need more townhouses, apartments, and condos nor do we need more franchises. We need to look into the future to make sure we are expanding and developing carefully so we avoid creating potential pockets of poverty with too many rental properties crowded in one area. Bigger is not better. I need to know that this is and will continue to be a SAFE community to raise my children.”

“We should manage development to avoid becoming another Woodbury. We need stronger signage ordinances/regulations. Should avoid large housing developments where all housing looks the same. Sidewalks should be installed in all new developments.”

Residents were asked to identify the three most important factors in their choice to live in Hudson. Table 2 summarizes their responses. Geography seems to be a dominant factor in the choice of Hudson as a place of residence. The city’s geographic location was noted by nearly half of the respondents as one of the three most important reasons for choosing to live in the city. In addition, being near family and friends and proximity to work, both of which have geographic links, were the third and fourth most important reasons given for residing in Hudson.

Table 2: Quality of Life Priorities				
	Most Important	2nd Most Important	3rd Most Important	Percent Top 3
Count	1,908	1,890	1,857	
Geographic Location	18%	16%	12%	45%
Community Atmosphere	12%	11%	14%	38%
Near Family/Friends	18%	11%	9%	37%
Proximity to Work	10%	10%	9%	29%
Crime Rate/Safety	7%	10%	10%	28%
Community Appearance/Aesthetics	8%	8%	11%	27%
Schools	6%	9%	8%	24%
Housing Opportunities	5%	5%	5%	15%
Cost of Living	6%	4%	4%	14%
Property Taxes	3%	3%	3%	10%
Parks and Recreation	1%	3%	5%	9%
Emergency Services	1%	3%	3%	7%
Employment Opportunities	2%	2%	2%	7%
Other	2%	1%	2%	5%
Shopping Opportunities	0%	2%	3%	5%

Comprehensive planning can't directly affect Hudson's geographic characteristics or family settlement patterns, but it can affect many of the other quality of life features important to significant segments of city residents. For example, the community atmosphere was listed as one of the top three features of

greatest importance on 38 percent of residents' responses. The community atmosphere is likely to be the outcome of a host of comprehensive planning decisions such as community-sponsored events, support for the arts, recreational opportunities, access to city decision-makers, etc. Interestingly, preserving Hudson's community atmosphere is also a high priority for the business community (see accompanying report on business responses to a comparable planning survey).

Crime and safety (28 percent in top three) will also be significantly affected by city planning decisions (i.e. policing decisions, neighborhood watch programs, traffic enforcement, etc.). Community appearance and aesthetics (27 percent in top three) are influenced by zoning and building standards, signage regulations and so on. The only other feature identified by about one-quarter of the respondents, the schools, is affected primarily by school board and school administrator policies but City Hall probably does have some impact on this dimension of the quality of life in Hudson as well.

The SRC looked at how people with different demographic characteristics rated the quality of life factors included in Table 2 and discovered a number of statistically significant differences. With respect to gender, the only significant differences are not driven by public policy; men rate Hudson's location as more important and women identified being near friends and family in substantially higher numbers.

Respondents who reported being married said that the community atmosphere, the schools and Hudson's location were substantially more important to them. Those who are not married had

higher percentages identifying proximity to family and the cost of living as critical to their choice of Hudson as a place to live.

Those with more formal education (at least a 2-year college degree) were more likely to identify community atmosphere, Hudson's location, the schools and the appearance or aesthetics of the city as being important to them. Those with less formal education identified proximity to friends and family, the quality of emergency services, and shopping opportunities at higher frequencies.

Respondents under 45 years of age said that the cost of living and quality of the schools were particularly important to them. Those over 45 were more likely to include Hudson's location, being near friends and family, emergency services, and shopping opportunities in their top three reasons for living in Hudson.

Those who are not in the workforce (homemakers, unemployed, retirees, and those disabled) were substantially more likely to list the appearance or aesthetics of the city, proximity of friends and family, emergency services, housing opportunities, crime, and schools as being important to them. Those who are working outside the home said that community atmosphere, proximity to their place of employment, and emergency services were important to them.

Roughly half of the sample have lived in Hudson for ten years or less. For this group, the community atmosphere, cost of living, housing opportunities, and city aesthetics were substantially more important than for the half of the sample who has lived in Hudson for more than 10 years. For these longer-term residents, the nearness of family and friends, proximity to their place of employment, and emergency services were noted with much higher frequencies.

Finally, about half of the sample reported family incomes of less than \$75,000 per year. For this group, their reasons for living in Hudson were more likely to include the cost of living, the nearness of friends and family, crime rates, and employment opportunities. For the more well-to-do segment of the sample, the community atmosphere, aesthetic qualities of the city, and the quality of the schools were more likely to be listed as key reasons for living in Hudson.

In addition to identifying the three factors that most influenced their decision to live in Hudson, residents were asked to rate the quality of a number of features that contribute to the quality of life in the city. Their responses are summarized in Table 3.

The average value of their rating, as reported in Table 3, is calculated based on an excellent rating being given a value of 1, good a value of 2, average a value of 3, poor a value of 4 and very poor a value of 5. Thus, the smaller the average value, the more highly rated the factor. So, for example, Hudson's location has an average value of 1.64, which means that the average respondent feels that the city's location is between good and excellent. Indeed, as Table 3 shows, more than 90 percent of respondents said that they would rate Hudson's location as good (43 percent) or excellent (48 percent).

Table 3 indicates that Hudson residents consider many of these quality of life factors as “good”. Two-thirds or more of all respondents said that Hudson rated good or excellent with respect to:

- Geographic location
- Community appearance or aesthetics (women and newer arrivals in particular)
- Community atmosphere (especially women, those with more formal education, those under 45, newer arrivals, and more the affluent)
- The crime rate or sense of safety (of particular importance to those with more formal education, younger and more recently arrived citizens)
- Emergency services (especially those over 45 years of age, not currently employed, and longer-term residents)
- Parks and recreation (particularly to less well-to-do households and those not currently married)

Solid majorities rated the Hudson schools (especially those with more formal education) and shopping opportunities (particularly those more than 45 years old, the less wealthy, and those residents in the city for more than 10 years) as good or excellent. Since many of these items were among those most frequently mentioned in Table 2 as key reasons for living in Hudson, the high ratings given to them is good news for the city. The factors of greatest importance to the citizens in choosing Hudson as a place to live were also judged by them to be of relatively high quality.

Table 3 – Rating Quality of Life Factors in Hudson, Wisconsin								
	Count	Average	Excellent	Good	Average	Poor	Very Poor	No Opinion
Geographic Location	1,947	1.64	48%	43%	8%	0%	0%	1%
Appearance/Aesthetics	1,964	1.98	23%	60%	16%	2%	0%	0%
Community Atmosphere	1,959	2.06	22%	53%	21%	2%	0%	0%
Crime Rate/Safety	1,957	2.16	19%	54%	23%	2%	0%	2%
Emergency Services	1,958	2.28	26%	48%	16%	1%	0%	9%
Parks and Recreation	1,951	2.29	18%	48%	26%	5%	2%	2%
Schools	1,942	2.53	23%	42%	20%	2%	1%	13%
Shopping Opportunities	1,956	2.55	11%	39%	37%	10%	2%	1%
Housing Affordability	1,954	3.11	5%	21%	43%	23%	7%	1%
Employment Opportunities	1,948	3.43	3%	20%	43%	16%	3%	16%
Property Taxes	1,958	3.85	1%	6%	32%	32%	27%	3%

Respondents (especially those currently employed and newer residents) are substantially less happy with property taxes in the city. Nearly 60 percent of respondents said that property taxes were “poor” (32 percent) or “very poor” (27 percent). Numerous comments about property taxes were received.

“Property taxes have increased more than 80% in the last 5 years (In 2000 our taxes were \$2800 in 2005 they are now over \$5000) city must not pass on cost of all these "jammed" new neighborhoods to current/existing homeowners- Reduce Property taxes!”

“Hudson is nice - the property taxes are too high. If they go up anymore we're moving. Hudson doesn't offer a value for high taxes - compared to other cities. Can't you see the 4-sale signs?”

“The only downside to living in Hudson (and WI in general) as opposed to the twin cities is the outrageous property taxes. We can't afford to build our next home here.”

“Property taxes are outrageous - people are not able to retire here!”

While there is clearly a very strong current of concern about the level of taxation in the city, the public policy interpretation of this result is more challenging. Clearly, citizens are not happy with the level of taxes they are paying. On the other hand, significant segments of the population (those who are married, those with at least 2-year college degrees, those under 45 years of age, and wealthier households) identified schools as important to their choice of Hudson as a place to live. Property taxes support the school district and, to a certain extent, many of the other factors listed in Tables 2 and 3. It is unclear whether citizens would be happier with lower property tax bills and reduced public services. Given that the overall quality of life rating given by respondents (80+ percent either good or excellent), the evidence suggests that they value the mix of public goods and services they are receiving.

Interpreting the property tax result is further complicated by the results for housing affordability in Table 3. With respect to housing affordability, residents feel that Hudson is very “average”. The level of property taxes clearly affects the cost of owning a home. Wisconsin has relatively high property tax rates on personal residences, so one could argue that this negatively affects housing opportunities in Hudson. On the other hand, the purchase price of homes would be expected to increase if property tax rates were reduced. The amount people are willing to bid for an investment like a house is based on a comparison of benefits and costs. The costs of owning a home are composed of the purchase price, property tax rate, and cost of operations (utilities, maintenance, etc.). It is probably safe to assume that the benefits delivered by a house and the cost of operations are unchanged by a change in the property tax rate. So, if the property tax rate falls, the workings of a competitive market place would tend to drive the purchase price up.

In summary, respondents indicate that they generally rate the quality of life in Hudson as being quite high. They appreciate the natural beauty and historical character of the city and its community atmosphere. They rate city amenities (emergency services, parks and recreation, the schools) as being good to excellent. There is, however, a substantial amount of concern about the pace of development and the property taxes residents are paying.

Natural and Cultural Resources

Natural Resources. With respect to overall environmental quality in the city of Hudson, a bit more than three-quarters of the respondents said it was either good (64 percent) or excellent (13 percent). So, as was true with overall quality of life, a very solid majority of Hudson’s citizens seem satisfied with the overall environmental quality of their city.

Respondents were asked to indicate how important it is to protect a variety of natural resources and their responses are summarized in Table 4. Clearly, there is widespread agreement that protection of all of these natural resources is important. In all cases, substantially more than two-thirds of Hudson residents think that preservation of the natural resource is important or very important. In contrast, in no case does more than 5 percent think preserving these resources is unimportant or very unimportant.

Table 4 - Importance of Protecting Natural Resources in Hudson, Wisconsin¹							
	Count	Average	Very Important	Important	Neutral	Unimportant	Very Unimportant
Groundwater	1,963	1.45	65%	28%	5%	0%	0%
Air Quality	1,968	1.52	59%	34%	6%	1%	0%
Surface Water	1,965	1.54	57%	35%	6%	1%	0%
Parks	1,960	1.76	41%	46%	11%	1%	0%
Forested Land	1,962	1.81	41%	42%	14%	1%	0%
Open Spaces	1,965	1.84	39%	44%	14%	2%	0%
Wildlife Habitat	1,961	1.98	36%	38%	20%	3%	1%
Wetlands	1,960	2.08	34%	35%	24%	3%	1%
1. Percentages may not sum to 100% because those listing “no opinion” have been omitted from the table.							

Within the context of a broad level of support for protecting all of the natural resources listed in Table 4, women stand out as significantly more concerned. This gender difference is seen when comparing the responses of men and women for all of the resources listed in the table.

In addition to the natural resources listed in Table 4, comments added concerns about noise and light pollution, litter, loss of farmland, recycling and several other resource-related concerns.

Cultural Resources. In addition to natural resources, Hudson residents were asked to assess the quality of cultural resources in the city. More than 3 out of 4 rated their town’s cultural resources as excellent (17 percent) or good (60 percent). Women, those over 45 years of age and those not currently in the workforce rated Hudson’s cultural environment especially high.

As was true with natural resources, there is a near consensus with respect to the importance of protecting Hudson’s cultural resources (Table 5). More than 80 percent of all respondents felt that it is important or very important to preserve scenic views, the city’s small town character and cultural and historical sites such as the Phipps Center for the Performing Arts and the Octagon House. In no case does more than 3 percent of respondents see such efforts as unimportant (or very unimportant).

Table 5 - Importance of Protecting Cultural Resources in Hudson, Wisconsin¹							
	Count	Average	Very Important	Important	Neutral	Unimportant	Very Unimportant
Scenic Views	1,967	1.56	52%	41%	6%	1%	0%
Small Town Character	1,962	1.70	50%	35%	11%	2%	1%
Historic & Cultural Sites	1,971	1.87	38%	45%	14%	2%	0%
1. Percentages may not sum to 100% because those listing “no opinion” have been omitted from the table.							

Women, again, stand out as attaching significantly more importance to the preservation of all the cultural resources addressed in the survey. In addition to women, those with more formal education and who have moved to Hudson within the past 10 years are particularly interested in preserving scenic views. Newer residents, along with the more well-to-do, rated the preservation of small town character as significantly more important than their counterparts. Those who were married and those who were employed were significantly more interested in preserving historical and cultural sites.

In their written comments, some respondents noted a desire for more art events and cultural activities in the city’s parks.

The final cultural issue about which city residents were asked to weigh in on was how important it is to maintain the historical and cultural character of downtown Hudson. Eighty-four percent said that it was either important (35 percent) or very important (48 percent) to do so. Solid majorities of all demographic groups that we examined felt it is important to maintain the character of downtown. Within this broad level of support, women, married people, those with more formal education, people in the workforce, those who’ve lived in Hudson for less than 10 years and the wealthier are significantly more supportive. Surprisingly, those under 45 years of age are significantly more likely than are older residents to say that preservation of the downtown is important.

Natural and cultural resources almost certainly play a significant part in the “community atmosphere” of Hudson, one of the main reasons residents cite to explain why they live in the city. It is consistent with this earlier result, therefore, to find that residents, by very large majorities, felt that it is important to preserve or protect the city’s natural and cultural resources.

Housing

Eighty-nine percent of Hudson residents rated the general condition of their residence as good (37 percent) or excellent (53 percent) and only a bit more than 1 percent rated it as poor (1.2 percent) or very poor (0.2 percent). Nearly 92 percent of the respondents own their home; only 8 percent are renters. This substantially under-represents the population of renters in Hudson. Seventy percent of respondents report living in single-family homes, 15 percent in multiple-family units (e.g. apartments), 8 percent in condos or townhouses, and 7 percent in duplexes.

Residents were asked to indicate whether they agree that more of various housing types are needed in Hudson. The results of their opinions are captured in Table 6. It is interesting that the only types of housing for which there is a majority in favor of more, are specialty houses of one sort or another. A majority of Hudson residents see a need for more affordable senior housing, more general senior housing, more housing for people with disabilities, and more general affordable housing. As we will see in the business survey summary, affordable housing is also a key concern for these economic leaders of the community.

Table 6 - Need for Different Housing Types in Hudson Wisconsin¹							
	Count	Average	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Affordable Senior Housing	1,913	2.40	23%	39%	26%	4%	3%
Senior Housing	1,901	2.51	18%	40%	29%	5%	3%
Housing for the Disabled	1,913	2.63	14%	37%	36%	4%	2%
Affordable Housing	1,913	2.71	22%	29%	23%	11%	11%
Single Family	1,907	2.85	15%	30%	30%	13%	6%
Townhouse/Condos	1,890	3.44	4%	19%	33%	24%	15%
Duplexes	1,898	3.54	3%	14%	36%	27%	14%
Apartments	1,904	3.74	2%	10%	31%	32%	19%
1. Percentages may not sum to 100% because those listing “no opinion” have been omitted from the table							

The SRC has done at least 9 surveys in the past 3 years in various parts of Wisconsin that include housing questions similar to those summarized in Table 6. **Hudson is the first in which more single family dwellings was not favored by a majority of residents.** Indeed, more single family homes is often the only type of housing supported a majority of residents. The fact that more residents are negative or neutral than are in favor of the proposition that more single family homes are needed, reflects the unease expressed in many comments about the pace of development in Hudson (see the quotes in the quality of life section of this report).

Residents are negative to neutral about the need for more townhouses or condos, duplexes, and apartments in Hudson.

Women, those with less formal education, older residents, people not in the workforce, those with lower income and longer term residents are more favorably disposed toward most of the types of housing listed in Table 6.

Finally, residents were asked if they feel that Hudson should provide programs to low and moderate income residents to help them rehabilitate their homes. Less than a majority (45 percent) agreed or strongly agreed with this idea; 20 percent disagreed or strongly disagreed with it. Women, those with less formal education, older residents, those not in the workforce, and the less affluent are more supportive of a rehabilitation program than their counterparts (men, those with college degrees, etc.).

Land Use and Growth Management

Residents were asked to give their opinions about several growth management issues, which are summarized in Table 7. Given the vehemence and number of comments about the rapidity of growth that are recorded in Appendix B, there is more diversity of opinion about this issue than might be expected. Just over half of all respondents agreed (30 percent) or strongly agreed (22 percent) that development in Hudson is too great, nearly one quarter (24 percent) are neutral on this question and another quarter (23 percent) disagree or strongly disagree with the statement. Women were significantly more concerned with the pace of development than were men (57 percent of women agree or strongly agree with the statement versus 48 percent of men) as were those without at least a 2-year college degree (56 percent vs 51 percent of those with a degree), longer term residents (60 percent of those who've lived in Hudson for 10 years or more vs 46 percent of shorter-term residents), and "lower" income groups (56 percent of those with household incomes of less than \$75,000 vs 49 percent of the more affluent). Those under 45

Table 7 - Growth Management Opinions in Hudson, Wisconsin¹							
	Count	Average	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Development Too Great	1,927	2.57	22%	30%	24%	20%	3%
City Too Restrictive	1,935	3.79	3%	7%	30%	37%	14%
Support City Expansion (public purchases)	1,938	2.69	12%	41%	22%	16%	6%
Support City Expansion (developers pay)	1,939	2.77	12%	40%	20%	15%	11%
Develop within Sewer-Water Capacity	1,937	2.16	27%	47%	17%	4%	2%
1. Percentages may not sum to 100% because those listing "no opinion" have been omitted from the table							

years of age were significantly more likely to disagree with the statement that development is too great in Hudson (26 percent) than were those older than 45 (20 percent).

There is less diversity of opinion about the statement that Hudson is too restrictive in guiding where new development occurs. While there is an even larger percentage of the population who were neutral on whether or not the city is too restrictive (30 percent), only 10 percent agree or strongly agree with this statement versus 51 percent who disagree or strongly disagree. The biggest gaps in opinions about this were based on education and income levels. Sixty percent of those with at least a 2-year degree disagree that the city has been too restrictive versus only 46 percent of those with less formal education. Sixty-one percent of households earning more than \$75,000 disagree with the statement compared to only 50 percent of those earning less than this amount. Significant differences also appear based on work status (those currently in the workforce disagree more consistently), marital status (married people disagree more consistently), and length of residence (longer-term residents disagree more consistently).

Slight majorities of the population are in favor of expanding city boundaries using public funds to purchase land for public purposes such as parks (53 percent) or if developers pay for all street and utility improvements (52 percent). Interestingly, though both options have slight majority support, they appeal to somewhat different demographic subgroups. Those with more formal education, those under 45, those who've lived in Hudson for less than 10 years, and those currently employed are more supportive of using city funds to acquire land for public purposes than are their counterparts. Men and longer-term residents are more supportive of expanding the city boundary if developers pay for street and utility improvements than are women and shorter-term residents. Those with higher household incomes (more than \$75,000) are more supportive of expanding city boundaries using either public funds or via developer-paid improvements than those earning less. It is also important that support for expanding the city under either of these options is much stronger in the business community (see accompanying business survey summary).

There is general consensus (74 percent in agreement) that the city should manage development within current sewer and water system capacity. More than 80 percent of those older than 45 and who are currently employed agree with this suggestion.

Table 8, on the next page, shows the ranking of growth management issues for Hudson residents. As the table indicates, there is no single growth management issue that dominates the thoughts of Hudsonites:

- About one-third of respondents identified concerns about maintaining the community atmosphere in Hudson, crime and safety, traffic congestion, and school facilities and programs.
- About one-quarter rated the amount of green space in the city, housing affordability, the adequacy of water and sewer system capacity, and housing density as one of their top three growth management concerns.
- Fifteen percent (plus or minus 2 percent) said that environmental protection, the quality of the roads, impact fees on new developments, and building and zoning regulations were among their top three growth management concerns.

Maintaining community atmosphere had the highest combined percentage of residents choosing it as one of their top three concerns. However, it is not the single item Hudson residents choose as the most or second most important city growth management issue. Interestingly, crime and safety was the issue noted as the most important to the highest percentage of Hudson residents. Based on FBI statistics, there were 10 violent crimes and 582 property crimes (494 of which involved motor vehicles) in the city of Hudson. Though the absolute crime rate in Hudson does not seem high, the perception of the citizenry is somewhat different. It is also interesting that school facilities and programs and housing affordability also received more “votes” as the most important growth issue than did maintaining community atmosphere.

Demographic differences were significant for only 4 of the items listed in Table 8 as the most important growth management issue. Women, those without a college degree, and households earning less than \$75,000 were significantly more concerned about housing affordability. Women, those with a college degree, those under 45 and higher income families were significantly more concerned about the schools. Men and those older than 45 were significantly more concerned about water and sewer capacity. Finally, those with more formal education and higher incomes were more focused on maintaining community atmosphere than their counterparts.

Table 8 - Ranking Growth Management Issues				
	Most Important	2nd Most Important	3rd Most Important	Percent Top 3
Count	1,915	1,904	1,898	
Maintain Community Atmosphere	11%	11%	13%	36%
Crime Rate/Safety	14%	10%	11%	34%
Traffic Congestion	8%	13%	13%	33%
School Facilities and Programs	13%	11%	9%	32%
Amount of Green Space	11%	8%	8%	26%
Housing Affordability	12%	7%	5%	24%
Sewer/Water System	5%	8%	11%	24%
Housing Density	8%	9%	8%	24%
Environmental Protection	6%	6%	6%	17%
Road Quality	3%	6%	6%	15%
Impact Fees (Development)	5%	6%	5%	15%
Building/Zoning Regulations	5%	5%	3%	13%
Solid Waste Management	0%	1%	2%	3%

With respect to the second most important growth management issue, residents identified traffic congestion as being a slightly bigger concern than maintaining community atmosphere. Traffic congestion was

particularly important to residents who’ve lived in Hudson for more than 10 years. School programs and facilities were cited as the second greatest concern by nearly as many respondents as community atmosphere. School programs and facilities were significantly greater concerns to those with more formal education, those under 45 years of age, those in the workforce, and higher income families.

Even when we consider respondents' third most important growth management issue, concern about traffic congestion is nearly as important as maintaining the community atmosphere. One could argue that maintaining community atmosphere is a bit of a catch-all category that is the embodiment of many of the other items in Table 8. Clearly the sense of community is affected by such things as the quality of the local school district, traffic congestion, crime and safety in the city, the amount of green space and so on.

Regarding growth management concerns, the issues of greatest importance to the citizens align reasonably well with those of the business community. In addition to their concerns about impact fees and building and zoning regulations, the business community also identified community atmosphere, traffic congestion, crime, school facilities and programs as key concerns.

Having identified what they feel are the key growth management issues, residents were then asked to evaluate the importance of 4 general strategies for managing these concerns. Their responses are summarized in Table 9. The smaller the average in Table 9, the more important the strategy is in the view of Hudson residents.

Table 9 - Importance of Different Growth Management Strategies, Hudson, Wisconsin¹							
	Count	Average	Very Important	Important	Neutral	Unimportant	Very Unimportant
Regional Governmental Coordination	1,931	1.91	37%	46%	12%	1%	1%
Stronger Land Use Controls	1,922	2.29	26%	37%	28%	4%	2%
Slowing Growth & Development	1,926	2.33	29%	31%	26%	8%	3%
More Public Funds	1,888	2.75	10%	34%	40%	7%	4%
Other	120	1.47	85%	5%	3%	0%	1%
1. Percentages may not sum to 100% because those listing "no opinion" have been omitted from the table							

By a substantial margin, respondents say that coordination between local governments in the region is the most important strategy for dealing with growth issues. This suggests that residents view the development pressures they feel as a regional phenomenon that will require a regional solution. Businesses also selected this as the most important growth management strategy. Both groups seem to recognize that decisions made in other jurisdictions about how development will proceed can have important impacts on Hudson.

Implementation of stronger land use controls is seen as an important strategy by a majority and is seen as unimportant by fewer than 10 percent of the respondents. This result is consistent with the result reported earlier that very few residents think that the city has been too restrictive in directing development (Table 7). Likewise, an even 60 percent were in favor of slowing growth

and development (by an unspecified means) and only 11 percent felt this was an unimportant strategy for dealing with growth issues.

Perhaps most surprising of all, by a 4 to 1 margin, respondents said that more public funds (e.g. tax revenue) was an important strategy for dealing with growth. This is, obviously, not a consensus position since 40 percent were neutral on this option and written comments to this and other questions in the survey contained many that were very opposed to additional taxation (see page 7).

Transportation

Traffic congestion was identified as one of the more pressing growth management issues in Table 8. Further, the number of additional written comments (112 individual responses) and the depth of emotion suggested by many, indicate that transportation issues are important to Hudson's residents. Typical of comments received regarding transportation are the following:

"Re-time the stop lights on Carmichael and I-94 Bridge, they are impossible to pass thru. Timing on those lights is horrible!"

"Crestview drive between Gateway blvd and Carmichael is a real mess."

"Fix Carmichael/Crestview area; expand Carmichael north of golf course; have better control over parking for development (lots are too small and too tight) and follow ITE standards. . ."

"There ABSOLUTELY needs to be a 4 way stop or stop light at 2nd street and St Croix Ave. It's a very dangerous intersection. Slowing drivers down in this stretch is critical to resident/children safety! Is it going to take a child getting killed for the city to wake up?"

"My biggest concerns are the roads and traffic safety. My 12 year old can't safely ride her bike across town due to heavy traffic, high speeds, NO SIDEWALKS! / hike paths."

"Speed in residential area is a HUGE concern in our neighborhood - 25mph is way too fast for areas where children are active and present! We feel this needs to change immediately, before there is a loss of life!"

As will be seen in the accompanying report, the Hudson business community shares residents' concerns about traffic congestion.

General Transportation Concerns. Given the preceding, the SRC expected opinions about the specific transportation issues about which we asked to be somewhat more negative than they were (Table 10). More than 60 percent of respondents said that the overall road network in Hudson meets the needs of its citizens and that the road quality and conditions are acceptable for present usage. Higher income residents and those with college degrees are significantly more likely to say that the road network and the quality of roads are adequate. Only 20 percent of respondents disagreed or strongly disagreed with these assessments.

Table 10 - Transportation Issues, Hudson, Wisconsin¹							
	Count	Average	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Construct Sidewalks-Pathways	1,937	2.07	36%	37%	16%	9%	2%
Drivers Speed Residential Areas	1,937	2.49	23%	32%	23%	17%	4%
Road Network Meets Needs	1,919	2.53	7%	59%	13%	17%	3%
Road Quality Acceptable	1,929	2.58	5%	56%	19%	16%	4%
Drivers Ignore Stops Residential Areas	1,936	2.72	18%	29%	26%	22%	3%
Drivers Ignore Stops Commercial Areas	1,935	2.85	14%	25%	32%	23%	3%
Drivers Speed Commercial Areas	1,937	2.86	13%	26%	31%	23%	4%
Support Modern Roundabouts	1,931	3.02	13%	27%	25%	18%	15%
1. Percentages may not sum to 100% because those listing “no opinion” have been omitted from the table							

Table 10 indicates that more than 70 percent of citizens would support the construction of sidewalks and pathways to promote walking and bicycling within the city of Hudson. Women, those under 45 years of age, those currently employed, people with college degrees, and newer residents are particularly supportive of expanding sidewalks and pathways. Further, these groups, and a majority of residents more generally, agree or strongly agree that they are concerned about the speed with which drivers travel through residential areas. Both the interest in sidewalks and the concern about speed in residential areas are consistent with the safety concerns suggested by the final three quotes in the introduction to this section.

Residents are neutral to weakly in agreement with the final four issues in Table 10: concerns about drivers in residential and commercial areas ignoring stop signs and signal rules, drivers going too fast in commercial areas, and support for modern roundabouts.

The bottom line seems to be that residents are very concerned about congestion and traffic problems in specific locations in Hudson. Clearly, Carmichael Road both north and south of the Interstate, the frontage roads on either side of the freeway, and traffic through downtown Hudson are uppermost on the minds of citizens. Likewise, sidewalks/non-motorized pathways and speed controls in residential areas are a focused concern for respondents.

Public Transportation Issues. Nearly 99 percent of respondents said that they either own a vehicle or have one available to them and fewer than 20 percent said they would use public transportation to locations within the city of Hudson, if it were available (an additional 26 percent said they might use it). Women and those with household incomes below \$75,000 were more likely to say they would use public transit.

As Table 11 indicates, even for those who said they might use public transportation, expected use tends to be at a relatively low intensity. The most popular public transit service, according to this survey, is bus service to the Twin Cities and even for this option, more than one-quarter said they'd never use this option and an additional 50 percent said they'd use it 5 times or less per month. In other words, 75 percent would use bus service to the Twin Cities about once a week or less. A bit more than 10 percent of those who said they'd patronize bus service to the Cities

said they would use it 15 times or more in a month.

Table 11 - Public Transportation Issues, Hudson, Wisconsin						
	Count	Never	1-5 Times/ Month	6-10 Times/ Month	11-15 Times/ Month	15+ Times/ Month
Bus Service (to Twin Cities)	906	27%	50%	8%	3%	12%
Bus Service (local)	897	30%	53%	11%	3%	3%
Park and Ride Lot	875	59%	25%	3%	2%	11%
Commuter/Ride Share Program	874	71%	12%	3%	3%	12%
Ride-Share Taxi	862	68%	24%	3%	1%	4%
Taxi	881	58%	37%	4%	1%	0%

The only other public transportation option that a majority of those who responded to these questions said they would use, is local bus service.

Interestingly, more than 50 people added comments to this section about their interest in a light rail connection to the Twin Cities and beyond.

The demographic profile of those most interested in public transportation is interesting. Significant differences in the propensity to use public transportation exist for three of the options in Table 11: bus service to the Twin Cities, commuter/ride share programs, and a park and ride lot. Consistently, those with at least a 2-year college degree, those under 45 years of age, and those who reported being employed outside the home were more likely to say they would use public transit and use it more frequently. Given the three options for which there are statistically significant differences, it seems fairly clear that many of these respondents commute from Hudson to their places of employment in the Twin Cities metro area.

Community Facilities and Services

Hudson residents were asked to identify the city service/infrastructure in greatest need of new development or physical improvement. Their responses are summarized in Table 12. Half of all respondents listed a library as one of their top three priorities (about one in five had this as the greatest need for the city). A library is a particular priority for women (58 percent rated this as one of their top three priorities) and those with at least a 2-year college degree (56 percent in top three).

Table 12: Community Facility Priorities, Hudson, Wisconsin¹				
	Greatest Need	2nd Greatest Need	3rd Greatest Need	Percent Top 3
Count	1,823	1,763	1,673	
Library	22%	15%	13%	50%
Parks and Recreation	15%	15%	13%	43%
Streets	11%	10%	12%	34%
Sewer (sanitary and storm)	6%	8%	9%	23%
Wireless Communications	6%	7%	9%	22%
Public Transportation	7%	8%	7%	22%
Police Department Facilities	6%	7%	9%	22%
Fire Department Facilities	6%	10%	5%	21%
Emergency Medical Service Facilities	8%	6%	7%	20%
Water Systems	5%	7%	8%	20%
Fiber Optic to Homes/Businesses	4%	5%	5%	15%
1. May not sum to 100% because “other” responses excluded.				

Parks and recreation facilities were identified as one of their top three priorities by 43 percent of respondents. Respondents under 45 years of age were significantly more likely to say that parks and recreation facilities were a top priority for Hudson than were those older than 45. To the extent that this group is both more likely to be using these facilities themselves and to have children who use them, this result is not surprising. Parks and recreation facilities were identified by those with at least a two-year degree and those employed outside the home as the community facility in greatest need of new development or improvements at

significantly higher percentages than those with less formal education and those not currently working outside the home.

“Streets” were in the top three priorities of a bit more than one-third of the respondents. The question does not specify whether they are referring to the overall network of roads or their condition. Given the results presented in the transportation section of this report, it is likely that they are referring to the relatively small number of areas that seem to cause Hudson’s residents some frustration (e.g. Carmichael Road).

Most of the remaining items in Table 12 (sewer, wireless communications, public transportation, police, fire and EMS facilities, and water systems) are tightly clustered, with between one-quarter and one-fifth of the respondents listing these as one of their top three priorities. Generally speaking, police, fire and EMS facilities are a greater concern to Hudson residents more than 45 years old.

Library. As noted in Table 12, a new or expanded library was the community facility identified by the highest proportion of respondents. At the request of its board, two questions pertaining to the library were included in this planning survey. One question asked if the respondent would support the construction of a new library built in cooperation with North Hudson and the Towns of St. Joseph and Hudson. The second asked if a site near the intersection of Vine and

Carmichael and south of the St. Croix County Government Center was a suitable location for the construction of a new library. The responses of Hudson citizens are summarized in Table 13.

Table 13: Library Opinions, Hudson, Wisconsin¹							
	Count	Average	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Construct New Regional Library	1,938	2.3	33%	34%	17%	8%	6%
Construct Library at Vine and Carmichael	1,936	2.4	29%	34%	19%	7%	8%
1. Percentages may not sum to 100% because those listing “no opinion” have been omitted from the table							

More than two-thirds of all respondents agreed (34 percent) or strongly agreed (33 percent) that building a new library in partnership with neighboring jurisdictions was a good idea. More than 70 percent of women, those with at least two-year college degrees, those under 45 years of age, and those who’ve lived in Hudson for less than 10 years support this regional library approach.

Nearly two-thirds of respondents (63 percent) also agreed that the site near the County Government Center was suitable for the new library. The demographic breakdowns are not quite as distinct with respect to the location of the library as they were when discussing the regional approach. Those residents who have at least a two-year degree, are under 45 years of age, work outside the home, and have lived in Hudson for less than 10 years are significantly more supportive of this location than their opposites.

There was a very consistent 15 percent of respondents who were opposed to both the regional approach to building a new library and the proposed site. This 15 percent opposition carries through to virtually all of the demographic slices we considered as well. Only men (17 percent opposed) and those who’ve lived in Hudson for more than 10 years (18 percent) have substantially higher rates of opposition than the core of 15 percent who oppose both library propositions.

Economic Development

The final substantive segment of the questionnaire focused on economic development issues facing Hudson. The first question asked respondents if they were satisfied with their employment opportunities in the area. Surprisingly, a slightly higher percentage indicated that they were not satisfied (27 percent) than said they were (24 percent). Women are less satisfied with their opportunities than are men, those with some sort of college degree are less satisfied than those without, those under 45 years of age less so than older residents, and newer residents less than longer-term ones.

Table 14 provides indications of the types of business developments Hudson residents would prefer (and would presumably make them more satisfied with their employment opportunities). A majority of residents said all of the options listed in Table 14, other than heavy industry and hotels and tourism, were important to Hudson’s future.

Table 14: Importance to Future Business Development in Hudson, Wisconsin¹

	Count	Average	Very Important	Important	Neutral	Unimportant	Very Unimportant
Medical Services	1,913	2.11	27%	47%	20%	3%	1%
Recreational Facilities	1,916	2.18	25%	45%	22%	4%	1%
Emerging Technology	1,915	2.20	27%	44%	22%	2%	1%
Professional Services	1,904	2.28	19%	47%	27%	3%	1%
Retail Shopping	1,928	2.33	22%	41%	25%	7%	3%
Restaurants	1,925	2.38	20%	40%	27%	8%	2%
Entertainment Venues	1,919	2.60	13%	40%	32%	10%	3%
Light Industrial	1,898	2.62	9%	44%	33%	7%	3%
Hotels, Tourism	1,907	2.85	7%	33%	38%	14%	5%
Heavy Industrial	1,900	3.30	4%	19%	40%	20%	12%
1. Percentages may not sum to 100% because those listing “no opinion”, as have “other” business development types have been omitted from the table							

Roughly three-quarters feel that medical services are important or very important to Hudson and 70 percent or more feel this way about recreational facilities and emerging technologies. Sixty percent or more of Hudson residents feel that professional services, retail shopping, and restaurant developments will be important to the future development of the city. Slightly more than half feel entertainment venues and light industrial development will be important for Hudson.

Those who feel that specific business types will be important to the future of Hudson largely conform to expectations:

- Men are significantly more interested in emerging technologies and industrial development (both heavy and light) while women focus more on entertainment, medical services, recreational facilities, and retail opportunities
- Those with less than a two-year college degree see heavy industry, medical services and retail opportunities as more important than their counterparts, who are more interested in emerging technology and recreational facilities
- Those less than 45 years of age see entertainment venues, recreational facilities, and restaurants as being important to Hudson’s future, while older residents are more supportive of medical services and light industry

- People who've lived in Hudson for fewer than 10 years support "softer" types of development (entertainment, recreation, restaurants, and retail) and longer-term residents favor more industrial development
- Those with household incomes in excess of \$75,000 favor emerging technology, professional services and restaurants

Finally, residents were asked to rate the importance of development and revitalization of the downtown area, the hill commercial district and the industrial area south of I-94. While all three areas are seen as important to the future of the city, the redevelopment and revitalization of the downtown area is, by a substantial margin, deemed to be the most important. About 80 percent of those with more formal education and higher incomes rated revitalization of the downtown as important or very important.

Table 15: Importance of Downtown, "Hill" and Industrial Areas in Hudson, Wisconsin							
	Count	Average	Very Important	Important	Neutral	Unimportant	Very Unimportant
Downtown	1,947	2.0	32%	44%	18%	4%	1%
Hill Area	1,943	2.4	17%	43%	28%	7%	3%
Industrial Areas	1,936	2.5	15%	42%	30%	7%	3%
1. Percentages may not sum to 100% because those listing "no opinion" have been omitted from the table							

Redevelopment of the Hill and Industrial areas are, effectively, equivalent in importance according to Hudson residents. This distinction between the Downtown area on the one hand and the Hill and Industrial areas on the other will be reinforced in the SRC analysis of the business survey that was the other portion of this survey effort. Redevelopment of the Hill is significantly more important to those who've lived in Hudson for less than 10 years than for longer-term residents. Industrial revitalization appeals to men and those older than 45 in significantly higher numbers than to women and those under 45 years of age.

Conclusions

Trying to boil down the wealth of information contained in the quantitative data and the comments gathered in this survey is challenging. Three interlocking themes do, however, seem to suggest themselves.

1. **Most residents like living in Hudson.** They rate the overall quality of life in the city as good or excellent, for the most part, they appreciate Hudson's great location (on the river, close to the Twin Cities, access to the interstate, etc.), and they recognize that they have natural and cultural amenities worth preserving. This will sometimes be difficult to bear in mind when considering the comments section of this report. There are issues about which many people feel quite passionately and that they feel cry out for change. The depth of feeling that comes through in the comments is counterbalanced by the overarching message suggested by the quantitative data. That message is that most residents feel that Hudson is a very good place to live.

2. **Many residents have concerns about the pace of development in the city.** In addition to its geographic attractions, people are drawn to Hudson because of what was termed its “community atmosphere”. While undefined, community atmosphere is likely to include the small-town feel they associated with Hudson, a sense of personal safety, the natural and cultural resources referenced in item 1, and other community features. Many residents expressed concerns about development undermining Hudson’s community atmosphere. Concerns about safety (e.g. speeding in residential areas, lack of sidewalks, and concerns about their children riding their bikes to school or to a friend’s house) were expressed by many respondents. Many also raised concerns about the affordability of living in Hudson, either because of high property taxes or the high price of homes or rent. Concerns about growth and its effect on the community were particularly strong in some demographic subgroups (women, longer-term residents, those with less formal education, and the less affluent).
3. **Some strategies for managing growth issues were suggested.** Given that there is widespread agreement that Hudson is a good place to live, it should not be surprising that one strategy suggested by this study is to focus on the handful of things that seem to really concern people. For example, people generally feel that the network of roads and the quality of those roads are adequate for the needs of the city. However, they would probably not give that same assessment to specific parts of the city’s road network. Clearly, people are quite frustrated with traffic flow at and around the intersection of Carmichael Road and I-94. Likewise, people see the redevelopment and revitalization of downtown Hudson and managing traffic issues in that area as critical concerns.

A second strategy suggested by this study is regionalism. Residents of Hudson seem to recognize that the growth issues that are making them uneasy are not unique to their city. They seem to realize that growth is a regional issue that will best be solved with a regional strategy. At least a couple of results support this conclusion. The growth management strategy that, by a considerable margin, was seen as the most important strategy for dealing with growth issues was coordination between local governments in the region. An openness to regional approaches to common concerns was also apparent in the strong support for a library to be developed in coordination with the Village of North Hudson and the Towns of St. Joseph and Hudson.

Finally, the citizens seem to be advocating a balanced growth strategy for the city. On the one hand, they strongly endorse the notion of managing growth within the capacity of current water and sewer systems. On the other, they are open to a wide variety of business sectors as means of expanding local job opportunities (which at best they currently perceive as average). They also seem concerned that development be done in such a way as to preserve the cultural and natural amenities that make Hudson a place they willingly choose to live.

Appendix A – Non-Response Bias Tests

Any survey has to be concerned with “non-response bias.” Non-response bias refers to a situation in which people who don’t return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. For example, suppose non-respondents rate the community appearance or aesthetics in Hudson as “excellent” (Question 2a), whereas most of those who returned their questionnaire rated this as “poor”. In this case, non-response bias would exist and the raw results would understate the overall public’s opinions about the quality of Hudson’s appearance and aesthetics.

The standard way to test for non-response bias is to compare the responses of those who return the first mailing of a questionnaire to those who return the second mailing. Those who return the second questionnaire are, in effect, a sample of non-respondents (to the first mailing) and we assume that they are representative of that group. In this survey, 1,367 people responded to the first mailing and 608 responded to the second mailing.

We found 16 variables with statistically significant differences between the mean responses of these two groups of Hudson residents (Table A1) out of 81 tested. This is a substantial percentage (20 percent) and many of them are concentrated in two portions of the questionnaire: 1) natural and cultural resources and 2) land use and growth management policy.

Variable	Mean First Mailing	Mean Second Mailing	Statistical Significance
Q4b Protection of forested land	1.73	1.82	0.01
Q4c Protection of groundwater	1.37	1.47	0.00
Q4d Protection of open space	1.76	1.88	0.00
Q4e Protection of parks	1.70	1.78	0.02
Q4f Protection of surface water	1.48	1.56	0.01
Q4g Protection of wetlands	1.95	2.10	0.00
Q4h Protection of wildlife habitat	1.89	1.98	0.03
Q6b Rating of scenic views	1.51	1.64	0.00
Q8 Maintain historic downtown	1.68	1.78	0.01
Q11 Own or Rent	1.07	1.12	0.00
Q15 City too restrictive re devel	3.65	3.40	0.00
Q17 Developers pay utility devel	2.75	2.60	0.02
Q18 Manage growth	2.00	2.10	0.02
Q20a Co-ord local gov’ts	1.75	1.87	0.00
Q20c Slow growth/devel	2.21	2.33	0.02
Q20d Stronger land use controls	2.12	2.25	0.01

As Table A1 shows, the differences in mean values between the first and second mailings are generally quite small and, in no instance do the differences change the interpretation of the results. For example, in all of the items in Table A1 except “Q11 Own or Rent”, the scale of the answers ranges from 1 (excellent or strongly agree) to 5 (very poor or strongly disagree). In

every case listed in Table A1, the interpretation of the opinions of those who responded to the first mailing will be the same as those who responded to the second. For instance, both groups feel that it is “important” to protect forested lands in Hudson. Respondents to the first mailing feel slightly more strongly about this than do respondents to the second mailing but, on average, they agree.

The relative unimportance of differences between the first and second mailings is illustrated in a different way in Table A2. Thirty-three percent of the overall sample responded to the first mailing. Let’s assume that the responses of those who returned the second questionnaire are more representative of the 52 percent of households in Hudson who didn’t respond to either mailing. We will re-calculate the average value for the variables for which there is a statistically significant difference between the first and second mailings according to the following formula:

$$\text{Weighted Average} = \text{Average for First Mailing} * 0.33 + \text{Average for Second Mailing} * 0.67$$

Table A2 – Impact of Re-Weighting Results			
Variable	Unweighted Ave	Weighted Ave	Difference
Q4b Protection of forested land	1.76	1.79	0.03
Q4c Protection of groundwater	1.40	1.44	0.03
Q4d Protection of open space	1.79	1.84	0.05
Q4e Protection of parks	1.73	1.75	0.03
Q4f Protection of surface water	1.50	1.53	0.03
Q4g Protection of wetlands	2.00	2.05	0.05
Q4h Protection of wildlife habitat	1.92	1.95	0.03
Q6b Rating of scenic views	1.55	1.60	0.05
Q8 Maintain historic downtown	1.71	1.75	0.03
Q11 Own or Rent	1.08	1.10	0.02
Q15 City too restrictive re devel	3.58	3.48	(0.09)
Q17 Developers pay utility devel	2.70	2.65	(0.05)
Q18 Manage growth	2.03	2.07	0.04
Q20a Co-ord local gov’ts	1.79	1.83	0.04
Q20c Slow growth/devel	2.24	2.29	0.05
Q20d Stronger land use controls	2.16	2.21	0.05

As Table A2 illustrates, reweighting the results in this fashion has miniscule impacts on the overall results. The SRC concludes that while non-response bias may exist, the practical impact of this bias is negligible.

Appendix B: City of Hudson Comprehensive Planning Public Opinion Comments - Residents

Question 1

From the following list, please identify which of the following items, a-o, are the most important reasons you and your family choose to live in the city of Hudson.

‘Other’ responses

Amenities- (20 responses)

- Small town atmosphere/small town feel/small town environment (3x)
- Hospital/Hospital and medical (2x)
- Library (2x)
- Ability to walk to businesses, library, etc.
- Catholic school/church
- Church
- Church family
- Cultural activities
- Hudson Golf Club
- Less people/traffic
- Restaurant
- Size-small town environment
- Small town amenities
- St. Pats Church
- The pedestrian friendly downtown area
- Traffic

Recreation/Environmental – (16 responses)

- River (8x)
- Air and environmental quality
- Close to farmland and natural areas
- Environmental - natural
- Outdoor natural resources
- Peace and quiet
- River and historic downtown
- River and St. Croix Valley (recreation sailing, proximity to nature)
- St. Croix River's wild and scenic designation

Family History – (13 responses)

- Born and raised in Hudson/life long resident/have always lived here (8x)
- Bought house from family
- Close to where I used to live
- Married man from Hudson
- My children are 5th generation in our home
- Shared custody and mother lives here

Location (6 responses)

- I was born here. This is my hometown/My hometown (2x)
- County seat
- Getting out of Minnesota
- Stayed in WI
- WI

Proximity to Twin Cities (5 responses)

- Proximity to and distance from Twin Cities/easy access to Twin Cities/Proximity to Twin Cities/Near St. Paul and Minneapolis (**4x**)
- Work in MN, live in WI

Proximity to Other Places (4 responses)

- Highway access near by
- Location
- Proximity to cultural events
- Proximity to UWRP and work

River (3 responses)

- St. Croix River/near river (**3x**)

Transportation (2 responses)

- Easy access to I-94
- Public transportation

Other (20 responses)

- All
- Can't afford to leave
- Church
- Family
- God led us to Hudson
- Historic town
- It used to be a small town
- Job transfer
- Lot
- Military retirement pay tax exempt
- None
- Opportunities w/ Phipps Center for Arts
- Real Downtown Community
- Recreation
- Small town appearance when I moved here
- State income and state tax benefit
- Threat of low income housing/immigrants
- Transferred
- We were already here
- Wife is disabled - townhouse design meet our needs

Question 4 – Natural and Cultural Resources

Protection of the following natural resources is:

'Other' responses

Recreation (20 responses)

- Need walking trails (**5x**)
- Bike Trails (**5x**)
- Parks (**4x**)
- Outdoor activities (**3x**)
- Enforce leash laws
- Preserve Scenic areas
- Prairie

Pollution (15 responses)

- Noise pollution (5x)
- Litter free roads (3x)
- Water quality (3x)
- Luminary pollution/light pollution (2x)
- Cleanliness
- Recycling more

River (12 responses)

- Wildlife/aquatic life (3x)
- Cleanliness of River Front/path (2x)
- Access to city res. to river
- No noise from river
- River islands and invasive species
- River restoration
- Shore land development
- Willow River
- Wooded edge of St. Croix River

Environmental Concerns (10 responses)

- Farmland (2x)
- Total deer eradication (2x)
- Access to renewable energy
- Animal Control
- City trees
- Recycle Trash Better
- Soil
- Upper watershed

Other (34 responses)

- Former Hudson hospital property (2x)
- Animal Doctor
- Business
- Clean
- Education
- Environment balance people
- Freedom from freeway noise
- Grounds upkeep
- History
- I-94 corridor "height"
- Indian burial grounds
- Lakes free of motor boats
- Local history
- More public hunting
- Nature Walking Areas
- Need lower taxes for all and especially the elderly.
- No more strip malls!!
- Not crowded
- Parking downtown
- Prospect park

- Reducing (impervious) cover
- Serenity
- Sewage tax
- Small town
- Some setback for businesses along the freeway would help. There is no attractiveness to anywhere you come off of in the 94 upper areas. It all goes to parking lots and there is nothing to draw us to any beauty or visual structural appearance.
- Squirrel population help
- Stewardship
- Stop developing so much land for housing and shopping!
- Sustainability
- Traffic
- Trees
- White noise/traffic
- Wildlife

Question 6 – Nature and Cultural Resources
Protection of the following cultural resources is:
‘Other’ responses

Historical (11 responses)

- Historic buildings/houses (5x)
- Indian mounds (2x)
- Hudson history venue or museum
- Building historic preservation
- Historical area
- Promote historic district

Other (50 responses)

- Growth control (6x)
- Green Space (3x)
- River Front (2x)
- Keeping chain stores out (2x)
- Library (2x)
- Birkmose Park - cut down some trees that are blocking the scenic view (2x)
- Activities like hometown art fair
- Art center
- Arts
- Avoid becoming another Woodbury
- Band shell performances
- Bike routes
- Boat launch
- Community Values
- Dike/Docks
- Disabilities recognized and provided alternatives to mobility, etc
- Downtown
- Enforce leash laws
- Get rid of geese

- Green Bay Packers
- Health
- Housing with ability to not use cars
- Indigenous sites
- Lakefront park activities
- More luxury condos
- Native American sites
- Natural areas should be protected from over development
- Natural areas, wooded areas
- Need more cultural sites like museums, more theater/performing arts, more fine art.
- Need tax relief
- No housing along the river like Stillwater
- Own business
- Parks
- River
- Shopping
- Sidewalks and front porches
- Sports
- Trees in town
- Zoning so people without taste or a sense of aesthetics don't junk up our town

Question 12 – Housing/Development

In what type of housing do you currently live?

‘Other’ responses

Other (143 responses)

- Townhouse/Town Home (94x)
- Condo/condo-quad/condo (four plex) (28x)
- Twin Home (6x)
- Row home/4 unit rowhome/4 plex (4x)
- Assisted living
- Carriage house
- Estate home
- In Woodbury
- Town Home development. The Town House developments are crowded into small lots making it all driveways and streets. Only the outside roads with houses were designed much better.

Question 19 – Land Use and Growth Management Policy

From the following list of city growth management issues, a – n, please identify your top three concerns.

‘Other responses’

Taxes (24 responses)

- Taxes (15x)
- Property taxes (2x)
- High property taxes
- Keeping taxes and costs down
- Lower taxes
- Real estate taxes
- Re-assessing prop taxes to be fair to homes built in past 5 years
- Taxes
- Taxes re: schools

Development (7 responses)

- Carmichael development
- Lack of sidewalks in developments
- Low income housing coming
- NO traffic circles
- Noise barrier for I-94-noise can be heard up to a mile away.
- Parking lots
- Riverfront development is poor

Recreation (6 responses)

- More parks/dog park (2x)
- Beautification
- Trail systems, giving access to all areas for all people, healthier living.
- Outdoor swimming pool
- Teen community recreational areas and facilities - NEED MORE

Other (10 responses)

- All important (2x)
- Building bridges that go nowhere
- Creating and maintaining community character
- Expanding outskirts with big name stones
- Groomed parks by river
- Mix of housing/jobs
- No protection for historic homes and buildings
- Public safety
- Use of dog track

Question 20 – Land Use and Growth Management Policy

As the city deals with growth issues, how important do you think the following strategies are?

‘Other’ responses

Development (40 responses)

- Zone regulations and planning (7x)
- Maintain small community/stop growth/maintain atmosphere (5x)
- Assist, facilitate adaptive re-use and redevelopment (2x)
- Support local businesses over Big Box stores (2x)
- Greyhound track/Casino (2x)
- Don't make this another Woodbury
- No high density housing
- Consider the available resources of school system when planning for growth and provide local government support of schools where needed.
- Moderate new housing
- Control appearance of town houses-avoid same appearance
- Preventing sprawl
- Developing a specific plan for kinds of businesses needed that fit community needs and demographic
- No high rise on river frontage
- Expand city limits
- Fix old buildings before building new buildings
- Put a moratorium on any new developments until infrastructure catches up
- Annexation of more land
- Carefully manage growth development
- Developers fund the full cost of growth
- New commercial retail development does not have friendly parking lots
- NO growth
- Protection of St. Croix waterway - limit development along river
- Quality of residential planning
- Required % of land left as green space
- Slow down housing development
- Slowing sprawl
- Use of existing buildings

Environmental – Ecological Concerns (19 responses)

- Green space (3x)
- Environmental impact (2x)
- Water quality (2x)
- River front
- Aesthetic sensibilities - too much new housing etc. does not enhance city aesthetics
- Willow river watershed
- Water and garbage conservation
- Upgrading water capacity
- Energy efficient building codes
- Better recycling
- Identify the river and its beauty
- Improve lakefront park

- Nature Walking Areas
- Not destroying land
- Protection of the St. Croix River

Taxes (17 responses)

- Keep taxes down (12x)
- Keeping down costs to residents (3x)
- Not property taxes
- Real estate taxes decreased

Traffic (6 responses)

- Traffic loop around city
- Avoid traffic congestion
- Fix Carmichael!!
- More street lights
- Traffic at Carmichael & Crestview
- Better planning for roads and intersections

Other (32 responses)

- Community involvement (4x)
- Schools (3x)
- Increase/combine police & fire (3x)
- Improve infrastructure (2x)
- All issues in #19
- As above stop persons of allowing individuals to vary ordinances
- Control spending
- Coordination between local government and property owners
- Cost control
- Downtown parking
- Eliminate favoritism
- Enforce laws on books
- Fix existing problems first
- Maintain QOL
- New library
- New residents taking ownership of the community and not treating Hudson like it is an upper class suburb for yuppies
- No more banks
- Opening up the government committees to a broader group of citizens.
- Put \$ caps on sale of land
- Sidewalks paths, bike paths
- Strong Signage ordinance
- Take a breath for at least 5 years
- Vision of City Government
- Want/need

Question 31 – Transportation

How often would you use the following form of public transportation services in an average month?

‘Other’ responses

Light Rail (43 responses)

- Light rail to twin cities/airport/MOA (37x)
- Light rail (4x)
- Light rail to Twin Cities, Madison, Milwaukee
- Light rail train to cities airport

Other Rail/Train Comments (8 responses)

- Train service to Twin Cities (7x)
- Railway

Bus Service (3 responses)

- Buses to other WI towns
- Greyhound
- Direct mtc bus to Mpls.

Other (29 responses)

- Airport transportation (8x)
- Trolley/Local Trolley to Hudson and North Hudson (6x)
- Bar service (2x)
- Bike trails (2x) Bike paths/ or paths between towns /up river, etc.(1x)
- Circulator for local shopping
- Depends on the service and if I like it or not
- Handicap transportation
- I work plus go to school, so my schedule constantly changes.
- Medical shuttle
- Metro mobility
- Transportation to MSP
- VPSI Van Pool
- Woodbury
- Would depend on cost

Question 32 – Community Facilities and Services

From the following list, please identify which of the following items, a – l, within the city of Hudson are in the greatest need of new development or physical improvement?

‘Other’ responses

Recreation (16 responses)

- Bike Trails (5x)
- Waterfront (4x)
- Dog Park (2 x)
- Community center
- Improve Lakeside Park
- Public golf course
- Swimming pool and Water Park
- Teen focused parks and rec. areas (skateboard, rollerblading, social gathering, etc.)

School (17 responses)

- Schools (17x)

Transportation (12 responses)

- Downtown Parking (3x)
- Crestview and Carmichael could be improved/traffic control – Carmichael and Crestview (2x)
- Noise from the freeway where businesses are
- Curbs on all city streets. I pay a lot of taxes and I am tired of people parking too close to my lawn.
- Hwy 35 bypass
- Maintain alleys
- Better road system
- Traffic lights
- Light rail to twin cities

Sidewalks/Walking Paths (9 responses)

- Sidewalks (5x)
- Sidewalks in residential and retail areas
- Sidewalks up on the hill!
- Sidewalks/ sewer building for lawns separate from house
- Walking/bike paths

Technology/Cable/Electrical (9 responses)

- Cable providers/Cable TV access (2x)
- Below ground power lines
- Better cable service
- Electrical grid - too many of us on one-blackouts!
- Electricity supply
- WiFi
- Wisconsin TV/radio not Minnesota!
- Xcel Energy lines to my house.

Restaurants/Entertainment (6 responses)

- More restaurants and bars (2x)
- Entertainment
- River Front Public Docking
- Better restaurant/pier use
- Retail business

Recycling (6 responses)

- Recycling program (2x)
- Yard waste composting more than twice a year
- Garbage
- Year round yard waste disposal site
- Improved recycling

Taxes (3 responses)

- Control taxes
- Casino to lower property taxes
- Subsidized tax for old and disabled

Environmental Concerns (3 responses)

- Water quality (water has too many contaminants)
- Green space
- Watershed wetlands

Other (25 responses)

- Currently doing a good job (4x)
- I don't know (3x)
- 1st St. facing the river is horrible to look at with the exception of Phipps and Pier Restaurant.
- All seem ok at this time
- Animal shelter/humane society
- Appearance
- Better access to I-94
- Community Rec. Center
- Historic preservation
- I'm not sure anything needs great improvement
- Intersection of Carmichael and Stageline
- Lake with library
- More green space
- Others are ok
- Police/fire both important
- Public restrooms downtown
- Shopping choices
- Snow removal
- Toll free metro calling
- Work out facility with pool

Question 36 – Economic Development

Rate the importance of the following types of future business development in the city of Hudson.

'Other' responses

Grocery/Restaurant/Shopping (17 responses)

- Bars (3x)
- Wal-Mart (2x)
- Auto dealers
- Banquet facilities
- Bookstore
- Cub Foods
- Department Stores
- Grocery store
- Olive Garden
- Organic/whole foods
- Shops and restaurants downtown

- Strip mall
- Unique, HIGH quality restaurants
- Upscale grocery store

Recreation (10 responses)

- More outdoor hockey rinks like the one in Burban field/park
- Youth facilities
- Fitness club
- Public golf course
- Family entertainment
- Baseball fields
- City pool
- Cultural venues
- Bike trail
- Parks

Casino (7responses)

- Casino/gambling casino (7x)

Other (30 responses)

- Small business development (3x)
- Childcare (3x)
- High tech (2x)
- B&B
- Bike paths
- Business that offer more opportunity to the disabled and handicapped
- College outreach programs and senior development
- Community wind projects
- Convention center
- Corporate business offices
- Do something with the dog track
- Environmental friendly business
- Green belt agriculture
- High end retail (Marshall Field's)
- Hudson already has enough of everything - keep Hudson small
- Jobs that pay for wage benefits
- Less
- Light rail to twin cities
- Like 3M
- Manufacturing
- River condos
- Schools
- see # 38
- Slowdown
- Wisconsin State University would be a plus

Question 38

Is there anything else you would like to tell us about the city of Hudson's Comprehensive Plan?

'Other' Responses

Development (147 responses)

- Get North Hudson, Town of Hudson and County to contribute more to road construction and other projects in the area. Control/reduce property tax burdens-shift impact costs of new development (more expensive for schools, roads, sewer, etc) to developers to discourage rampant development and limit property tax impact on existing residents and businesses
- We need to slow down building within the boundaries of our school district. The schools are getting too crowded. I think impact fees are a good idea. I love our schools but I think new ones need to be built to help with overcrowding, however we also need to be careful on raising taxes too high.
- Those of us in established (older) neighborhoods should not suffer from any strains placed on public services (police, utilities, fire protection, etc) by our expanding population and development. This survey is a good start- but somewhat misleading based on assumptions people can make with responses. Also I believe that Hudson needs to do better job with long term planning - industrial park was excellent- retail on Hill seems to be happening without a long term plan in place.
- Lack of sidewalks in residential and retail areas. I would like to walk or ride bike to some local stores, movie theatre, etc, that are only a few blocks always, but can't because there is no walkways, paths, sidewalks, or street crossings and traffic is terrible. Please take this into consideration when creating new development. Cause Crestview Dr be cleaned up a bit? The signage along there looks like every other strip in this country. There is no sense of community on the hill. Also couldn't there be a drive between the Menards/County Market are and Wal-Mart? With so much traffic now, there are too many accesses onto Crestview. One more thought: Please, Please, Please do not allow big buildings- might-family residential or commercial- in the down town area or near the river like what was built in Stillwater. Please keep our downtown and riverfront as beautiful as it is.
- Move downtown back to downtown. Not the best buy type - smaller stores get the individuality of Hudson back.
- Before we continue to build new areas we should strive to redevelop older areas that already exist.
- NO more housing please!
- We are very interested in keeping the downtown area 'small'/'quaint' - we love our downtown!
- Keep affordable housing on the south side of 94 and we need more police.
- We love Hudson but are saddened by the immense growth. Part of the appeal of Hudson is that it is a small town in close proximity to the Cities where they have all the retail and food chains imaginable. Do we need them in our neighborhood? Did we really have to destroy the neighborhood to get Starbucks?
- Stop building mini malls and strip malls.
- There's too much development. If the pace is consistent with the comprehensive plan, change the plan. If the pace is inconsistent, enforce the plan!
- I am very disappointed at the design of new residential or commercial developments. An example is the shops next to and behind Target. We can't walk between any of these businesses that are only a few feet apart. Why are there no sidewalks? Driving between these shops is ridiculous. There should be central parking areas with sidewalks, etc. Another bad example is the new developments at Carmichael and Hanley. What a zoo! I hope the new Ban Tara will be better.

- My wife and I are moving out of Hudson as quickly as we can. We decided to settle in Hudson due to the convenient location. She works in Minneapolis and I work in Menomonee. Over the past six years we have become greatly disillusioned with the city of Hudson in nearly every respect. 1) Poor planning: The town has become one giant strip mall. Hudson had a unique character, like Stillwater. Now it is becoming just another suburb. The growth is so rampant on the south end of town along Carmichael that it has become clear there is no real plan. There are no berms or landscaping buffers between residential neighborhoods and businesses. My wife and I live in a townhouse off of Carmichael. It was a charming neighborhood, but the growth of the business sector has been detrimental. 2) Stagnant property values. The growth is so rapid that property values have really stagnated. We will have a very difficult time selling our townhouse. New developments are everywhere. Resale values have been compromised and are stagnant.
- We want green spaces, not empty parking lots. In short we want a community, not a suburb.
- What's the city of Hudson's comprehensive plan? Could the mayor give a state of the city address to tell the city residents about the plan?
- Don't know what the plan is.
- Don't place housing on top of each other
- Don't let growth come at the expense of the 'small town'/ community atmosphere!
- More parks in the new developments. I don't think the big developers should be able to opt out of their fee paid to park and rec. dept by making their own park-they are usually small parks that the community at large does not have access to, only the development residents. The Crestview/Carmichael area is a mess. I try NOT to shop there because of it. I hope the information gathered in this survey is used in policy decisions.
- I like what has been done so far with revitalization of the downtown area, but we should continue to focus on this. Also, I would like to see a face lift on the Hill commercial area.
- There are several books and papers on designing towns with a balance for visual and accessibility -beauty and easy access. A good balance of residential, commercial, and industrial zones of importance. Deal with an architect and city planner on this.
- Please place greater limitations on businesses being constructed in the limits. Too many trees are being cut down!!
- Don't stifle the growth!!
- The north side of I-94 is in need of significant redevelopment/revitalization.
- #6 we need progress but not another Woodbury well planned development...open spaces...parks within the city #8 I love our downtown #9 we may be affordable housing...however my husband and I believe there isn't a lot of land left in Hudson. We like the parks and open spaces. #14 No more residential housing carefully planned commercial in Industrial Park!!! #38 we really enjoy it here in Hudson. Our major concern in Hudson is the upcoming school board election. We totally realize and support the need for a new 8-9 grade or 10-12 grade school. Our children are our future.
- Please growth down!!
- I grew up in Hudson and I just bought land and am building a house NOT in Hudson. I am very disappointed in what has happened to this town. I understand growth, yet I think Hudson grew way too fast and now we are paying for it. Planning seems really poor.
- Downtown Hudson has so much potential. It needs a major redevelopment/revitalization effort.
- The greatest improvement to the city of Hudson would be a system of sidewalks. Walking/running/bike trails. Pedestrians are taking their lives into their own hands (especially on Carmichael North of I-94)!
- If the city of Hudson wishes to refurbish the downtown area that is acceptable only if there is restoration of existing building fronts
- The city needs to stick to/follow thru on what it creates. Too much development, bad zoning, non existent enforcement of zoning laws. Favoritism in giving out permits, annexation, poor

mgmt-no increased taxes for strained public service-police, fire, water and sewer. Library is a disgrace for community of this size-embarrassing. penny wise and pound foolish governing

- No Wal-Mart super center! Corporate America ex. Starbucks-hurts our downtown entrepreneurs!
- Help with tourism-free money-keep downtown alive plus they go home. No new schools etc. for them. Need double-decker parking in some lots downtown. The congestion up on the hill is a problem. We have plenty of business up there. What more do we need? Bigger is not always better. Keep asking for the communities' opinion. Thank you for this service survey!
- I would really like the city to be selective about the types of restaurants coming to the hill. Do we really need 5 sub shops and 6 coffee places?
- Keep looking at internet access technology. Really like having more than once provider choice.
- In terms of development of the City of Hudson, I think a strategy of "quality, not quantity" should be employed.
- We need to do something to not become another cookie cutter suburban bedroom community (like Woodbury)
- We are rapidly losing our safe, smaller town atmosphere and are going to become a spread out generic city. We do NOT need more townhouses, apartments, and condos nor do we need more franchises. We need to look into the future to make sure we are expanding and developing carefully so we avoid creating potential pockets of poverty with too many rental properties crowded in one area. Bigger is not better. I need to know that this is and will continue to be a SAFE community to raise my children.
- Re-do the welcome area-we don't look like we're proud.
- Smarter development that allows/provides for trail system to and from schools, Gov't center, commercial/residential areas-maintain green space. We have excessive waste of space of asphalt parking without shade-lacking trees.
- Would like to see a dog park.
- Don't let the dog track become a casino!!! Bulldoze it down and create single family homes.
- Developments that have been approved - Blockbuster strip mall - do not have adequate parking and are dangerous because of the traffic and congestion!
- I believe a community outdoor swimming pool is much needed. I don't like to have my young children swim in the river and cannot afford the fees for the YMCA. Childhood recreational opportunities are EXTERMELY expensive, and we are a middle class family.
- Focus on St. Croix River for Downtown Development, restaurants, entertainment, specialty shops, PARKING.
- Dog track made into a casino
- We are in desperate need of more and better parks.
- Slow down! See what happens to all the sub, pizza, and coffee shops before building more malls!
- Smarter growth, better use of land, better biking system (safer). Return to small town feel.
- Please read all you can about the theories of sustainable development (i.e. Cannibals with Forks - John Ellington) Economics, Environment and Equity combined all equal. Call Prof. Kelly Cain @ UWRF Plant and Earth Science Dept. He can provide the guidance about this and how to relate it to land use planning.
- I've been a Hudson resident less than 2 years. Overall I support slow commercial growth, good public services, small town atmosphere and adequate medical availability. I am unable as yet to evaluate police and fire services, schools and social services. I do think new residential home construction is to be more thoroughly inspected and contractors held accountable.
- I believe that Hudson should move aggressively forward to be a more vibrant small city and to attract more families - that requires commercial and civil services along with a sound infrastructure. The end result should make Hudson a destination where we can build strong families with good community ties - a place people want to come and live.

- Protection of green space and watershed quality are vital to future growth- these are part of what brings people to the area. Let's figure out a solution to the eyesore that the racetrack has become- possible conversion to new library?
- Make it mandatory that downtown historic buildings be maintained.
- Growth will occur and the infrastructure must keep pace. A new library is essential.
- Limit expansion; Hudson is losing its small town atmosphere!!
- Hudson is a town with a lot of history and needs to be promoted as such. It needs to be geared towards a younger age range between the ages of 20-30 yrs old
- The city of Hudson is growing fast. Real estate taxes are too high to bring in young families, with children, the city must look at building additional schools.
- we moved to Hudson because of its small town, community charm, and hate to see it grow too large and become another Stillwater
- Slow or STOP THE GROWTH. If YOU want big city life, move to St. Paul. Let little Hudson remain small-town America!
- We love the character and charm of Hudson. Please do NOT make it another undeveloped Woodbury!
- Don't understand how you can allow single family homes to be built on top of town homes. That type of development will not hold any kind of property value in 10-20 years. It is undesirable.
- For God's sake can the Mayor improve the city infrastructure (hiring of police, public works, and park's personnel) before further expansion. Our services suck compared to communities such as Woodbury, Stillwater, etc.
- More mom & pop type stuff - individual small business. Fewer conglomerates and large chains.
- Absolutely no bigger box retailers, regardless of any architectural concessions! . I'd like to see more of the current type of retail in downtown. (I have no connection to any of them, but think they do a great job of setting the tone of the area-small town but funky.)
- Developers are removing all wooded areas
- We moved here for a small town experience in 2000. Now we experience a small city experience. I do not approve of the growth.
- Slow down growth! Also, why isn't there a phase growth plan established? The growth over the last 30 years is a bit bizarre.
- The "old town" north of I-94 should be protected and revitalized. Sidewalks should always be included by developers. Growth should be controlled and be directed to the south of I-94.
- Urban sprawl should be addressed as a factor limiting community involvement and atmosphere.
- Development helps with the tax base. I would rather see city development of a merger of Hudson and North Hudson, and some control of open space development in the Township.
- Think long term beyond 5 yr vision. Where should the city be in 25 years?
- 2. Enforcing land/house restrictions and guidelines/fencing rules. The administrators have not enforced a decision on fencing restrictions that the city council ruled on in '04.
- The price of homes and land in the Hudson area is way too high! We are finding it unlikely that we will purchase our next home in Hudson because of the extreme price/cost.
- The growth and development in recent years has been a detriment to the character and charm of our city. Please slow it down.
- Leave downtown alone - it's charming.
- I hope we can continue to grow and avoid urban sprawl.
- Larger (Taller) Buildings
- We should manage development to avoid becoming another Woodbury. We need stronger signage ordinances/regulations. Should avoid large housing developments where all housing looks the same. Sidewalks should be installed in all new developments.

- The downtown historical character, unique features and its connection to the river need to be developed and nurtured/facilitated, to capitalize on Hudson's unique character and setting in the St. Croix River Valley
- NO condos/apartments complexes downtown. Build them AWAY from the downtown, near Wal-Mart, etc. Don't ruin the character of Downtown!
- It would be absolutely insane to build condos on First Street! Do not allow anyone to come in and make it look as ugly as Prescott and Stillwater (condos along River Front)!!!
- The back side of Second Street facing the River should be OVERHAULED and made "TOURSITY"
- Develop the riverfront
- I would like to see special consideration given to the riverfront - appropriate shops, attractive walking and leisure areas, especially the re-design and development of the "dike" as a pedestrian (lighted) walkway and the island as a clean venue for visitors! I would also like to see the bay area between dike and railroad bridge a no-wake zone, off-limits to the noise/gas pollution of "personal waterfront." Maintain a nice sandy beach area free of pets.
- I am concerned when our "plan" allows home retail locations on 2nd and Orange
- Quality condo development in downtown area. Where city market is north to riverside restaurant. Retain a smaller version of city market.
- Allow high-end, high density, architecturally significant housing development downtown. A proposed plan for the former hospital site would have been a tremendous enhancement to Hudson's downtown if it had been approved. Hudson's planning and zoning in the past has resulted in some unfortunate development. E.g. waste water treatment plant location. Turning businesses "back ends" towards the river; fast food restaurants, etc. On the hill behind (immediately behind) exquisite residential property, etc, etc, wake up already!
- Build a new bathhouse at the beach.
- Keep downtown as is. Limit growth
- No heavy industrial, preserve the water and woodlands, take care of what's here before new growth happens.
- Hudson needs to curb growth until resolution of funding for schools, waste water, road issues, traffic, in short, many issues are addressed with solutions
- Absolutely no housing along the St. Croix River either downtown or so of 94 bridges. Stillwater has ruined the looks of their downtown with high-rise housing and I feel if Hudson develops the downtown area a little more keeping it with a historical look, they can surpass in tourism. The small shops with individuality do attract people. Lots of brick and keep it very clean.
- We need to annex land - it was a big mistake not to annex the land east of the middle school. There needs to be more mixed use neighborhood and a lot less multi family. It should not be so segregated. Lower sign size and height. Institute better design controls in residential neighborhoods. We need more varied terrain and fewer cookie-cutter neighborhoods. There should be green space in neighborhoods - boulevards and better road designs. More connectivity, less dead ends.
- I think Hudson is vulnerable to the housing bubble because large corporate builders are swamping the local market - twin cities metro
- Keeping a vibrant, healthy city in lay. We don't need more shopping - can get to the cities for that.
- Birkmose is underdeveloped - prospect is underdeveloped (a conservatory or botanical garden would be wonderful on old hospital site)
- The old library should be a public documents library. The old post office should be a post office. The city should own the Hugh's house as a local museum. The old star observer building WAS a treasure - it should house the chamber of commerce and serve as a tourist info center for the riverfront. What will come of the old Presbyterian Church? New isn't always better. Save It!

Restaurant above the tree line overlooking the valley buy the rectory and the stone house on St. Croix Street and preserve them for the community.

- The amount of development on the Hill is of concern. We love living in Hudson and the charm of this town is that the downtown area is vibrant and alive with lots of shops and restaurants
- Slow down on all the big projects and find ways to stop and consider a smaller solution until you see what all this "extreme home building" is doing! When the boom over and, well, you'll be in trouble.
- Would like to have seen these 10 years ago before the city went crazy with building and traffic.
- We have spread out in whatever land was commercially available.
- In revitalization of Downtown, the City has to be careful not to lose the river city atmosphere. We do NOT need to turn into a Stillwater with 1/2 million condos and a huge traffic jam on main street.
- They should make the boat ramp larger to bring in more city money. There is room north of the old boat ramp- the area up to the volleyball court is not being used.
- I believe the city has been growing too fast. We need to maintain the pristine nature of the St. Croix which I consider to be our primary recreational and aesthetic asset. Do all we can to maintain true definition of scenic waterway?
- We have fine schools that are grossly under funded. Residential development in Hudson in the last 20 years has been unimaginative, snooty and unattractive. Other than the old town area Hudson has become as common and unappealing as any suburb in the metro area. I doubt that much can or will be done otherwise.
- Hudson needs a community Rec. area. YMCA is too expensive. Others tell me that too. Myself and a lot of others travel to Woodbury to their nice community park area. Has library, dining, indoor play area for kids and more. Really neat! Better parks. Lake Elmo Park Reserve has awesome big park playground.
- Schools overpopulated- Prairie. Constant development without any proper resources to deal with people and waste/water.
- Never known a place with so many blackouts. It seems that power goes out with every thunderstorm. The old hospital site needs to be turned into a park. A network of rural cycle tracks is needed. The lake should be free of power boats. Some trees in the hill commercial area. Would soften the negative impression people must have of Hudson as they pass through on I-94.
- Let's model our growth on Stillwater not Woodbury.
- I think there is way too much development commercial and housing. Soon there will be no land left for the animals and way too many people!!
- We need another elementary school and a new high school. We are going to continue to grow and are maxed out. Our parks are in need of updating and a few more would be nice. Maybe a community pool??
- More "neighborhood" type zoning rather than home with 2 acre plots
- Our greatest asset is the river. We need to do more to face the river and its beauty. We need to "class up" the south end of 1st street from Walnut St. on south.
- This community needs separated bike paths throughout connecting downtown/ North Hudson and the homes south of I94
- More regulation and protection of the edge of the St. Croix River needs to take place before all the brush and trees are cut by residents nearly! 7. The answers to the transportation questions are going to be useless because you ask about public transport within Hudson only. Then all people skip to q.31 about transportation to the Twin Cities. These are different subjects.
- The swimming area at the label front is terrible - which includes the building. No longer is a fun place to go with your family

- 1. The Carmicheal-I94 interchange is badly designed and poorly figured, especially over the Crestview Drive side. 3. The city should not borrow money on behalf of private developers. 4. The city should buy part of the old hospital site and expand Prospect Park
- Please buy old hospital site. Sell off land (lots) to the south east and east. Turn site into more park land. This type of land NEVER! Comes around. Give it to the future generations of Hudsonites. I am willing to pay more taxes for this. The lots can be used to offset upfront costs! We are lucky the forefathers of Hudson set aside land for parks! Step up and do the same! Thanks!
- Would like to see a community outdoor swimming pool, more bars/night clubs, more restaurants, a farmers market, and recreations businesses on the river. (I.e. Place in riverfront park canoe, kayak, wave runner, rentals by private vendors), more hair salons, a better adult education program, lower property taxes, a dog park, and more privately-owned health clubs (i.e. a LifeTime Fitness). City leadership also needs to re-establish a more respectful relationship with the humane society. Pets need to be a higher priority in the comprehensive plan - they are residents too!
- Hudson is growing too big and fast. Taxes are already high so developers need to food forward costs if they are to build. Keep parking available. Q2k. need to respond to this. By saying poor I am referring to nice things - NOT discount/building chains. Need to keep Hudson QUIANT.
- I think there is too much development along Carmichael. The traffic is getting worse as time goes on. I think we have overdone "strip malls" in this area and it's created too much congestion along Carmichael.
- Traffic congestion at Carmichael by McDonalds is awful and dangerous.
- Develop the water front - get rid of geese, plant more trees, extend the walking trails, it is a severely under developed asset
- As a frequent consumer, parking is never a problem for me.
- There is a serious deficiency of bike/walking paths, especially along Carmichael St. There is a lack of crosswalks throughout the city, making it dangerous to be a bicyclist or a pedestrian.
- Stop the development! We are loosing our trees! Where are the critters suppose to end up-other than under our tires?! Stop turning Hudson into Woodbury! There are no employment opportunities in Hudson because the chains are eating up local businesses. No more Wal-Mart's, Home Depots, Best Buy, etc. It sucks to live in the middle of shopping. Too much traffic, pollution and people, quit selling off our community to contractors!
- preserving the balance between the growth and development of the area while protecting the environment for people
- we are very pleased with the small town atmosphere and worry it would become endangered
- The city should manage Housing/Development in coordination with the school district enrollment numbers
- Build a water park and bring in fitness center (Bally's)
- I feel any more development along Carmichael Rd. will cause severe traffic congestion near 94.
- If you put a library at the proposed intersection- EVERYONE will have to DRIVE to it. That is BACKWARD thinking.
- please consider purchase of the Hudson Hospital site for construction of a new library
- Need better traffic flow on Carmichael/Crestview. Maybe a frontage road between County Market and Wal-Mart.
- It is getting too crowded with people and cars. Put a cap on people moving in here.
- Problem areas: Caribou Coffee parking area is a nightmare with all the traffic in and out of there.
- Taxes/fees/charges for local services and utilities are way too high for level of services provided. Efficiency and economics are critical to the life style and success of a community such as Hudson.

- Although it is a nice place to live it is very expensive. It would be great if our industrial park could expand to our property taxes would level out or go down.
- Parking is not a problem downtown.
- Also something should be done with the old dog track; it's falling into ruin and becoming an eyesore!
- Protect open space north of YMCA! Do not develop!
- The city is growing too fast. The infrastructure is failing terribly. The more housing developments mean more children which mean more schools-more taxes. The city tries to cut taxes but is only cutting services. They then change a user fee or just about everything-sewer and water rates climb. The maintenance people that work for the city can't keep up.
- Parks needs a LOT of attention. With the population growth in the past few years, parks are being used more often but with much less attention given by the city for maintaining the appearance and improving playground/picnic facilities
- Do not allow anymore expansion until everyone is willing to support more schools. We have grown too fast and our schools cannot support all the growth. Manufactures need to pay more taxes and residents need to pay less. We also need more accessibility with walking paths and sidewalks!
- I think a moratorium on growth is needed. The schools are full; the sewage plant is at capacity, traffic sucks, etc. More people DO NOT make for better quality of life. Hudson is turning into Strip Mall City rather than the charming town I moved to in 1991. The city does not have to expand; annex, etc. anymore land to appease developing contractors while detracting from current residents' quality of life. Developers do not pay for more schools or more sewage capacity etc. I don't think you can even call Hudson a "small town" anymore. Other than that I love Hudson and plan to stay so build a library at the former Hudson hospital property.

Transportation: Traffic/Parking/Mass Transit/Parking (112 responses)

- The Carmichael exchange area is a traffic disaster.
- Traffic congestion is becoming a real challenge, especially at Crestview and Carmichael.
- Sometimes 25 mph is a bit too slow on some residential streets
- Speed of drivers in both residential and commercial areas of the city of Hudson is beyond safe. People are driving way above the speed limit too often.
- Improve the road by target and park and ride. To go to the road between the park and ride and target is extremely dangerous at rush hour. Cars illegally turn into target at wrong spot. Have had near accidents there. Improve odd/evenly parking during winter. Should only be enforced when it actually snows, instead of as a way for the police to make extra \$ when no snow.
- Snow plowing is deplorable. Traffic signs don't help traffic flow i.e.: 11th and Coulee. No left hand turn signal - traffic backs up on 11th what stupid planning. Parking downtown? Maximum use of shoreline for residents and visitors. Hotel, restaurants on water/reachable by boat. Revise main intersections at Coulee Rd.
- The road systems need major reconfiguration on top of the hill-getting from one side of the freeway to another. Improve roads (traffic jams on Crestview), enforce traffic laws - red light runners, illegal turns (at Target); relief traffic on frontage and residential roads.
- The city should re-valuate its new parking proposal for its downtown lots. The new plan they came up with is horrible.
- Address the I-94-Carmichael mess.
- BETTER PLANNING (with all size cars in mind) is need before approval of ANY PARKING LOT created or re-designed. Most have been dusters the INVITE accidents rather than invasive and safe spaces that are easy to access and park in and get out of.

- Also need better and more prompt snow removal!! Less street-sweeping. Coordinate with when it snows and makes use of odd/even parking beyond getting revenue.
- The traffic lights around I-94 and Carmichael are very very slow and inconsistent. Going down Carmichael, I usually hit every traffic light and they are long lights. They need to be synced up.
- Traffic patterns in the hill commercial area esp. Carmichael Rd. are a mess
- Fix the road problem. I.e. congestion by the intersection of Carmichael and Crest View Drive (by Green Mill); in regards to 34: Make it nice! The current location is stark and cold, uninviting...
- For elderly: public transportation.
- Keep traffic flowing. Road signs are very poor along Carmichael. Too many people get confused. Lane ends with no warning. Heading south, going north from I-94 people end up in the turn lane. I feel it needs better engineering. Also the road in front of the Post Office needs to have a higher speed limit.
- When roads are put in, why so narrow? Carmichael going North of I-94 is in need of leveling, widening, and sidewalk/ bike path. Every time I drive, there are pedestrians on the shoulder. Wow! Very poor planning! Or, unfortunate that the residents along the roadside didn't see it.
- NO MORE ROUNDABOUTS! Try figuring out the one in Hanley!
- Need sidewalks in all hill residential area section, desperately!!
- My biggest concerns are the roads and traffic safety. My 12 year old can't safely ride her bike across town due to heavy traffic, high speeds, NO SIDEWALKS! / bike paths. She goes to the middle school and lives on Hanley and Namekagon. Getting the two sides of the city is an issue.
- I think more commercial business can only be addressed once the traffic congestion on Carmichael crossing I94 can be resolved.
- Before redevelopment/revitalization of downtown or the hill area, traffic flow and road improvements must be addressed.
- Need better snow removal policies and machinery. It takes way too long to have our streets plowed.
- Before constructing a roundabout, I'd contact Clearwater, Florida. It seems they've had problems with theirs.
- The Carmichael Interchange is a disaster and needs work!
- Better transportation to the Twin Cities.
- Some how free up congestion especially East Borene @ Crestview and Gateway Dr.
- We don't seem to utilize the river traffic to our benefit.
- Parking under the condo structure (city market)
- Downtown needs more FREE parking! We rarely go downtown simply because there is never a place to park!
- Since public transportation always requires taxpayer subsidies, and if not doesn't require city involvement in the first place, your survey is seriously flawed by asking the utilization of these public transportation services without also asking about a willingness to pay higher taxes for them. A question such as "I would be willing to pay higher property taxes to support public transportation" should have been included. What does this have to do with the comprehensive plan anyway? Are you planning for a bus station?
- The biggest traffic problems are 2nd street and using 1st street as a bypass in the residential area. Ban left turns at the stoplight during rush hour.
- With gas prices up, I think it would be wise to have a local bus service. I think Hudson is going in the right direction.
- Fix Carmichael/Crest view area; expand Carmichael north of golf course; have better control over parking for development (lots are too small and too tight) and follow ITE standards; Keep up the good work

- A big concern is the 25 mile hour everywhere; especially Main Street needs 4 lanes, what a drag to travel that road! I can get to St. Paul quicker than through Hudson. And poor traffic design up on the Hill (intersection Amoco, County Market) Cars can't even make it through when lights change. Accidents will happen more as city increases population.
- We need more attention on road congestion
- Traffic flow sucks, especially 11 St. Bridge N-S, needs turn lane, need more intelligent growth.
- We should have a city taxi service.
- Encourage condo restoration downtown. Downtown needs more parking.
- The parking issues-Target, Blockbuster, Caribou, and Starbucks-All these new rental areas. The planning in regards to the ease of entering and exiting for parking is ridiculous!
- Need more service on Carmichael Rd near vine St. gas station, Walgreens, mail service(post office)
- Parking spaces in new commercial developments seem inadequate.
- Clean up River Front Park to allow usage and expand parking for your increased population.
- Expand public parking to accommodate your expanded population of Hudson and county.
- Downtown Parking needs improvement
- I feel we need more parking area downtown so we can draw more people down there to the businesses.
- Start ticketing all the speeding and tailgating cars in 25mph zones-especially by the high school. Lower property taxes!
- Re-time the stop lights on Carmichael and I-94 Bridge, they are impossible to pass thru. Timing on those lights is horrible!
- Concerned about traffic on Coulee and Crestview Rds. Preserve park land!
- Slow down speed limits and start ticketing drivers breaking the law. Better access for city residents to river and parking. This is a tourist town and we need support that but also need to give access to residents.
- Traffic and siren noise is high. Build freeway walls and change sirens volume.
- The city needs to do a better job with infrastructure. Crestview is a nightmare on weekends!
- Community needs balance. The roundabouts over I-94 are the worst design constructed I have ever seen and I lived in Europe for 8 years traveling extensively. Too tight merging and since when do you build it up in the center to obstruct view across the roundabout. The purpose is to see who is approaching. (there can be flowers in the center if they aren't planted on a mound of dirt with trees). Please no more like this...
- Start working on a plan to utilize one-way streets downtown to relieve congestion.
- Need to re-do road located by Prairie. It is unsafe and constantly congested in am/pm pick up times. It forces traffic +25 mph in residential area nearby- very unsafe for children.
- Streets - The old streets guys got the hole covers even with the asphalt - the new guys created man made pot holes everyone swerves around to miss. Can't they get them a little bit closer than that?
- An additional exit from 94 to Hudson between St Croix River and Carmichael Road.
- Carmichael is too busy to add anymore businesses and the traffic lights are out of sync. Carmichael between Coulee and Crest View is a problem. The lights are way off. 2) Crestview drive between Gateway Blvd and Carmichael is a real mess.
- Because of all the traffic on Carmichael North of 94 better street lighting is needed along with street marking (striping). This is becoming more and more congested. A second fire station may be needed in this area.
- We need better parking facilities, especially down town Hudson on weekends
- Bike and walking trails are severely lacking in residential areas. Traffic is heavy enough to make walking unsafe.

- Traffic is crazy south side of 94 by County Market.
- Carmichael road needs to be 4 lanes. Why wait?
- Fix the problem of getting over 94 on Carmichael
- Streets are in dire need of repair on north hills (hunter hill rd) west of Wisc. St.
- The traffic and noise (motorcycles) and speed along 2nd Street (esp. since the weather improves) are a major concern!! Could another stop light go in at 2nd and St. Croix to slow it down?
- Traffic circulation leaves a lot to be desired. Many collector streets and arterial streets need to be addressed as this community grows #Q3 Adopt a sign ordinance to control the obnoxious signs such as Dibbo's, Smith's, etc...
- Item #25 (speed in residential area) is a HUGE concern in our neighborhood - 25mph is way too fast for areas where children are active and present! We feel this needs to change immediately, before there is a loss of life!
- More street lights, at least at the intersections. Snow plowing side streets in a timely manner.
- I think the speed limit inside neighborhoods should be 15mph. 25mph is way too fast where children live.
- Fix traffic lights and congestion on Carmichael bridge. I avoid the bridge and therefore the businesses on the south side of hwy 94. Crestview and Carmichael are awful also.
- congestion on both service roads adjacent to 94 make any more development unbearable - we have to fix traffic there first
- Do not build "roundabouts" like the one at Hanley and hwy 35.
- Need better access onto and off I 94 at Eleventh St. Ability to get off 94 going East near the Ford Dealer.
- Put back freeway entrance going east to come out near ITEN or Pizza Hut!!
- Ally roads need to be repaired/resurfaced
- Hudson/N. Hudson needs an alternate connecting route, other than 2nd St/35, to access N. Hudson and areas north. 2nd St at 25 mph takes forever to reach either end of town. Must be better way!!
- I think it is so important to monitor and control stop-light and stop sign "runners". I see people daily running red lights and going right through stop signs and am very concerned for my family's and the public's safety.
- There ABSOLUTELY needs to be a 4 way stop or stop light at 2nd street and St. Croix Ave. It's a very dangerous intersection. Slowing drivers down in this stretch is critical to resident/children safety! Is it going to take a child getting killed for the city to wake up?
- Increased public transportation routes to down town St. Paul and Mnpls would be highly utilized in my opinion
- Traffic signals need to be adjusted by County Market and Taco Bell. There needs to be an arrow for those going south and turning left onto Crest View from Taco Bell. Usually these people do not yield and jams up the intersection.
- Important need to escalate plan for WI hwy 35 bypass/relocate from downtown Hudson to reduce traffic congestion (eliminate traffic from St Joe, and issues when Stillwater bridge is out of service
- More parking in downtown Hudson
- Please Please Please! Address the intersection of Carmichael and Stageline! It is horrible and the city knows this because there are cops there on occasion-policing the turn land on Crestview, turning north onto Carmichael. Also- there are way too many people who speed through neighborhoods and kids - like ours-Heritage Greens. There are children that will eventually get hit by driver recklessness and carelessness. How to enforce?? Thanks!

- I disagree with the parking requirements for new and expanding businesses in downtown area. In ten years of living in Hudson we have never had a problem with parking downtown. People expect to walk when visiting a downtown area like Hudson.
- More parking for new commercial developments-larger stalls-wider drive lanes
- Improve Carmichael/Vine interchange on North side of Vine. Carmichael should be four lanes to Middle School. I can't believe the mess. A roundabout is not the answer. Crestview and Carmichael is also a mess. East on Crestview should have three turn lanes. I can't believe the city did not design a better interchange. The solution is simple. Change the lights. Stop sign out of Middle school onto Carmichael is not obeyed even by snowplows.
- I can walk to most all I need or bicycle. No personal need for public transit. That includes bike to work. At some point beyond our lifetimes, the human rabbit will foul the nest beyond repair. I don't have the answer to prevention or a cure. Live on less and maybe we'd live longer.
- Parking and roads in and out of the commercial areas including the industrial area are not intuitive and seem to waste space.
- The intersection of Walnut and 5th street. It looks like a one way but cars go both ways. We would like to see it change to a one way. This street takes you to 5th and locust streets. It's very dangerous with cars going 2 ways on this very narrow street.
- Again, freeway noise is bad. Can hear it all the way to Stonepine development. Build a beautiful barrier to keep noise level down. Just another note: Mayor Jack Breault has done an outstanding job.
- The newly- constructed exit/entrance ramp for Hanley Rd off of Hwy 35 is a poor design for an exit/entrance ramp to an industrial park serviced by the trucking industry. Being a professional driver this area is an accident prone area due to the area a tractor/trailer must use verses the automobile area. Poor Management! If this ramp would have been developed with the trucking industry usage, it would have gotten the trucks off of Carmichael to use the interstate. I use Carmichael verses the Hanley exit just to keep from an accident with an automobile driver who doesn't understand the space a heavy truck must use to clear the roundabout!
- Parking for lakefront events
- 11th street stop light does not have a protected turn if you are coming south on 11th to turn left towards Target
- We need 200 yards of paved shoulder along county F and just North from Coulee Trail Road so bicycles can safely get to college trail rd
- Synergize the traffic lights on Carmichael road across I94
- The traffic in Hudson is horrible. It takes me about 1/2 an hour to go 2 miles up by McDonald's/County Market
- Second Street is so heavily utilized something needs to be done to reduce the number of autos on it. I have seen kids wait over 20 min just to cross the road. No one would stop. Plus cars and trucks are getting louder - i.e. mufflers and music. My windows actually shake sometimes. It literally gets to the point where neighbors have to yell to be heard. The noise is so bad. There needs to be a convenient alternative.
- Public transportation to Twin Cities
- It is very hard to find parking in the downtown area at night so I don't bother to go down there.
- Very important to look at public transportation between Hudson and Twin Cities - light rail or buses
- Hanley Street going west of Carmichael needs to have more speed limit signs. It's a residential area not a commercial area or industrial. Also needs a weight restriction. Semis and large trucks that go thru here shake our apartments. They have plenty of ways to get to the industrial area without going thru this residential area. Or put a stop sign - 4ways- at Nanekagon St and Hanley Street. Cars also go thru here at speeds of 40-50 mph. This is a bus stop area. Please keep it safe.

- Something needs to be done with Carmichael
- Get affordable transportation to and from St. Paul-throughout the day and evening!
- Need underground parking facility for downtown area. Traffic enforcement needed at intersect of Crestview and Carmichael. Postal mailboxes need to be relocated at strategic areas, like shopping centers
- Fix the condition of our side streets.
- Traffic at Carmichael and Crestview is a nightmare.
- Too much traffic congestion already. Adjust signal lights on Carmichael so one does not get 4 red lights in a row!
- I love Hudson! Please get public transportation for us!!
- My girlfriend lives in the downtown area and is blind. Public transportation, pedestrian travel to destinations, and sidewalk snow removal are important for her. Also, rental housing in mixed residential/commercial areas. 2. Would love a public park in my neighborhood near the dog track. 3. Espouse rail transportation as a means of handling increasing highway congestion. a) Commuter rail to twin cities, b) freight rail to industrial park.
- We need mass transit to the twin cities that is environmentally sound

Taxes (83 responses)

- If expansion means increased taxes for those who are already city residents you will likely find little support. Hudson's taxes and those of the county are high. I would hate to be just beginning my life and my career and try to afford Hudson. Decent affordable house is not available. And, please no more town homes- while affordable (somewhat) they do nothing to contribute to the charm and character of Hudson- they contribute to be sterile, uniform look of urban sprawl. There are other affordable types of housing; back to back duplexes, row homes with varied facades, cluster housing, etc.
- Control property taxes and reduce school board waste.
- Maintain quality of life without increasing already high real estate taxes
- School taxation is way too high.
- No more housing development taxes are getting too high
- The taxes on homes are driving seniors out of Hudson and Wisconsin.
- It appears that all they want to do is spend money and tax revenue.
- Property taxes are way too high! We are taxing residents out of their homes.
- Our real estate taxes on our house are more than the new homes for sale in Minnetonka, MN, with purchase prices near \$1million dollars. It is hard to comprehend how that's even possible considering our home is not even valued by the city for half that amount.
- The taxes are too high.
- Property taxes are way too high! Real estate is too costly.
- Check Gillette, Wyoming who has experienced almost identical growth the past 30 yrs. Would strongly suggest the State of Wyoming 1% optional tax to meet the many needs described in the survey
- Taxes are too high.
- Also find out how over priced our taxes are in Town Homes! I'm paying \$3200 for an undersized lot and we pay for our own snow removal! Maybe find more businesses to support the tax burden.
- School taxes are way too high-volt school costs (taxes) are way too high for the benefits. One would think both of these entities had a blank check forth poor stewardship exhibited.
- An issue that should be addressed is whether residents of Hudson can continue to afford to live in Hudson after they retire or whether they will be taxed so high they will have to move

- Why are the property taxes so high when they don't pay squat at any of their local jobs. A lot of people can't afford to work in Hudson and live there. Also the amount of people moving in, the property taxes should decrease.
- I pay relatively (relatively high to many of the surrounding areas) taxes already. With so many proposed city supported programs, taxes will have to increase even more. Must try to minimize city/state/federal supported programs that will not bring in substantial future dollars.
- Property taxes are outrageous - people are not able to retire here!
- Property taxes are too high!!
- Tax rate for housing is very high. Most of my neighbors cannot afford the taxes. Need impact tax.
- With all the growth in tax base you must keep real estate taxes down. Mine are over \$6000 annually. I and many residents I know will not keep paying higher taxes and will eventually move out of the city of Hudson because of it!!
- What is the plan with the dog track? Here is a facility that is an eye sore to the community and city government. What a waste of tax payer dollar
- Don't increase property taxes as they are already way too high!
- Cheaper taxes!
- Keep our taxes low and no more expenses paid for these surveys.
- Retired people on fixed incomes cannot stay in their current houses and pay these high taxes. Libraries are becoming obsolete with increased internet capabilities. River Falls has one; brand new expensive building; same old books; not open on weekends. Why?
- Too darn expensive. Taxes too high!
- Control redevelopment and any other expenditures, so that taxes are not increased.
- TAX CONTROL
- Lower property taxes and stop acting like your Woodbury east!! You have made a wonderful town into a terrible place to live and my family can not wait to get out of the scam of housing costs and local property tax increases.
- This place is becoming a shopping center, high traffic, and the property taxes are outrageous.
- Should try best to decrease property tax and water tax.
- Hudson is nice - the property taxes are too high. If they go up anymore we're moving. Hudson doesn't offer a value for high taxes - compared to other cities. Can't you see the 4-sale signs?
- Manage land within city limits and lower taxes!
- I would like to see the dog track used for tax revenue for the city of Hudson which would lower the residential taxes which are high - I think turning it into a casino is a GREAT idea.
- 19. All of these are reasons I moved to Hudson and all are very important except E. Property taxes are too high.
- I believe the high property tax rate has inhibited homeowners from rehabbing/renovating properties, which, because of our status as a tourist destination, is important. For this reason, I support government programs to promote property renovation.
- Property taxes have increased more than 80% in the last 5 years (In 2000 our taxes were \$2800 in 2005 they are now over \$5000) city must not pass on cost of all these "jammed" new neighborhoods to current/existing homeowners- Reduce Property taxes!
- Great place to live and raise a family only draw back is high taxes overall!
- Keep property taxes down. Promote industry. City should respect private property
- Be shared equally among all citizens because they're used by all citizens. 33. But only if costs are shared equally. 34. but only if total costs are shared equally among all municipalities.
- Because of ever increasing real estate taxes, more and more senior citizens find that they have to move from Hudson to areas where the real estate taxes are lower.
- We are not all rich and cannot afford more taxes.

- As the population ages, it will get harder for retirees to afford taxes and especially paying for new schools. I will be forced out of Hudson where I've lived most of my life
- I do know I would not support anything that raised current taxes. They have spiked in the last few years and are keeping people from even buying existing homes in this town.
- Taxes are outrageously high.
- Don't raise taxes
- Maintain or lower property taxes so people can afford to continue living here in retirement - do this by keeping costs of service down by consolidating Hudson and North Hudson police - one records system and one facility.
- With the extremely high property taxes residents should not have to pay for the use of the parks when they have graduation or other gatherings. Just what does out high taxes pay for? Most of my taxes are for schools. I don't have anyone in school-why should I have to pay school taxes?
- Property taxes are way too high!
- People can't afford to work and live here. There is also a lack of a community feeling. We've decided to leave Hudson because of this. We'd also like to see a breakdown of where our tax money goes since it obviously isn't going into fixing our street.
- Don't raise taxes - find other ways to get the money
- Our city is growing very fast. I am concerned that the taxpayers are expected to supplement by increased taxes. Taxes are insanely high in our city/county.
- We need property tax relief
- Property taxes are too high! Government services should be paid with existing revenues and revenues from community growth or should be eliminated
- 80% of property tax to school shows something wrong. The tax base must be too small or school spending too high
- How about property tax relief for historic homes? Their upkeep adds to the whole of Hudson.
- Please lower the taxes. Why can't the YMCA be more affordable?
- Housing taxes are high
- Need to review property taxes in the city of Hudson. These are too high for town home owners. I pay \$ 3,800 for property taxes. Way too high!
- Evaluate the high taxes! I am a single income individual who pays close to \$4,000 annually for a townhouse! I pay more taxes now than I did while living on the St. Croix River with 109 feet of river frontage!
- Property taxes are way too high!
- The taxes are way too high for most people and especially for the elderly. We have no resource. I have been disabled most of my life because of a disease since birth and makes it very hard for me to keep up with expenses.
- Lower Taxes!!
- The property taxes are way out of line! The city just like the federal gov't needs to get a grip on spending!!
- Get taxes lower! Get poor people in older homes, help on insulating the homes, etc. Help on fuel bills.
- Low Pay High Tax Over Priced Housing
- Keeping taxes lower than now!
- Taxes are already extremely high. There can not be tax increases to fund more development.
- Control spending - spend wisely!
- Property taxes are too high
- Please don't raise property taxes

- Our property taxes are making us consider moving. We live in a house built in 2002 and have property taxes that are ridiculous for this community. They are on the level of Edina. Older houses in Hudson need to be fairly reassessed to share their fair portion of the burden in Hudson. There are many examples of new houses that are assessed at a "fair market value" well above what they are able to sell for in Hudson. Property taxes are preventing people moving to Hudson so be very careful in your assessment of future growth.
- Property taxes are too high!
- The only downside to living in Hudson (and WI in general) as opposed to the twin cities is the outrageous property taxes. We can't afford to build our next home here.
- The property tax amount per year is staggering. A lot of people I know are leaving because it's too unaffordable. Its difficult to have a small young family and taxes
- Hudson taxes are excessive and pay particular for what we receive for value. City government must lead the planning government and cost easier. A good start last year hit must continue n this endeavor. I am concerned this survey is searching for more expenditure.
- Property taxes are high which discourages potential residents from moving here. I know of people who have moved from Hudson due to the tax burden. I believe the recent school referendums were defeated due to this issue.
- Keep taxes low by limiting enrollment in schools and housing in Hudson. Add green space!!!
- Better lower tax rate! Now too high! All streets need better maintenance soon! More police patrol of city! Too much speeding! Clean up grown streets and sidewalks!
- With the growth of past 6 years, property tax (city and county) should be decreasing. Resist the temptation of spending taxpayers' money to fix Hudson. We're already spending enough and it is a great town.
- Anything that helps bring down property taxes. They are WAY too high!!

Recreation (65 responses)

- My commendation to the city of Hudson Parks Dept for maintaining our wonderful parks in the city. Our residents are most fortunate. Good use of tax dollars. Thank you.
- I think with all the growth we've had, we need to add some parks.
- I was disappointed that the city turned down the water park proposal. I find very little for families to do recreationally in Hudson.
- Improve parks.
- Area is desperately in need of family-friendly facilities to include: a new library, a park with every new subdivision or existing subdivision with available green space
- We should have a dog park in Hudson
- Hudson needs a public pool and new library. Hudson doesn't need to build a golf course
- We need an outdoor water park-like Wakanda in Menomonee.
- More Nature Walking Areas (Like Black River Falls) keeping green areas (e.g. The County Land)
- Do something with the Riverfront an untapped resource! Use it as a filtering area of city's run-off for health of river-- also tap the Phipps and pursue more public art in the river front area. It is a gem of a park in location and below average in how it's lived up to potential!
- Bike paths needed. 2. Sidewalks needed.
- Public pool would be strongly supported
- I believe the city should build a fishing dock for kids. This could be done very nicely on Lake Mallalieu by the present Boat Landing. I think the city should limit the type and size of boats using the Mallalieu boat landing and the lake. It is a mess to get in and out of the landing with a small fishing boat on weekends.

- The city of Hudson should buy the old Hudson hospital property and enlarge Prospect Park; the city needs more park space. I think the people of Hudson would help by donating money to make it happen. I know I would help donate. Thank you.
- The downtown area should have a movie theater in walking distance. There was a theater years ago. These days we jump in the car. survey well done
- Hudson needs a dog park!! I would recommend the park near the soccer fields.
- A public indoor or outdoor pool would be a great asset and money-maker for the city (especially to support swimming lessons and swimming activities)
- A dog park for responsible dog owners with a fence would be nice.
- We need spaces that incorporate green, recreation and perhaps some shopping that is within biking distance of homes. (think combo park, a city gardens, ice rinks, coffee shop, grocery and yoga studio)
- A dog park is very much needed!
- Hudson is a young and growing community, green (open) space, parks, schools and community services are needed to increase the quality of life.
- More parks and rec. programs
- There is little effort for seniors in recreation the Y charges too much, the Phipps cater to the rich.
- Al, community parks could improve facilities-restrooms, picnic ball fields.
- Green space, recreational opportunities and areas, recreational related businesses and facilities and place created for the TEEN population are desperately needed.
- The riverfront should be preserved and improved. Power boating should be curtailed and discouraged by policy. Sailboats, kayaks/canoes, and scrolls should be encouraged and promoted. There should be annual/periodic "river races" with canoes and kayaks.
- Parks need a LOT of work! Hudson is no longer a small town - there are lots of young families here and city needs to assure that needs of young families/kids are being met. Hudson has no outdoor pool or water park - and the beach area leaves a lot to be desired.
- 5. Develop some adult rec. facilities; youth activity is pushing the adults out at Grandview.
- Would like to see dog park in Hudson area. Looking forward to the new children's park coming 6-07.
- A community pool would be great-like Menominee-affordable for all residents. Create more community activity areas. YMCA rates are too expensive-use as a gauge.
- Activities and recreation opportunities in the park and on the river should be encouraged. These are things that make a community.
- More kid friendly places for kids to go hang out (esp. teens!)
- Would like to see some type of free recreational activity during Day in the summer for 10-13 yr olds. Maybe an afternoon of activity a different day @ each of the neighborhood parks.
- A city this size SHOULD have an outdoor swimming pool!!!
- Maintain Historic River Town, Bike paths good,
- I live in a new Hudson Development. No park was part of the developer's concern. There is no park in short walking distance. Many of my neighbors have young children as well and we all think it is an inconvenience. The park system and recreational activities are terrible for all ages, especially the youth
- We must have better parks and recreation plan/management in Hudson.
- I would like to see possible expansion of the public boat launch to the St. Croix River and more parking for it. Thanks.
- There should be public docks so people can stop by boat and shop/hang out and patronize Hudson and build tennis courts near current library.
- We need a long walking path along the river
- Leave big open spaces for stargazing and wild critters.

- City of Hudson should work with the county of St. Croix to develop off leash dog parks to exercise dogs at (refer to Dane County in South Central, WI, they have developed several.)
- I would like to see more community programs for young people and the elderly to encourage multi-generational social activities, I think this is very important as our baby boomer generation ages as well as to encourage safe and fun activities for young people as Hudson expands.
- Additional parks/recreation south of 94 on the hill
- More (some) walking. Biking trails on the hill area. Consider outdoor/free recreation activities for walkers, bikers, swimmers, skiers, etc. (not only indoor i.e. YMCA and spectator - type activities) public walkways, bike paths, beaches, picnic areas, etc.
- 2. What we need is better trails for walking/biking.
- We moved to downtown area in order to walk to the river and parks. Please remember that all services should not go on "the hill" because many "families" still live downtown.
- A planetarium, a major nature history museum, affordable family entertainment is much needed.
- The city of Hudson should take better care of existing parks
- Would like more interconnected walking/running paths and trails
- Improved bike paths
- We need more walking to activities.
- Keep all the park land we now have
- Parks and walkways/bike paths are important to a healthy and active community along with good preventative-based health facilities.
- A city this size needs all the green space it has at this time within the city limits. I truly appreciate the YMCA along with multitudes of people.
- We have the river at our doorstep. Why isn't it more welcoming to boaters? We need more docks and businesses facing the river to attract tourism dollars from the river instead of going to Stillwater and Afton to lunch and walk around-like Selma's Ice Cream, Afton House, Dock Cafe, Brines. You can see heavy trucks and warehouses- q restaurant from the river. Even if we wanted to park downtown, the dock is too small, close to rocks. We would pay to park.
- We need a community pool supported by local government or possibly private or joint venture. Location is difficult - need more public transportation and busing to more people to areas where these public buildings are established and to increase usage. Need much more bike path and sidewalk development all over but especially around vine and Carmichael. Hudson can and should be a haven for workers, bikers, runners, and those who want to enjoy the St. Croix.
- Plan for green spaces and places for our youth to get together. We will be happy to pay for it!
- Sidewalks - put more of them in! Walking trails, Bike trail to Willow River - lay out a sidewalk plan for the complete city and make it happen!
- Sidewalks and biking paths are needed on Vine Street to connect town to high school to YMCA to Carmichael to middle school.
- More and safe bike paths
- Didn't know there was a plan. Also, need free outside activities for kids (sliding hills in winter, better outside skating facilities).
- The city has a number of nice parks and green spaces but the city does not allot sufficient funds within the budget to provide proper maintenance
- Would like to see more things for kids to do, something where could keep them out of trouble the center or something along those lines
- Out park space with summer pool

Library (48 responses)

- Build a new library.
- Keep downtown alive a vital. The library should be downtown.

- I like the location of the library now but the building is in horrible shape. I love that so many families/young children are able to walk to the library from their home or school. The location just adds to the "small town atmosphere" however, if the new library would be on Vine and Carmichael, walking is just too far from any residences and is far too dangerous.
- Keep library downtown. Please don't move it out where it will become inaccessible for anything but cars!
- I would support renovation of the existing library, but don't think a new building is needed, and don't think it should be moved.
- The library sounds like a great idea.
- Regarding the library, please spare us from some modern eye sore of a building (like the current library). Please keep the community cute and charming, unlike the current situation unfolding on top of the hill.
- A new library and children's indoor play area are most important to our family. We now travel to Woodbury to use their facilities and library.
- A new library is a must before anything else gets built.
- A new library is a must for a community this size. We come from a community of half the size with a library 4X as big.
- A new library should be built down town!!!
- After 11 years of waiting, I would hope something will be done about the library. What is there is desperately inadequate for a city and area that we have here.
- Also, a better library is essential.
- AND THE LIBRARY. The library needs to stay in town so people can walk to it. It's one of the perks of living here!
- Build the new library on the parking lot next to the current library then remove the old one.
- Building a new library should be a top priority! The current facility has a negative impact on the quality of life in Hudson.
- Can't library take over more of existing building and do some phased remodeling?
- City needs to spend some money on a library and to improve all of our parks. They are pathetic at this time.
- Expand library in present location. Putting on proposed location means more people driving to an already congested location.
- Extend library hours on weekends (just like the Woodbury library hours)
- Hudson needs a new library
- I loved the old library...full of character!
- If the county won't sell the land by the Gov't center, maybe somewhere in the industrial park would be acceptable for a new library.
- Keep in mind our culture continues to be plugged in and the traditional library will be a thing of the past. We need to think outside the box when we consider expanding or relocating our current library. I admit, I do miss our old library building on Locust St!
- Keep present library, use money to buy more books
- We need a new library. Most important additional schools for middle and high school. Control school spending
- Keeping the library in old part of town take on more space to update services and materials.
- Leave the library in town! Fix it up here. We need a downtown!
- Library needs to be in town - Vine and Carmichael are too busy for students to walk or ride to. I volunteer at Library - definitely need more space but moving it outside of town - doesn't fit small town atmosphere, need an independent drugstore.

- Library would be the most beneficial "inside the community" downtown if possible (downtown meaning on old hospital sight. Great spot with park and scenic overlook right there), not up on hill.
- Longer evening/weekend hours at the public library
- make the library at the Hudson Dog Track
- New library, YES!
- New people to Hudson ask why we don't have a better library system here. It is such an important part of a community and we are so lacking. We need what River Falls has in a library.
- Please consider purchase of the Hudson Hospital site for construction of a new library
- strongly agree with areas library is adequate and reasonable funding is available
- The library is in a great location right now, but obviously need upgrading or a new facility in a similar neighborhood setting.
- The library is inadequate
- The library is poorly funded and lacks adequate space for meeting rooms, study area, local history mat'l
- The library needs to be close to where the people are, though this is not "walk able" to almost everyone in the city of Hudson I do not know of a better location other than the old hospital land.
- The library should stay where it is so the school children can walk there after school
- The new library is a must with some sort of new community center; the YMCA does not cut it - too busy.
- There is no attractive visual area at this location (for a library). I would suggest one of the parks or area with new creek or lake so it could have multiple uses like outdoor reading, plays, theater and arts uses in conjunction with it. Keep it in Hudson and N Hudson.
- Utilize 2nd story of library for library use.
- We believe the library needs improvement (particularly with respect to its collection). However, we believe the best place for the library is downtown, in its current location. There is no need for a new building, particularly clear out at Vine and Carmichael (where it would not be accessible by walking). Just improve the collection at the current library.
- We like having the library downtown. We think Hudson needs a new building, but like the fact that our kids can walk to the library in its current location.
- Would prefer for new library to be downtown Hudson
- Does the old (current) library building still have mold and mildew problems? If so, the building should be torn down and replaced with new construction.

Schools (31 responses)

- Overcrowding in the schools and affordable housing for middle class are my greatest concerns!
- We also need a new school to gain quality of life in Hudson. The schools in Hudson are good but both of my grown children moved to MN.
- Also time to impose user fees to support new school construction on the developers.
- With these new developments we need to do something about schools. They are full. A new school is needed.
- Developers should pay an impact fee for new schools - provide land for new schools, especially grade schools but also land for a new high school. They make money by bringing more residents into the city; they should share in the cost of that growth.
- The schools are incredibly overcrowded and the need for new schools is great.
- Combine admin. Services with school districts. Build River Falls/ Hudson elementary school near Border St then send students to middle school of choice.
- Also, smaller school capacities. Needing another middle school and high school.
- The school could be more efficient.

- City of Hudson needs to coordinate their growth with the Hudson school district or we won't be able to educate all these NEW families moving here.
- Even more Importance... Why aren't our grade school children being taught Spanish? This should be a mandatory subject!
- Not really - but the school curriculum sucks! Too many electives and not enough learning! We are paying teachers for all these extras that are stupid - fishing class?! Come on what ever came of kids going to school to learn what they need to get through life and make a living! A waste of money - tax money- a waste of time, a waste of space! A big waste of space! Crab and whine about needing a bigger school but do we really need a separate class room to teach kids how to make scrapbooks? Be real about it!
- What is the plan? Schools - the answer is not new building or throwing money at the board.
- There needs to be extreme focus on the school issues. Classes are getting too large. If we want all of these ideas and plans to move forward, we need an inviting classroom for students to succeed and flourish.
- Let's be sure to keep school facilities of high quality and sufficient space for the numbers of children served.
- Better utilize school district facilities - use of existing space
- If we can't get new school - stop building in Hudson until schools can catch up! I don't see where all these new homes are benefiting us in any way! If they were helping to build GREAT schools, parks, I would sport growth! Need city to help with youth activities!!
- Build plenty of schools to keep class sizes at normal levels.
- The schools are over crowded and need to be expanded
- Need schools now!
- At this point our son will never attend the corrupt public school system at the high school level in Hudson
- I am very worried about the overcrowding of the schools at the elementary level and the impact it will have on the Middle school and High School if it is not addressed and resolved with in the next few years, especially if we continue to grow at the rate we are now.
- The school system is fine.
- No new schools = death of city
- Support schools. Reduce taxes as possible.
- New Hudson schools HHS HMS
- Split middle school from 6, 7, 8 grade to 6th and 7th grade. Add Jr. High for 8th and 9th graders.
- Continue your focus on your wonderful school system/district. It brings many new people to your area!
- Education. The town doesn't care about education. It costs money to have good school facilities. The middle school is beautiful, but the high school is extremely old and overcrowded. The Hudson school district needs to build a nice, new high school facility. River Falls did it, and with less tax base.
- Need another elementary school!
- Continue your focus on your wonderful school system/district. It brings many new people to your area!

Dog Track/Casino (30 responses)

- Open gambling at the old dog track!!! Such an eye sore - something should be done there first before anything else. Such an eye sore!!!!
- We must avoid casino gambling at dog track.
- Support a casino at the dog track.

- Change dog track to entertainment facility for youth - public library
- Do something with the dog track
- Do something with the dog track property - make a recreational property with walking paths, swimming pool, volleyball courts etc. This is the biggest waste of private property in Hudson.
- The dog track. It is an eyesore. The city should have been much more aggressive in reclaiming that site years ago.
- Do something about the old dog track. It is the definition of the word 'blighted'! We will need a new elementary school on the south side of I-94. Why not just use the old dog track?
- I think Hudson should open the race track to a casino, if they think they have too much crime NOW, they should look at their schools instead of condemning the crime on a casino and they also should look at how many bars and liquor stores they have and shut some down.
- Do not permit a casino to come to Hudson. It would distort all planning and development in the city and surrounding areas.
- Do something with the St. Croix Meadows Dog Track - Not a casino though
- I would like to see the old dog track turned into some revenue sort of business, not a Casino!
- Encourage the owners of the dog track to develop the property into a commercial shopping mall with stores such as Kohl's, Penny's, etc.
- Do something "constructive" with the dog track. Technically it is abandoned.
- No dog track;
- Let's use the dog track. We are wasting a beautiful spot and building.
- Buy back dog track. Or condemn it and/or call it imminent domain. Put in a carton celebrity room/dinner theater/nightclub. A fancy water park hotel or roller rink or conference center or comedy club. A zoo or do something cool with the islands instead of leaving them for pee-pots.
- Do something with the dog track. It's a shame that it is gone. It's a beautiful building, would be great for outdoor concerts/maybe a trendy night club.
- Let's do something with the dog track! Perhaps an amphitheater promoted and managed like the amphitheater at the MN zoo. 2. Let's keep gambling out of Hudson.
- Do something with the old dog track
- DON'T OPEN A CASINO
- Do something with St. Croix dog track either bring in gaming, bring back racing or make it into an entertainment complex. Something commercial. Not residential!
- Do something with the "dog track"...let gaming in - spend out \$\$\$ in our area! Or else make it a shopping mall!
- No casino should be allowed here
- Why not develop the dog track facility/land for something useful instead of just letting it sit there?
- When the city rejected the Casino because of traffic concerns what do they have to say about the traffic now with the new constructions. The casino would have helped our taxes.
- Keep a casino out of here
- Revisit establishing the casino at the old dog track to lower property taxes and provide economic support to the community
- Turn the dog track into the Smithsonian Institute for Indian History.
- Put the dog track to use.

Appearance of the City (29 responses)

- Location of the sewer facility on 2nd street is a bad first impression and smells on occasion.
- There should be regulations for homeowners to keep the city of Hudson clean, attractive, and desirable to visit and live here.
- Try to keep people's property free of junk!

- Trim the trees and brush in Burkmore Park so that we can once again see the St Croix River and surrounding areas.
- No more water towers.
- Ugly buildings, no plan or order, too many signs too high property taxes! No casino, ever! No dog track - donate it to school district for classroom space!
- Need yard waste pick up - place to get wood chips, compost etc. A garden swamp - revitalization of flowers in the area
- Dog waste on the city walk from Hanley - Albert is really bad. Degrades our city Yuck Yuck
- Hudson is ugly when viewed from the freeway. The signs and billboards are terrible in appearance. How about uniform signs or just signs listing services available. Need some flowers, hanging baskets and evergreen trees that can be seen from freeway or service roads. Turn the tourist center into a park or greenway.
- Wal-Mart area looks like a third world pig pen.
- Garbage dumpsters downtown on public property and back alleys have become disgusting in some areas. 7. Clean up the city!!
- There needs to be an improvement in aesthetics along Main Street into North Hudson. It is embarrassing for people to see Hudson this way. It should be required that these homes have some mandatory appearance regulation.
- Hill area is not very appealing when you drive through on I-94. I don't care for the billboards right in business areas. Could look more appealing and worth living here - Example - Fireworks billboard.
- Do a better job of litter control. Many parts of Hudson are looking dirty due to the large amount of litter and the fact that litter pickup is not occurring very often. Start keeping our parks clean -
- They should also address a greater need for recycling in the city during both spring and fall cleanups and more closely mirror the programs currently in operation in the city of River Falls and Pierce County. We need an area for composting! Dumpsters for scrap metal, construction debris in a central location on a continuous basis.
- I would strongly support stricter enforcement of city ordinances regarding things such as barking dogs, sidewalk clearing, yard appearance (i.e. storage of boats, campers, etc. In front yard).
- The ability to take the leaves to the drop-off site more than twice a year and for a longer period of time. For the amount of taxes we pay in Hudson, this should change.
- Get rid of the Loan, tattoo and other stores that make downtown look trashy.
- The downtown/riverfront area needs MUCH improvement, they have made some progress but it has a long way to go. When people get off at exit 1, the first they see should not have been a sewer plant.
- Underground electrical lines are such an eyesore. Less chance of power outage from storms and falling tree branches.
- Stop the eyesore!!!
- Junk in front and backyards of homes
- I think Hudson should focus on spring and summer planting and care of flowers and trees in city
- Fix known problems like storm sewers
- PS control the Minnesota garbage and that will, go along way to making this area a lot better.
- Get rid of the smell at the sewage plant and build a wall around it so visitors don't get a poor impression of our town.
- Keep green, research shows that cities with more trees consume less energy, have cleaner air, less run-off, etc. We moved here in the early 90s - it has been very disappointing to watch the beauty of this city disappear over the decade. The views from the freeway are especially disheartening we could now be any where, USA.
- Christmas lights should not be ON during the day!

- Improve aesthetics on I94 between the river and Carmichael road. With cement barriers and no trees it is very dismal.

Safety (25 responses)

- Police need to monitor the drug community / activity in Hudson i.e. meth, coke, etc,
- Do the right thing for kids. safety on streets crossing them and school support
- expand police and emergency with city growth,
- With Hudson's population rising, the city needs to hire more police officers because the police dep't. is already short officers.
- We have a great volunteer fire dept. We should do more for them.
- Enforcement of any maintenance of sidewalks downtown - some are poor - blocked by light poles.
- Sidewalks in the hill area.
- WE must have a new fire station...Have ANY OF YOU SEEN IT?
- Note having sidewalks in the neighborhood surrounding the EP Rock School is a huge safety concern!
- Teen center! Please consider! I have not seen enough of a response from the city to aid families in keeping their kids away from drugs. Also, police should step up enforcement to arrest dealers. Including undercover presence in Hudson High School.
- Support a strong police force and EMT's
- Recent house fire in family. Fire hydrants not kept up on one and main broke causing flooding and damage to streets and homes - need to make sure old pipe lines can still do the capacity of new residents. They had to change fire hydrants in the middle of putting out the fire
- Time for a full time fire department.
- Let's have a plan in action to get smoke free in all restaurants/bars. We dine out in the Twin Cities for that reason - we don't like the few select places in town. It's a safety reason - my little girls don't need to be exposed to secondhand smoke. More sidewalks on top of the hill in residential areas - 11th St, Laurel Ave, etc.
- Improve police dept., lower taxes.
- The cities growing residential and business communities have stretched the police dept. very thin and any growth to the police dept. would further the need for a new police building which is already cramped.
- Attach city police to Sheriff Dept at Gov't center for better coordination of services and consolidate any other services possible.
- Please add or influence the drug patrols on the St. Croix River. Drug use on the river is rampant and it needs to be controlled.
- I moved to Hudson to get away from the cities. I do not want crime around me that comes with low income housing and expansion plans. Let's leave that crap in MN.
- I believe the size of our emergency services is falling behind the growth, both in numbers and facilities. We need to keep pace or we will end up paying for it all at once, on the tax payers backs.
- Q34 this would be a good place for a new fire dept and/or police station
- The police department should receive more support.
- We don't know if fire and police dept. needs new development. If they do, it would be more important than the others listed.
- City hall and fire dept. are too small. Police dept. is a joke.
- I think fire protection charges should be for property owner not the renter

Town Image (9 responses)

- I love the feeling of a "small town" community. I like knowing the shop owners downtown.
- Keep the small town atmosphere; in my opinion that is what makes Hudson attractive
- It is no longer a small town. When tattoo parlors and quick cash businesses appeared it changed the city's quality and I feel safety. We as residents should know where sex offenders reside in the community. Our children need to be safe.
- This town is getting too big! Whoever is doing all this building, and ruining our small town needs to be stopped!
- Don't take away from what most moved here for years ago-small town feel, close to the city-don't need to grow into a suburb of St. Paul
- I am concerned that the small town atmosphere will disappear with the high cost of living and high taxes...before long only those (from MN) with high income will be able to afford to live here.
- If Hudson becomes just another suburb, we will move.
- Growth and expansion are inevitable, because of our proximity to the twin cities, for this reason it is of utmost importance that we employ a "smart" growth plan to maintain our small town charm.
- Would like to see a greater sense of local community. Hudson needs to define its own identity separate from Twin Cities TV, radio, media which focuses on Minnesota news (esp. political). Are we part of Wisconsin, or in fact a Minnesota outpost? Are we basically a bedroom community? Regarding public safety, there is a need for community storm (i.e. tornados) shelters. This could be a disaster waiting to happen with many homes (? and businesses and hospital) lacking basements. Also consider forms of property tax relief for senior citizens. Too much taxes burden for families w/o school aged children.

Water/Sewer Issues (8 responses)

- Sewer billing revised.
- Our water quality on laurel by the old hospital parking lot is terrible. For months we and our neighbors have complained about rust colored water, something we have not had problems with the previous 5 years we lived here. We are forced to filter our water or buy bottled and it gets expensive to do so. The city has been trying to flush hydrants but the problem persists.
- We are very concerned about sewer and water issues in the 1st St. neighborhood! Also, we're concerned about the care and maintenance of St. Croix River shore in downtown Hudson area. There's so much boat traffic jet ski noise pollution and jet boat noise pollution and litter all along shore! I've never seen a concerted effort to clear litter in last 5 years.
- Reduce the cost of water to homes, which would reduce the sewer rate.
- Take Hudson and rental off water bill (locks!) why do we pay for tank travels when we live in city?
- The water bills are too high.
- There is not a perceived need in section 32 for fire, safety, sewer, water...in this community. These elements appear to be well managed over the 30 years I have lived in Hudson.
- Fix the water! About 2 yrs ago (approx) something was changed. Ever since, it is staining everything brown (Not true previously).

Jobs (4 responses)

- Should push for better day jobs in the Hudson area for engineering.
- More professional jobs

- With the expanding awareness of an older work force as well as people with disabilities that are still employable, I would like to see more opportunities available utilizing this very viable workforce
- There are no jobs here. People move here if they are within commuting distance to twin cities.

Technology (4 responses)

- Wireless internet access for residents
- Let's actually remember that this is western Wisconsin, not eastern Minnesota. What's with all the Minnesota newspapers, Minnesota TV, and Minnesota radio. I don't care about gopher hockey etc. what's my own state doing? I don't know I have direct TV, and I pay extra for a local television package to be broadcast through my TV local television package. What's my local TV package? I live in western Wisconsin but my local TV is Minnesota. This is long overdue.
- Wireless internet would be a good draw for the city (and I'd like it too)
- City wide wireless internet

Other or multiple topic responses (102 responses)

- No/None/No Thank you (3x)
- No, this survey is very comprehensive, and should express my feelings. Thank you :)
- They also need to look at the "sex toy shop" downtown and shut that down, it's bad for "community and the children of Hudson to see that kind of stuff.
- Do it right the first time
- I am against controlling deer population within the city limits. The deer herd is at acceptable levels.
- The downtown is fantastic. Recommend adding boat access in North Hudson that can launch boats on St. Croix for residents only.
- Need to negotiate (TV) cable arrangements. Vendor keeps raising fees; ground water mining and sewage treatment are already overtaxed.
- Will be very interesting when published
- Allow more liquor licenses to restaurants for more opportunities.
- Build a baseball park with retractable roof for our new major league team, the Hudson Twins!!
- Do not allow an ash waste facility to be located in the quarry off of Hanley road - or in any other location in St. Croix County
- Fill the 100 year ponds (holes in ground) with water
- I checked agree with #35, and for myself, that's accurate. However when St Croix Co ranks so low in the wages paid within the county it causes me great concern for those individuals trying to live on those wages (compared to other WI counties)
- One disappointment - when the new hospital was built they said we wouldn't have to go the Cities anymore - nothing has changed - we still go to the Cities for treatment. The old hospital ground sits unused yet. Why hasn't the grounds been turned over to the prospect park to expand? What a waste.
- Thanks for soliciting out input! This will help insure thoughtful, rational, affordable improvements!
- There should be an impact fee for park development (land or money) from all developers. The mayor is doing a wonderful job-it appears that some city council members come to the meetings unprepared-very upsetting. Stop the bar expansion downtown, we have enough drunks driving through our streets at night.
- You should wait until we have been here longer. We have only been here 60 days.

- Incorporate into any/all new public land use opportunities for people, esp. children, with disabilities to engage in, participate, and enjoy the facilities or opportunities as those without disabilities can
- I am unhappy with the lack of park improvements (benches, landscaping) on the causeway area on the St Croix
- Good idea to do this survey-should do this every 7-10 years. I didn't see much in this survey about parking (Amount available esp. downtown)
- Hudson is great the way it is. It is why everyone likes it and is why I moved here. Keep this town a safe place. Limit expansion properly. Keep the lawbreakers out.
- Survey is too long. Leading question in survey in favor of negative responses.
- Needs to include extensive public input
- Bought Townhouse for Investment Only
- I think Hudson is becoming less than affordable for middle class people. I believe making Hudson friendlier both financially and socially to the middle class would make it a nicer place to live and raise a family.
- Do you have one?
- Hudson will always struggle to have business places start here because of the Twin Cities being so close
- Hudson needs to enforce the building codes equally. I recently surveyed the downtown restaurants and I could find none that were wheelchair accessible.
- City wireless internet like Chaska, MN. Area dial a ride service like Plymouth MN
- When someone brings a problem to the city council, why is it so often left for another meeting then tabled or left undone
- Also do more for lower income residents. I don't know whether you are going to use the information provided, but I appreciate the fact that you asked for the community input
- The city should strive towards greater efficient in its public works department. There is a great deal of waste in that department. As people age, the importance of Public fitness, health, and access to community locations is very important. We are in favor of development that will accommodate this via more public transportation and better access to existing downtown locations. (not very wheel chair friendly at this time)
- Looks very complete
- Currently persons living in Hudson work the Twin Cities. We spend and develop new industry for persons to the east. Water/sewer rates penalize the little user. An example of a huge plant where everyone came outside (w/ exception of the guards) from Eagan nice move but no employment help. Currently the wage paid in Hudson is not a living wage.
- Consult the citizens. Do everything in the open. Do not spend too much time with the professional liars hired by developers and big business.
- This has really given me something to start paying attention to for future reference. Thanks for doing this survey. Have been in Hudson 2 years and absolutely love it!
- Get rid of Breault!! Terrible mayor. Too worried about roundabouts and not about lowering taxes.
- Its time to get rid of the good ole boy system starting with the mayor and all of the city council. Start fresh and new. These old cronies have and are hampering the positive growth Hudson could be. This is not controlled by Hudson money anymore. The new money coming from the cities and are going to vote the good ole boy system out finally. Also, let's take a look at the idiots running the EMT and police. Its time to scrap that whole organization and rehire some professionals.
- Hospital expansion and clinics are needed. What are the plans for the race area?

- The plan should define the best use for specific land areas or districts... with the understanding that as time changes so can the uses. Also the 35' height restrictions should be flexible in accordance with any particular location. To maintain "atmosphere" of the town, low income housing should be limited.
- Term for Mayor and council members should be limited to 8 yrs. Change is needed.
- Some city leadership is only worried about limiting spending. But many of us in Hudson are NOT retired - we are trying to provide opportunities for our children!
- 1. Quit allowing low number employee businesses like dance studios and car dealing in the business and industrial park. 3. Use impact fees for intended use. 4. NO MORE water towers in parks
- Must include cooperative service agreements with neighboring units of govt. Combine Hudson/ North Hudson police - regional central dispatch and emergency services. Combine human resource services, etc. Improve the police dept! They DO NOT follow up on issues when called. Dog control is an issue in this town. Police need to crack down on dogs that are loose.
- Publish it every so often in the newspaper
- Should have upgraded and restriction of CO2 emissions: 1. FAR higher energy efficient bldg code 2. Forestry mngt plan and burning biomass at city 3. Police and others use hybrid cars 4. Promote purchase and use of alternative vehicles by city employees. 5. Energy auditor all city facilities 6. Promote city energy resiliency and sustainability 7. promote solar wind water energy sources and biomass
- Get rid of smut shop Left of Center
- Hudson's most valuable asset is the river and the beauty of downtown; this should be protected and enhanced for our residents and visitors. No one writes about Hudson in travel publications because we have an Applebee's or a Home Depot. Independent businesses which bring the community as well as visitors to our city should be supported. We moved to Hudson in July 2005 so it is hard to comment on some of the questions. We love living in Hudson and the small town atmosphere, the separation (by 94) of commercial and residential. Our words of wisdom are "status quo".
- My husband and I commute to Minneapolis and Minnetonka, respectively, for our jobs because we love living in Hudson's historical old part of town. Please slow down growth!
- In this questionnaire, some words need definitions. Some things are not optioned, such as sewer and water. We need sidewalks and bike paths-there is no comprehensive plan. The police force is big enough. Has there been any thought of routing 35 out of town?
- While I appreciate the opportunity to provide input to this process through this survey, I am skeptical about the city and county's willingness to continue to involve citizens (given the rather secretive land use planning that I've observed in my 10 yrs as a resident). I will be contacting my city council member, but would hope that at a minimum, a detailed summary of the results of this survey - along with the details of the steps and timeline for this comprehensive planning process- be published in the Star Observer AND mailed to all residents.
- I'm a relatively new resident in Hudson and am not yet well informed on development issues in and near Hudson. Perhaps new residents need better information before completing a survey like this...
- Interesting this comes up so soon to elections. Worry if this is more politically based than actually caring about a comprehensive plan that has been talked about with nothing being done for many years.
- Great job with the new Grandview. I am happy to serve on a planning commission. (deletion of name, address, and phone number)
- Thank you for the opportunity to express our thoughts and concerns.

- No more sub shops! Need an Old Country Buffet, White Castle and Chipotle. Ban political signs from parks and open areas. How about housing for people who need to get out of debt? For example, rent would be \$250 (or something) while making \$1000 payments to pay off debt. Once debt is paid off, person can either move or stay in place for the normal rent (\$600 or whatever), depending upon demand.
- Continue the great work! balance historical/contemporary look
- Why is it that we have never been asked these questions, in this format before? Where will the results of the survey be posted?
- Keep it up to date - at least every 10 years, better every 5 years.
- Questions 9 and 32 without statistical facts, my opinion is uneducated i.e. #9 current vacancy rates vs. demand. #32 I know nothing about A,B,C,F,H,J,orK Q19 concern, of course crime/safety are of concern, but as there are relatively few crime/safety issues in Hudson, I'm not concerned about it. #38 Lower / new phone companies/ Just what is the comprehensive plan??
- Mayor is snaky. City department heads get 2 kickbacks they call salary adjustments for financially starving city service budgets. No one will stand their ground with local hate group. Moral among city employees and public servants sucks. Pass a min wage ordinance higher than the state's. I'm very concerned about the "good ol' boy" government of the area.
- Question 30 states "within the city" while 31 discuss regional transport, this is a poor section!
- Excellent planning under direction of your current Mayor!
- The city needs to upgrade the infrastructure in preparation of future growth. Have the police focus more on REAL crime and less on parking and moving violations.
- How about the value of more "small home" appearance? Quality. You are never going to be a "big town" and it would be nice to have a more comfortable feeling and not try to out do everyone. It is enough to give quality, but no need to be "super" on every trend. We enjoyed Hudson years ago when we has a summer home on Lockland.
- Don't overload the water treatment plant. 3. And wireless internet that covered the city was cheaper than DSL or cable would be nice
- You should have included a question of how much confidence I have in this survey making a difference. My answer would have been "none", especially if the present mayor and his henchmen continue to run the city for the benefit of themselves and their "business" friends.
- More opportunities for senior citizens. Don't price them or young families out of the area with the cost of housing, taxes, etc. VERY IMPORTANT!!!
- Keep citizens informed and solicit their input.
- It is great to live in Hudson!
- 32. a-c. If they were nonsmoking employees I would have chose them. 32. The smell on 2nd street coming into town. 38. Clean up and maintain the river from. Reestablish River Front Park. Restore downtown.
- The city seems somewhat careless with the use/abuse of salt on the roads (in the winter) - what effect does this have on the environment/river/lake? The city has some great walking paths by the river but they do not pay good attention to up-keep: plowing should be done right after a snowfall; lighting should be on early morning to at midnight; kids "loitering" by the bath-house should be discouraged and/or eliminated. Police should be visible in park areas on a regular basis - could 'nip things in the bud' if on bikes, foot, or even horseback.
- From a homeowner standpoint only - not a resident.
- Do something about the light pollution from the businesses on the hill.
- Too much traffic! Too many banks, specialty coffee shops, cafes! We need a good department store!
- Regarding #19: 3 concerns is not enough. My #1 concern would be a-m!!!
- We need better paying jobs \$10/hr don't cut it for making a living on

- Everything is suitable
- Yes if a person build businesses with a take that pay for police fire EMS and city trucks. And if they could get light rail from the twin cities to stop at the park and ride and get some proceeds from it, it would ease traffic going to St. Paul and Minneapolis to Mall of America and go ok.
- I am only here until I move (1-1 1/2 years).
- I do not really know about things in Hudson - moved here less than a year ago and have not been involved in community too much - will move away again. Out of Hudson?
- 34. What kind of leading question is this? There are plenty of suitable sites - are you going to ask about those? 38. We should be providing municipal athletics in Hudson.
- Sorry, but I don't have much of an opinion on many of these issues yet because I haven't lived in the area long.
- God help us!
- I was also appalled by the murder of all the deer. The deer have eaten our gardens too, but we have adapted by using a natural deer repellent. Bunnies have eaten our stuff too - should we have a rabbit shoot? Overall we love Hudson, the store downtown the river, etc. We really don't have much to complain about. Let's keep it that way. Thanks.
- Eliminate the ordinance that does not allow cars for sale to be parked on public property.
- Who approved all these banks- everywhere you look there's a bank, but you can't into a restaurant without an hour wait?
- Noise pollution from booster days concerts, art and music festival, Pepper Fest, etc. Detracts from quality of life. We might want to consider fewer and smaller tourists events.
- Also the city water is very odiferous! Need to reduce the amount of bacteria in water. Need more sidewalks in residential areas (Ninth St) and walking/hiking paths connected throughout city. And a new library-Please
- I moved to Hudson because of the small town feel yet had a great deal of services and entertainment to offer.
- Down town is not handicapped access
- There isn't much to say - I've lived here for 30 years, Hudson has gone from a small town to a St. Paul/Mpls suburb. The respect and kindness that once was given to each other is now gone, our crime rate from petty to bank robbery because of our constant growth, has made our once great town another statistic. Just watch the news. There are not a lot of long term families here anymore.
- 1. Keep Hudson Downtown business historic - with a 1800s look 2. Landlord's week to be fired for putting too many people in one apartment 3. Fines need to be given out for parking car's on front lawns.
- The people who have made the decisions about Hudson's future are a bunch of _____money grudging _____who just care about lining their rich white pockets with ill gotten gains! Have some foresight for _____sake. This used to be a quiet town where you felt at home... now it feels like Woodbury...thanks for ruining my town!
- 1. Keep costs down 2. Continue walking trail to North Hudson 3. Keep small town friendly atmosphere. My concern... too many boats parked at end of dike. I feel that there should be limited boat parking west side only. The beach should be free to be enjoyed by all. Boaters should be encouraged to use docks or park at the many other islands they have to choose from. Walk down there anytime you can not walk or enjoy the shoreline.
- How about getting the mail delivery improved
- Use our money wisely and conservatively as if it were coming out of your personal pocketbook.
- Can people who are not citizens of the United States buy homes here?

- There is not adequate recycling for harmful Styrofoam and other poisonous garbage. Make all items recyclable, such as toxic batteries, certain plastics the garbage collectors will not accept. #38 We are unhappy that Hudson is losing its charm for example the Farmer's Market (quaint downtown), was made up into a windy parking lot- people walking through should be able to enjoy that. Also, the recycling in Hudson is poor. Onyx does not recycle many items that should not end in landfills: Styrofoam, certain plastics, hoses, Christmas lights, batteries. The system needs to be greatly improved for the sake of our planet and our children's future. Property taxes are exorbitant, and we do not see why. There should be new ideas on heating sources for the home, and help with changing our current ways to improve cost and loss.

Question 42 – Demographics

Employment Status:

'Other' responses

Other (52 responses)

- Self Employed (28x)
- Student (7x)
- Disabled (5x)
- Semi retired (2x)
- Employed and homemaker (2x)
- Part time (2x)
- Disabled/retired
- Laid off
- Looking for permanent full-time job
- On strike Northwestern Airlines
- Professional entertainer and Homemaker
- Semi employed

Question 43 – Demographics

Best Describes Your Residency:

'Other' responses

Other (3 responses)

- Renter
- Second Home Retirement
- Townhouse

Appendix C: Summary of Responses by Question

CITY OF HUDSON COMPREHENSIVE PLANNING PUBLIC OPINION SURVEY

QUALITY OF LIFE

1. From the following list, please identify which of the following items, a – o, are the most important reasons you and your family choose to live in the city of Hudson. Please place the letter of your choice next to the space allotted. (Please list top three only)

	Most Important	2nd Most Important	3 rd Most Important		Most Important	2 nd Most Important	3 rd Most Important
a. Community appearance/aesthetics	7.70%	8.20%	11.09%	i. Near family and friends	18.03%	10.58%	8.72%
b. Community atmosphere	12.16%	11.11%	14.32%	j. Parks and recreation	1.15%	3.12%	4.79%
c. Cost of living	5.50%	4.50%	4.15%	k. Property taxes	3.25%	3.33%	3.07%
d. Crime rate/safety	7.49%	10.49%	9.69%	l. Proximity to work	10.12%	9.98%	8.89%
e. Emergency services (police, fire, ambulance)	0.94%	3.07%	3.45%	m. Schools	6.08%	9.47%	8.02%
f. Employment opportunities	2.41%	2.49%	1.94%	n. Shopping opportunities	0.10%	1.64%	3.34%
g. Geographic location	17.61%	15.77%	11.85%	o. Other: see Comments Appendix	2.41%	0.95%	1.88%
h. Housing Opportunities	5.03%	5.45%	4.79%				

2. If asked by someone contemplating a move to the city of Hudson, how would you rate the following?	Excellent	Good	Average	Poor	Very Poor	No Opinion
a. Community appearance/aesthetics	22.76%	59.52%	15.73%	1.53%	0.20%	0.25%
b. Community atmosphere	22.41%	53.45%	21.29%	2.25%	0.20%	0.41%
c. Emergency services (police, fire, ambulance)	26.20%	47.65%	15.83%	1.28%	0.41%	8.63%
d. Employment opportunities	2.72%	19.56%	43.38%	16.12%	2.62%	15.61%
e. Geographic location	47.66%	43.35%	7.81%	0.31%	0.15%	0.72%
f. Housing affordability	5.07%	20.62%	42.73%	22.98%	7.27%	1.33%
g. Crime rate/safety	19.26%	53.55%	23.30%	1.84%	0.26%	1.79%
h. Parks and recreation	18.09%	47.62%	26.14%	4.72%	1.90%	1.54%
i. Property taxes	1.02%	5.67%	32.48%	31.66%	26.61%	2.55%
j. Schools	23.02%	41.92%	19.72%	2.01%	0.82%	12.51%
k. Shopping opportunities	10.99%	39.31%	37.37%	9.56%	1.74%	1.02%
3. Overall, how would you rate the quality of life in the City of Hudson? Check one only please.	16.03%	65.27%	17.52%	0.97%	0.15%	0.05%

NATURAL AND CULTURAL RESOURCES The following questions ask your opinion about the importance of natural and cultural resources in the city of Hudson. Check the box that most clearly describes your perspective.

4. Protection of the following natural resources is:	Very Important	Important	Neutral	Unimportant	Very Unimportant	No Opinion
a. Air quality	58.64%	34.10%	5.89%	0.51%	0.10%	0.76%
b. Forested lands	41.23%	42.20%	13.61%	1.43%	0.25%	1.27%
c. Groundwater	65.21%	28.17%	5.25%	0.36%	0.05%	0.97%
d. Open space	38.58%	44.07%	14.45%	1.63%	0.15%	1.12%
e. Parks	40.61%	46.28%	11.28%	0.92%	0.10%	.82%
f. Surface water (St. Croix River, Lake Mallalieu)	57.10%	35.32%	5.90%	0.76%	0.10%	0.81%
g. Wetlands	34.08%	35.20%	24.39%	3.42%	0.82%	2.09%
h. Wildlife habitat	36.46%	38.45%	19.63%	3.42%	0.66%	1.38%
i. Other: see Comments Appendix	76.09%	11.96%	2.17%	1.09%	1.09%	7.61%
5. How would you rate the overall <u>environmental</u> quality in the city of Hudson?	Excellent	Good	Average	Poor	Very Poor	No Opinion
	12.54%	64.38%	20.65%	1.26%	0.26%	0.90%
6. Protection of the following cultural resources is:	Very Important	Important	Neutral	Unimportant	Very Unimportant	No Opinion
a. Historic and cultural sites (Phipps Center for the Arts, Octagon House, etc.)	37.60%	44.70%	13.70%	2.49%	0.41%	1.12%
b. Scenic views	51.91%	41.48%	5.64%	0.61%	0.05%	0.31%
c. Small town character	49.85%	35.32%	11.47%	2.50%	0.51%	0.36%
d. Other: see comments appendix	85.94%	4.69%	0.00%	0.00%	1.56%	7.81%
7. How would you rate the overall <u>cultural</u> environment in the city of Hudson?	Excellent	Good	Average	Poor	Very Poor	No Opinion
	17.21%	59.72%	19.28%	2.07%	0.31%	1.40%
8. How important is it to you that the historical and cultural character of <u>downtown</u> Hudson be maintained?	Very Important	Important	Neutral	Unimportant	Very Unimportant	No Opinion
	48.20%	35.36%	13.19%	1.98%	0.86%	0.41%

HOUSING/DEVELOPMENT We would like your opinion about housing development in the city of Hudson.

9. More of the following types of housing are needed in the City of Hudson:	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
a. Single family housing	14.58%	29.58%	30.36%	13.42%	6.14%	5.93%
b. Duplexes (2 units)	2.58%	14.38%	36.04%	27.13%	13.54%	6.32%
c. Apartments (3 or more units – rental)	2.21%	10.08%	30.93%	31.51%	18.64%	6.62%
d. Town houses or condos (owner)	4.13%	18.78%	32.70%	23.65%	15.13%	5.61%
e. Affordable housing (<i>defined as housing for which the occupant is paying no more than 30 percent of their gross income for housing costs</i>)	22.27%	28.91%	22.95%	11.29%	10.56%	4.03%
f. Housing specifically designed to meet the needs of older people (55+)	17.52%	40.14%	29.35%	4.76%	2.79%	5.42%
g. Affordable housing for older people (55+)	22.79%	39.00%	26.14%	4.44%	2.82%	4.81%
h. Housing specifically designed to meet the needs of people with disabilities	14.22%	36.75%	36.28%	3.92%	2.09%	6.74%
10. The city needs to provide programs to low and moderate income residents for the purpose of rehabilitating their homes.	13.61%	31.34%	29.83%	11.98%	8.32%	4.92%
11. Do you currently own or rent your residence?					91.68% Own	8.32% Rent
12. In what type of housing do you currently live?	Single family housing	Duplex (2 units)	Multiple Family (3 or more units)	Other: See Comments Appendix		
	70.25%	6.62%	14.90%	8.23%		
13. Please rate the general condition of your residence.	Excellent	Good	Average	Poor	Very Poor	No Opinion
	52.65%	36.53%	9.33%	1.18%	0.21%	0.10%

LAND USE AND GROWTH MANAGEMENT POLICY The following questions ask for your opinion about land use and growth management in the city of Hudson.

The city of Hudson, as of January 1, 2005 had an estimated population of 11,353. The population of the city of Hudson in the year 2000, according to the Census was 8,775. It is projected that the city of Hudson's population will be 14,500 in the year 2010.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
14. The amount of development in the city of Hudson is too great.	21.80%	30.05%	24.08%	19.51%	2.91%	1.66%
15. The city has been too restrictive in guiding where new development occurs.	2.79%	7.24%	30.08%	36.54%	14.32%	9.04%
16. I would support future expansion of the city's limits for public purchases, such as city parks, paid for with city funds.	12.38%	41.12%	22.24%	16.15%	5.93%	2.17%
17. I would support future expansion of the city's limits for continued growth if developers pay for street and utility improvements.	12.43%	40.28%	19.65%	15.11%	10.52%	2.01%
18. The city should manage development within the current sewer/water capacity, by carefully considering future annexation.	27.31%	46.67%	16.78%	4.28%	1.55%	3.41%

LAND USE AND GROWTH MANAGEMENT POLICY (cont)

19. From the following list of city growth management issues, a – n, please identify your top three concerns. Please place the letter of your choice next to the space allotted. (Please list top three only)

	Most Important	2nd Most Important	3 rd Most Important		Most Important	2 nd Most Important	3 rd Most Important
a. Amount of green space	10.60%	7.98%	7.80%	h. Maintaining community atmosphere	11.33%	10.92%	13.49%
b. Building/zoning regulations	5.01%	4.62%	3.32%	i. Quality of roads	2.61%	6.36%	6.48%
c. Crime rate/safety	13.63%	10.29%	10.54%	j. School facilities and programs	12.69%	10.50%	8.64%
d. Environmental protection	5.54%	5.83%	5.58%	k. Solid waste management (garbage)	0.16%	0.84%	1.63%
e. Housing affordability	11.64%	7.46%	5.11%	l. Traffic congestion	7.57%	12.50%	12.91%
f. Housing density	7.68%	8.72%	7.53%	m. Water/Sewer system adequacy	5.48%	7.83%	10.80%
g. Impact fees from new development	4.86%	5.51%	4.95%	n. Other: See Comments Appendix	1.20%	0.63%	1.21%

20. As the city deals with growth issues, how important do you think the following strategies are?	Very Important	Important	Neutral	Unimportant	Very Unimportant	No Opinion
a. Coordination between local governments in the region	37.08%	45.88%	12.43%	1.19%	0.52%	2.90%
b. More public funds	10.17%	33.95%	40.10%	6.78%	4.29%	4.71%
c. Slowing growth and development	28.61%	31.26%	26.78%	8.20%	3.22%	2.23%
d. Stronger land use controls	26.12%	36.63%	27.68%	4.37%	1.66%	3.54%
e. Other: see Comments Appendix	85.00%	5.00%	2.50%	0.00%	0.83%	6.67%

TRANSPORTATION This series of questions asks your opinion about transportation issues in the city of Hudson.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
21. The overall road network (roads and streets) in the city of Hudson meets the needs of its citizens.	7.24%	58.62%	12.61%	17.46%	3.44%	0.63%
22. I would support the construction of sidewalks and pathways to promote walking and bicycling within the city of Hudson.	35.83%	36.91%	15.59%	8.57%	2.48%	.62%
23. I would support the development of modern roundabouts at new or reconstructed street intersections that are heavily trafficked.	13.05%	26.93%	24.55%	17.97%	15.48%	2.02%
24. Road quality and street conditions in the city of Hudson are acceptable for present usage.	4.82%	56.45%	18.97%	15.71%	3.53%	0.52%
25. The speed at which drivers travel through residential areas is a concern.	23.13%	31.65%	23.49%	17.04%	3.82%	0.88%
26. Stop sign and signal rules abuse is a concern in residential areas.	17.61%	28.56%	26.19%	21.85%	3.41%	2.38%
27. The speed at which drivers travel through commercial areas is a concern.	13.16%	26.23%	30.98%	23.39%	3.67%	2.58%
28. Stop sign and signal rules abuse is a concern in commercial areas.	14.26%	24.81%	31.83%	22.53%	3.46%	3.10%

TRANSPORTATION (cont)

29. Do you own your own vehicle or have one available for use?	YES		NO
	98.72%		1.28%
30. I would use public transportation to locations within the city of Hudson, if it were available.	YES	NO	MAYBE
	18.96% (go to Q31)	55.17% (go to Q32)	25.88% (go to Q31)

31. If yes or maybe to Q30, how often would you use the following forms of public transportation services in an average month?	Never	1-5 times/month	6-10 times/month	11-15 times/month	15+ times/month
a. Bus service (local)	30.10%	53.07%	10.07%	3.01%	3.12%
b. Bus service (to Twin Cities)	27.04%	50.44%	8.17%	2.76%	11.59%
c. Commuter/ride share program to work	70.59%	11.78%	2.97%	2.63%	12.01%
d. Park and ride lot	58.51%	25.14%	3.09%	2.40%	10.86%
e. Ride-share taxi (multiple users vs. one rider)	67.98%	24.25%	3.25%	0.81%	3.71%
f. Taxi	58.00%	37.23%	3.63%	0.79%	0.34%
g. Other: see Comments Appendix	8.33%	27.38%	20.24%	7.14%	36.90%

COMMUNITY FACILITIES AND SERVICES These questions are asking for your opinion about the community facilities and services in the city of Hudson.

32. From the following list, please identify which of the following items, a – l, within the city of Hudson are in the greatest need of new development or physical improvement. Please place the letter of your choice next to the space allotted. (Please list top three only)

	Most Important	2nd Most Important	3 rd Most Important		Most Important	2 nd Most Important	3 rd Most Important
a. Emergency medical services facilities	8.01%	5.50%	6.58%	g. Public transportation	6.80%	8.00%	7.29%
b. Fiber optic to homes and businesses	4.39%	5.39%	5.08%	h. Sewer (sanitary and storm)	6.31%	7.60%	8.85%
c. Fire department facilities	5.70%	9.81%	5.50%	i. Streets	11.41%	10.27%	12.37%
d. Library	22.11%	15.48%	12.67%	j. Water systems	4.72%	6.69%	8.49%
e. Parks and recreation	14.65%	14.97%	13.21%	k. Wireless communications (cell phones/internet)	6.31%	7.15%	8.85%
f. Police department facilities	6.25%	6.81%	8.61%	l. Other: see Comments Appendix	3.35%	2.33%	2.51%

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
33. I would support the construction of a new library (in cooperation with the towns of Hudson, North Hudson and St. Joseph) to serve the entire Hudson area?	32.71%	33.8%	17.34%	8.10%	6.40%	1.65%
34. A suitable location for the construction of a new library would be in the vicinity of Vine and Carmichael, just south of the St. Croix County Government Center.	28.62%	34.40%	18.60%	6.61%	7.85%	3.93%

ECONOMIC DEVELOPMENT The following questions ask how you view economic development in the city of Hudson.

35. I am satisfied with the availability of employment opportunities for me in the area.	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion
	3.92%	21.10%	30.13%	18.64%	8.51%	18.69%
36. Rate the importance of the following types of future business development in the city of Hudson.	Very Important	Important	Neutral	Unimportant	Very Unimportant	No Opinion
a. Emerging technology	26.89%	44.13%	21.51%	1.98%	0.84%	4.65%
b. Entertainment venues	12.66%	39.55%	31.74%	9.95%	3.28%	2.81%
c. Heavy industrial	4.21%	19.26%	40.00%	19.84%	12.16%	4.53%
d. Hotels, tourism	7.50%	32.56%	38.18%	14.26%	4.67%	2.83%
e. Light industrial	9.38%	43.94%	32.56%	7.38%	3.06%	3.69%
f. Medical services	26.82%	46.89%	20.18%	2.88%	0.84%	2.40%
g. Professional service	19.28%	47.16%	27.00%	2.57%	0.74%	3.26%
h. Recreational facilities	25.26%	45.15%	21.87%	3.86%	1.41%	2.45%
i. Restaurants	20.36%	40.26%	26.86%	8.05%	2.49%	1.97%
j. Retail/shopping	22.46%	40.77%	24.95%	6.90%	3.01%	1.92%
k. Other: see Comments Appendix	60.00%	7.50%	6.25%	2.50%	10.00%	13.75%

37. Rate the importance of the following items.	Very Important	Important	Neutral	Unimportant	Very Unimportant	No Opinion
a. Downtown business redevelopment/revitalization	31.84%	43.71%	18.23%	3.75%	1.23%	1.23%
b. Hill commercial area business (on the north and south sides of I-94) redevelopment/revitalization	17.34%	43.03%	28.15%	7.15%	2.83%	1.49%
c. Industrial area (south of I-94, including the Hudson Industrial Park, St. Croix Ventures Industrial Park, and the St. Croix Business Park) development/expansion	14.98%	41.94%	30.37%	7.13%	3.36%	2.22%

38. Is there anything else you would like to tell us about the city of Hudson's Comprehensive Plan?

See Comments Appendix

DEMOGRAPHICS

Please tell us some things about you: **Please choose only one answer per question.**

39. Gender:	48.48% Male	51.52% Female	
40. Are you married?	71.69% Yes	28.31% No	
41. What is your age range?	3.93% 18-25	19.07% 26-35	20.05% 36-45
	21.96% 46-55	18.24% 56-65	10.65% 66-75
	6.10% 75+		
42. Employment status:	66.96% Employed	1.45% Unemployed	22.66% Retired
	6.14% Homemaker	2.79% Other: see Comments Appendix	
43. Please choose the definition that best describes your Residency:	2.39% Non-Resident Property/Land Owner	97.04% Resident	0.57% Other: see Comments Appendix
44. What is your highest level of education?	0.57% Less than high school	11.64% High school diploma	19.09% Some college/tech/trade schooling
	12.21% Two year college/tech/trade school Degree	34.66% Bachelor's degree	21.83% Graduate or professional degree
45. How long have you lived in the Hudson area?	6.81% Less than 1 year	28.39% 1 to 5 years	17.29% 5.1 – 10 years
	9.55% 10.1 – 15 years	7.90% 15.1 – 20 years	12.80% 20.1 to 30 years
	17.24% Over 30 years		
46. What is your approximate annual family income?	4.80% Under \$25,000	8.12% \$25,000-\$34,999	13.47% \$35,000 - \$49,999
	22.03% \$50,000 - \$74,999	21.59% \$75,000 - \$99,999	26.62% \$100,000 or more
	3.37% Don't Know		

Thanks for Completing the Survey!

Please return your survey by _____ to:

**Survey Research Center
RDI Building
University of Wisconsin – River Falls
410 S. Third St.
River Falls, WI 54022-5001**