



Community Development Committee Agenda

June 11, 2026 5:00 PM

St. Croix County Government Center - Room 1400

Government Center - 1101 Carmichael Road, Hudson, Wisconsin

Call to Order

Roll Call

Approval of Minutes

1. Minutes of Previous Meeting - May 14, 2026

Public Comment

Public Hearings

1. Riverdale Properties Request to Rezone 38 acres in Section 29, Town 31 North, Range 18 West, Town of Star Prairie from R-1 to R-2
2. Conditional Use Permit Request for Thiel in Section 9 of the Town of Star Prairie for a Major Home Occupation
3. Conditional Use Permit Request for Leisen in Section 11 of the Town of Kinnickinnic for Agricultural Entertainment

Business

1. Ordinance Amending the Comprehensive Zoning Ordinance Section 29, Township 31 North, Range 18 West, Town of Star Prairie, 38.0 Acres, from R-1 Residential to R-2 Residential
2. Conditional Use Permit Request for Thiel in Section 9 of the Town of Star Prairie for a Major Home Occupation
3. Conditional Use Permit Request for Leisen in Section 11 of the Town of Kinnickinnic for Agricultural Entertainment
4. Resolution Regarding Negotiations with Xcel Energy Regarding the Ten Mile Solar Creek Project
5. Update on Lake Mallalieu Drawdown Request
6. Discussion on Data Centers and Regulation Options
7. Discussion on Glen Hills Golf Course Expansion
8. Consideration of Conducting the Community Needs Forum Bi-Annually
9. Consideration of Drafting an Ordinance Amendment to Move Conditional Use Permits to Board of Adjustment
10. Consideration of Creating Land and Water Management Plan Technical Subcommittee
11. Financial Report for April 2026

12. Consideration of Capital Project Requests - Parks

Request for Future Agenda Items

Announcements

Date of Next Meeting

1. **Date of Next Meeting - July 9, 2026**

Adjournment

Reasonable efforts will be made to provide special accommodations for access to public meetings. To request a special accommodation, please contact the County Clerk's Office at (715) 386-4600 at least two business days prior to the time of the meeting. For more information on St. Croix County's public meetings visit: sccwi.gov/meetings



Community Development Committee Minutes

May 14, 2026 5:00 PM

St. Croix County Government Center - Room 1400
Government Center - 1101 Carmichael Road, Hudson, Wisconsin

Call to Order

Jason Kjeseth, Community Development Director, called the meeting to order.

Roll Call

PRESENT: Scott Counter, Diana Delaney, Dani Erickson, Kerry Reis, Bob Swanepoel
ABSENT: Dick Hesselink,

Supervisor Swanepoel arrived at 5:07 PM

Business

1. Election of Committee Chairperson

Motion:	Nominate Scott Counter for Chairman of the Community Development Committee
Result:	Passed
Moved by:	Kerry Reis
Seconded by:	None
Ayes:	Diana Delaney, Dani Erickson, Kerry Reis
Nays:	None
Abstain:	Scott Counter
Notes:	

2. Election of Committee Vice-Chairperson

Motion:	Nominate Kerry Reis as Vice-Chair.
Result:	Passed
Moved by:	Dani Erickson
Seconded by:	None
Ayes:	Scott Counter, Diana Delaney, Dani Erickson
Nays:	None
Abstain:	Kerry Reis
Notes:	

3. Presentation on Conditional Use Permit Decisions

Director Kjeseth presented.

Approval of Minutes

1. Minutes of Previous Meeting - March 19, 2026

Minutes were accepted as presented.

Public Comment

Public Hearings

- 1. Jensen Request to Rezone 40 Acres in Section 23, Township 29 North, Range 16 West, Town of Baldwin from AG-1 to AG-2

Hearing opened at 5:20 PM. Hearing closed at 5:30 PM.

- 2. Conditional Use Permit Request for Davis in Section 5 of the Town of Cady for a Contractor Storage Yard

Hearing opened at 5:33 PM. Hearing closed at 5:43 PM.

- 3. Conditional Use Permit Request for Borntreger in Section 2 of the Town of Eau Galle for a Major Home Occupation

Hearing opened at 5:52 PM. Hearing closed at 6:03 PM.

- 4. Conditional Use Permit Request for Jay in Section 18 of the Town of Richmond for a Major Home Occupation

Hearing opened at 6:24 PM. Hearing closed at 7:10 PM.

General Business

- 1. Ordinance Amending the Comprehensive Zoning Ordinance Section 23, Township 29 North, Range 16 West, Town of Baldwin, 40.0 acres from AG-1 Agricultural to AG-2 Agricultural

John Hilgers, Senior Planner, presented.

Motion:	To recommend approval of the ordinance amending the Comprehensive Zoning Ordinance Section 23, Township 29North, Range 16 West, Town of Baldwin, 40.0 acres from Ag-1 to Ag-2.
Result:	Passed
Moved by:	Kerry Reis
Seconded by:	Dani Erickson
Ayes:	Scott Counter, Diana Delaney, Dani Erickson, Kerry Reis, Bob Swanepoel
Nays:	None
Abstain:	None
Notes:	

- 2. Conditional Use Permit Request for Davis in Section 5 of the Town of Cady for a Contractor Storage Yard

Kevin Grabau, Land Use Administrator, presented.

Motion:	To approve the request for a Conditional Use Permit for Davis in Section 5 of the Town of Cady for a Contractor Storage Yard with conditions.
Result:	Passed
Moved by:	Kerry Reis
Seconded by:	Diana Delaney
Ayes:	Scott Counter, Diana Delaney, Dani Erickson, Kerry Reis, Bob Swanepoel
Nays:	None
Abstain:	None
Notes:	

3. Conditional Use Permit Request for Borntreger in Section 2 of the Town of Eau Galle for a Major Home Occupation

Director Kjeseth presented to the committee.

Motion:	To approve the request for a Conditional Use Permit for Borntreger in Section 2 of the Town of Eau Galle for a Major Home Occupation. with the conditions added.
Result:	Passed
Moved by:	Kerry Reis
Seconded by:	Bob Swanepoel
Ayes:	Scott Counter, Diana Delaney, Dani Erickson, Kerry Reis, Bob Swanepoel
Nays:	None
Abstain:	None
Notes:	

4. Conditional Use Permit Request for Jay in Section 18 of the Town of Richmond for a Major Home Occupation

Director Kjeseth presented this application to the Committee.

Motion:	Motion to Postpone to June Committee Meeting.
Result:	Failed
Moved by:	Kerry Reis
Seconded by:	Dani Erickson
Ayes:	None
Nays:	Scott Counter, Diana Delaney, Dani Erickson, Kerry Reis, Bob Swanepoel
Abstain:	None
Notes:	

Motion:	Motion to postpone a decision on this application until we receive more information from Town of Richmond, fire department, and HOA.
Result:	Passed
Moved by:	Kerry Reis
Seconded by:	Diana Delaney
Ayes:	Scott Counter, Diana Delaney, Dani Erickson, Kerry Reis, Bob Swanepoel
Nays:	None
Abstain:	None
Notes:	

5. Consideration of Creating Moratorium on Data Centers

Jason Kjeseth presented.

Motion:	Table this topic until such time we can be educated on data centers.
Result:	Passed
Moved by:	Kerry Reis
Seconded by:	Diana Delaney
Ayes:	Scott Counter, Diana Delaney, Kerry Reis, Bob Swanepoel
Nays:	Dani Erickson
Abstain:	None
Notes:	

Motion:	Bring back information to next meeting
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Result:	Failed
Moved by:	Dani Erickson
Seconded by:	None
Ayes:	None
Nays:	None
Abstain:	None
Notes:	

6. Discussion on Lake Mallalieu Draw Down Request

Discussed

7. Consideration of Forwarding Proposed Chapter 18 Floodplain Ordinance to DNR and FEMA for Review

Motion:	Motion to forward proposed Chapter 18 Floodplain Ordinance to DNR and FEMA for Review.
Result:	Passed
Moved by:	Kerry Reis
Seconded by:	Diana Delaney
Ayes:	Scott Counter, Diana Delaney, Dani Erickson, Kerry Reis, Bob Swanepoel
Nays:	None
Abstain:	None
Notes:	

8. Financial Report for March 2026

9. Set Regular Meeting Schedule

The second Thursday of the Month going forward 5PM.

Request for Future Agenda Items

Announcements

Date of Next Meeting

1. Date of Next Meeting - To Be Determined

June 11, 2026 at 5PM

Adjournment

Meeting adjourned at 8:47 PM

**ST. CROIX COUNTY
NOTICE OF PUBLIC HEARING**

The St. Croix County Community Development Committee will be conducting a public hearing on Thursday, June 11, 2026, at 5:00 p.m., at the St. Croix County Government Center, County Board Room, 1101 Carmichael Rd., Hudson, Wisconsin, to consider the following application:

REZONING

APPLICANT: Riverdale Properties LLC

LOCATION: The SW ¼ of the SW ¼ of Section 29, Township 31 North, Range 18 West, Town of Star Prairie, St. Croix County, Wisconsin

ADDRESS: None assigned (County Parcel No. 038-1119-40-000, 038-1119-50-200, 038-1119-50-300 and 038-1119-50-400). Vacant parcels are located on the east side of 90th Street and north of 1901 90th Street

REQUEST: Rezone 38 +/- acres from the R-1 Residential Zoning District to the R-2 Residential Zoning District

Pertinent information regarding this application, including a map of the property, is available from the St. Croix County Community Development Department, Hudson, Wisconsin. Interested persons may submit written or oral comments related to this matter any time prior to the hearing, or at the hearing. Written comments will be distributed to the Community Development Committee for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: John Hilgers, Senior Planner, St. Croix County Government Center, 1101 Carmichael Road, Hudson, WI 54016. Email: john.hilgers@sccwi.gov; Phone: 715-386-4672

By: St. Croix County Community Development Committee

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the St. Croix County Community Development Committee at the St. Croix County Government Center, County Board Room, 1101 Carmichael Road, Hudson, WI 54016, on **Thursday, June 11, 2026, at 5:00 PM** to hear and consider the following request:

Tyler & Gina Thiel, requested a conditional use permit for a Major Home Occupation, as required by St. Croix County Ordinance Section 15.345, on a 7.79-acre property located at 2295 100th Street, SEC 9 T31N R18W PT NW 1/4 of the NW 1/4 FORMERLY LOT 2 CSM 9/2560 NKA LOT 3 CSM 15/4215, Parcel #038-1038-95-300, Town of Star Prairie.

All interested persons are invited to attend said hearing or submit written comments to the St. Croix County Community Development Department at 1101 Carmichael Rd. Suite 1315, Hudson, WI 54016. Additional information may be obtained from the Department via phone (715) 386-4680 or email CDD@SCCWI.GOV.

St. Croix County Community Development Committee

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the St. Croix County Community Development Committee at the St. Croix County Government Center, County Board Room, 1101 Carmichael Road, Hudson, WI 54016, on **Thursday, June 11, 2026, at 5:00 PM** to hear and consider the following request:

Joshua & Alanna Leisen requested a conditional use permit for Agricultural Entertainment Activities which exceed 15 days annually, as required by St. Croix County Ordinance Section 15.315, on a 11.068-acre property located at 452 Old Cemetery Rd. in Sec11/T28N/R18W, PTS SW NW & NW NW & SEC 10 PTS NE NE & SE NE CSM 27-6257, LOT 2. Parcel# 022-1030-80-251, Town of Kinnickinnic.

All interested persons are invited to attend said hearing or submit written comments to the St. Croix County Community Development Department at 1101 Carmichael Rd., Hudson, WI 54016. Additional information may be obtained from the Department via phone (715) 386-4680 or email CDD@SCCWI.GOV.

St. Croix County Community Development Committee



**Ordinance Amending the Comprehensive Zoning Ordinance Section 29,
Township 31 North, Range 18 West, Town of Star Prairie, 38.0 Acres, from
R-1 Residential to R-2 Residential**

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Jason Kjeseth, Community Development Director
Date: June 11, 2026
Agenda Item: Ordinance Amending the Comprehensive Zoning Ordinance Section 29, Township 31 North,
Range 18 West, Town of Star Prairie, 38.0 Acres, from R-1 Residential to R-2 Residential

Background Information:

Riverdale Properties LLC has applied to rezone 38 acres of land from the R-1 Residential Zoning District to the R-2 Residential Zoning District in the Town of Star Prairie. No address has been assigned to the property. The subject property is located north of 190 90th Street.

A Class II notice was published in the *Star Observer* on May 28, 2026 and June 4, 2026, establishing a public hearing on June 11, 2026 at 5:00 PM with the St. Croix County Community Development Committee (CDC) in the St. Croix County Government Center Board Room, 1101 Carmichael Road, Hudson, Wisconsin. In addition, property owners within 300 feet of the subject property were mailed a public hearing notice approximately 10-14 days prior to the hearing date.

The staff report/recommendation and rezoning application materials are included in the agenda packet.

The Town Board of the Town of Star Prairie recommended approval of the rezoning request on May 5, 2026.



Ordinance No.
ORDINANCE AMENDING THE COMPREHENSIVE ZONING
ORDINANCE SECTION 29, TOWNSHIP 31 NORTH, RANGE 18 WEST,
TOWN OF STAR PRAIRIE, 38.0 ACRES, FROM R-1 RESIDENTIAL TO R-
2 RESIDENTIAL

1 The County Board of Supervisors of the County of St. Croix does ordain as follows:

2
3 The St. Croix County Code of Ordinances, Land Use and Development, for the County of St.
4 Croix, Wisconsin, is hereby amended by rezoning the following property:

5
6 Located in part of the SW1/4 of the SW1/4 of Section 29, T31N, R18W, Town of Star Prairie, St.
7 Croix County, Wisconsin; including Lot 2, Lot 3, and Lot 4 of Certified Survey Map Recorded in
8 Volume 6, Page 1742, Document Number 419224 at the St. Croix County Register of Deeds
9 Office; described as follows:

10
11 Commencing at the SW Corner of Section 29; thence N00°05'04"E, along the west line of the
12 SW1/4 of said section, 264.62 feet to the point of beginning; thence continuing N00°05'04"E,
13 along said west line, 1036.19 feet to the north line of the SW1/4 of the SW1/4 of said section;
14 thence S89°49'52"E, along said north line, 1315.92 feet to the east line of said SW1/4 of the
15 SW1/4; thence S00°08'56"W, along said east line, 1305.81 feet to the south line of the SW1/4 of
16 said section; thence N89°36'48"W, along said south line, 1000.05 feet to the east line of Lot 1 of
17 Certified Survey Map recorded in Volume 6, Page 1743, Document Number 419224 at the St.
18 Croix County Register of Deeds Office; thence N01°18'52"E, along said east line, 264.65 feet to
19 the north line of said Lot 1; thence N89°36'48"W, along said north line, 320.10 feet to the point of
20 beginning.

21
22 From R-1 Residential Zoning District to R-2 Residential Zoning District.

23
24 The official zoning map of the Town of Star Prairie on file in the Community Development
25 Department shall be amended in accordance with this ordinance.

26
27 This ordinance shall be effective upon passage and publication as provided in Wis. Stat. § 59.14.
28 This ordinance shall not be codified.

Community Development Committee Recommended MOVER: SECONDER: AYES: EXCUSED: None
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St. Croix County Board of Supervisors Action:

This Ordinance was ENACTED by the St. Croix County Board of Supervisors on July 7, 2026.

Bob Feidler, County Board Chair

Christine Hines, County Clerk



**REZONING STAFF REPORT
RIVERDALE PROPERTIES LLC
TOWN OF STAR PRAIRIE
PUBLIC HEARING DATE - JUNE 11, 2026**

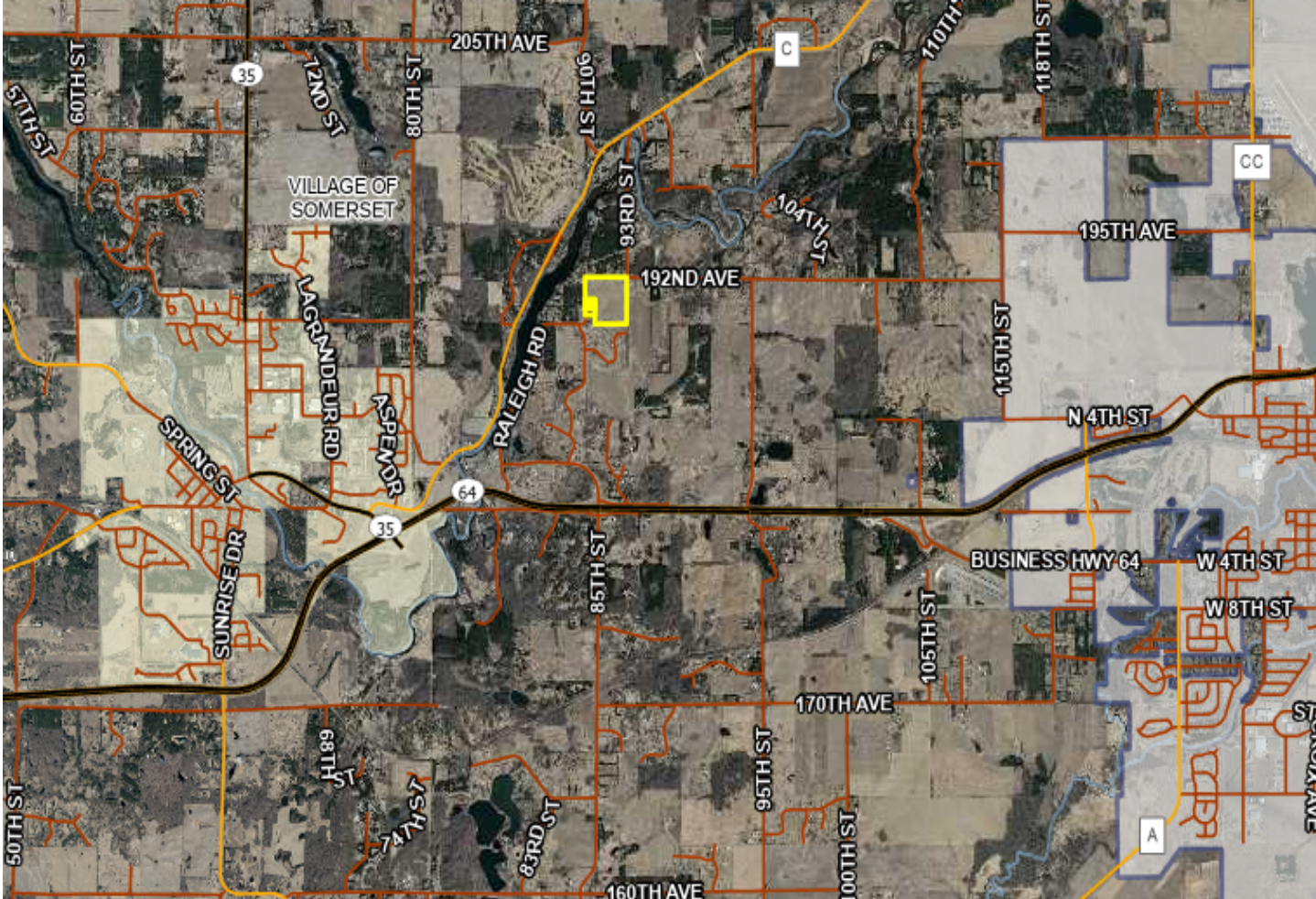
SITE INFORMATION AND BACKGROUND

- **Property Owner:** Riverdale Properties LLC
- **Site Address:** None assigned. (Vacant parcels are located on the east side of 90th street and north of 1901 90th street.)
- **Town:** Star Prairie
- **File:** RZN-2026-0346
- **Property Description:** SW ¼ of the SW ¼ of Section 29, Township 31 North, Range 18 West, Town of Star Prairie, St. Croix County, Wisconsin
- **Total Acres:** 37.4
- **Current Zoning:** R-1 Residential
- **Requested Zoning:** R-2 Residential
- **Attachments:** Rezoning application

Background:

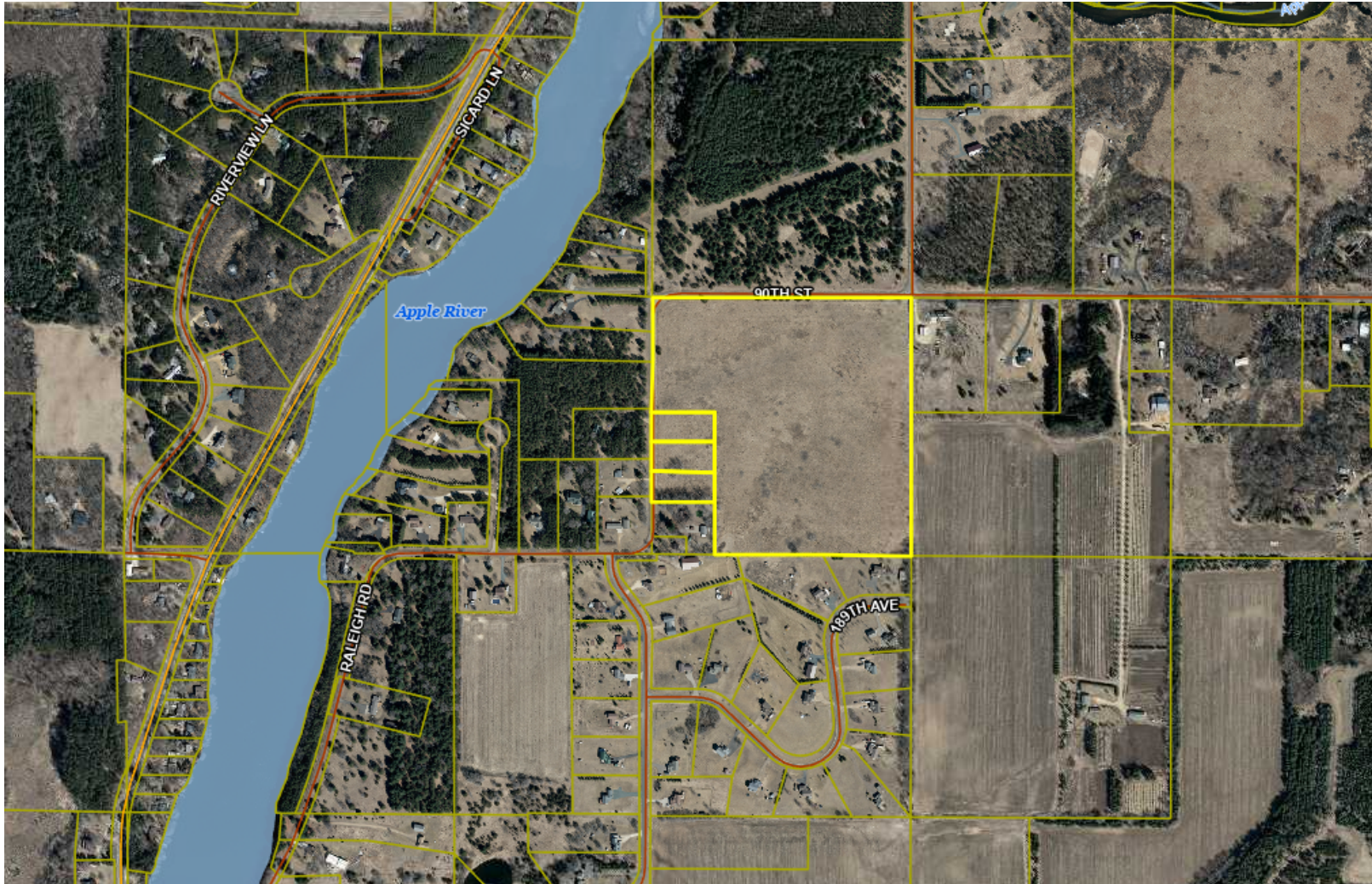
- Current R-1 zoning permits a dwelling density of 1 unit per 10 acres.
- The requested R-2 zoning allows 2-acre lots, no density requirements.
- Owner desires to subdivide the 37.4-acre property into 10 residential lots, ranging in size from 3.13 acres to 5.89 acres.
- Pending approval of the rezoning, the applicant will need to submit a preliminary plat application for Town and County approval to divide the property.

LOCATION MAP – RIVERDALE PROPERTIES LLC



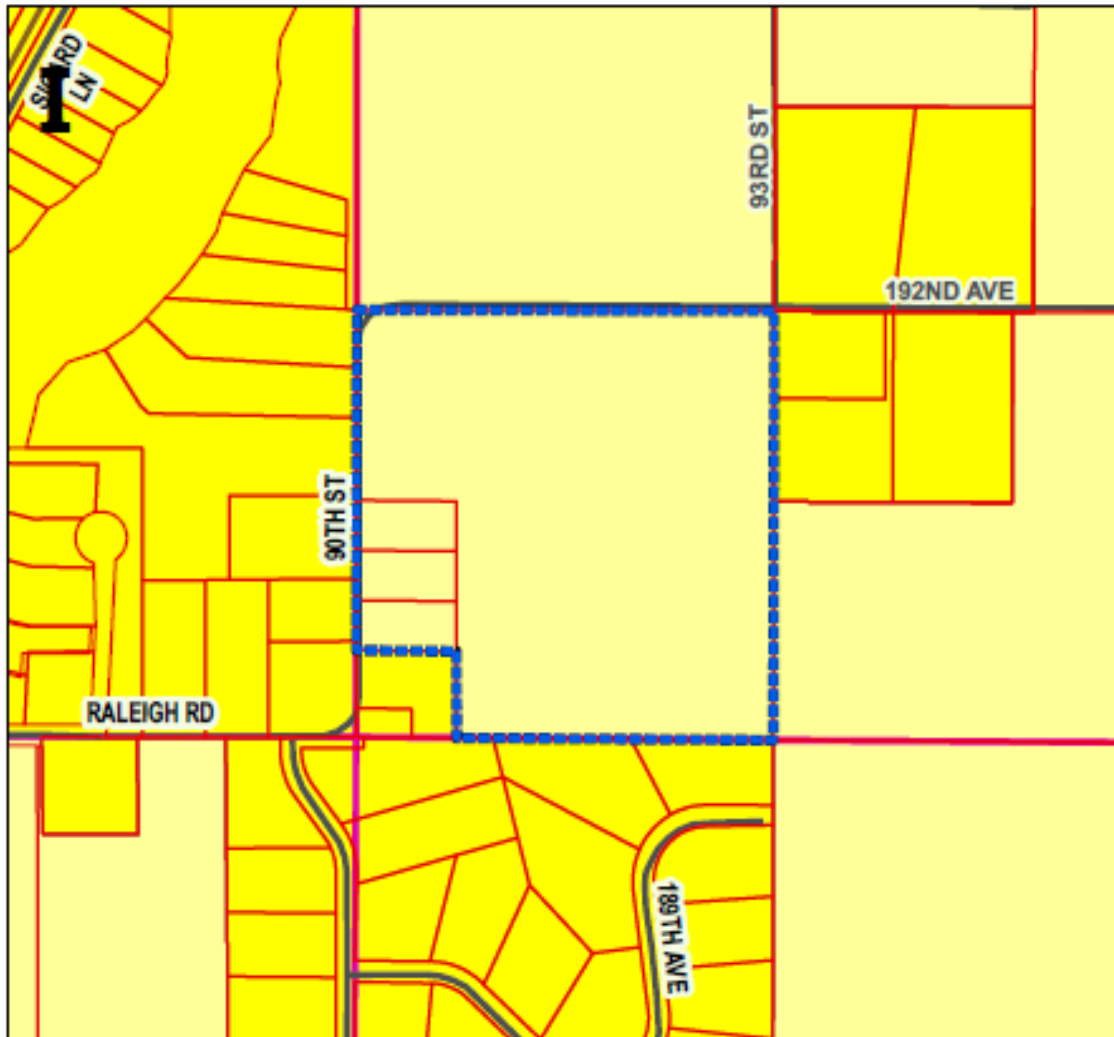
- Located 1 mile NE from the Village of Somerset and 3 miles west of the City of New Richmond
- 1 mile north of State Highway 64
- On the corner of 192 Ave. and 90th St
- The Apple River is located 600 ft to the Northwest

PROPERTY CHARACTERISTICS



- Subject property is undeveloped grassland.
- Surrounding area consists of residential housing developments to the south and west, cropland to the southeast and stands of pine to the north.

GENERAL FEATURES OF THE PROPERTY – MAP 1

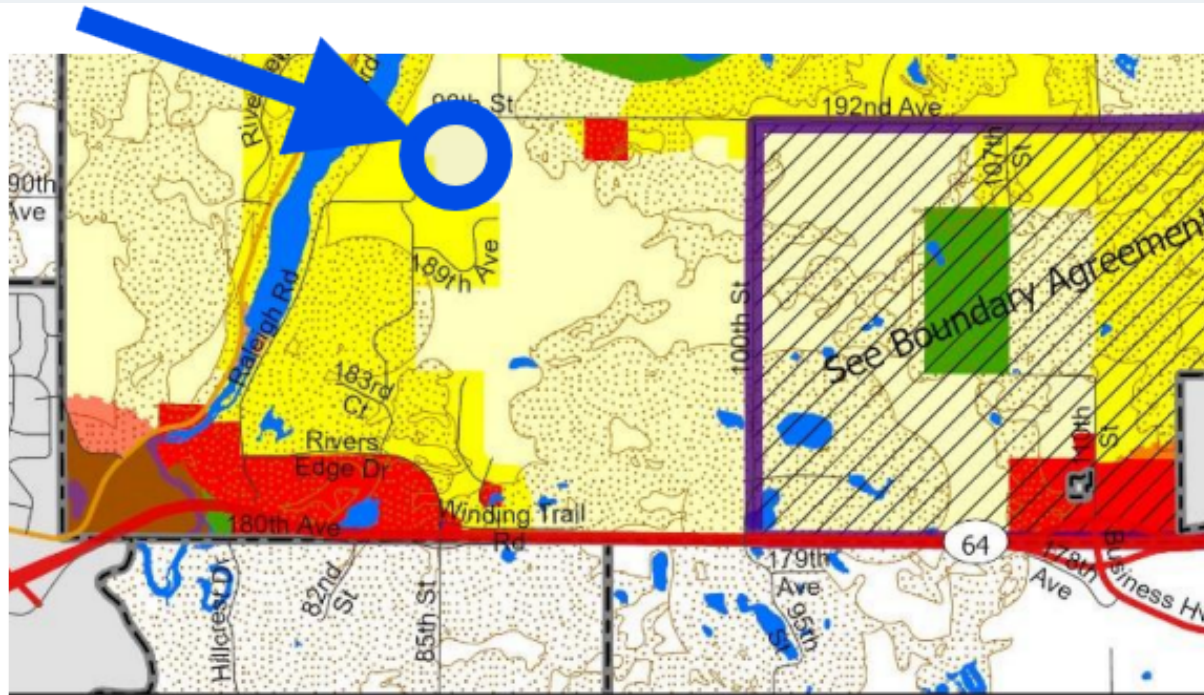


Legend	
	Agriculture One (Ag-1)
	Agriculture Two (Ag-2)
	Residential One (R-1)
	Residential Two (R-2)
	Commercial One (C-1)
	Commercial Two (C-2)
	Commercial Three (C-3)
	Industrial One (I-1)
	Industrial Two (I-2)
	Conservancy

Based on the Official St. Croix County Zoning Map for the Town of Star Prairie, the subject parcel is zoned R-1.

The subject parcel (outlined on the map) is bordered by properties zoned R-2 to the West, South, and Northeast.

COMPREHENSIVE PLAN CONSISTENCY



Comprehensive Plans

- Official zoning maps/ordinances enacted or amended (rezoning of lands) are required to be consistent with the local governmental unit's Comprehensive Plan, per Wisconsin State Statute 66.1001 (3)(g). A Comprehensive Plan is a series of maps, goals and objectives that guides a jurisdiction's future growth.

Town of Star Prairie Comprehensive Plan

- The Town of Star Prairie Future Land Use Map from the 2025 Comprehensive Plan designates the subject parcel (blue dot at point of blue arrow) as "Mixed Rural Residential".

TOWN OF STAR PRAIRIE COMPREHENSIVE PLAN LANGUAGE

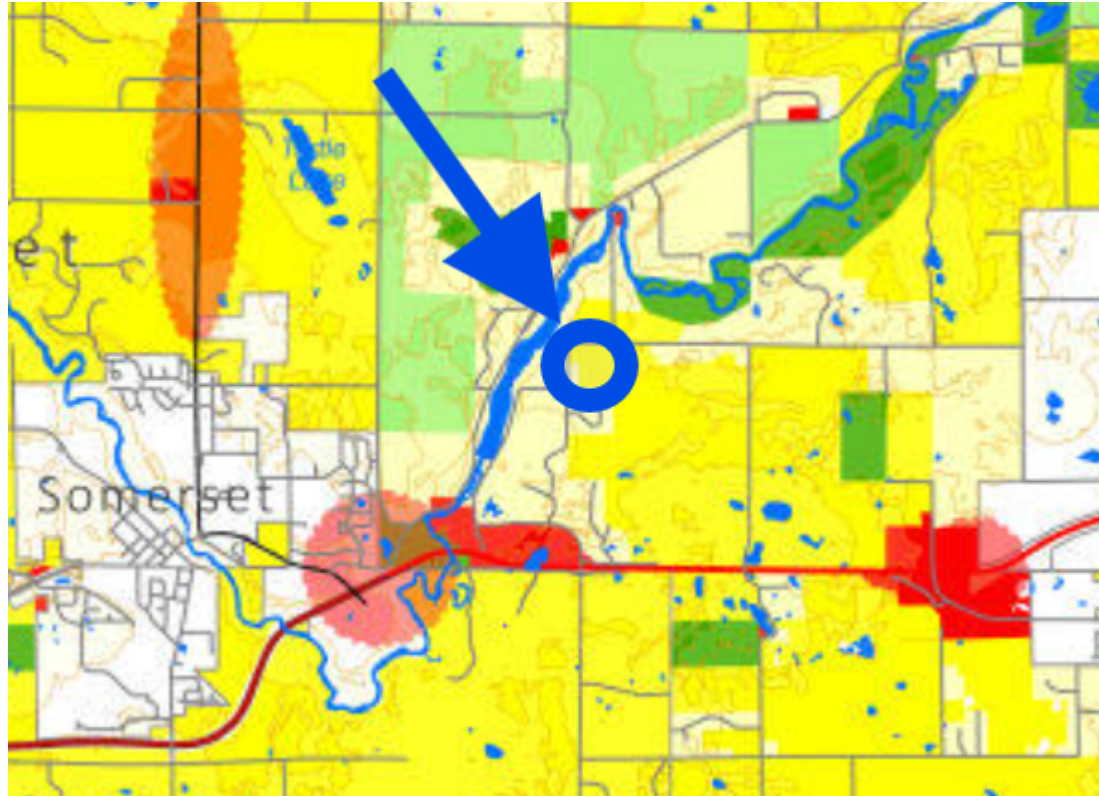
Town of Star Prairie Comprehensive Plan Language Summary (p. 90 of Star Prairie Comprehensive Plan):

- “The purpose of the Mixed Rural Residential classification is to identify areas suitable for future residential development. Mixed Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, undeveloped land has been designated for residential development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area. These additional areas are also delineated by local comprehensive plans.”

Zoning and Density Recommendations Included in the Star Prairie Comprehensive Plan

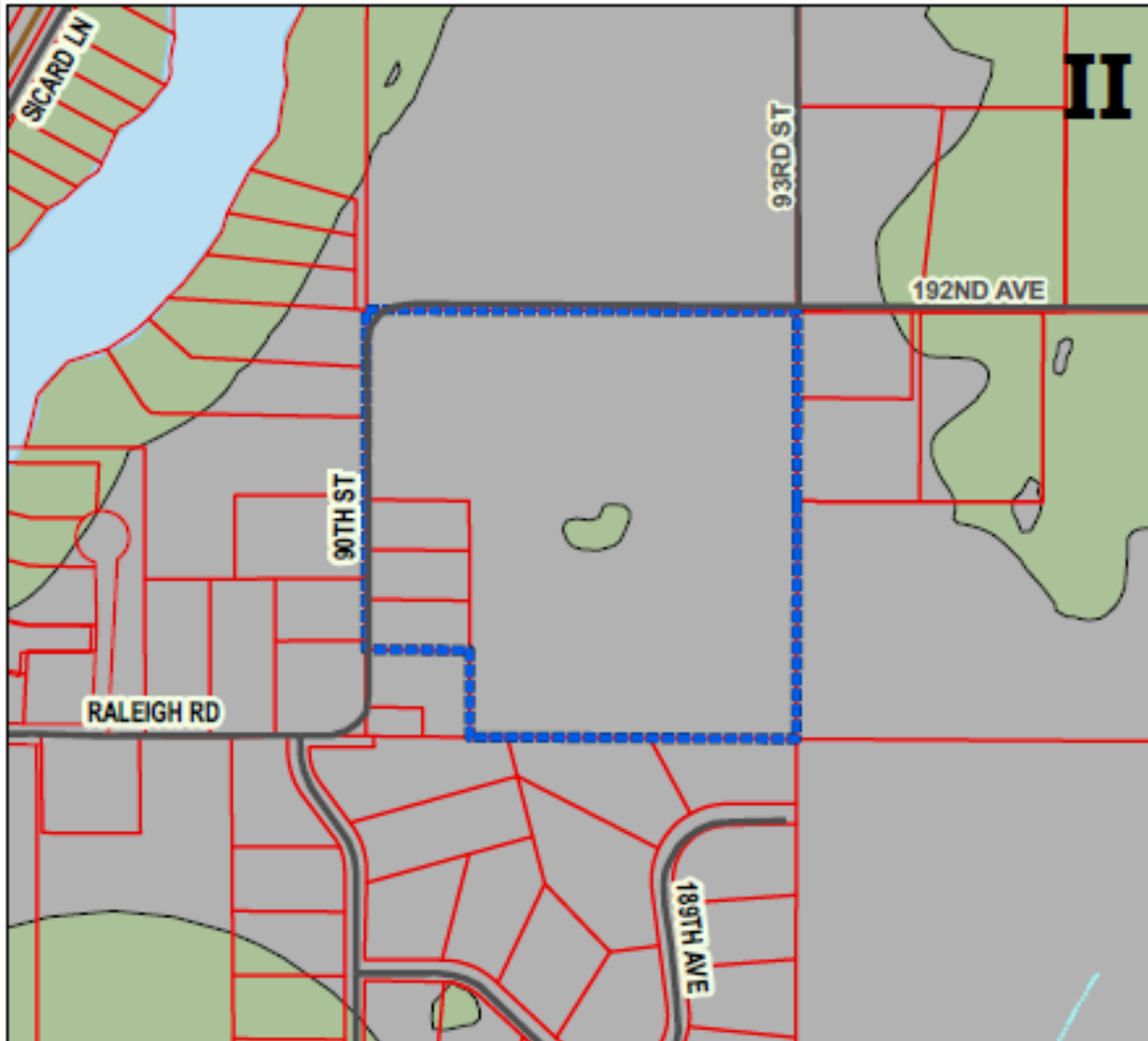
- Land within the Mixed Rural Residential areas should be zoned R-1, R-2 if under current County zoning regulations consistent with the purpose statement listed above.
- The preferred housing unit density for this area is one unit per 2 or more acres

ST CROIX COUNTY COMPREHENSIVE PLAN



- The 2024-2045 County Comprehensive Plan Future Land Use Map shows the property guided for future **“Mixed Rural Residential”**.
- “The purpose of the Mixed Rural Residential classification is to identify areas suitable for future residential development. Mixed Rural Residential areas include lands that are delineated as existing residential properties or **vacant platted areas**. In addition, **undeveloped land has been designated for residential development where subdivision expansion is likely to occur**. These additional areas tend to **be adjacent to existing rural subdivisions** or where local roads and utilities exist”.
- **The County recommends this land should be zoned R-1 or R-2 if under current County zoning regulations consistent with the purpose statement listed above.**

NATURAL RESOURCE FEATURES – MAP 2



The subject site does not contain Waterfowl Protection Areas, Sensitive Areas, Scenic & Recreation Areas. A small area is included in the Env Corridor designation and corresponds to a Closed Depression.

II Legend



Waterfowl Protection Area



Prairie Remnant Sites



Sensitive Areas (Wildlife)

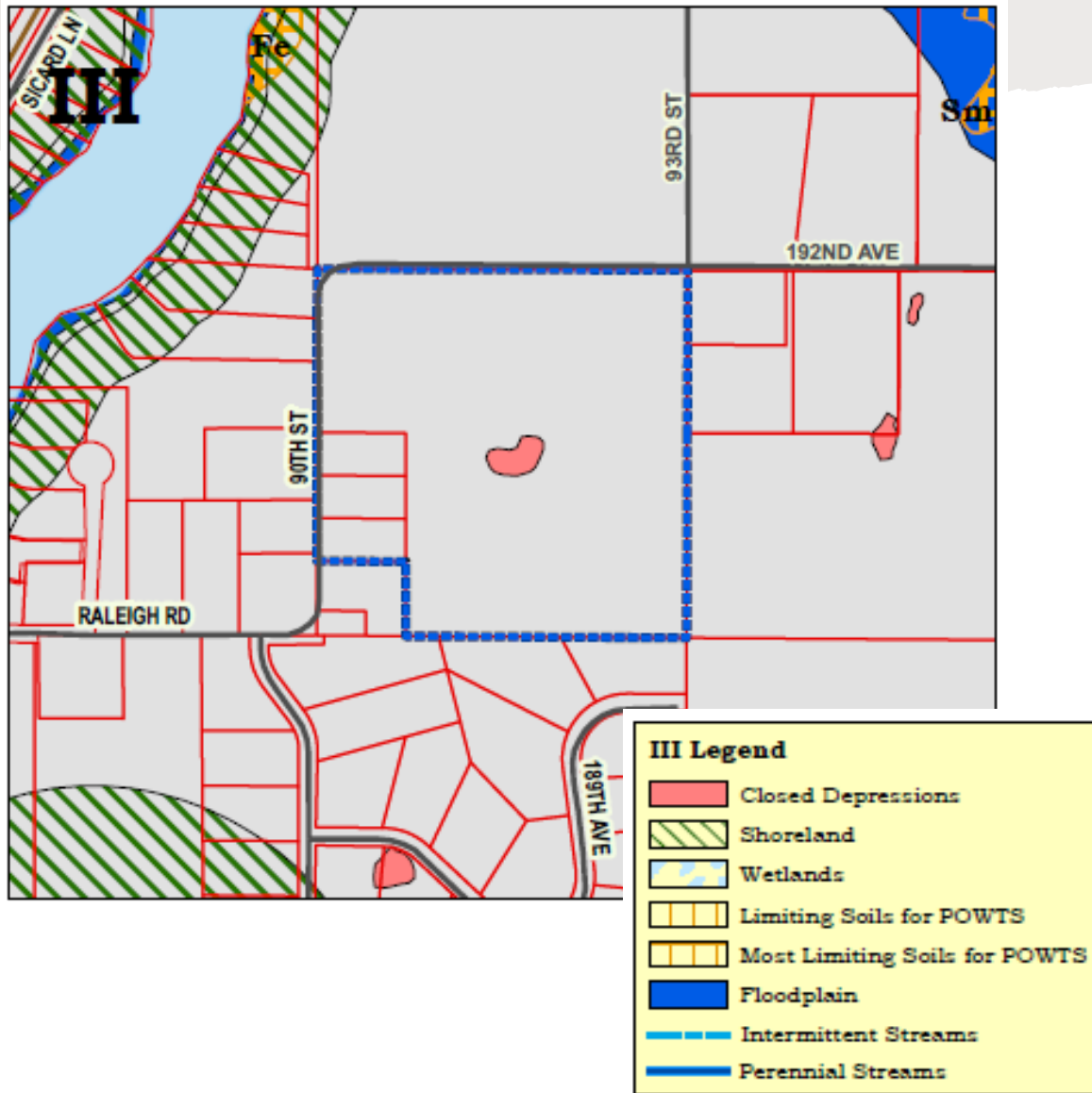


Scenic & Rec. Areas



Environmental Corridor

NATURAL RESOURCE FEATURES – MAP 3



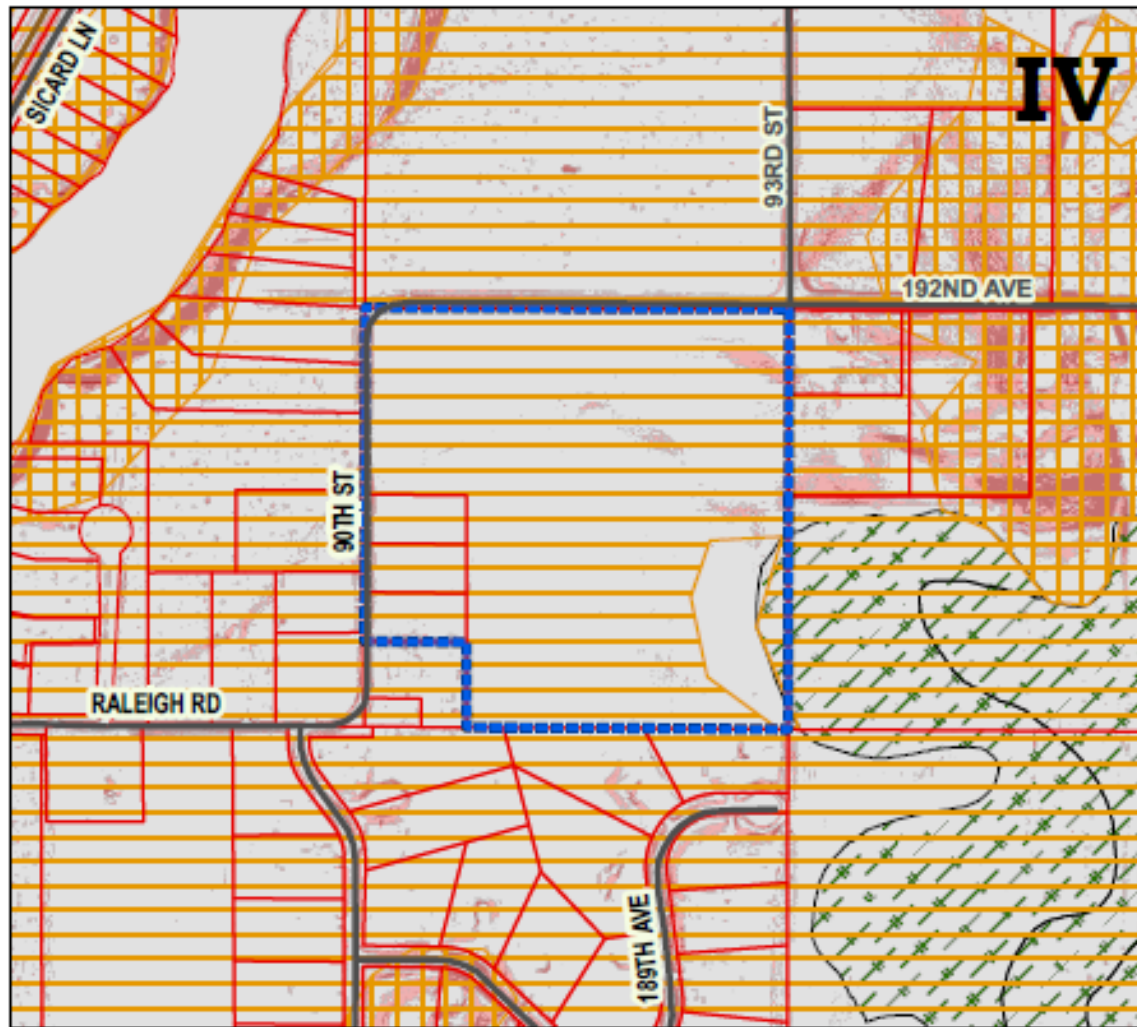
There are no wetlands, shoreland areas, or floodplain areas on the subject parcel.

There is a closed depression in the middle of the parcel.

“Closed Depression – A natural geologic formation in the earth’s surface characterized by having no direct overland surface water outlet” – St. Croix County Land Division Ordinance

Stormwater runoff as the result of development shall not adversely impact closed depressions, wetlands or other water bodies and will be reviewed in the Land Division process.

NATURAL RESOURCE FEATURES – MAP 4



There are minimal areas of steep slopes (categorized as 12-20% and over 20%).

The property includes probable sand deposits.

IV Legend

	Productive Farmland
	Probable Gravel Deposits
	Probable Sand Deposits
	12-20% Slope
	>20% Slope

GOV'T AGENCY REVIEW AND TECHNICAL REVIEW FINDINGS

GOVERNMENTAL AGENCY REVIEW:

The Town of Star Prairie Town Board recommended approval of the rezoning request at its meeting on May 5, 2026.

TECHNICAL REVIEW FINDINGS:

The proposed rezoning supports the following goals and objectives:

2025 Town of Star Prairie Comprehensive Plan Land Use Chapter Goals & Objectives

- Support compatible residential development.
- Allow rural-appropriate housing options.

St. Croix County Comprehensive Plan Land Use Chapter Goals and Objectives

- Provide a balance of land use types throughout the county.

St. Croix County Land and Water Resource Management Plan

- The proposed rezoning does not conflict with the St. Croix County Land and Water Resource Management Plan.

Land Use Ordinances Consistency

- Development of the property shall comply with standards in Chapter 13 Land Division and Chapter 15 Zoning Ordinances.

FINDINGS AND STAFF RECOMMENDATION

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning amendment from R-1 Residential District to the R-2 Residential District based on the following findings:

- The Town of Star Prairie and St. Croix County Comprehensive Plans include Future Land Use Map designations and Land Use designation descriptions that support the rezoning change to an R-2 Residential zoning classification
- The rezoning does not conflict with the St. Croix County Natural Resources Management Plan
- The Town of Star Prairie has formally recommended approval of the application

ST. CROIX COUNTY

REZONING APPLICATION

File #: 2026-0346Office Use Only
Revised 1/2026

MAY 06 2026

REQUEST

Pursuant to St. Croix County Zoning Ordinance § 15.530 and § 15.540 and Wisconsin State Statutes § 59.69(5), I hereby petition the St. Croix County Board of Supervisors to amend the zoning district as follows on the parcel described herein:

37.4

from

R1

to

R2

Acres to be Rezoned

Existing Zoning District

Proposed Zoning District

APPLICANT INFORMATION

Property Owner: Greenleaf Properties, LLC Contractor/Agent: Robert HoffmanMailing Address: 1026 50th St. Mailing Address: 1026 50th St.Amery, WI 54001Amery, WI 54001Daytime Phone: (715) 222-0169 Daytime Phone: ()Cell: () SAME Cell: ()E-mail: [REDACTED] E-mail: [REDACTED]Official email from St. Croix County regarding this permit will come from *@sccwi.gov. All other email addresses are scams.

SITE INFORMATION

Site Address: _____

Property Location: SW 1/4, SW 1/4, Sec. 29, T. 31 N., R. 18 W., Town of Star PrairieParcel #: 038 - 1119 - 40 - 000, 038-1119-50-200, 038-1119-50-300, 038-1119-50-400Does a Farmland Preservation agreement exist on the site? ☐ Yes ☒ No

FEES

Please reference **current** fee schedule.Application Fee: (payable to St. Croix County) \$ 1,200.00

I attest that the information contained in this application is true and correct to the best of my knowledge.

Property Owner/Agent Signature: [Signature]Date 4-5-26

OFFICE USE ONLY

Fee Received: 1 / 1 / 1

Received By: _____

Fee Received: \$ 1200.00Receipt #: 104869343

CHECKLIST FOR COMPLETE APPLICATION

- ☒ **1 - Copy** of application packet to include:
 - ☒ Aerial Photo (can be obtained from County website at www.sccwi.gov , in the search box type *Land Information*)
 - ☒ Scaled map with **exact** boundaries of parcel to be rezoned.
 - ☒ Completed rezoning questionnaire (page 3 of the application).
 - ☒ Metes and Bounds description or boundary description (typically prepared by a registered land surveyor).
- ☒ **Application fee** (non-refundable) payable to: **St. Croix County**.

REZONING PROCEDURE

The following process takes anywhere from 60 to 90 days to complete.

Step 1, Meeting with Town: Prior to submitting a rezoning application with St. Croix County, the landowner or their agent must first meet with the Town in which the property is located to present the proposed rezoning and request a formal recommendation of approval from the Town Board. The applicant is responsible for ensuring that the rezoning request is placed on a town meeting agenda and that the Town completes its review and takes formal action. A Town recommendation of approval is required before any application may be submitted to St. Croix County. If the Town fails to submit a recommendation, the public hearing shall occur without a Town recommendation.

Step 2, St. Croix County Application Submittal and Review: Applications are due on the **1st Monday** of the month. Applicants are encouraged to meet with County staff to review process, timing and ask any questions relating to the application. County staff will accept an application only if the applicant provides documentation of Town approval. After a preliminary review, staff may request additional information. Once complete, the application will proceed through the County's interdepartmental and interagency review.

Step 3, Public Hearing: All rezoning applications require a public hearing before the St. Croix County Community Development Committee. A notice of the hearing is published in the officially designated newspaper of the County for 2 successive weeks prior to the scheduled hearing date. Notice of the hearing is also sent to all property owners within 300 feet of the subject rezoning property. Hearings are typically held on the 3rd Thursday of the month following completion of the interdepartmental and interagency review.

Step 4, County Board Action: After the Community Development Committee completes its review and makes a recommendation following the public hearing, that recommendation is forwarded to the County Board for consideration at its next regular meeting. If the County Board approves the request, the rezoning becomes effective upon publication in the officially designated newspaper of the County.

REZONING QUESTIONNAIRE

All rezonings are to be consistent with County land use plans, County ordinances and other applicable local plans. Your application will be reviewed by staff and presented to the County Community Development Committee for consistency with the following ordinances and plans: St. Croix County Zoning Ordinance (Ch. 15), St. Croix County Land Division Ordinance (Ch. 13), St. Croix County Sanitary Ordinance (Ch. 12), St. Croix County Comprehensive Plan, applicable Town Comprehensive Plan, St. Croix County Outdoor Recreation Plan and the St. Croix County Land and Water Natural Resources Management Plan. It is the applicant's responsibility to show that their proposed use is substantially consistent with these ordinances and plans. Each ordinance and plan is available for review by contacting the Community Development Department or on the County website at: www.sccwi.gov.

To assist in determining how your proposed use relates to the aforementioned ordinances and plans, please answer the following questions on a separate sheet of paper and include them with your application materials.

- 1) Explain why you wish to rezone this property.

To create a major subdivision. See attached proposed Plat.

- 2) Will the proposed zoning change impact existing public infrastructure? Infrastructure may include but not limited to: roads, public utilities, power, or stormwater.

No.

- 3) Is the proposed zoning district compatible with the existing use of the property? Existing use can include natural features of the property like wetlands, surface water, groundwater, or other sensitive landscapes.

The property consists of prairie grass with slight rolling contours. A subdivision is existing south of these parcels that are proposed to be rezoned.

- 4) How is your proposed zoning compatible with the surrounding land uses?

R-Z zoning is directly south of this proposed re-zoning, along with R-Z parcels to the west and northeast of this proposed rezoning.

- 5) How is your proposed zoning consistent with the County and Town plans listed above?

The Town of Star Prairie has approved the re-zoning and this re-zoning seems to fit well with the surrounding zoning.

- 6) If proposing to rezone out of the Agriculture Zoning District, explain how your request does or does not comply with the following (Wisconsin State Statute § 91.48):

- That adequate public facilities to accommodate development either exist or will be provided within a reasonable time.
- That the provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
- That the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas.

PROPOSED REZONING FROM R1 TO R2 CONCEPT : APPLE RIVER PRAIRIE ESTATES

PREPARED FOR: RIVERDALE PROPERTIES, LLC
1026 90TH STREET
AMERY, WI 54001
PARCEL # 038-1119-40-000

SURVEYOR: MICHAEL ERICKSON
FOUR SEASONS LAND SURVEYING, LLC
848 WILLOW RIVER DRIVE
HUDSON, WI 54016

LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, T31N, R18W, TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN; INCLUDING LOT 2, LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 6, PAGE 1743, DOCUMENT NUMBER 419224.

FRANKLINS CARPENTRY LLC
912 172ND AVE
NEW RICHMOND, WI 54017

LOT 5
C.S.M.
VOL. 34
PG. 7825
DOC. NO. 1198424
ZONED R2

LOT 6
C.S.M.
VOL. 34
PG. 7625
DOC. NO. 1198424

PK RIVER PROPERTIES LLC
685 N. BAY RD
SOMERSET, WI 54025

ZONED R2

BRUCE AND BARBARA GEISLER
1924 90TH ST
NEW RICHMOND, WI 54017

LOT 1
C.S.M. VOL. 2, PG. 386
DOC. NO. 340861

BRUCE AND CYNTHIA DULON
2975 POSEIDON LN
LAKE HAVASO CITY, AZ 86404

LOT 1
C.S.M.
VOL. 3, PG. 682, DOC. NO. 351721

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UNPLATTED LANDS

ZONED R2

TIMOTHY FLANDRICK
1910 90TH ST
NEW RICHMOND, WI 54017

LOT 1
C.S.M.
VOL. 15
PG. 4101
DOC. NO. 647001

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1910 90TH ST
NEW RICHMOND, WI 54017

LOT 2
C.S.M.
VOL. 15
PG. 4101
DOC. NO. 647001

ZONED R2

GABRIEL STODOLAR
1908 90TH ST
NEW RICHMOND, WI 54017

LOT 2
C.S.M.
VOL. 8, PG. 2372
DOC. NO. 410721

ZONED R2

MICHAEL AND JENNIFER CONOVER
1928 RALEIGH ROAD
NEW RICHMOND, WI 54017

LOT 3
C.S.M.
VOL. 8, PG. 2372
DOC. NO. 410721

ZONED R2

STEPHAN AND SANDRA MOWRY
1899 90TH ST
NEW RICHMOND, WI 54017

LOT 1 C.S.M.
VOL. 6, PG. 1743
DOC. NO. 419224

ZONED R2

LISA DURAND
1895 90TH ST
NEW RICHMOND, WI 54017

ZONED R1

TRAVELED CENTERLINE
NORTH LINE OF THE SW1/4 OF THE SW1/4
S 89°49'52" E 1315.92'

PROPOSED DEDICATED TO THE PUBLIC

90TH STREET

EXISTING DRIVEWAY

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EXISTING POWER POLE

OVERHEAD UTILITY

PROPOSED DRIVEWAY

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2 3/8" O.D. IRON PIPE FOUND

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PREPARED FOR:
RIVERDALE PROPERTIES, LLC
1026 50TH STREET
AMERY, WI 54001
PARCEL # 038-1119-40-000

SURVEYOR
MICHAEL ERICKSON
FOUR SEASONS LAND SURVEYING, LLC
848 WILLOW RIVER DRIVE
HUDSON, WI 54016

LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 29, T31N, R18W, TOWN OF STAR PRAIRIE, ST. CROIX COUNTY,
WISCONSIN; INCLUDING LOT 2, LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 6, PAGE 1743,
DOCUMENT NUMBER 419224.

PK RIVER PROPERTIES LLC
685 N. BAY RD
SOMERSET, WI 54025

FRANKLINS CARPENTRY LLC
912 172ND AVE
NEW RICHMOND, WI 54017

LOT 5
C.S.M.
VOL. 34
PG. 7625
DOC. NO. 1198424
ZONED R2

LOT 6
C.S.M.
VOL. 34
PG. 7625
DOC. NO. 1198424

CORY MCPHERSON
ALISON PERRY
925 192ND AVE
NEW RICHMOND, WI 54017

LOT 2
C.S.M.
VOL. 27
PG. 6263
DOC. NO. 1036051
ZONED R2



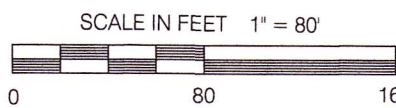
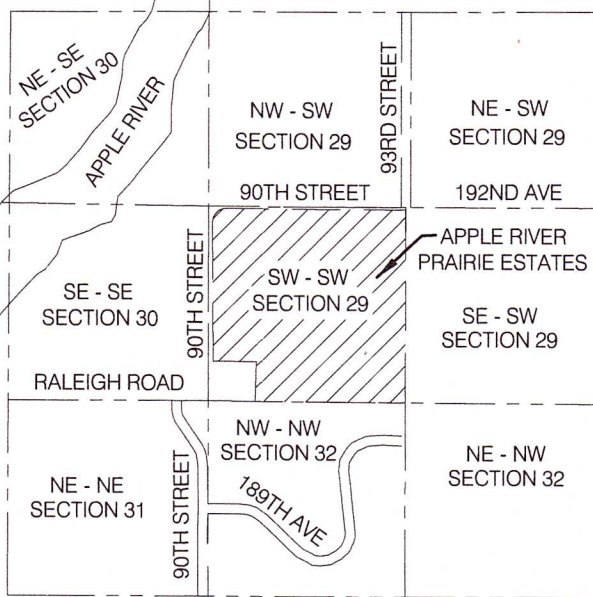
ZONED R1

ROBERT GROEPPER
939 192ND AVE
NEW RICHMOND, WI 54017

VICINITY MAP

(NOT TO SCALE)

PART OF SECTION 29, 30, 31 AND 32 OF TOWNSHIP
31 NORTH, RANGE 18 WEST, TOWN OF STAR
PRAIRIE, ST. CROIX COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF
THE SW1/4 OF SECTION 29, BEARING N89°36'48"W.
(ST. CROIX COUNTY COORDINATE SYSTEM).
THIS INSTRUMENT DRAFTED BY EMILY ERICKSON
JOB NO. 26-17 DWG - PLAT
DRAFTED: 3/12/26 - FIELD: 3/12/26

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- INDEX CONTOUR
- INTERMEDIATE CONTOUR

N

192ND AVENUE

99RD STREET

90TH STREET

S 89°49'52" E 1315.92'

PROPOSED DEDICATED TO THE PUBLIC

TRAVELED CENTERLINE

NORTH LINE OF THE SW1/4 OF THE SW1/4

ZONED R2

BRUCE AND BARBARA GEISLER
1924 90TH ST
NEW RICHMOND, WI 54017

ZONED R2

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C.S.M. VOL. 2, PG. 386
DOC. NO. 340861
BRUCE AND CYNTHIA DULON
2975 POSEIDON LN
LAKE HAVASO CITY, AZ 86404

ZONED R2

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1926 RALEIGH ROAD
NEW RICHMOND, WI 54017

ZONED R2

STEPHAN AND SANDRA MOWRY
1899 90TH ST
NEW RICHMOND, WI 54017

ZONED R2

LOT 19
PRAIRIE POND BREAKS
LISA DURAND
1895 90TH ST
NEW RICHMOND, WI 54017

ZONED R1

LOT 5

3.14 ACRES

LOT 4

3.13 ACRES

LOT 2

3.16 ACRES

LOT 1

3.16 ACRES

LOT 7

3.31 ACRES

LOT 8

3.30 ACRES

LOT 3

5.89 ACRES

LOT 9

4.44 ACRES

LOT 10

3.56 ACRES

ZONED R2

LOT 27
PRAIRIE POND BREAKS
RANDY BUSS
SHARON REEVE
938 189TH AVE
NEW RICHMOND, WI 54017

ZONED R2

MICHAEL AND RISA CAVETT
934 189TH AVE
NEW RICHMOND, WI 54017

ZONED R1

ROBERT GROEPPER
939 192ND AVE
NEW RICHMOND, WI 54017





Conditional Use Permit Request for Thiel in Section 9 of the Town of Star Prairie for a Major Home Occupation

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Jason Kjeseth, Community Development Director
Date: June 11, 2026
Agenda Item: Conditional Use Permit Request for Thiel in Section 9 of the Town of Star Prairie for a Major Home Occupation

Background Information:

Tyler & Gina Thiel request a conditional use permit for a Major Home Occupation, under St. Croix County Ordinance Section 15.345, on a 7.79-acre property located at 2295 100th Street, SEC 9 T31N R18W PT NW 1/4 of the NW 1/4, Parcel #038-1038-95-300, Town of Star Prairie.

A Class II notice was published in the Star Observer on May 28, 2026, and June 4, 2026, establishing a public hearing on June 11, 2026, at 5:00 PM with the St. Croix County Community Development Committee (CDC) in the St. Croix County Government Center Board Room, 1101 Carmichael Road, Hudson, Wisconsin. In addition, property owners within 300 feet of the subject property were mailed a public hearing notice approximately 10–14 days prior to the hearing date. The staff report/recommendation and rezoning application materials are included in the agenda packet.

St. Croix County Community Development Committee

Conditional Use Permit Staff Report

CUP-2026-0332

Hearing Date: June 11th, 2026

Site Information

Applicant:	Tyler & Gina Thiel
Agent:	N/A
Site Address:	2295 100 th Street
Parcel ID#:	038-1038-95-300
Site Location:	SEC 9 T31N R18W, PT NW NW FORMERLY LOT 2 CSM 9/2560NKA LOT 3 CSM 15/4215
Zoning District:	R-2 Residential
Lot Size:	7.79 acres
Request:	The applicant requests a Conditional Use Permit for a major home occupation, per St. Croix County Chapter 15.345.4
Exhibits:	1) Staff report 2) Application

Exhibit 1

Background

- Tyler & Gina Thiel currently operate a small mobile tire repair business from the property.
- The business is a mobile tire repair operation. The applicant travels to different sites to service all types of tires. Most service work is preformed in the field; service work is occasionally done in the garage located on the parcel. The garage is also the primary storage area for tools & equipment that are related to the business.
- The applicant makes 1-2 service calls a day, repairing approximately 12 tires a week.
- Little to no public customer traffic will be on the property. On very rare occasion a customer will drop off a tire for repair.
- At this time the applicant is the only employee, there are no current plans to bring in additional help.

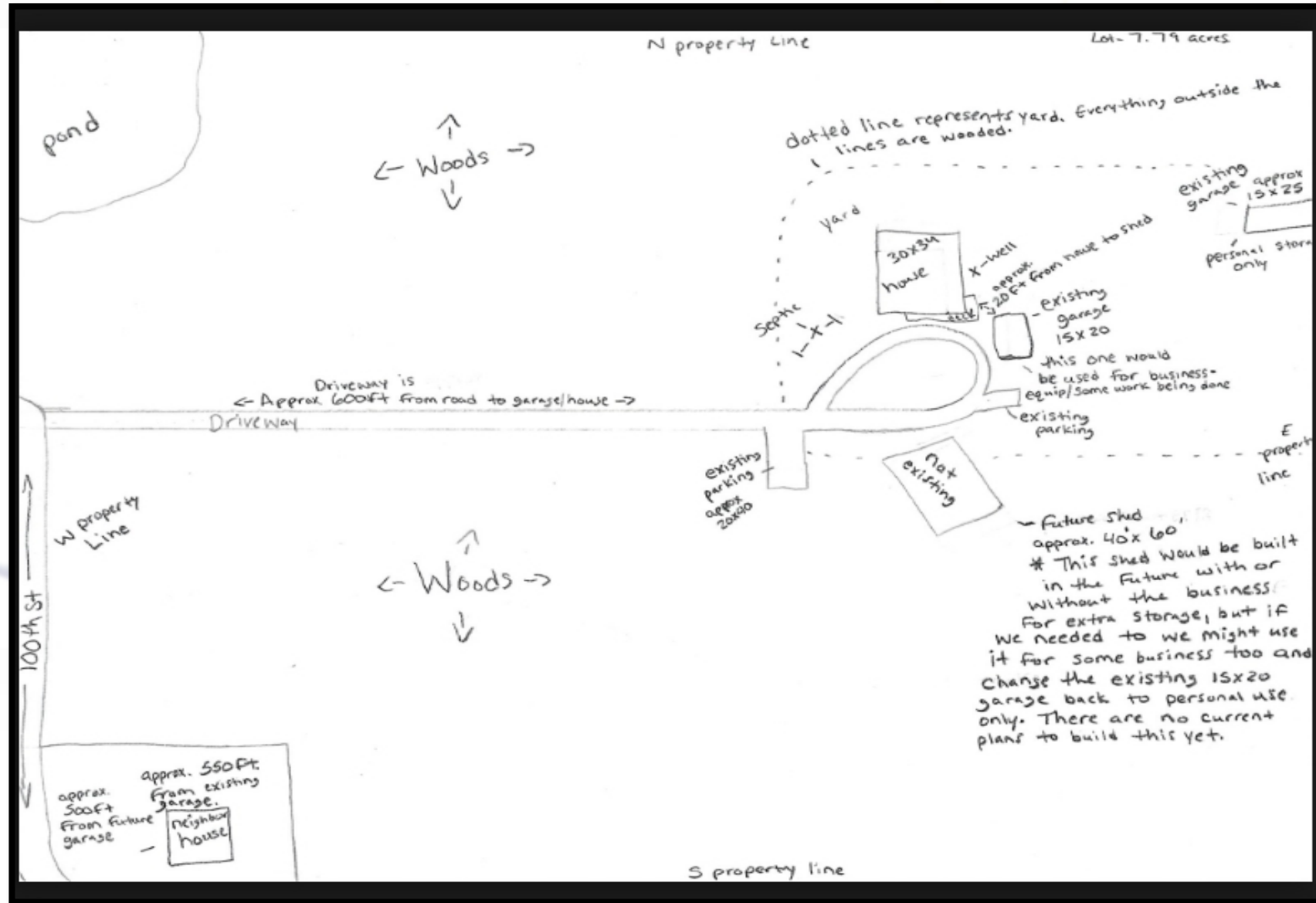
Background-continued

- Business operations will occur in the outbuilding on the parcel. The building measures 15'x20'. The applicant has mentioned a larger outbuilding could be constructed in the future. The building would be approximately 40'x60' per the applicant's site plan.
- Operating hours are approximately 8AM to 5PM Monday through Friday, there are no current plans for working on weekends.
- Outdoor lighting is minimal, consisting of a shop light mounted on the accessory building.
- All business activity is conducted within the outbuilding.
- A small non illuminated sign compliant with all county ordinances could be constructed in the future, but there are no set plans at this time.

Site Location-continued



Site Plan Provided by Applicant



Surrounding Land Use

- Surrounding properties are a mix of agricultural and residential uses.
- The parcel does fall underneath the Shoreland Overlay District, but the business operates over 400.0-ft away from the water/wetland that is present.



Photos taken by staff



All repair work done on site is performed within the pictured accessory structure.



Accessory structure, looking south.

Photos taken by staff-continued



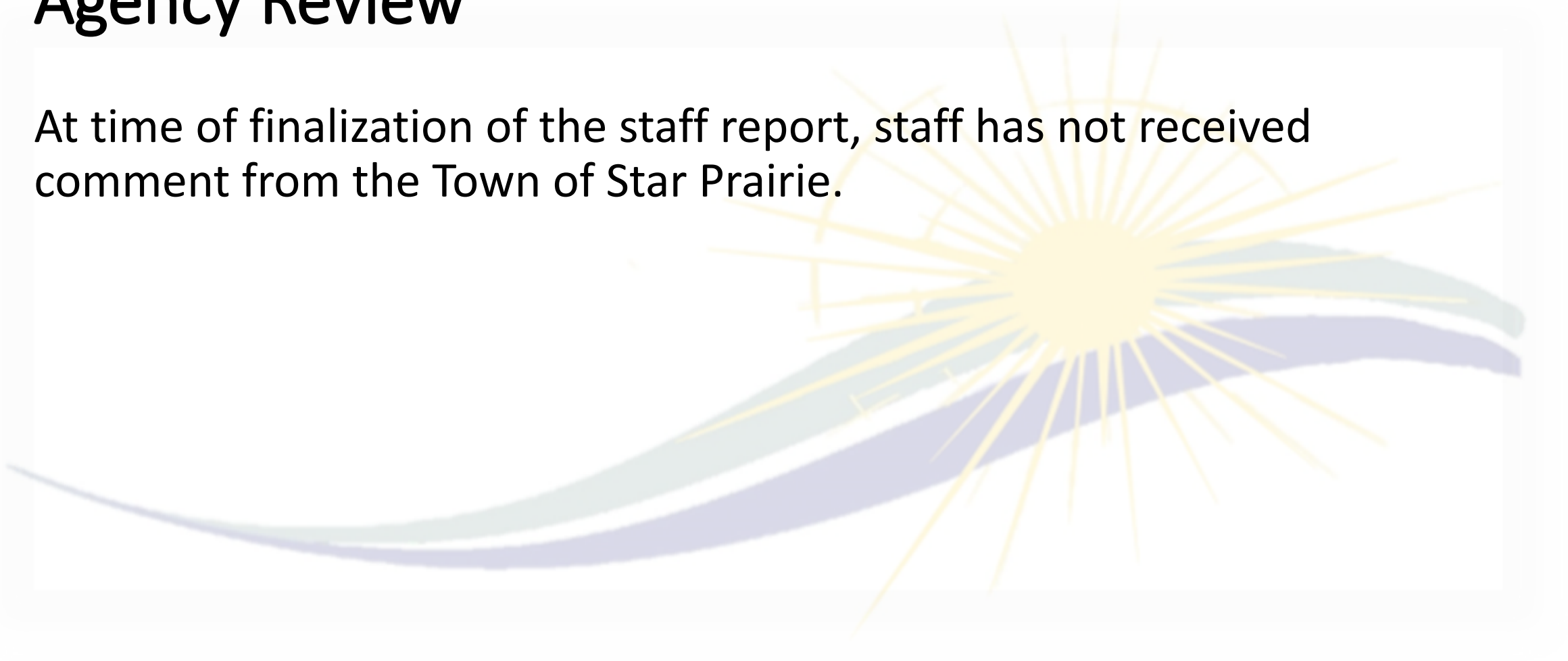
View looking east



Potential future shop location, looking south

Agency Review

At time of finalization of the staff report, staff has not received comment from the Town of Star Prairie.



Major Home Occupation Standards, Section 15.345.4

4. Major Home Occupations:

- a. A major home occupation is any proposed or existing home occupation that does not meet the standards for a minor home occupation.
- b. major home occupation requires a conditional use permit.
- c. All major home occupations shall meet all of the following additional standards:
 1. Major home occupations must be conducted:
 - a. within the principal dwelling if the area set aside for the major home occupation does not exceed 50% of the total floor area of the principal dwelling, or
 - b. within a permitted accessory structure (alone or in combination with the principal dwelling), if the total floor area dedicated to the home occupation, including any area used in the principal dwelling, is limited to 6,500 square feet, or
 2. Major home occupations may not be located within 100 feet of any preexisting neighboring residence.
 3. Home occupations shall be service orientated or involve taking a raw product and creating a finished product onsite. Only 45% of sales shall be merchandise items not produced onsite or sold within the dwelling or structure used for a major home occupation. A product bought and installed offsite by the business is not limited by this provision.
 4. Major home occupations authorized in an Agricultural District must be limited to agriculturally related activities.

Section 15.710.4.b Standards applicable to all conditional uses:

b. Standards applicable to all conditional uses. In reviewing a conditional use permit, the Committee shall evaluate the effect of the proposed use upon the following criteria:

- a. The maintenance of safe and healthful conditions.
- b. The prevention and control of water pollution including sedimentation.
- c. Existing topographic and drainage features and vegetative cover on the site.
- d. The location of the site with respect to environmental corridors.
- e. The erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover.
- f. The location of the site with respect to existing and future access roads.
- g. The need of the proposed use in that location.
- h. Its compatibility with uses on adjacent land.
- i. The amount of septic waste to be generated and the adequacy of the proposed disposal system.
- j. Location factors that:
 - i. Domestic uses shall be generally preferred.
 - ii. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source; and
 - iii. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

Findings of Fact, Conclusions of Law and Recommended Action

- A Draft Decision Document that includes the Findings of Fact, Conclusions of Law and recommended action on this item will be presented to the Community Development Committee at the June 11, 2026, Community Development Committee meeting when this item is being considered.



CONDITIONAL USE APPLICATION

2026-0332

File #: _____

Office Use Only

Revised 1/2026

APPLICANT INFORMATION

Property Owner: Tyler & Gina Thiel Contractor/Agent: Tyler & Gina Thiel

Mailing Address: 2295 100th St New Richmond Mailing Address: 2295 100th St New Richmond
WI 54017 WI 54017

Daytime Phone: (715) 781-7758 Daytime Phone: (715) 781-7758

Cell: (715) 222-4344 Cell: (715) 222-4344

E-mail: [REDACTED] E-mail: [REDACTED]

SITE INFORMATION

Site Address: 2295 100th St New Richmond, WI 54017

Property Location: 1/4, 1/4, Sec. 9, T. 31 N., R. 18 W., Town of Star Prairie

Parcel #: 038 - 1038 - 95 - 300

LAND USE INFORMATION

Zoning District (Check one): ☐ AG-1 ☐ AG-2 ☐ R-1 ☒ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ I-1 ☐ I-2

Overlay District (Check all that apply): ☒ SHORELAND ☐ RIVERWAY ☐ FLOODPLAIN

State the nature of your request: Requesting a Conditional Use Permit to operate a home-based mobile tire repair business within our existing
residential property. The business will be conducted primarily off-site, with the residential garage used for occasional tire repair, storage of tools,
equipment, and a limited number of tires. Zoning Ordinance Reference: _____

I attest that the information contained in this application is true and correct to the best of my knowledge.

Property Owner/Agent Signature: GL Thiel

Date 4/17/26

OFFICE USE ONLY

Approved By: _____

Fee Received: / / \$ Receipt #: Scheduled Hearing Date: / /

Pursuant to the St. Croix County Zoning Ordinance § 15.710, please answer the following questions to justify the approval of your request (*attach additional paper if necessary*):

1) Describe the details of your request:

The proposed use is a small, home-based mobile tire repair business operated by the property owner. Services will primarily be performed at customer locations, with occasional tire work in garage. The existing garage will be used for some tire repair, storage of tools, equipment, and a limited inventory of tires. The business will operate during normal daytime hours and will remain clearly secondary to the residential use of the property.

2) Describe how your request will maintain safe and healthful conditions:

The business will maintain safe and healthful conditions by storing all tire equipment and tires within the enclosed garage. No hazardous or high-risk activities will occur on-site. The property will be kept clean and orderly, and operations will comply with all applicable health and safety regulations. Any noise generated will be minimal and consistent with typical residential use.

3) How do you intend to prevent any impact on ground or surface waters:

The proposed use will not involve the storage or disposal of hazardous materials on-site. All tire-related waste and materials will be removed from the property and disposed of or recycled at approved facilities. No fluids or contaminants will be discharged onto the ground, ensuring no impact to groundwater or surface waters.

4) How does your proposed use impact existing topographic drainage features and vegetative cover:

The proposed use will not alter existing topography, drainage patterns, or vegetative cover. No grading, excavation, or land disturbance is planned at this time. If a future accessory structure is constructed, any excavation or site work will be completed by qualified professionals in accordance with applicable regulations to ensure proper installation and to avoid any adverse impacts to the property or surrounding environment.

5) Are there any environmentally sensitive areas on your site and will they be impacted:

No environmentally sensitive areas will be impacted by the proposed use. All business-related activities will occur within the existing structure and will not affect wetlands, floodplains, or other natural features, if present.

6) Please describe any existing or future accesses and their suitability for the proposed use:

The property is served by an existing residential driveway that is adequate to accommodate occasional business-related vehicle use. Traffic will be minimal, as most business is mobile and services are performed off-site. No additional access points or improvements are necessary.

7) Describe how your request is consistent with the spirit and intent of the ordinance and the proposed use's compatibility with the surrounding area:

The proposed use is compatible with the surrounding rural/residential area as it is a home-based business that operates primarily off-site. A small, non-illuminated sign may be installed in compliance with local ordinances. Traffic associated with the business will be minimal and limited, with only occasional customer visits. No outdoor storage or significant changes to the property are proposed. The business will remain incidental and subordinate to the residential use, consistent with the intent of the zoning ordinance.

8) Is there a need for this use in the area:

There is a demonstrated need for mobile tire repair services in the area, particularly for local farmers, businesses, and municipal operations. This service provides added convenience by allowing equipment to be serviced on-site, reducing downtime and eliminating the need to transport large or disabled equipment for tire repairs. The proposed use supports the efficiency and productivity of the local agricultural and business community.

9) How do you plan to address sanitary and solid waste onsite:

The business will not generate sanitary waste. Any solid waste, including tires or related materials, will be transported off-site and disposed of or recycled in accordance with local and state regulations. No waste will be stored long-term on the property.

GENERAL CONDITIONAL USE APPLICATION PROCEDURE

APPLICATION:

The deadline for application submittals is the **1st Monday of the month** before the regularly scheduled St. Croix County Community Development Committee meeting. The Committee meets on the 3rd Thursday of the month. The applicant shall provide one copy of the entire packet including all supporting information, maps & diagrams, and fee (*nonrefundable*) before the application can be considered complete. A site plan shall include all property boundaries, setbacks, driveways, parking areas, sanitary system, well, wetlands, floodplains, blufflines, slope preservation zones, and existing buildings.

REVIEW:

The Zoning Administrator will review the application for completeness and may require additional information. Upon receiving a complete application and supporting documents, the Zoning Administrator will:

- Schedule a public hearing with the Committee and notify the applicant by mail of the date and time.
- Notify adjoining property owners of the applicant's request.
- Publish a public hearing notice in the official County newspaper.
- Send copies of the applications to the appropriate town and reviewing agencies for comment. Applicants are encouraged to contact their town and attend their town meeting to discuss their application prior to the Committee meeting.
- Conduct a site visit to the applicant's property to gather site photos for public hearing.
- Prepare a staff report on the application.

PUBLIC HEARING:

At the public hearing, the applicant may appear in person and/or through an agent or an attorney. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application.

ACTION:

Conditional Use permits are granted at the discretion of the St. Croix County Community Development Committee. Conditional Uses are subject to conditions to minimize the affect of the proposed use on the surrounding property owners, environment, and local infrastructure.

NOTE: All maps, plans, and engineering data shall be no larger than 11x17. No covers, binders, or envelopes.

N property line

Lot-7.79 acres.

dotted line represents yard. Everything outside the lines are wooded.

existing approx garage 15x25

House 30x34

existing garage 15x20

X-well approx. 20 ft from main to shed

Septic

this one would be used for business - equip/same work being done

Driveway

Driveway is approx. 600ft from road to garage/house ->

existing parking

existing approx 20x40 parking

Plot existing

N property line

E property line

future shed approx. 40x60

This shed would be built in the future without the business.

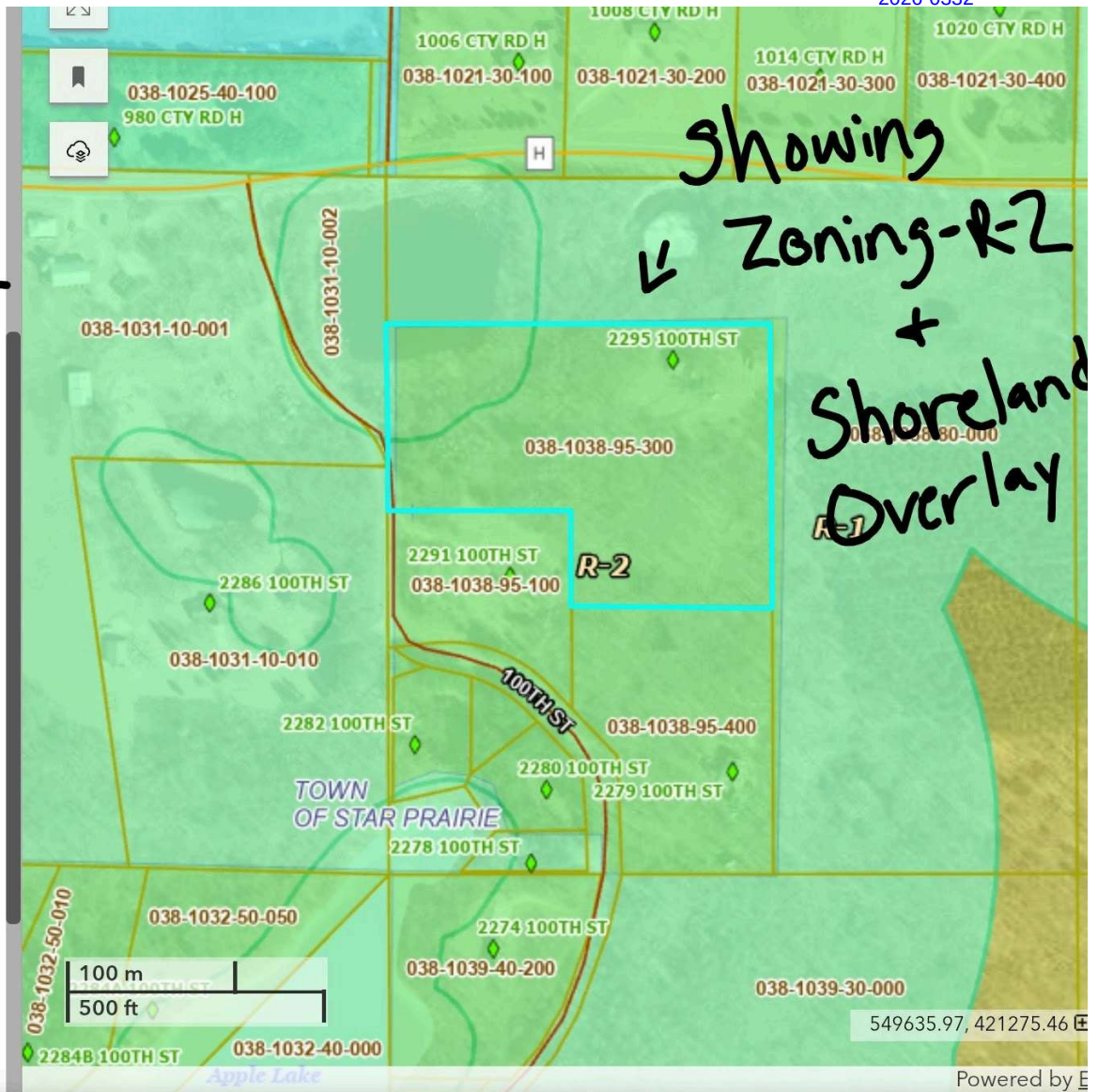
For extra storage, but if we needed to we might use it for some business too and change the existing 15x20 garage back to personal use only. There are no current plans to build this yet.

2026-0332

S property line

approx. 550ft from existing garage. neighbor house
approx. 500ft from future garage

- ☐ School Districts
- ☐ Voting Wards
- ☐ Supervisor Districts
- ☒ County Outlines
- ☒ County Administered Zoning & Land Use Restrictions
 - ☒ Riverway Zoning
 - ☒ Shoreland Overlay District
- ☒ FIRM Panels
- ☒ LOMR
- ☒ LOMA
- ☒ Cross-Sections
- ☒ Base Flood Elevations
- ☒ Flood Hazard Boundaries
- ☒ Flood Hazard Zones
- ☒ General Zoning - Chapter 15
- ☒ Hydro Layers
 - ☒ Lakes
 - ☒ Rivers and Streams
- ☐ Other Land Use Layers
- ☐ Elevation & Contours
- ☒ Aerial Photography
 - ☒ 2025 Aerial Photography
 - ☐ 2022 Aerial Photography
 - ☐ 2020 Aerial Photography



Results (Total: 1 | Selection: 1)

Parcel Number	Owner	Address	Acres
038-1038-95-300	TYLER THIEL	2295 100TH ST	7.786



Conditional Use Permit Request for Leisen in Section 11 of the Town of Kinnickinnic for Agricultural Entertainment

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Jason Kjeseth, Community Development Director
Date: June 11, 2026
Agenda Item: Conditional Use Permit Request for Leisen in Section 11 of the Town of Kinnickinnic for Agricultural Entertainment

Background Information:

Joshua & Alanna Leisen request a conditional use permit for Agricultural Entertainment Activities which exceed 15 days annually, as required by St. Croix County Ordinance Section 15.315, on a 11.068-acre property located at 452 Old Cemetery Rd. in Sec11/T28N/R18W, Parcel# 022-1030-80-251, Town of Kinnickinnic.

A Class II notice was published in the Star Observer on May 28, 2026 and June 4, 2026, establishing a public hearing on June 11, 2026 at 5:00 PM with the St. Croix County Community Development Committee (CDC) in the St. Croix County Government Center Board Room, 1101 Carmichael Road, Hudson, Wisconsin. In addition, property owners within 300 feet of the subject property were mailed a public hearing notice approximately 10-14 days prior to the hearing date. The staff report/recommendation and rezoning application materials are included in the agenda packet.



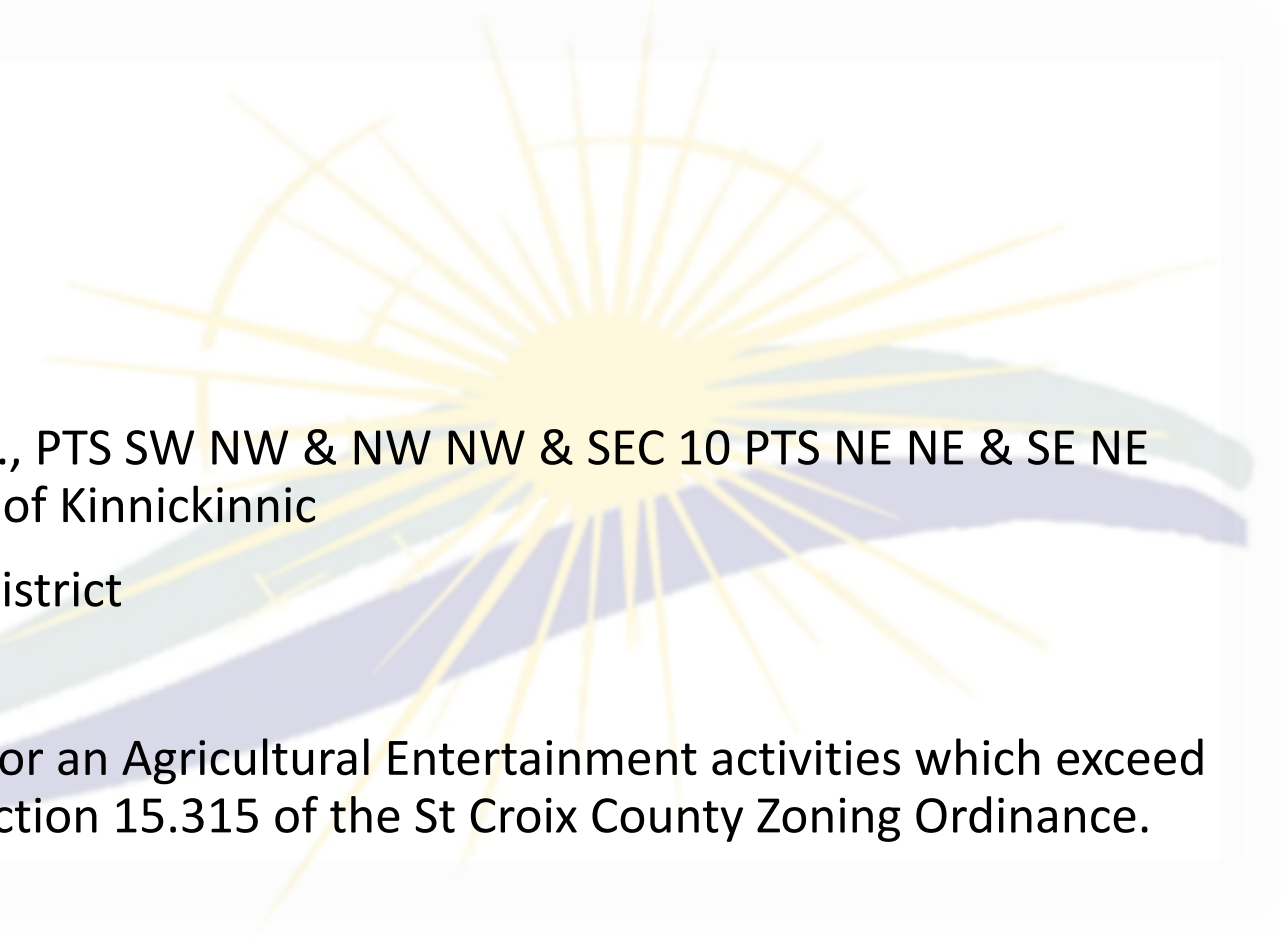
St. Croix County Community Development Committee

Conditional Use Permit Staff Report

CUP-2026-0337

Community Development Committee Hearing : June 11, 2026

Site Information



Applicant:	Joshua and Alanna Leisen
Site Address:	452 Old Cemetery Rd.
Parcel ID #:	022-1030-80-251
Alt. Parcel ID #:	11.28.18
Site Location:	Section 11, T 28N., R. 18W., PTS SW NW & NW NW & SEC 10 PTS NE NE & SE NE CSM 27-6257 LOT 2, Town of Kinnickinnic
Zoning District:	AG-2 Agricultural Zoning District
Site Size:	11.068-Acres
Request:	A Conditional Use Permit for an Agricultural Entertainment activities which exceed 15 days annually under Section 15.315 of the St Croix County Zoning Ordinance.
Exhibits:	1) Staff Report 2) Conditional Use Permit Application

Exhibit 1

Background

- Joshua and Alanna Leisen are applying for an Agricultural Entertainment activities that exceed 15 days annually. This is considered an Agricultural Accessory Use requiring a Conditional Use Permit. The proposal is to increase the number of events at the farm to 15-25 days annually on the property according to Chapter 15.315 of St. Croix County Zoning Ordinance.
- Leisen Family Farm hosts seasonal agricultural activities and farm exhibitions. These include produce sales, petting zoo, bounce house, craft barn, corn maze and related activities.
- Hours: Friday 12PM -6PM; Saturday 10AM -6PM; Sunday 10AM -4PM, generally mid September through October 31.
- Signs and lighting: There are temporary signs posted during events for parking and site rules that meet Ch. 15.380 Sign regulations and follow minimum 35 ft from road centerline setbacks. No additional outdoor illumination as events are during the daytime and end at 6:00 PM.
- Traffic management is supervised for on-site parking with no parking in right-of-way of Old Cemetery Road.
- The use is consistent with the AG-2 Agricultural zoning district.

Zoning Districts

Property Zoning

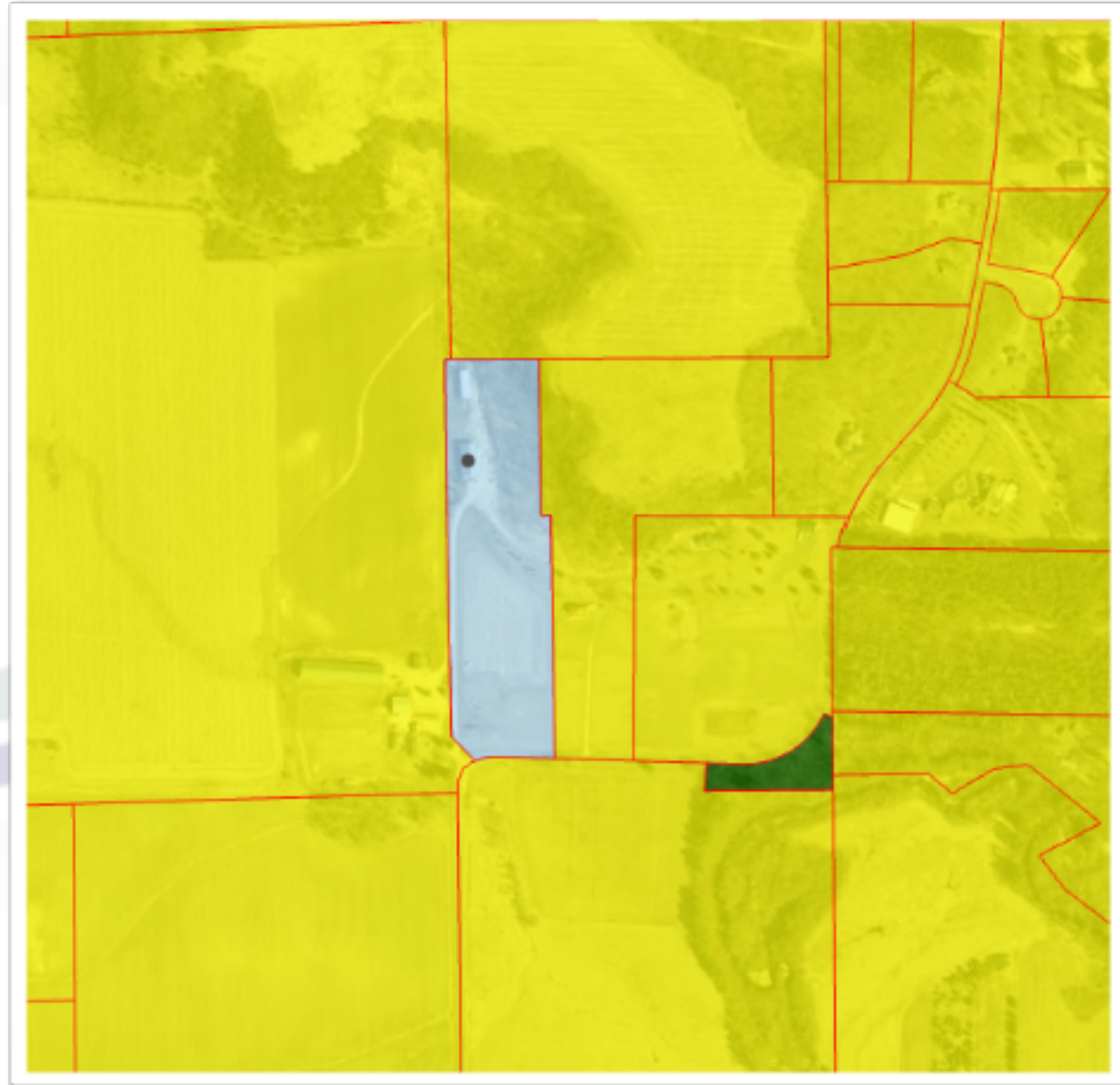
- AG-2 Agricultural

Surrounding Land Zoning

- R-2 Residential

Road Classification

- Old Cemetery Rd.
- Town road of Kinnickinnic

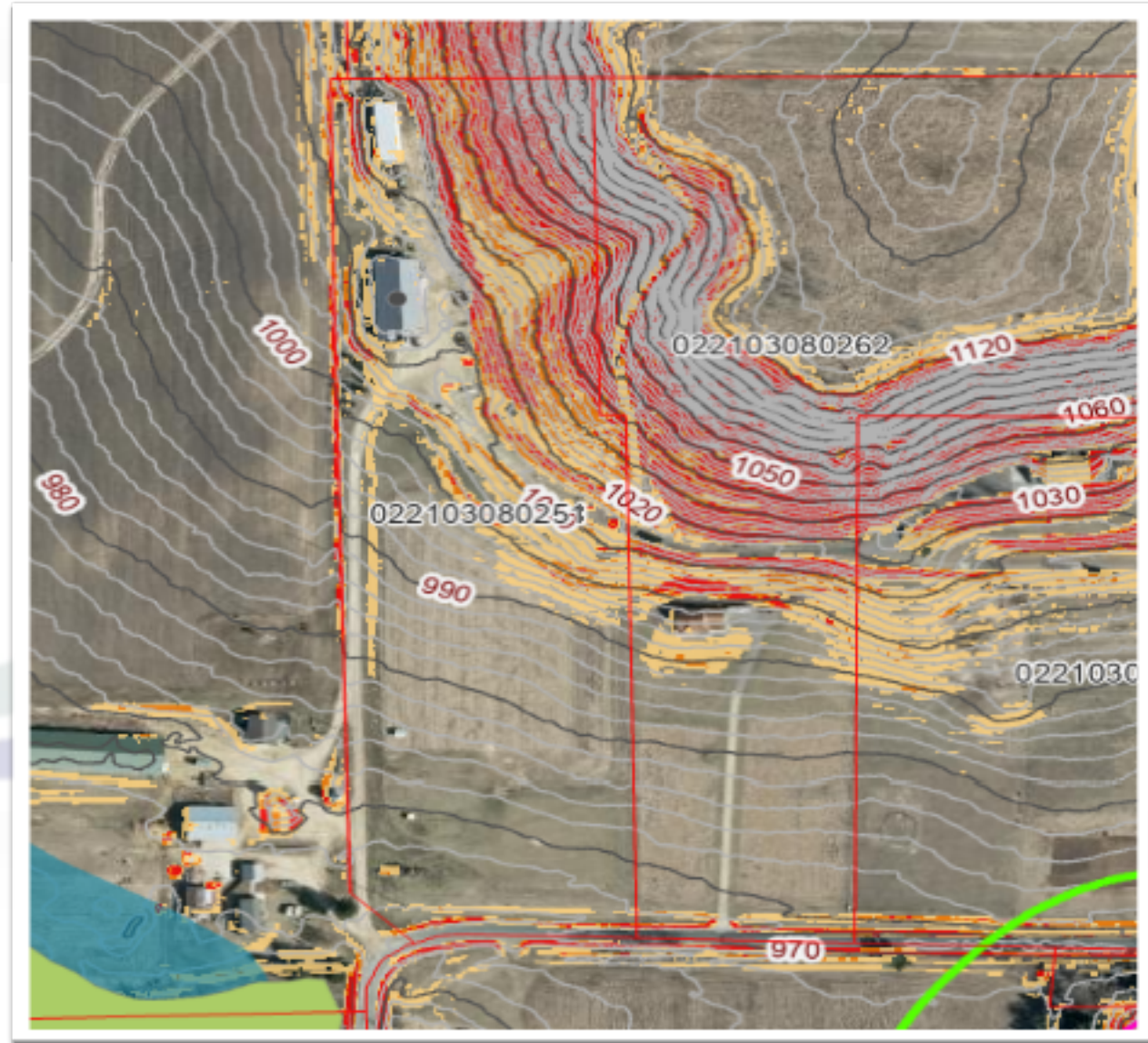


Site Location

- 2022 Aerial Map

Environmental Impacts on property-

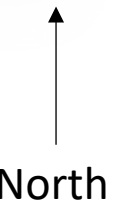
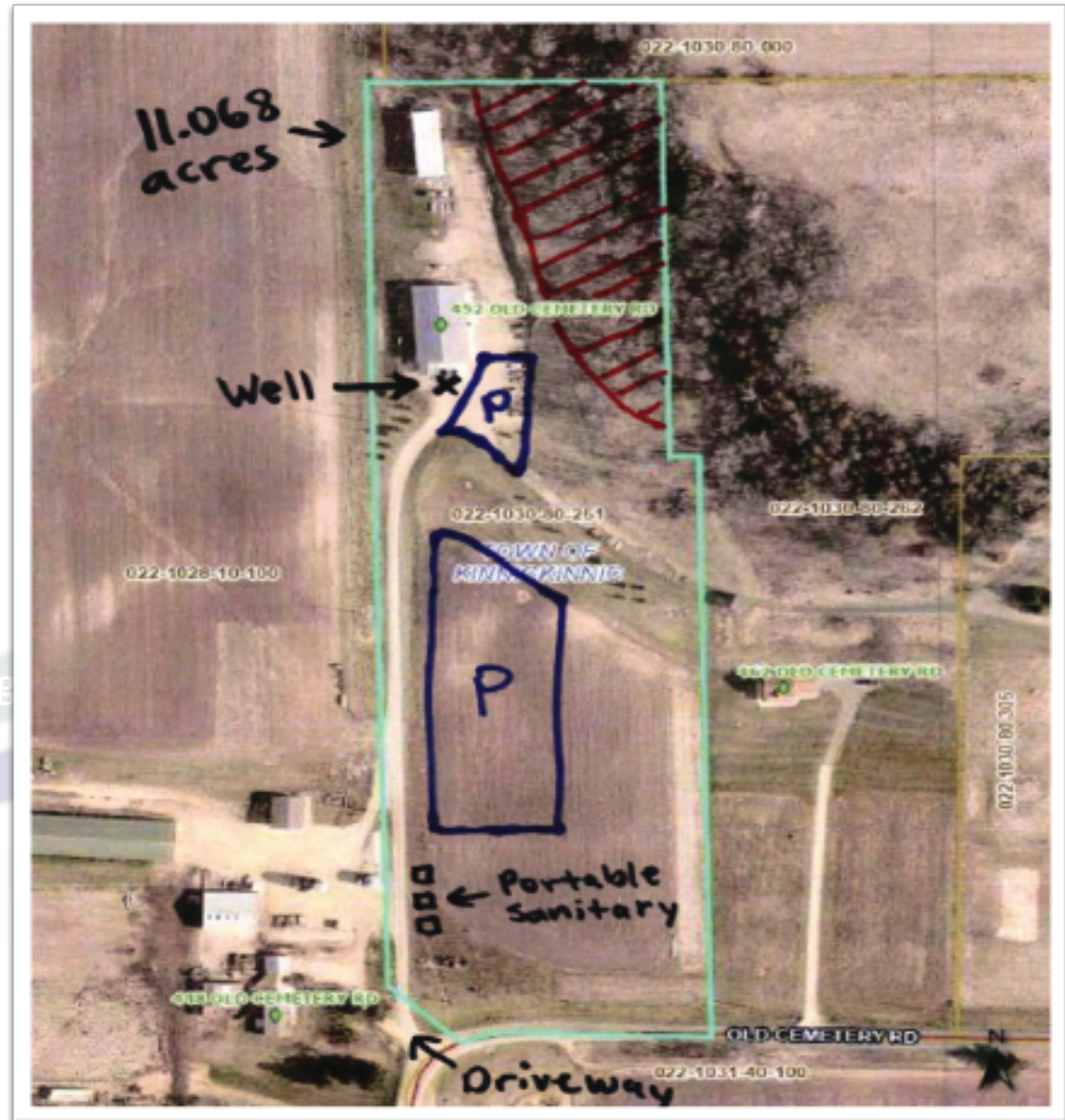
- No Shoreland Overlay District
- No Mapped Wetlands
- No Floodplain
- Steep slopes in northeast portion of property are not located within events area.



NORTH

Site Plan Review

- The red hatch marks identify the steep slopes that are not within the event area.
- The well head is identified in front of the shed.
- Portable sanitary privies available onsite.
- Parking areas identified with no parking along right-of-way of Old Cemetery Rd.



North

Chapter 15.710.4.b

Standards Applicable to all conditional uses.

- a. The maintenance of safe and healthful conditions.
- b. The prevention and control of water pollution including sedimentation.
- c. Existing topographic and drainage features and vegetative cover on the site.
- d. The location of the site with respect to environmental corridors.
- e. The erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover.
- f. The location of the site with respect to existing and future access roads.
- g. The need of the proposed use in that location.
- h. Its compatibility with uses on adjacent land.
- i. The amount of septic waste to be generated and the adequacy of the proposed disposal system.
- j. Location factors that:
 - i. Domestic uses shall be generally preferred.
 - ii. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source; and
 - iii. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

Agency Review

Town of Kinnickinnic:

No comments have been received from the Town at the completion of this staff report.



Findings of Fact, Conclusions of Law, and Community Development Committee Action

- A Draft Decision Document that included Findings of Fact, Conclusions of Law and recommended action on this item will be presented to the Community Development Committee at the June 11, 2026, meeting when this item is being considered.

ST. CROIX COUNTY



CONDITIONAL USE APPLICATION

File #: 2026-0337

Office Use Only
Revised 1/2026

APPLICANT INFORMATION

Property Owner: Joshua and Alanna Leisen Rev Trust Contractor/Agent: _____

Mailing Address: 452 Old Cemetery Rd Mailing Address: _____

River Falls, WI 54022

Daytime Phone: (715) 222-9115 Daytime Phone: (____) _____

Cell: (715) 307-9816 Cell: (____) _____

E-mail: [REDACTED] E-mail: _____

SITE INFORMATION

Site Address: 452 Old Cemetery Rd

Property Location: ____ 1/4, ____ 1/4, Sec. 11, T. 28 N., R. 18 W., Town of Kinnickinnic

Parcel #: 022 - 1030 - 80 - 251

LAND USE INFORMATION

Zoning District (Check one): ☐ AG-1 ☒ AG-2 ☐ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ I-1 ☐ I-2

Overlay District (Check all that apply): ☐ SHORELAND ☐ RIVERWAY ☐ FLOODPLAIN

State the nature of your request: We would like to continue Agricultural Entertainment events at our farm that may have 100 or more people on our property during a 24-hour period for 15 to 25 days annually. We are requesting a limited increase in the number of

event days so the farm can continue offering seasonal agritourism activities. Section 15.315.1
Zoning Ordinance Reference: _____

I attest that the information contained in this application is true and correct to the best of my knowledge.

Property Owner/Agent Signature: _____

Date: 5/1/2026

OFFICE USE ONLY

Approved By: _____

Fee Received: ____/____/____ \$ 1200⁰⁰

Receipt #: 104548725 Scheduled Hearing Date: ____/____/____

CONDITIONAL USE CRITERIA

Pursuant to the St. Croix County Zoning Ordinance § 15.710, please answer the following questions to justify the approval of your request (*attach additional paper if necessary*):

- 1) Describe the details of your request:

See attached

- 2) Describe how your request will maintain safe and healthful conditions:

See attached

- 3) How do you intend to prevent any impact on ground or surface waters:

See attached

- 4) How does your proposed use impact existing topographic drainage features and vegetative cover:

See attached

- 5) Are there any environmentally sensitive areas on your site and will they be impacted:

See attached

- 6) Please describe any existing or future accesses and their suitability for the proposed use:

See attached

- 7) Describe how your request is consistent with the spirit and intent of the ordinance and the proposed use's compatibility with the surrounding area:

See attached

8) Is there a need for this use in the area:

See attached

9) How do you plan to address sanitary and solid waste onsite:

See attached

GENERAL CONDITIONAL USE APPLICATION PROCEDURE

APPLICATION:

The deadline for application submittals is the **1st Monday of the month** before the regularly scheduled St. Croix County Community Development Committee meeting. The Committee meets on the 3rd Thursday of the month. The applicant shall provide one copy of the entire packet including all supporting information, maps & diagrams, and fee (*nonrefundable*) before the application can be considered complete. A site plan shall include all property boundaries, setbacks, driveways, parking areas, sanitary system, well, wetlands, floodplains, blufflines, slope preservation zones, and existing buildings.

REVIEW:

The Zoning Administrator will review the application for completeness and may require additional information. Upon receiving a complete application and supporting documents, the Zoning Administrator will:

- Schedule a public hearing with the Committee and notify the applicant by mail of the date and time.
- Notify adjoining property owners of the applicant's request.
- Publish a public hearing notice in the official County newspaper.
- Send copies of the applications to the appropriate town and reviewing agencies for comment. Applicants are encouraged to contact their town and attend their town meeting to discuss their application prior to the Committee meeting.
- Conduct a site visit to the applicant's property to gather site photos for public hearing.
- Prepare a staff report on the application.

PUBLIC HEARING:

At the public hearing, the applicant may appear in person and/or through an agent or an attorney. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application.

ACTION:

Conditional Use permits are granted at the discretion of the St. Croix County Community Development Committee. Conditional Uses are subject to conditions to minimize the affect of the proposed use on the surrounding property owners, environment, and local infrastructure.

NOTE: All maps, plans, and engineering data shall be no larger than 11x17. No covers, binders, or envelopes.

CONDITIONAL USE CRITERIA

1) Describe the details of your request:

We are requesting approval to continue and modestly expand our farm's seasonal Agricultural Entertainment (agritourism) activities to the public on our AG-2 zoned property. Specifically, we are requesting a limited increase in the number of annual event days so we may operate for approximately 15–25 days each year during the fall season (generally mid-September through the end of October). Our typical public hours are Fridays 12:00 p.m.–6:00 p.m., Saturdays 10:00 a.m.–6:00 p.m., and Sundays 10:00 a.m.–4:00 p.m. We anticipate that attendance may exceed 100 people on the property during a 24-hour period on some event days. The request is limited to additional days of operation and expanded seasonal agritourism offerings consistent with St. Croix County Zoning Ordinance 15.315 (Agricultural Entertainment and Farm Exhibitions).

2) Describe how your request will maintain safe and healthful conditions:

Our agritourism/Ag Entertainment activities will be operated and managed to maintain safe and healthful conditions for visitors, staff, and neighbors. Operations are limited to a seasonal window (mid-September through the end of October) and typically occur during daytime/early evening hours (Fri 12–6, Sat 10–6, Sun 10–4), which helps minimize off-site impacts and supports safe on-site supervision and traffic management. We will continue to use established procedures for safe vehicle and pedestrian movement, maintain clearly identified parking and traffic flow, and ensure safe ingress/egress via existing driveways and access routes. We will provide appropriate sanitation and hygiene facilities (portable toilets including an accessible unit, handwashing stations) and continue routine trash collection and dumpster service. We will post basic site rules and keep first-aid supplies on site. For event days where attendance is anticipated to exceed 100 persons in a 24-hour period, we will file an event plan with a land use permit and provide the approved plan to the Town Clerk, fire department, emergency medical provider, and Sheriff's Department at least 30 days prior to activities each year, as required (15.315(3)(c)).

3) How do you intend to prevent any impact on ground or surface waters:

The agritourism activities will occur on existing farm fields/yard areas and other previously used areas of the property. We will continue to maintain existing vegetation and ground cover to minimize erosion and dust. Existing drainageways and natural runoff patterns will remain unchanged and the request will not increase impervious surface coverage.

4) How does your proposed use impact existing topographic drainage features and vegetative cover:

No changes to topography, drainage patterns, or vegetative cover are proposed.

5) Are there any environmentally sensitive areas on your site and will they be impacted:

Yes, an environmental corridor is located in the northeast portion of the property. This area generally corresponds to steep slopes with a significant change in elevation. The proposed farm and agritourism activities will not occur within this area and are planned in existing farm use areas outside of the environmental corridor. As proposed, no disturbance, development, or alteration of the environmentally sensitive area is anticipated.

6) Please describe any existing or future accesses and their suitability for the proposed use:

Existing access to the property is provided by our current driveway, which we have been using for normal farm operations and prior agritourism/Ag Entertainment days. We will continue to use these existing access points and will not be constructing new roads or driveways as part of this request. For event days, we will manage traffic to keep all parking off the public road right-of-way and to maintain safe ingress and egress. We will also maintain on-site circulation and parking in a way that allows vehicles to enter/exit safely and, where needed, turn around on the parcel before entering the public roadway.

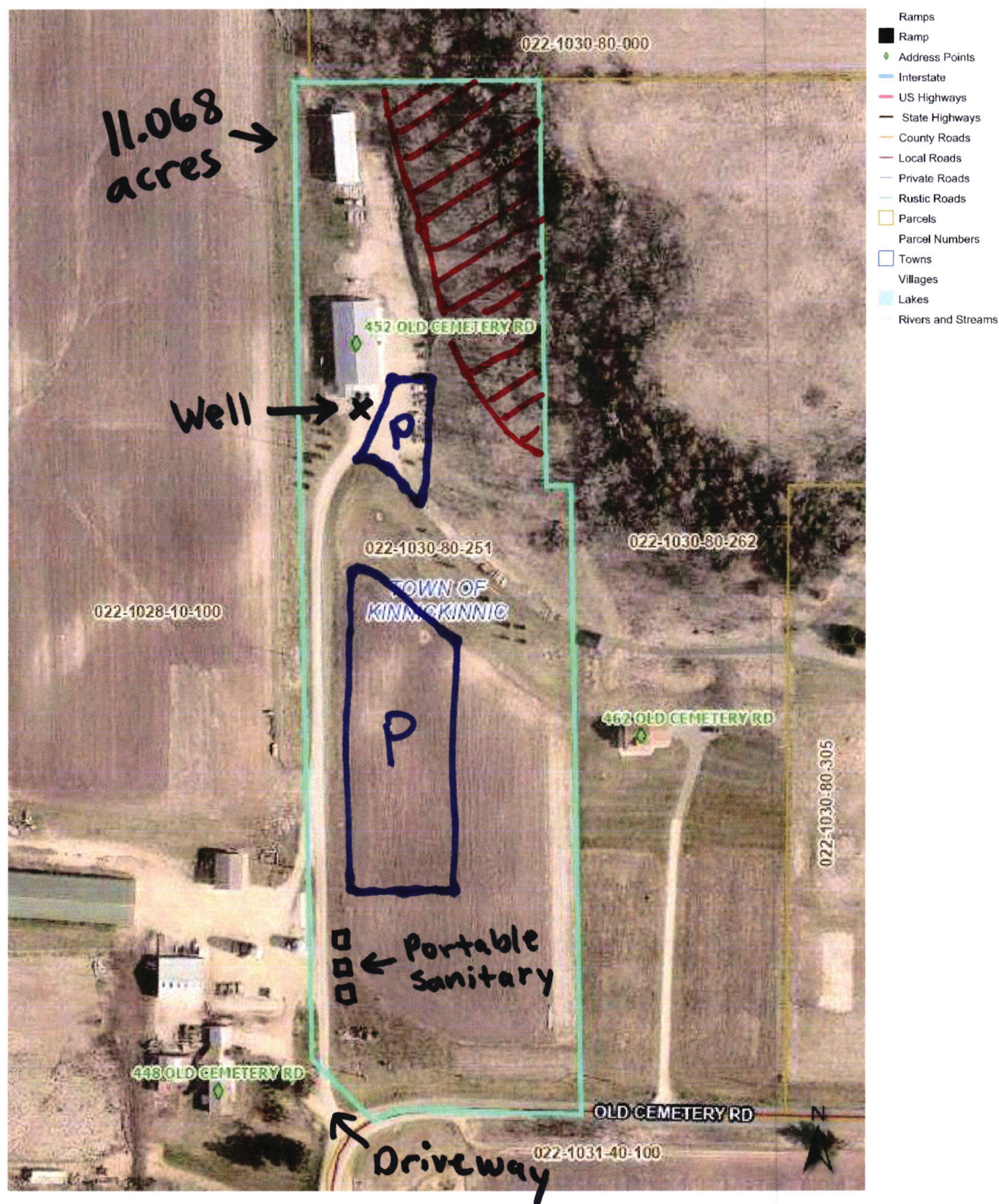
7) Describe how your request is consistent with the spirit and intent of the ordinance and the proposed use's compatibility with the surrounding area:

This request is consistent with the spirit and intent of the ordinance because it supports and complements the County's agricultural economy while providing seasonal, farm-based recreation/education opportunities, consistent with the purpose statement for Agricultural Entertainment in 15.315 (to accommodate demand that complements agriculture while protecting surrounding neighborhoods). The proposal is limited in scope (a modest increase in fall operating/event days) and will continue to be accessory to the farm's primary agricultural use as required by 15.315(1)(a). Compatibility with the surrounding area will be maintained because the activities are seasonal (generally mid-September through the end of October) and typically limited to daytime/early evening hours (Fri 12–6, Sat 10–6, Sun 10–4). We will continue to manage traffic and on-site parking, sanitation and solid waste, signage, and public safety measures, and we will submit an annually filed event plan when anticipated attendance exceeds 100 persons in a 24-hour period. We will manage on-site activities to minimize impacts such as noise, dust, and roadside congestion, with all event-related parking provided off-road.

8) Is there a need for this use in the area:

Yes. There is an ongoing demand in the area for seasonal, family-friendly, farm-based agritourism experiences (fall activities, educational opportunities, and farm-related recreation) that support local agriculture and provide an economic benefit to the farm and the surrounding community. Agricultural Entertainment is specifically recognized in the zoning ordinance as a use that accommodates an economic and entertainment demand and complements the County's agricultural economy while protecting surrounding neighborhoods. The requested limited increase in event days will allow us to meet seasonal demand during the fall while continuing to operate in a controlled manner consistent with the ordinance standards and annual event plan requirements when attendance exceeds 100 persons in a 24-hour period.

9) How do you plan to address sanitary and solid waste onsite: Private water is already existing on site. There are no plans to install a sanitary system. Sanitary needs for guests and visitors will be addressed through rented portable sanitation facilities, including a minimum of four portable toilets (with at least one ADA-accessible unit) and three handwashing stations. Solid waste will be managed through an existing waste collection service, with a 2-yard dumpster serviced on a weekly basis. The site will be monitored during operating hours to maintain cleanliness and ensure timely waste disposal as needed.



P - PARKING

/// - SLOPE

Adjoining landowners:

1. 022-1030-80-262, Steven R Heath, 462 Old Cemetery Rd, River Falls, WI 54022
2. 022-1031-40-100, R&M Properties of Hudson LLC
3. 022-1028-10-100, Jean M Nonexempt Marital Pearson, 448 Old Cemetery Rd
4. 022-1030-80-000, Richard N (TRS) Pearson

Mailing address for 2-4 above Richard Pearson 1109 Crestview Dr, Hudson, WI 54016



Resolution Regarding Negotiations with Xcel Energy Regarding the Ten Mile Solar Creek Project

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Heather Amos, Corporation Counsel
Date: June 11, 2026
Agenda Item: Resolution Regarding Negotiations with Xcel Energy Regarding the Ten Mile Solar Creek Project

Background Information:

At the November 4, 2025 County Board meeting, the Board adopted a resolution to hire Attolles Law, S.C. to represent the County in further negotiations of the Joint Development Agreement ("JDA") with Xcel Energy.

On April 10, 2026, Attolles Law, S.C. transmitted an updated JDA which incorporated recommendations from the Community Development Committee to Fredrikson & Byron, P.A., attorneys for Xcel Energy.

On May 20, 2026, correspondence was received from Fredrikson & Byron, P.A. indicating Xcel Energy's belief that it is no longer beneficial to the parties to continue further discussions. Xcel Energy indicated they may recommence discussions after a Certificate of Public Convenience and Necessity application has been filed with the PSCW.



Resolution No.
RESOLUTION REGARDING NEGOTIATIONS WITH XCEL ENERGY
REGARDING THE TEN MILE CREEK SOLAR PROJECT

1 **WHEREAS**, on January 7, 2025, Xcel Energy staff presented at the St. Croix County
2 Board meeting regarding a proposed solar development within St. Croix County, specifically the
3 Ten Mile Creek Solar Project, located within the Towns of Hammond and Erin Prairie; and
4

5 **WHEREAS**, on February 5, 2025, Attolles Law, S.C., by Attorney Rebecca Roeker,
6 presented at the County Board meeting regarding the County's role in Large Scale Solar Energy
7 Projects such as the Ten Mile Creek Solar Project and introduced the concept of a Joint
8 Development Agreement; and
9

10 **WHEREAS**, over the next several months, the County Administrator, the County
11 Corporation Counsel, and multiple County staff spent significant time reviewing a Joint
12 Development Agreement, and the County Administrator and County Corporation Counsel met
13 several times with Xcel Energy to discuss terms of a Joint Development Agreement; and
14

15 **WHEREAS**, on August 18, 2025, there was a joint municipal meeting held between the
16 St. Croix County Board of Supervisors, the Town of Erin Prairie, the Town of Hammond, and
17 Xcel Energy to discuss questions and concerns regarding the Ten Mile Creek Solar Project; and
18

19 **WHEREAS**, on September 2, 2025, the County Board adopted Resolution No. 41 (2025)
20 – Resolution Authorizing the County to Intervene in the Public Service Commission of
21 Wisconsin Proceedings on the Ten Mile Creek Solar Project with the understanding that the
22 County would continue to engage in negotiations regarding the Joint Development Agreement
23 with Xcel Energy; and
24

25 **WHEREAS**, at the September 18, 2025 Community Development Committee meeting,
26 County staff requested input from the committee as to what additional items they would like to
27 see addressed within the Joint Development Agreement; and
28

29 **WHEREAS**, on October 16, 2025, the Community Development Committee
30 recommended that the County Board adopt a resolution hiring outside counsel to negotiate the
31 Joint Development Agreement with Xcel Energy; and
32

33 **WHEREAS**, on November 4, 2025, the County Board adopted Resolution No. 49 (2025)
34 authorizing the County to hire Attolles Law, S.C., by attorneys Andrew Phillips and Rebecca
35 Roeker to negotiate the terms of a Joint Development Agreement with Xcel Energy for the Ten
36 Mile Creek Solar Project; and
37

38 **WHEREAS**, on November 5, 2025, Attorney Rebecca Roeker and Corporation Counsel
39 Heather Amos met with Xcel Energy staff and attorneys for approximately four hours discussing
40 the requested modifications to the draft Joint Development Agreement; and
41

42 **WHEREAS**, in response to Resolution No. 49 (2025) and the discussion with Xcel
43 Energy on November 5, 2025, the County Administrator, the County Corporation Counsel, and
44 multiple County Department Directors and staff spent additional time providing information and



Resolution No.
RESOLUTION REGARDING NEGOTIATIONS WITH XCEL ENERGY
REGARDING THE TEN MILE CREEK SOLAR PROJECT

45 comments to Attorney Roeker for inclusion in the updated the Joint Development Agreement;
46 and
47

48 **WHEREAS**, Attorney Roeker updated the Joint Development Agreement based on the
49 information presented at the November 4, 2025 meeting, discussions with Xcel Energy on
50 November 5, 2025, and to incorporate information from County Department Directors and staff;
51 and
52

53 **WHEREAS**, on February 19, 2026, the Community Development Committee reviewed
54 the updated Joint Development Agreement completed by Attorney Roeker and declined to
55 approve the Resolution Recommending Approval of the Joint Development Agreement with
56 Xcel Energy regarding the Ten Mile Creek Solar Project based upon requests from the public
57 and the Committee members that additional changes needed to be made to the Agreement;
58 rather, the Committee voted to have Attolles Law incorporate comments from Committee
59 members and the public into the Joint Development Agreement and provide the updated Joint
60 Development Agreement to Xcel Energy to continue negotiations; and
61

62 **WHEREAS**, in accordance with the Committee's direction, Attorney Roeker
63 incorporated additional changes into the Joint Development Agreement stemming from the
64 February 19, 2026 Community Development Committee meeting; and
65

66 **WHEREAS**, on April 10, 2026, Attolles Law, S.C. transmitted the updated Joint
67 Development Agreement to Fredrikson & Byron, P.A., attorneys for Xcel Energy for their
68 review; and
69

70 **WHEREAS**, on May 20, 2026, the County received correspondence from Xcel Energy's
71 attorneys indicating that Xcel Energy was terminating negotiations regarding the Joint
72 Development Agreement with St. Croix County as Xcel Energy no longer believes it is
73 beneficial for the parties to continue further discussions; and
74

75 **WHEREAS**, St. Croix County has devoted numerous hours and meetings addressing the
76 provisions of the Joint Development Agreement, expended considerable public funds to retain
77 Attolles Law, S.C. to negotiate the Joint Development Agreement with Xcel Energy, and made
78 repeated good-faith efforts to reach a mutually acceptable agreement; and
79

80 **WHEREAS**, despite the County's continued participation in negotiations, willingness to
81 consider revisions which Xcel may find problematic, and substantial efforts to address concerns
82 raised throughout the negotiation process, Xcel Energy has refused to discuss the County's
83 proposed terms and has elected to terminate further negotiations regarding the Joint
84 Development Agreement.
85

86 **NOW, THEREFORE, BE IT RESOLVED** that the St. Croix County Board of
87 Supervisors hereby acknowledges Xcel Energy's termination of negotiations for the Joint



Resolution No.
RESOLUTION REGARDING NEGOTIATIONS WITH XCEL ENERGY
REGARDING THE TEN MILE CREEK SOLAR PROJECT

88 Development Agreement. This acknowledgment is not a waiver of any right or claim, which the
89 St. Croix County Board of Supervisors may consider at a later date.
90

91 **BE IT FURTHER RESOLVED** that the St. Croix County Board of Supervisors remains
92 committed to protecting the health, welfare and safety of St. Croix County, and will continue to
93 act in good faith should Xcel Energy wish to recommence negotiations of the Joint Development
94 Agreement.
95

96 **BE IT FURTHER RESOLVED** that the St. Croix County Board of Supervisors will
97 address at a future date whether to proceed with intervening in the Public Service Commission of
98 Wisconsin (“PSC”), consistent with Resolution 41 (2025), once Xcel Energy, or any other entity
99 acting on behalf of Xcel Energy or as a developer of the project, has filed its application with the
100 PSC regarding the Ten Mile Creek Solar Project or a similar project in St. Croix County.

Community Development Committee Recommended

MOVER:

SECONDER:

AYES:

EXCUSED: None

St. Croix County Board of Supervisors Action:

This Resolution was ADOPTED by the St. Croix County Board of Supervisors on July 7, 2026:

Bob Feidler, County Board Chair

Christine Hines, County Clerk

MAY 20, 2026

VIA EMAIL ONLY

Rebecca J. Roeker
Attolles Law, S.C.
222 E Erie Street, Suite 210
Milwaukee, WI 53202
rroeker@attolles.com

Re: Ten Mile Creek – Draft Joint Development Agreement

Dear Ms. Roeker:

We have reviewed the Joint Development Agreement (JDA) you provided, and the Project team was surprised by the extent of revisions and additions, given the absence of any meetings with Xcel Energy over the past seven months and the significant amount of time the parties had previously invested in joint discussions. The draft you provided differs materially from the last version we reviewed in November 2025, as well as the version we started with, which was based on an actual JDA executed by a nearby county for a solar-battery project that Xcel Energy will own and operate.

When St. Croix County first approached Xcel Energy regarding a potential JDA, Xcel Energy was open to those discussions in order to better understand and address the County's concerns and to work collaboratively toward mutually beneficial outcomes. In that context, the most recent draft appears to go well beyond the original intent and scope of those discussions. The draft provided now includes provisions that are solely within the purview of the Public Service Commission of Wisconsin (PSCW), not St. Croix County. We are also concerned that these provisions impose additional burdens on Xcel Energy, as well as the County, and could conflict with PSCW and engineering requirements.

Disappointingly, the draft provided, if approved, would result in significant added costs to Xcel Energy's customers, including St. Croix County residents who are also Xcel Energy customers. For example, although we have discussed this issue in detail already, the proposed draft would require Xcel Energy—a fully regulated public utility—to post financial assurance with the County related to decommissioning. This new cost is in excess of PSCW requirements and outside of the County's authority. Furthermore, there are more than 40 entirely new substantive paragraphs, along with material revisions to nearly every section, that were added without any discussion with Xcel Energy and their legal team.

As St. Croix County is aware, Xcel Energy is continuing to evaluate the various aspects of this project and will keep the County, its residents and other stakeholders updated of any changes. Therefore, at this time, Xcel Energy does not believe it is beneficial to the parties to continue further discussions resulting from the County's most recent version of the draft JDA and that,

May 20, 2026

Page 2

instead, it would be more appropriate to recommence discussions after a Certificate of Public Convenience and Necessity application is filed with the PSCW, to the extent the parties see value in doing so at that time.

Sincerely,

FREDRIKSON & BYRON, P.A.

s/ Lisa M. Agrimonti

Lisa M. Agrimonti

Direct Dial: 612.492.7344

Email: lagrimonti@fredlaw.com

s/ Haley Waller Pitts

Haley Waller Pitts

Direct Dial: 612.492.7443

Email: hwallerpitts@fredlaw.com



Update on Lake Mallalieu Drawdown Request

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Jason Kjeseth, Community Development Director
Date: June 11, 2026
Agenda Item: Update on Lake Mallalieu Drawdown Request

Background Information:

The City of Hudson and Village of North Hudson have signed the authorization form for the drawdown application process to proceed. The City of Hudson had three conditions with their approval and the County included three additional ones after receiving input from the Committee and LWCD staff. By allowing the drawdown application to proceed at this point, it provides an opportunity to gather more information and allows public input and questioning of DNR and Stantec experts. The requested modeling will demonstrate the impacts of the drawdown on the St. Croix, North Bay, as well as evaluate the impacts from wet dredging. If the drawdown proceeds, timing the drawdown after annual monitoring of the St. Croix is important, so data trends and removal of the St. Croix from the impaired waters list are not impacted. The last monitoring request will be beneficial to the association and municipalities because it will provide factual data on the effectiveness and impact of a drawdown. A copy of the letter with these requests and the DNR form was provided to the Lake Mallalieu Association. LWCD staff also created the attached monitoring plan to help facilitate the conversations with the DNR, Stantec, and Lake Mallalieu Association.



Community Development Department

1101 Carmichael Rd. Hudson WI 54016
Phone: 715-386-4680 • Fax: 715-381-4400
sccwi.gov

May 27, 2026

Lake Mallalieu Association
Attn: Jeff Lavers
1319 Riverside Drive N
Hudson, WI 54016

RE: Lake Mallalieu Drawdown Request

Dear Jeff,

This memo is in response Lake Mallalieu Association's request for St. Croix County to authorize a drawdown of the Hudson Lower Power Dam on Lake Mallalieu by 7.5 feet from September 1, 2026, to May 1, 2027. St. Croix County authorizes the application to proceed with the following conditions:

1. Modeling of downstream impacts of sedimentation and phosphorus load from drawdown is provided by Stantec. (Per City of Hudson)
2. Modeling of impact on North Bay from drawdown including consideration of secondary dam flows to improve water quality in North Bay. (Per City of Hudson)
3. A public hearing is conducted with DNR and Stantec staff present. (Per City of Hudson)
4. Provide sedimentation and phosphorus impact comparison between 7.5 foot draw down and wet dredging of Lake Mallalieu on the St. Croix River.
5. If the drawdown is pursued, we ask for the drawdown to happen after regular yearly monitoring of the St. Croix River is complete, so years of data and trends are not impacted. (End of September)
6. To help gauge the actual impact from the drawdown, monitoring of phosphorus and sediment load for 2 weeks prior to the start of the drawdown, during the drawdown, and for two weeks after full pool is returned. This data would help gauge actual impacts if another drawdown is required in the future.

St. Croix County appreciates all the information and effort put forward by the association on this project. St. Croix County desires to do what is best for the residents of St. Croix County in cooperation with the other municipalities who share ownership in the dam. Please keep us informed about the process and provide us with a copy of the information requested above.

Respectfully,

Jason Kjeseth
St. Croix County Community Development Director

Ecological Considerations and Monitoring Plan Recommendation

For Proposed Lake Mallalieu Drawdown

June 2, 2026

Prepared by: St. Croix County Community Development Department

As a landowner of the dam, St. Croix County authorized a drawdown of the Hudson Lower Power Dam on Lake Mallalieu by 7.5 feet from September 1, 2026 to May 1, 2027. The authorization was conditional with the following four items needing completion prior to implementing the drawdown:

Work to Be Completed Prior To The Draw Down

- 1) Modeling of downstream impacts of sedimentation and phosphorus load resulting from the drawdown – to be provided from Stantec. (per City of Hudson)
- 2) Modeling of impact on North Bay from drawdown including consideration of secondary dam flows to improve water quality in North Bay. (per City of Hudson)
- 3) A public hearing is conducted with DNR and Stantec present. (per City of Hudson)
- 4) Provide a sedimentation and phosphorous impact comparison between a 7.5 foot draw down and wet dredging of Lake Mallalieu on the St. Croix River.

Draw Down Start Date

If a drawdown is pursued, we ask for the drawdown to start after regular yearly monitoring of the St. Croix River is complete, so years of data and monitoring trends are not impacted. (End of September)

Documenting Actual Impacts of Lake Draw Down

Monitoring Goal: Quantify the impacts of the proposed draw down of Lake Mallalieu on sediment and phosphorous export to Lake St. Croix.

Methods outlined for water monitoring follow “*Pollutant Load Estimation for Water Quality Projects*”, Nonpoint Source Monitoring Program Technical Note #8, April 2013 Available online at www.epa.gov/sites/default/files/2016-05/documents/tech_notes_8_dec_2013_load.pdf

Flow and concentration are highly variable so accurate load estimation requires that samples are taken frequently enough to accurately represent water flow. Continuous flow measurement of discharge from Hudson Lower Power Dam would allow a sample to be collected every x thousand cubic feet of discharge. Water sample collection could be grab samples taken daily by Lake Mallalieu Association volunteers then the samples used to create a composite sample to represent the time frame.

The Following Monitoring

1. Secure an independent firm to complete the water monitoring.
2. The required monitoring period should begin one month prior to draw down initiation and continue one month after final water level in Lake Mallalieu is restored to its pre-drawdown elevation.
3. Flow from the Hudson Lower Power Dam should be continuous for the entire monitoring period. Flow for the Little Falls Dam will be assumed to be equal to the downstream location.
4. Water sample collection locations will be below Little Falls Dam and water passing over the Hudson Lower Power Dam. The first location represents inflow into Lake Mallalieu and the latter outflow.
5. Grab samples may be used to create a composite sample to represent up to a week in duration with daily grab sample bottles subsampled based on volume of water flow representation for that day.
6. Composite samples will be analyzed for total phosphorus and total suspended sediment.
7. Weekly and cumulative phosphorous and sediment export from Lake Mallalieu would be calculated and reported at the end of the monitoring period.
8. Sample three times for arsenic -before drawdown, during drawdown, post drawdown for a total of 9 samples above Lake Mallalieu and 9 samples flowing over Hudson Lower Power Dam.

Additional Considerations

1. One reason cited for the proposed drawdown is to improve navigation within Lake Mallalieu due to shallow water depths. Extensive modeling was completed showing what may happen with sediments from the upper lake. Cross sections completed pre and post drawdown after the lake is back to full capacity would document the benefit of the drawdown for this stated purpose. Cross sections across key areas of the bay pre and post drawdown should document the bed load movement that will not be represented from the water sampling.
2. Previous drawdown events conducted on Lake Mallalieu had negative impacts on native aquatic vegetation (1991-2005 WI DNR Aquatic Plant Study). Negative impacts were also reported for fish populations by WI DNR Biologists. Some form of survey should be completed to determine impacts on native aquatic vegetation and fish populations.

April 2013

Donald W. Meals, R. Peter Richards¹, and Steven A. Dressing. 2013. Pollutant load estimation for water quality monitoring projects. Tech Notes 8, April 2013. Developed for U.S. Environmental Protection Agency by Tetra Tech, Inc., Fairfax, VA, 21 p. Available online at <https://www.epa.gov/polluted-runoff-nonpoint-source-pollution/nonpoint-source-monitoring-technical-notes>.

¹Heidelberg University, Tiffin, OH.

Through the National Nonpoint Source Monitoring Program (NNPSMP), states monitor and evaluate a subset of watershed projects funded by the Clean Water Act Section 319 Nonpoint Source Control Program.

The program has two major objectives:

1. To scientifically evaluate the effectiveness of watershed technologies designed to control nonpoint source pollution
2. To improve our understanding of nonpoint source pollution

NNPSMP Tech Notes is a series of publications that shares this unique research and monitoring effort. It offers guidance on data collection, implementation of pollution control technologies, and monitoring design, as well as case studies that illustrate principles in action.

Pollutant Load Estimation for Water Quality Monitoring Projects

Introduction

Determination of pollutant load is a key objective for many nonpoint source (NPS) monitoring projects. The mass of nutrients delivered to a lake or estuary drives the productivity of the waterbody. The annual suspended sediment load transported by a river is usually a more meaningful indicator of soil loss in the watershed than is a suspended sediment concentration. The foundation of water resource management embodied in the TMDL (total maximum daily load) concept lies in assessment of the maximum pollutant load a waterbody can accept before becoming impaired and in the measurement of changes in pollutant loads in response to implementation of management measures.

Estimation of pollutant load through monitoring is a complex task that requires accurate measurement of both pollutant concentration and water flow and careful calculation, often based on a statistical approach. It is imperative that a NPS monitoring program be designed for good load estimation at the start. This Tech Note addresses important considerations and procedures for developing good pollutant load estimates in NPS monitoring projects. Much of the material is taken from an extensive monograph written by Dr. R. Peter Richards, of Heidelberg University, *Estimation of Pollutant Loads in Rivers and Streams: A Guidance Document for NPS Programs*. The reader is encouraged to consult that document and its associated tools for additional information on load estimation.

General Considerations

Definitions

Load may be defined as the mass of a substance that passes a particular point of a river (such as a monitoring station on a watershed outlet) in a specified amount of time (e.g., daily, annually). Mathematically, load is essentially the product of water discharge and the concentration of a substance in the water. Flux is a term that describes the loading

rate, i.e., the instantaneous rate at which the load passes a point in the river. Water discharge is defined as the volume of water that passes a cross-section of a river in a specified amount of time, while flow refers to the discharge rate, the instantaneous rate at which water passes a point. Refer to *Tech Notes #3* (Meals and Dressing 2008) for guidance on appropriate ways to estimate or measure surface water flow for purposes associated with NPS watershed projects.

Basic Terms

Flux – instantaneous loading rate (e.g., kg/sec)

Flow rate – instantaneous rate of water passage (e.g., L/sec)

Discharge – quantity of water passing a specified point (e.g., m³)

Load – mass of substance passing a specified point (e.g., metric tons)

If we could directly and continuously measure the flux of a pollutant, the results might look like the plot in Figure 1. The load transported over the entire period of time in the graph would simply be equal to the shaded area under the curve.

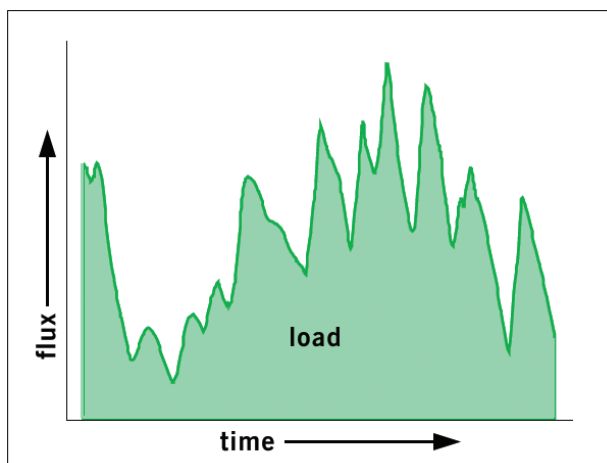


Figure 1. Imaginary plot of pollutant flux over time at a monitoring station (Richards 1998).

However, we cannot measure flux directly, so we calculate it as the product of instantaneous concentration and instantaneous flow:

$$\text{Load} = k \int_t c(t)q(t)dt$$

where c is concentration and q is flow, both a function of time (t), and k is a unit conversion factor. Because we must take a series of discrete samples to measure concentration, the load estimate becomes the sum of a set of n products of concentration (c), flow (q), and the time interval (Δt) over which the concentration and flow measurements apply:

$$\text{Load} = k \sum_{i=1}^n c_i q_i \Delta t$$

The main monitoring challenge becomes how best to take the discrete samples to give the most accurate estimate of load. Note that the total load is the load over the timeframe of interest (e.g., one year) determined by summing a series of unit loads

(individual calculations of load as the product of concentration, flow, and time over smaller, more homogeneous time spans). The central problem is to obtain good measures of concentration and flow during each time interval. As a general rule, in cases where sampling frequency is high relative to the timeframe of interest (e.g., daily sampling for annual loads) instantaneous concentrations from single grab samples can be used with discharge at the time of sampling or mean discharge values for the time interval. If less frequent sampling is performed (e.g., weekly for annual loads), however, it is recommended that concentrations from flow-weighted composite samples are used with total discharge estimates for the time period over which each sample is composited. Once these choices—which are described in greater detail on the following pages—have been made, calculation of total load by summing unit loads is simple arithmetic.

Issues of Variability

Both flow and concentration vary considerably over time, especially in NPS situations. Accurate load estimation becomes an exercise in both how many samples to take and when to take them to account for this variability.

Sampling frequency has a major influence on the accuracy of load estimation, as shown in Figure 2. The top panel shows daily suspended solids load (calculated as the products of daily total suspended solids (TSS) concentration and mean daily discharge measured at a continuously recording U.S. Geological Survey (USGS) station) for the Sandusky River in Ohio. The middle panel represents load calculated using weekly TSS samples and mean weekly discharge; the lower panel shows load calculated from monthly TSS samples and mean monthly discharge data. Clearly, very different pictures of suspended solids load emerge from different sampling frequencies, as decreasing sampling frequencies tend to miss more and more short-term but important events with high flow or high TSS concentrations.

Because in NPS situations most flux occurs during periods of high discharge (e.g., ~80–90% of annual load may be delivered in ~10–20% of time), choosing *when* to sample

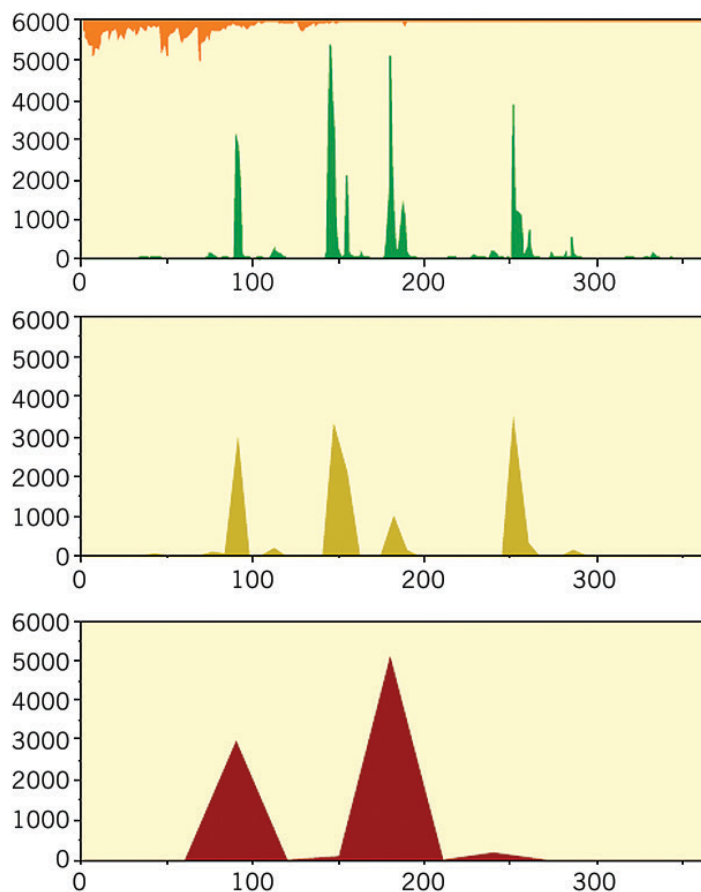


Figure 2. Plot of suspended solids loads for the Sandusky River, water year 1985. Top: daily TSS samples; middle: weekly samples; bottom: monthly samples. Weekly and monthly sample values were drawn from actual daily sample data series (Richards 1998).

can be as important as how often to sample. The top panel in Figure 3 shows a plot of daily suspended solids load derived from weekly sampling superimposed on daily flux data; the bottom panel shows daily loads derived from monthly and quarterly sampling on top of the same daily flux data. Weekly samples give a reasonably good visual fit over the daily flux pattern. The monthly series gives only a very crude representation of the daily flux, but it is somewhat better than expected, because it happens to include the peaks of two of the four major storms for the year. A monthly series based on dates about 10 days later than these would have included practically no storm observations, and would have seriously underestimated the suspended solids load. Quarterly samples result in a poor fit on the actual daily flux pattern.

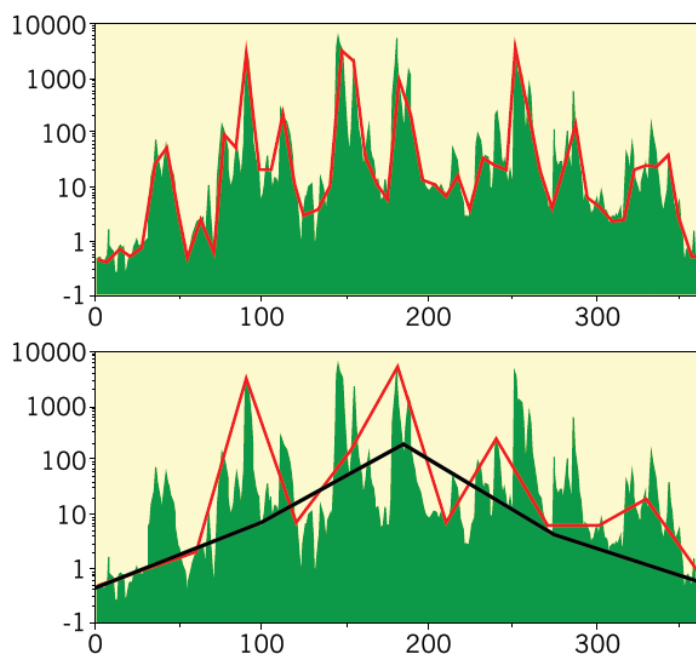


Figure 3. Weekly (red line in top panel) and monthly (red line) and quarterly (black line) (bottom panel) suspended solids load time series superimposed on a daily load time series (Richards 1998).

The key point here is that many samples are typically needed to accurately and reliably capture the true load pattern. Quarterly observations are generally inadequate, monthly observations will probably not yield reliable load estimates, and even weekly observations may not be satisfactory, especially if very accurate load estimates are required to achieve project objectives.

Practical Load Estimation

Ideally, the most accurate approach to estimating pollutant load would be to sample very frequently and capture all the variability. Flow is relatively straightforward to measure continuously (see [Meals and Dressing 2008](#)), but concentration is expensive to measure and in most cases impossible to measure continuously. It is therefore critically important to choose a sampling interval that will yield a suitable characterization of concentration.

There are three important considerations involved in sampling for good load estimation: sample type, sampling frequency, and sample distribution in time. Grab samples represent a concentration only at a single point in time and the selection of grab sampling interval must be made in consideration of the issues of variability discussed above. Integrated samples (composite samples made up of many individual grab samples) are frequently used in NPS monitoring. Time-integrated or time-proportional samples are either taken at a constant rate over the time period or are composed of subsamples taken at a fixed frequency. Time-integrated samples are poorly suited for load estimation because they

are taken without regard to changes in flow (and concentration) that may occur during the integration period and are usually biased toward the low flows that occur most often. Flow-proportional samples (where a sample is collected for every n units of flow that pass the station), on the other hand, are ideally suited for load estimation, and in principle should provide a precise and accurate load estimate if the entire time interval is properly sampled. However, collecting flow-proportional samples is technically challenging and may not be suitable for all purposes. Also, even though a flow-proportional sample over a time span (e.g., a week) is a good summation of the variability of that week, ability to see what happened within that week (e.g., a transient spike in concentration) is lost. Flow-proportional sampling is also not compatible with some monitoring demands, such as monitoring for ambient concentrations that are highest at low flow or for documenting exceedance of critical values (e.g., a water quality standard).

Sampling frequency determines the number of unit load estimates that can be computed and summed for an estimate of total load. Using more unit loads increases the probability of capturing variability across the year and not missing an important event (see Figure 3); in general, the accuracy and precision of a load estimate increases as sampling frequency increases. Over a sufficiently short interval between samples, a sampling program will probably not miss a sudden peak in flux. If, for example, unit loads are calculated by multiplying the average concentration for the time unit by the discharge over the same time unit, the annual load that is the sum of four quarterly unit loads will be considerably less accurate than the annual load that is the sum of twelve monthly loads. Note that this example does not mean that an annual load calculated from 12 monthly loads is sufficiently accurate for all purposes.

There is a practical limit to the benefits of increasing sampling frequency, however, due to the fact that water quality data tend to be autocorrelated. The concentration or flux at a certain point today is related to the concentration or flux at the same point yesterday and, perhaps to a lesser extent, to the concentration or flux at that spot last week. Because of this autocorrelation, beyond some point, increasing sampling frequency will accomplish little in the way of generating new information. This is usually not a problem for monitoring programs, but can be a concern, however, when electronic sensors are used to collect data nearly continuously.

Consideration of the basic sampling frequency— n samples per year—does not address the more complex issue of timing. The choice of *when* to collect concentration samples is critical. Most NPS water quality data have a strong seasonal component as well as a strong association with other variable factors such as precipitation, streamflow, or watershed management activities such as tillage or fertilizer application. Selecting when to collect samples for concentration determination is essentially equivalent to selecting when the unit loads that go into an annual load estimate are determined. That choice must consider the fundamental characteristics of the system being monitored. In northern climates, spring snowmelt is often the dominant export event of the year; sampling during that

period may need to be more intensive than during midsummer in order to capture the most important peak flows and concentrations. In southern regions, intensive summer storms often generate the majority of annual pollutant load; intensive summer monitoring may be required to obtain good load estimates. For many agricultural pesticides, sampling may need to be focused on the brief period immediately after application when most losses tend to occur. Issues of random sampling, stratified random sampling, and other sampling regimes should be considered. Simple random sampling may be inappropriate for accurate load estimation if, as is likely, the resulting schedule is biased toward low flow conditions. Stratified random sampling—division of the sampling effort or the sample set into two or more parts which are different from each other but relatively homogeneous within—could be a better strategy. In cases where there is a conflict between the number of observations a program can afford and the number needed to obtain an accurate and reliable load estimate, it may be possible to use flow as the basis for selecting the interval between concentration observations. For example, planning to collect samples every x thousand ft^3 of discharge would automatically emphasize high flux conditions while economizing on sampling during baseflow conditions.

How accurate does your load estimate need to be?

The required accuracy of load estimates is driven by project objectives, and should be specified in the project Quality Assurance Project Plan (QAPP)—see the [Quality Management Tools](#) provided by the U.S. Environmental Protection Agency (EPA) for additional information on QAPPs. Fundamentally, the accuracy of a load estimate depends on the accuracy of the component concentration and discharge measurements. Generally, if a monitoring program is conducted to document a difference in loads from one period or one site to the next or to identify a long-term trend (see [Meals et al. 2011](#)), the confidence in the load estimate must be at least as great as the anticipated difference or change. In this context, the confidence in the estimate derives not only from inherent uncertainties in measurement of concentration and/or discharge but also from the influence of natural variability and the ability of the monitoring program to address it.

The Minimum Detectable Change (MDC) is the minimum change in a pollutant concentration or load over a given period of time required to be considered statistically significant (see [Spooner et al. 2011](#)). The calculation of MDC has several practical uses. Data collected in the first several years of a project or from a similar project can be used to determine how much change must be measured in the water resource to be considered statistically significant and not an artifact of system variability. These calculations facilitate realistic expectations when projecting water quality results. Calculation of the magnitude of the water quality change required can serve as a useful tool to evaluate water quality monitoring designs for their effectiveness in detecting changes in water quality. Closely related, these calculations can also be used to design effective water quality monitoring networks (Spooner et al. 1987, 1988).

The MDC is a function of pollutant variability, sampling frequency, length of monitoring time, explanatory variables (e.g., season, meteorologic, and hydrologic variables) used in the analyses that help explain some of the variability in the measured data, magnitude and structure of the autocorrelation, and statistical techniques and significance level used to analyze the data.

It is recommended that the reader consult [Tech Notes #7](#) (Spooner et al. 2011) for detailed information on how to calculate and interpret issues of MDC.

Planning Monitoring Programs for Effective Load Estimation

Both discharge and concentration data are needed to calculate pollutant loads, but monitoring programs designed for load estimation will usually generate more flow than concentration data. This leaves three basic choices for practical load estimation:

1. Find a way to estimate un-measured concentrations to go with the flows observed at times when chemical samples were not taken;
2. Throw out most of the flow data and calculate the load using the concentration data and just those flows observed at the same time the samples were taken; and
3. Do something in between—find some way to use the more detailed knowledge of flow to adjust the load estimated from matched pairs of concentration and flow.

The second approach is usually unsatisfactory because the frequency of chemical observations is likely to be inadequate to give a reliable load estimate when simple summation is used. Thus almost all effective load estimation approaches are variants of approaches 1 or 3.

Unfortunately, the decision to calculate loads is sometimes made after the data are collected, often using data collected for other purposes. At that point, little can be done to compensate for a data set that contains too few observations of concentration, discharge, or both, collected using an inappropriate sampling design. Many programs choose monthly or quarterly sampling with no better rationale than convenience and tradition. A simulation study for some Great Lakes tributaries revealed that data from a monthly sampling program, combined with a simple load estimation procedure, gave load estimates which were biased low by 35% or more half of the time (Richards and Holloway 1987).

To avoid such problems, the sampling regime needed for load estimation must be established in the initial monitoring design, based on quantitative statements of the precision required for the load estimate. The resources necessary to carry out the sampling program must be known and budgeted for from the beginning.

The following steps are recommended to plan a monitoring effort for load estimation:

- Determine whether the project goals require knowledge of load, or if goals can be met using concentration data alone. In many cases, especially when trend detection

is the goal, concentration data may be easier to work with and be more accurate than crudely estimated load data.

- If load estimates are required, determine the accuracy and precision needed based on the uses to which they will be put. This is especially critical when the purpose of monitoring is to look for a change in load. It is foolish to attempt to document a 25% load reduction from a watershed program with a monitoring design that gives load estimates $\pm 50\%$ of the true load (see [Tech Notes #7](#) (Spooner et al. 2011)).
- Decide which approach will be used to calculate the loads based on known or expected attributes of the data.
- Use the precision goals to calculate the sampling requirements for the monitoring program. Sampling requirements include both the total number of samples and, possibly, the distribution of the samples with respect to some auxiliary variable such as flow or season.
- Calculate the loads based on the samples obtained after the first full year of monitoring, and compare the precision estimates (of both flow measurement and the sampling program) with the initial goals of the program. Adjust the sampling program if the estimated precision deviates substantially from the goals.

It is possible that funding or other limitations may prevent a monitoring program from collecting the data required for acceptable load estimation. In such a case, the question must be asked: is a biased, highly uncertain load estimate preferable to no load estimate at all? Sometimes the correct answer will be no.

Approaches to Load Estimation

Several distinct technical approaches to load estimation are discussed below. The reader is encouraged to consult [Richards \(1998\)](#) for details and examples of these calculations.

Numeric Integration

The simplest approach is numeric integration, where the total load is given by

$$\text{Load} = \sum_{i=1}^n c_i q_i t_i$$

where c_i is the concentration in the i^{th} sample, q_i is the corresponding flow, and t_i is the time interval represented by the i^{th} sample, calculated as:

$$\frac{1}{2}(t_{i+1} - t_{i-1})$$

It is not required that t_i be the same for each sample.

The question becomes how fine to slice the pie—few slices will miss much variability, many slices will capture variability but at a higher cost and monitoring effort. Numeric integration is only satisfactory if the sampling frequency is high—often on the order of 100 samples per year or more, and samples must be distributed so that all major runoff events are captured. Selection of sampling frequency and distribution over the year is critical—sampling must focus on times when highest fluxes occur, i.e., periods of high discharge.

As noted above, flow-proportional sampling is a special case of mechanical rather than mathematical integration that assumes that one or more samples can be obtained that cover the entire period of interest, each representing a known discharge and each with a concentration that is in proportion to the load that passed the sampling point during the sample's accumulation. If this assumption is met, the load for each sample is easily calculated as the discharge times the concentration, and the total load for the year is derived by summation. In principle, this is a very efficient and cost-effective method of obtaining a total load.

Regression

When, as is often the case with NPS-dominated systems, a strong relationship exists between flow and concentration, using regression to estimate load from continuous flow and intermittent concentration data can be highly effective. In this approach, a regression relationship is developed between concentration and flow based on the days for which concentration data exist. Usually, these data are based on grab samples for concentration and mean daily flow for the sampling day. This relationship may involve simple or multiple regression analysis using covariates like precipitation. In most applications, both concentration and flow are typically log-transformed to create a dataset suited for regression analysis (see [Tech Notes #1](#) (Meals and Dressing 2005) for basic information on data transformations). The regression relationship may be based entirely on the current year's samples, or it may be based on samples gathered in previous years, or both. This method requires that there be a strong linear association between flow and concentration that does not change appreciably over the period of interest. If BMP implementation is expected to affect the relationship between flow and concentration, such relationships must be tracked carefully—if BMPs change the relationship, the concentration estimation procedure must be corrected.

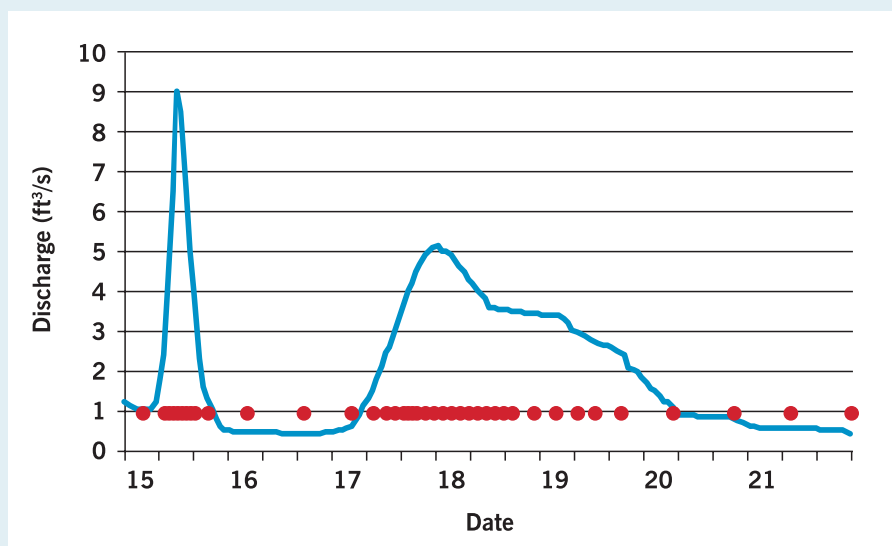
Once the regression relationship is established, the regression equation is used to estimate concentrations for each day on which a sample was not taken, based on the mean daily flow for the day. The total load is calculated as the sum of the daily loads that are obtained by multiplying the measured or estimated daily concentration by the total daily discharge.

The goal of chemical sampling under this approach is to accurately characterize the relationship between flow and concentration. The monitoring program should be designed

Estimating TP Load from Continuous Discharge and Weekly Flow-Proportional Composite Sampling Lake Champlain Basin Agricultural Watersheds NNPSMP

Monitoring regime:

- Continuous discharge measurement
- Flow-proportional autosampling (subsample taken every 20,000 ft³) composited into single container for TP analysis of one sample per week
- Single analysis of flow-proportional composite (equivalent to Event Mean Concentration (EMC))
- Unit load = one week



Station hydrograph for week of July 15 – 21, 2000.
Red dots superimposed on hydrograph represent times of individual subsamples comprising weekly composite sample.

Total weekly discharge = 1,200,000 ft³

#samples = 60

EMC = 0.58 mg/L

Weekly load = Total weekly discharge * EMC * unit conversion = 19.7 kg

to obtain samples over the entire range of expected flow rates. If seasonal differences in the flow/concentration relationship are likely, the entire range of flows should be sampled in each season. In some cases, separate seasonal flow-concentration regressions may need to be developed and used to estimate seasonal loads. Examples of such flow-concentration regressions are shown in Figure 4. It is clear in Figure 4 that a single regression line would seriously underestimate high concentrations and therefore overall loads. The seasonal regressions shown in the lower panel would yield a better load estimate.

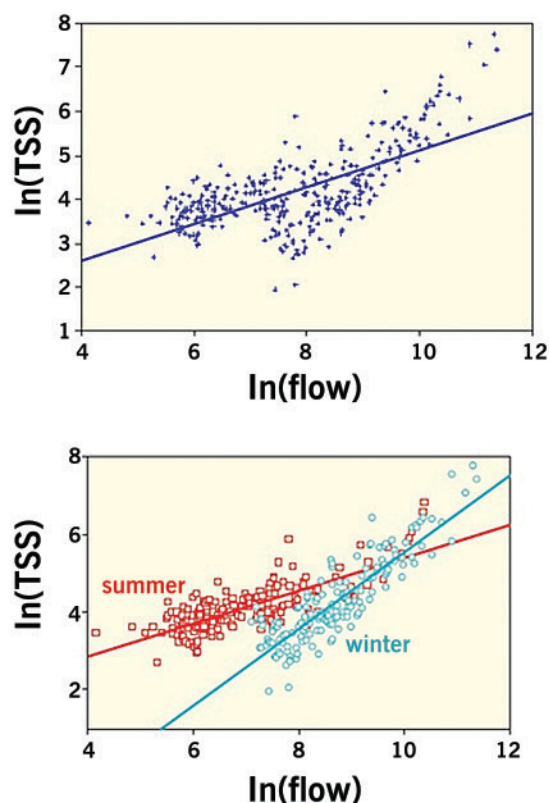


Figure 4. Top panel: plot of regression relationship between log of total suspended solids concentration and log of flow for the 1991 water year dataset from the Maumee River (Ohio). Bottom panel: plot of same data divided into two groups based on time of year. Within each season, the regression model is stronger, has lower error, and provides a more accurate load estimate (Richards 1998).

This approach is especially applicable to situations where continuous flow data already exist, e.g., from an ongoing USGS hydrologic station. Grab samples can be collected as needed and then associated with the appropriate flow observations. Economy is another significant advantage of this approach. After an initial intensive sampling period to develop the regression, it may be possible to maintain the regression model with ~20 samples a year for concentration, focusing on high-flow or critical season events. Software exists to calculate and manage this approach, e.g. *FLUX* (Walker 1999). *FLUX* is an interactive program designed for use in estimating the loadings of nutrients or other water quality components passing a tributary sampling station over a given period of time. Data requirements include (a) grab-sample nutrient concentrations, typically measured at a weekly to monthly frequency for a period of at least 1 year, (b) corresponding flow measurements (instantaneous or daily mean values), and (c) a complete flow record (mean daily flows) for the period of interest. Using six calculation techniques, *FLUX* maps the flow/concentration relationship developed from the sample record onto the entire flow record to calculate total mass discharge and associated error statistics. An option to stratify the data into groups based upon flow, date, and/or season

is also included. The USGS program **LOADEST** is also available and is widely used to estimate loads using the regression approach. Another USGS load estimation calculation tool—**FLUXMASTER**—has been used in the SPARROW (SPAtially Referenced Regressions On Watershed attributes) watershed modeling technique to compute unbiased detrended estimates of long-term mean flux, and to provide an estimate of the associated standard error (Schwarz et al. 20006). The two programs include the same statistical model and in most cases will give the same result.

There are a few potential disadvantages to this approach. First, as mentioned earlier, potential changes or trends in the concentration-flow relationship—sometimes a goal of watershed projects—must be tracked and if the relationship changes, a new regression model must be constructed. Second, the monitoring program must be managed to effectively capture the entire range of flows/conditions that occur; the use of data from fixed-interval time-based sampling is not appropriate for this purpose because of bias toward low flow conditions.

Ratio Estimators

The concept of ratio estimators is a powerful statistical tool for estimating pollutant load from continuous flow data and intermittent concentration data. Ratio estimators assume that there is a positive linear relationship between concentration and flow that passes through the origin. On days when chemistry samples are taken, the daily load is calculated as the product of grab-sampled concentration and mean daily flow, and the mean of these loads over the year is also calculated. The mean daily load is then adjusted by multiplying it by a flow ratio, which is derived by dividing the average flow for the year as a whole by the average flow for the days on which chemical samples were taken. A bias correction factor is included in the calculation, to compensate for the effects of correlation between discharge and load. The adjusted mean daily load is multiplied by 365 to obtain the annual load.

When used in a stratified mode (e.g., for distinct seasons), the same process is applied within each stratum, and the stratum load is calculated by multiplying the mean daily load for the stratum by the number of days in the stratum. The stratum loads are then summed to obtain the total annual load.

The basic approach to determining sampling frequency assumes a normal distribution for concentration and random sampling. Several formulas are available to calculate the number of samples (random or within strata) required to obtain a load estimate of acceptable accuracy based on known variance of the system (see *Chapter 2 (Developing a Monitoring Plan) of Monitoring Guidance for Determining the Effectiveness of Nonpoint Source Controls*). Stratification may improve the precision and accuracy of the load estimate by allocating more of the sampling effort to the aspects which are of greatest interest or which are most difficult to characterize because of great variability such as high flow seasons

The Beale Ratio Estimator is one common technique; computer programs are available to implement this calculation method. An example of such a tool is available in *Richards 1998*.

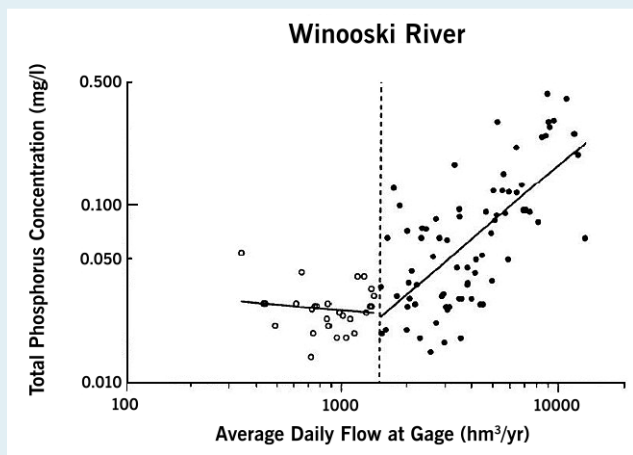
Estimating Phosphorus Load for Lake Champlain Using Flow vs. Concentration Regression

Monitoring regime:

- Tributary flows to Lake Champlain measured continuously at 31 sites, 1990–1992.
- Sampling conducted on 31 tributaries, concentrated on obtaining as high a proportion possible of samples during high flow conditions; samples were also obtained under low and moderate flow conditions. Samples were analyzed for total P, dissolved P, and chloride.

Analysis:

- The total number of samples per stream ranged from 84–107 for the Vermont/Quebec tributaries, and from 36–115 for the New York sites. The percentage of samples taken during high flow conditions ranged from 23–36% at the Vermont/Quebec stations, and from 13–29% in New York. The percentage of all high flow days that were sampled ranged from 25–44% in Vermont and Quebec, and from 12–32% in New York.
- The average daily flow records obtained for each gage station and the tributary sampling data were used in the FLUX program (Walker 1987, 1990) to develop mean load estimates for chloride, total P, and dissolved P for each tributary.
- Examination of concentration vs. flow plots indicated that most of the tributaries had significant relationships between chloride or total phosphorus concentration and daily flow. The concentration vs. flow relationships were stratified with respect to flow and/or by season, to improve the precision of the loading estimates
- A log-log regression relationship was developed between concentration and flow within each flow stratum, and applied with a correction for bias to each daily flow value to produce an estimate of the mean loading rate for the period. Error estimates for the mean loading values were obtained by the FLUX program.



Example of Total Phosphorus concentration vs. Discharge relationship for the Winooski River (VT), March 199–April 1992. Regression lines are shown for the two flow intervals used in the FLUX program load estimation procedure.

Total P load estimates for selected Lake Champlain tributaries, March 1990 – February 1992. C.V. is the coefficient of variation for load and concentration estimates.

Tributary	Mean Discharge (106 m ³ /yr)	Total Phosphorus		
		Mean Conc. (mg/L)	Mean Load (mt/yr)	C.V.
Winooski	2,003	12.3	24,615	0.029
Missisquoi	1,534	6.5	9,899	0.024
Otter	1,427	9.7	13,786	0.016
Lamoille	1,423	8.8	12,515	0.032
Poultney	371	10.5	3,890	0.019
Pike	347	11.9	4,128	0.022

Source: VT DEC and NYS DEC. 1997.

Comparison of Load Estimation Approaches

Although strongly driven by available resources, the monitoring program design (that should have included consideration of load estimation issues from the beginning), and the natural system itself, the choice of load estimation approach can make an enormous difference in the resulting load estimate.

Consider an example drawn from a dataset for the Maumee River (Ohio), water year 1991, consisting of daily TSS concentrations and continuous discharge data (Richards 1998). Different load estimation methods were applied to this dataset and to data taken from seven subsamples representing different weekly sampling schedules (e.g., Monday samples only), the results of which are summarized in Table 1 and Figure 5. The numeric integration estimate based on all daily data was assumed to be the true load for this exercise. The percent error is calculated as $100 \times (\text{estimate} - \text{true load}) / \text{true load}$.

Table 1. Suspended solids load estimations from the Maumee River, water year 1991, computed on different subsample datasets and by different load estimation methods (Richards 1998).

Sample	Method	n	Suspended Solids Load (1000s mt/yr)	95% confidence Interval (1000s mt/yr)	% error
All data	Numeric Integration	347	2386		0
	Beale Ratio Est.	347	2365	± 415	-1
	Regression	347	1043		-56
	Seasonal Regression	347	1902		-20
Weekly samples on Sundays	Beale Ratio Est.	48	1910	± 1036	-20
	Regression	48	1232		-48
Weekly samples on Mondays	Beale Ratio Est.	53	2544	± 2357	7
	Regression	53	1035		-57
Weekly samples on Tuesdays	Beale Ratio Est.	50	2366	± 1815	-1
	Regression	50	1024		-57
Weekly samples on Wednesdays	Beale Ratio Est.	50	1912	± 1112	-20
	Regression	50	1186		-50
Weekly samples on Thursdays	Beale Ratio Est.	49	1079	± 235	-55
	Regression	49	991		-58
Weekly samples on Fridays	Beale Ratio Est.	48	864	± 173	-64
	Regression	48	867		-64
Weekly samples on Saturdays	Beale Ratio Est.	49	1111	± 301	-53
	Regression	49	1026		-57

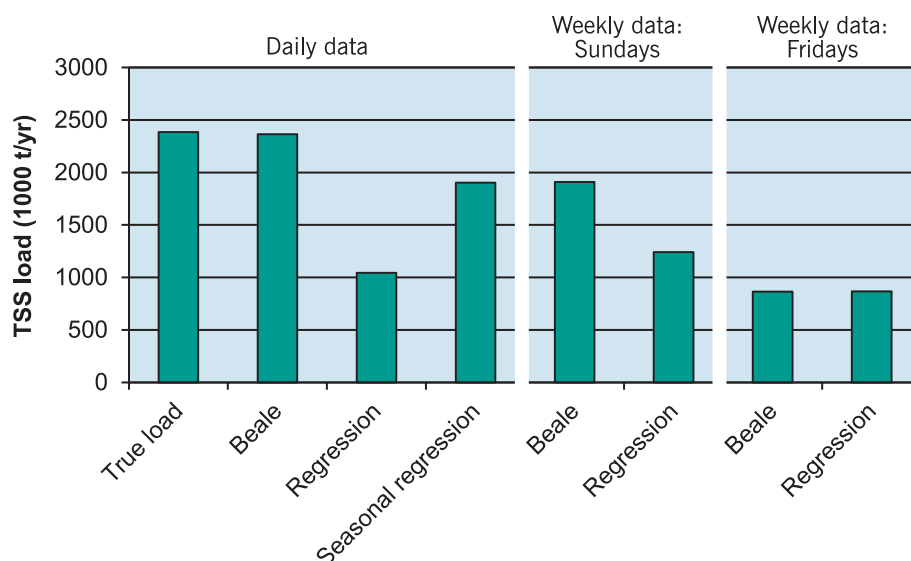


Figure 5. Plots comparing load estimates from Maumee River water year 1991 computed on different subsample datasets and by different load estimation methods. “True load” is represented by numerical integration of daily data.

This example clearly shows that different methods of load estimation applied to different datasets can result in substantially different estimates of pollutant load. Most of the scenarios tested here underestimated suspended solids load, probably because the samples included missed high flow/TSS events and/or the estimation methods were biased toward low flow conditions. In most cases, the Beale Ratio Estimator gave a load estimate closer to the true load than did the regression method. For the full daily dataset, the single flow-concentration regression over the entire year appeared to seriously underestimate suspended solids load; separating the data into summer and winter seasons improved the fit and the accuracy of the load estimate (see Figure 4).

Some scenarios using weekly suspended solids samples for the load estimation gave annual load estimates reasonably close to the “true load,” but estimates using weekly concentrations usually underestimated the annual load. This resulted partly from the lower resolution of weekly vs. daily samples, but most of the difference was because in this particular year, suspended solids load was dominated by a single 4-day event that occurred from a Sunday through Wednesday. Samples from Sunday–Wednesday captured at least part of this extreme event, whereas samples from Thursday–Saturday did not. These results show that it was possible to obtain a fairly reasonable load estimate (e.g., within $\pm 20\%$ of the true load) from weekly concentration data, but at the same time, point out the risk of using fixed-interval concentration data in a NPS load estimation.

Load Duration Curves

Once good pollutant load estimates have been derived through monitoring, annual or seasonal loads can be compared over time, between watersheds or tributaries, or against some load objective, as in a TMDL allocation. One particularly useful application of load estimate data is that of the *load duration curve*.

Simply stated, a duration curve is a graph representing the percentage of time during which the value of a given parameter (e.g., flow, concentration, or load) is equaled or exceeded. A load duration curve is therefore a cumulative frequency plot of mean daily flows, concentrations, or daily loads over a period of record, with values plotted from their highest value to lowest without regard to chronological order. For each flow, concentration, or load value the curve displays the corresponding percent of time (0 to 100) that the value was met or exceeded over the specified time—the flow, concentration, or load duration interval. Extremely high values are rarely exceeded and have low duration interval values; very low values are often exceeded and have high duration interval values.

The process of using load duration curves generally begins with the development of a flow duration curve, using existing historical flow data (e.g., from a USGS gage), typically using mean daily discharge values. A basic flow duration curve runs from high to low along the x-axis, as illustrated in Figure 6. The x-axis represents the duration or percent of time, as in a cumulative frequency distribution. The y-axis represents the flow value (e.g., ft³/sec (cfs)) associated with that percent of time. Figure 6 illustrates that the highest observed flow for the period of record was about 5,400 cfs, while the lowest flow was 6 cfs. The median flow—the flow exceeded 50 percent of the time—was about 200 cfs.

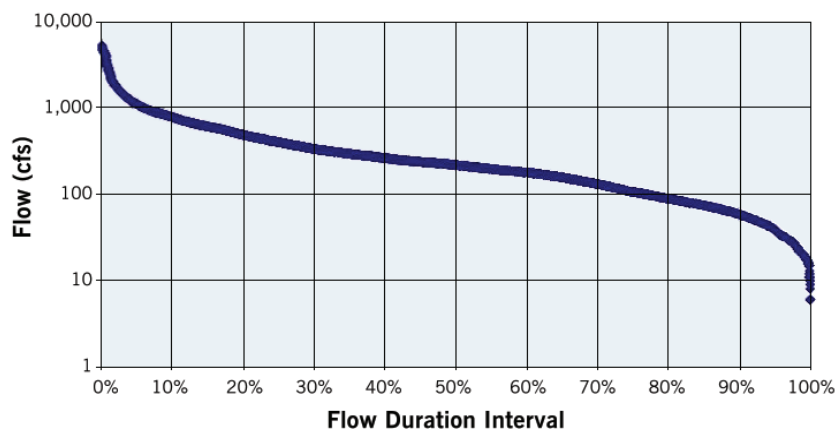


Figure 6. Flow duration curve for the Sevier River near Gunnison, UT, covering the period January 1977 through September 2002.

In the next step, a load duration curve is created from the flow duration curve by multiplying each of the flow values by the applicable numeric water quality target (usually a water quality criterion) and a unit conversion factor, then plotting the results as for the flow duration curve. The x-axis remains as the flow duration interval, and the y-axis

depicts the load rather than the flow. This curve represents the allowable load (e.g., the TMDL) at each flow condition over the full range of observed flow. An example is shown in Figure 7 for the same site as shown in the flow duration curve, using a target of 0.05 mg/L total P. Then, observed P load observations associated with the flow intervals are plotted along the same axes. Points located above the curve represent exceedances of the target load, while those plotting below the curve represent compliance with the target and allowable daily loads.

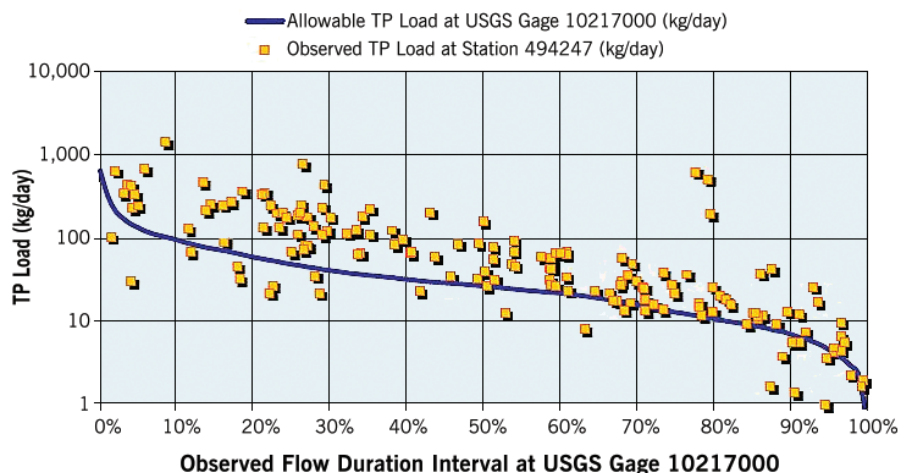


Figure 7. Load duration curve for the Sevier River near Gunnison, UT, January 1977 through September 2002. Blue line represents allowable total P load calculated as the product of each observed flow duration interval and the target total P concentration of 0.05 mg/L. Yellow points represent observed total P loads at the same flow duration intervals.

A key feature of load duration curve analysis is that the pattern of loads—and impairment—can be easily visualized over the full range of flow conditions. Because flow variations usually correspond to seasonal patterns, this feature can address the requirement that TMDLs account for seasonal variations. The pattern of observed loads exceeding target loads can be examined to see if impairments occur only at high flows, only during low flows, or across the entire range of flow conditions. A common way to look at a load duration curve is by dividing it into zones representing, for example: high flows (0–10% flow duration interval), moist conditions (10–40%), mid-range flows (40–60%), dry conditions (60–90%), and low flows (90–100%). Data may also be grouped by season (e.g., spring runoff versus summer base flow). Sometimes, analysis of the load duration curve can provide insight on the source of pollutant loads. Measured loads that plot above the curve during flow duration intervals above 80% (low flow conditions), for example, may suggest point sources that discharge continuously during dry weather. Conversely, measured loads that plot above the curve during flow duration intervals of about 10 to 70% tend to reflect wet weather contributions by NPS such as erosion, washoff, and streambank erosion. Figure 7 illustrates that allowable total P loads in the

Sevier River were exceeded during all flow intervals, suggesting that multiple sources may contribute to the impairment.

It should be noted that a significant weakness of load duration curves is that they usually apply a single target concentration (i.e., the water quality standard) for all flows. For systems with significant NPS inputs this is usually an unreasonable assumption. As a result, the curve will almost always show that most violations occur at higher flows, where load is high due to both high flows and elevated concentrations. We know that concentration increases with flow in these systems, and this is basically a natural phenomenon. Application of different target concentrations to different flow strata may help with this issue.

Finally, note that an individual load duration curve applies only to the point in the stream where the data were collected. A load duration curve developed at a watershed outlet station (e.g., for a TMDL) applies only to loads observed at that point. If significant pollution sources exist upstream, a single load duration analysis at the watershed outlet can underestimate the extent of impairment in upstream segments. For this reason, it is usually wise to develop multiple load duration curves throughout the watershed to address the spatial distribution of impairments. Such an exercise can also be useful in targeting land treatment to critical watershed source areas.

For more detailed discussion of load duration curves, particularly their application to the TMDL process, refer to these sources:

USEPA. 2007. *An Approach for Using Load Duration Curves in the Development of TMDLs*.

Tetra Tech. (undated) *Advantages and Disadvantages of Using Load Duration Curves to Estimate Existing and Allowable Loads for the Development of Nutrient TMDLs*.

Summary and Recommendations

Estimation of pollutant load through monitoring is a complex task that requires accurate measurement of both pollutant concentration and water flow, as well as careful calculation, often based on a statistical approach. A NPS monitoring program must be designed for good load estimation at the start. In planning a watershed project, determine whether the project goals require knowledge of load, or if goals can be met using concentration data alone. In many cases, especially when trend detection is the goal, concentration data may be easier to work with and be more accurate than crudely estimated load data.

Good load estimates are usually derived from continuous flow data and intermittent data on pollutant concentration.

Both flow and pollutant concentrations are highly variable. Generally, continuous flow measurement and frequent water quality samples are needed to accurately and reliably capture the true load pattern. Although sampling frequency requirements will vary by the system monitored and the accuracy desired, quarterly concentration observations are generally inadequate, monthly observations will probably not yield reliable load estimates, and even weekly observations may not be satisfactory, especially if very accurate load estimates are required to achieve project objectives.

Water quality sampling for load estimation must capture periods of high flows and pollutant concentrations. Flow-proportional sampling will often provide the most accurate and cost-effective data for load estimation; frequency, timing, and stratification are important considerations for fixed-interval sampling programs.

Computational and statistical techniques appropriate to nonpoint source load estimation include:

- Numeric integration to compute load as the product of flow and concentration over a sequence of observations;
- Regression to estimate un-sampled concentrations based on flow; and
- Ratio estimators to adjust individual unit loads based on flow conditions at the time of sampling.

Different methods of load estimation can result in substantially different estimates of pollutant load. Select the preferred method based on project objectives and monitoring resources.

A load duration curve is a useful approach to compare pollutant load estimates over time, between sites, or against a load-reduction objective.

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Discussion on Data Centers and Regulation Options

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Jason Kjeseth, Community Development Director
Date: June 11, 2026
Agenda Item: Discussion on Data Centers and Regulation Options

Background Information:

As interest in data center development grows, communities across Wisconsin are seeking more information about what these facilities could mean for their local economies and natural resources. Momentum West Wisconsin put together a [Data Center Resource Hub](#) which contains educational and printable material outlining general information on data centers, including their economic benefits, impacts on local property taxes, as well as water and energy consumption.

The American Planning Association (APA) also published an article with background information on what data centers are and some considerations for regulating them. A couple of ordinance examples are included in the packet, along with an electric Co-op's perspective. Some pictures and a video from a 8 MW data center tour near Durand will be presented at the meeting. (not included in packet due to size) Staff would like direction from the Committee at this meeting on if and how they would like to regulate data centers.



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The Physical Footprint of Artificial Intelligence

Zoning Practice — October 2025

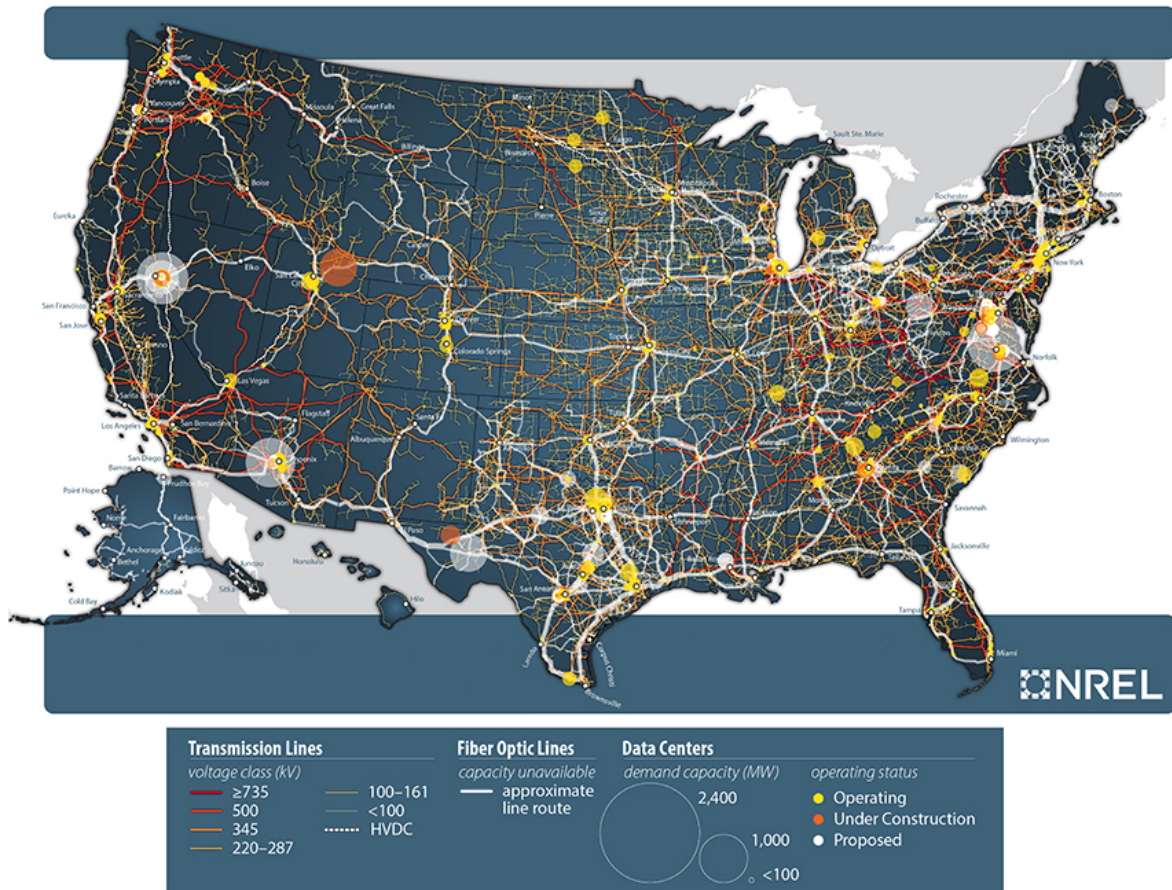
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By [Charlie Nichols, AICP](#)

Every time you ask ChatGPT, Gemini, or Claude a question, you are tapping into a sprawling, power-hungry network of machines. Somewhere, a data center's processors are whirring, fans are spinning, and megawatts of electricity are flowing.

Artificial intelligence (AI) may feel virtual, but its footprint is intensely physical. Behind every chatbot interaction, predictive algorithm, or autonomous system lies a vast network of data centers, power generators, and electricity transmission and distribution infrastructure. As vast as it is now, the demand for computing power is growing at an exponential rate, and local zoning is on the front lines.

This issue of *Zoning Practice* explores the physical effects of AI deployment and highlights core considerations for local planning and zoning. It begins with a summary of the land use characteristics of the system of data centers that host and serve contemporary AI models before highlighting noteworthy regulatory approaches and areas of opportunity for zoning updates and land use decision-making processes.



Data center infrastructure in the United States, 2025 (Credit: NREL (<https://docs.nrel.gov/docs/gen/fy25/94502.jpg>))

What Are the Physical Needs of AI?

When we think about artificial intelligence, we often imagine abstract ideas or algorithms, software, or maybe a chat assistant or a robot. But AI is deeply physical. It runs on powerful hardware that lives in large buildings, draws enormous amounts of electricity, and requires robust infrastructure to keep it cool and operational. These needs are shaping land use decisions in ways many communities have never dealt with before.

AI LIVES IN DATA CENTERS

The primary home of AI is the data center. These are large, sometimes windowless, buildings filled with servers, networking equipment, and backup systems. While some are sleek and high-tech, many look like simple warehouses. But inside, the technology is anything but simple.

AI workloads require far more computational power than traditional cloud computing. That means more servers packed with graphics processing units (GPUs), which are optimized for machine learning tasks. These GPUs are energy-intensive and generate a significant amount of heat (Shehabi et al. 2024; Casey 2025).

This is why the design, location, and infrastructure of data centers have become such a big deal. For example, Meta's Altoona, Iowa, data-center campus has more than five million square feet of space and is still growing (Miller 2022).

Data centers themselves fall into several distinct categories. Edge or micro facilities are the smallest, often modular container-sized enclosures ranging from a few hundred to a few thousand square feet. Enterprise data centers, typically operated by corporations or universities, can range from about 5,000 to 50,000 square feet, sometimes larger. Colocation facilities lease space to multiple tenants and often fall between 50,000 and 600,000 square feet, with many averaging around 150,000 square feet. At the largest scale are hyperscale data centers, typically built by major cloud or AI providers, which can easily reach hundreds of thousands of square feet per building and exceed one million square feet across a campus (Zhang 2023).

While many forecasts focus on power demand rather than square footage, it is possible to translate one into the other. Deloitte estimates that AI-driven data centers could require up to 123 gigawatts (GW) of capacity in the U.S. by 2035, compared to roughly 4 GW today (Stansbury et al. 2025). Real-world projects suggest that every megawatt of IT load requires between 5,000 and 12,000 square feet of total building area. Applying that ratio to 123 GW implies a national buildout of 615 million to 1.48 billion square feet of data center space, equivalent to about 22 to 53 square miles. Land use estimates point in a similar direction, with recent projects averaging 0.5 to 1.5 acres per MW, which would translate to roughly 96 to 288 square miles of U.S. land devoted to AI-related data center campuses by 2035 (Stansbury et al. 2025).



A proposed 612-acre hyperscale data center campus in Cedar Rapids, Iowa (Credit: QTS)

AI NEEDS LOTS OF ELECTRICITY

Power demand is one of the most critical limiting factors in scaling AI. The U.S. Department of Energy's Secretary of Energy Advisory Board notes that legacy hyperscale data centers have typically connected at 20–50 megawatts (MW), but utilities are now receiving AI-driven connection requests for *single* campuses of 300–1,000 MW (2024). To put the low end of that new range in context, a 300 MW facility running around the clock would consume about 2.6 terawatt-hours a year — roughly the annual electricity use of 250,000 U.S. homes (calculated with the U.S. EIA average of 10,500 kWh per household). These unprecedented loads are forcing planners, utilities, and regulators to rethink siting, transmission capacity, and community-impact mitigation.

This demand is driving data centers to locate near existing transmission infrastructure, substations, or power plants. In some cases, new substations or transmission lines are being proposed just to support AI infrastructure. Local planners are being asked to approve not just buildings, but energy projects with regional impacts.

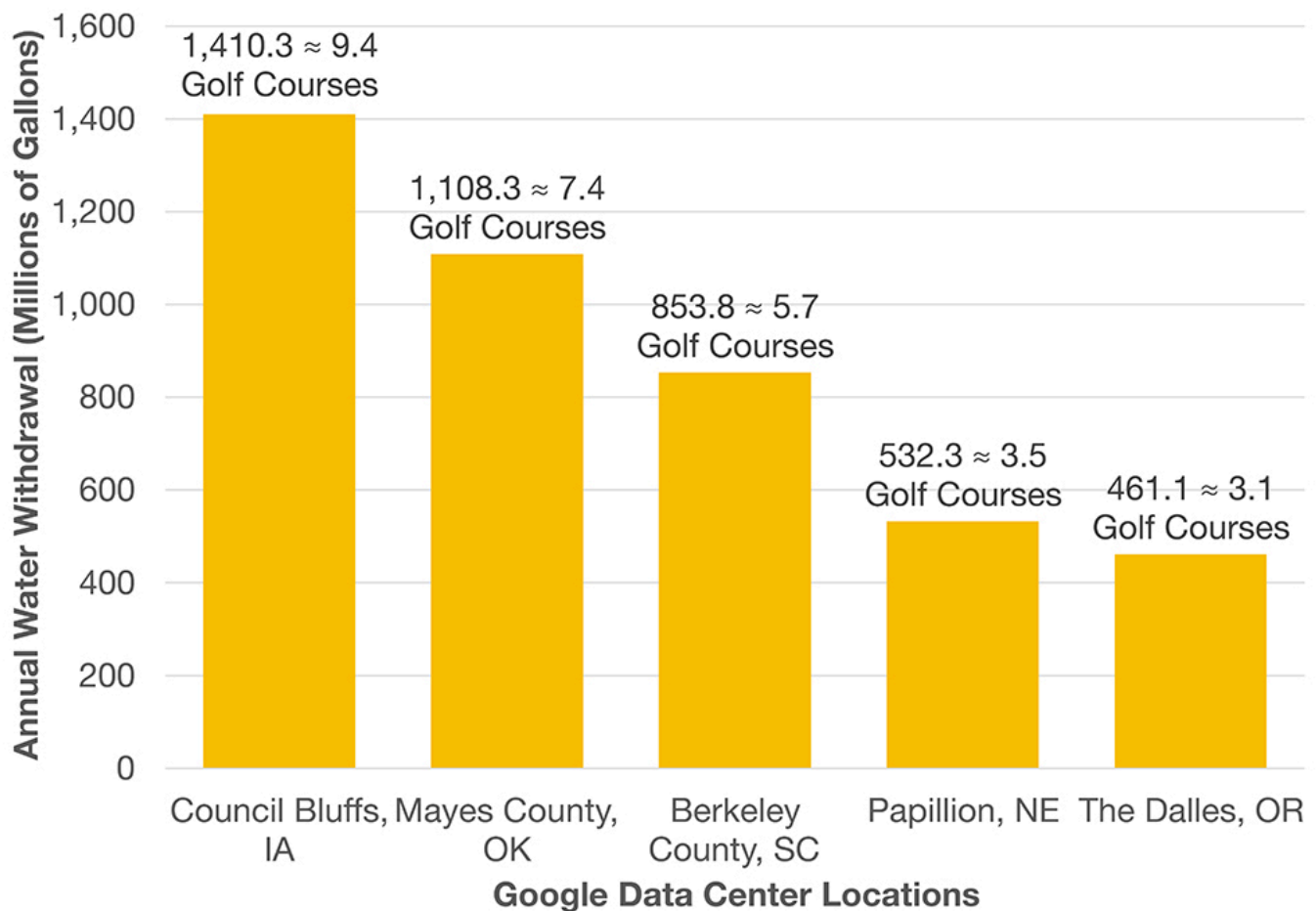
There is also growing concern about the climate impacts of AI. Researchers estimate that the cumulative carbon emissions from AI models could reach 3.66 to 8.72 million tons in the U.S. alone — the equivalent of driving an average gasoline-powered car nine to 22 billion miles (Ding et al. 2025; USEPA 2024). This has led to pressure for data centers to run on renewable energy, adding another layer of land use complexity as solar or wind farms are proposed nearby or colocated together with data centers.

AI NEEDS WATER AND COOLING

All that power generates heat, and that heat has to go somewhere. Most data centers use a combination of air- and water-cooling systems. Some of the largest AI-focused facilities can consume hundreds of thousands of gallons of water per day for evaporative cooling (Lei et al. 2025; Shehabi et al. 2024; Selsky 2022). That's raising concerns in water-scarce regions or places where water infrastructure is already stretched thin.

For example, in The Dalles, Oregon, a dispute between Google and the city over water use became national news when the city council approved a water agreement to support Google's data center expansion, despite local concerns about long-term water availability (Selsky 2022).

Water and cooling infrastructure also raise siting questions. Should data centers be allowed in areas with limited water supply? What happens when a tech company becomes one of the largest users of municipal water? These questions are starting to reach planning commissions and city councils.



Top-five U.S. Google data centers by annual water withdrawals, 2024 (Credit: [Google's 2025 Environmental Report](https://sustainability.google/reports/google-2025-environmental-report/) (<https://sustainability.google/reports/google-2025-environmental-report/>))

AI NEEDS FIBER AND CONNECTIVITY

Finally, AI infrastructure depends on highspeed fiberoptic connections. Training models and delivering AI services both require fast, reliable data transmission. This can drive the need for new fiber lines, telecom infrastructure, or even small-cell installations in rural or suburban areas (RVA LLC 2025; Walker 2024).

It's not just big cities seeing these investments. Some rural areas are gaining interest from AI developers because they offer space, lower land costs, and cooperative local governments — provided they can offer fiber access and a willing utility partner.

How Is AI Infrastructure Regulated (or Not)?

If your city or county does not already have a data center, just wait. The odds are increasing that a tech company, or the utility that serves them, will soon come knocking. Yet most local governments are not fully prepared to regulate AI infrastructure. In many places, the regulatory framework is either nonexistent or built for a different era of technology.

ZONING CODES RARELY MENTION AI OR DATA CENTERS

Many zoning codes still make no explicit reference to "artificial intelligence" or even to "data centers." Where definitions are absent, planners may choose to slot these facilities into broad buckets such as warehousing, light-industrial, or public-utility uses, even though the buildings may be packed wall-to-wall with servers instead of pallets.

Yet these facilities behave very differently from the categories they're often shoehorned into, and there are many reasons why local governments may want to specifically define data center uses (Morley 2022). Their continuous operation demands megawatts of electricity and, in many climates, hundreds of thousands of gallons of cooling water per day; the equipment generates heat and noise; and the employment footprint is minimal. When such impacts are overlooked, communities can be blindsided — as happened in Prince William County, Virginia, where approval of a massive data-center corridor sparked backlash over noise, power delivery, and land use compatibility.

Recognizing this mismatch, an increasing number of jurisdictions have begun to write data-center-specific rules. Loudoun County, Virginia, imposes façade, screening, lighting, and pedestrian-connectivity standards on by-right data centers to blunt visual impacts while leveraging their tax base (§4.06.02 (<https://online.encodeplus.com/regs/loudouncounty-va-crosswalk/doc-viewer.aspx#secid-859>)). Prince William County uses a Data Center Opportunity Zone Overlay to funnel projects to infrastructure-served parcels and require design review (§32-509 (https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO_ARTVOVDI_PT509DACEOPZOVDI)). Missoula County, Montana, offers a different model. The county's ordinance, crafted for cryptocurrency mines, confines those operations to industrial zones and requires them to offset 100 percent of their electricity use with renewable energy (§5.10 (<https://www.missoulacounty.us/government/community-development/planning-development-and-sustainability/zoning-regulations>)). Because cryptocurrency mines and large-scale data centers both run continuously, draw high-density power, and employ few on-site workers, planners can adapt the same toolkit — clear land use definitions, targeted overlay districts, and energy-focused performance standards — to data centers when communities want comparable safeguards.

Looking ahead, AI training clusters dwarf the loads discussed in 2022, with utilities now fielding single-campus interconnection requests of 300 MW and more. The zoning fundamentals remain the same, but the stakes are higher. Without proactive definitions, locational criteria, and impact standards, local governments risk conceding critical decisions about land, water, and grid capacity to developers' timetables rather than community goals.



Data Center Alley in Loudoun County, Virginia (Credit: Gerville/iStock/Getty Images Plus)

MANY AI FACILITIES ARE ALLOWED BY RIGHT

In areas that do allow data centers by right, local officials often have little authority to influence their design or siting (Morley 2022). Developers may be able to build massive facilities with only administrative approval. If the project complies with the basic zoning and building code, it can move forward, even if it brings significant impacts to neighboring properties or the local infrastructure system.

This hands-off, by-right approach can leave neighbors in the dark when a campus that draws 100 MW or more of power is permitted the same way a warehouse is. Such facilities may also require hundreds of thousands of gallons of cooling water per day and generate continuous low-frequency noise from chillers, pumps, and backup generators (Van Geet and Sickinger 2024). Without a public-hearing trigger, residents may not learn what is coming until the bulldozers roll.

That said, relying on discretionary use permits alone is not a perfect fix. Case-by-case approvals can introduce uncertainty, increase timelines, and duplicate reviews that utilities already perform when they decide whether to supply the necessary electricity and water. A more balanced strategy is to embed objective, use-specific standards (e.g., caps on sound at the property line, requirements for renewable-energy procurement, and water-recycling targets) directly into the zoning code. Guidance from the Urban Land Institute shows how clear definitions, overlay districts, and measurable performance thresholds can give developers predictability while still protecting community interests (Miet 2024). By pairing these standards with early coordination among planners, utilities, and residents, communities can address local impacts without resorting to duplicative or open-ended discretionary reviews.

INFRASTRUCTURE APPROVALS MAY BE HANDLED SEPARATELY

Adding to the complexity, the infrastructure needed to support AI such as transmission lines, substations, power generation facilities, battery energy storage, and fiber installations is often regulated under different frameworks. Utilities may have their own review and siting authority at the state level, which can bypass local land use processes entirely.

Large solar or wind projects, for example, are pre-empted from local control in more than 20 U.S. states, leaving local governments to vet the data-center building, while the power generation facility that feeds it is debated elsewhere (Gomez and Morley 2023; Morley 2025). Fragmented approvals make it hard for planners to tally cumulative effects such as substations, access roads, or groundwater withdrawals.

Battery-energy-storage systems (BESS) create another layer of complexity, and a clear trend of data centers colocating BESS on-site is accelerating (ZincFive 2024). Some states exempt utility-scale BESS that are co-located with generation assets, while others treat them as industrial equipment needing only an electrical permit. Where local authority does apply, recent guidance recommends clear definitions, district regulations, and objective safety standards, thermal-runaway monitoring, minimum setbacks, and emergency-response plans to avoid ad-hoc hearings (Ross and Vadali 2024).

Developers are now bundling data centers with on-site renewables and storage in microgrid "energy parks," aiming to bypass long interconnection queues and control energy costs. Recent projects in Texas and Virginia pair hundreds of megawatts of generation and storage with adjacent server halls, creating hybrid campuses that straddle state energy-facility review, regional transmission rules, and local zoning (DiGangi 2025). To keep pace, planners can identify jurisdictional triggers early, embed measurable performance standards (e.g., noise caps, screening, or renewable-energy sourcing) in their codes, and coordinate with utilities so local and state reviews proceed on aligned timelines.



The Eland Solar-plus-Storage Center in Kern County, California (Credit: The Desert Photo/iStock/Getty Images Plus)

ENVIRONMENTAL REVIEW IS INCONSISTENT

Environmental review of AI infrastructure also varies widely. In states that require environmental impact statements (EIS), large-scale data centers may undergo detailed scrutiny. But in states without EIS laws, or for smaller projects, there may be minimal analysis of water use, energy consumption, or greenhouse gas emissions (Morris 2024).

Even where review is required, the focus may be on the building itself, rather than the full ecosystem of impacts. For example, if a local code does not require review of off-site power infrastructure or supporting utility upgrades, critical issues related to energy delivery, environmental impact, or long-term capacity may fall through the cracks.

LOCAL GOVERNMENTS ARE STARTING TO CATCH UP

Local governments are no longer standing still while hyperscale campuses spring up at the edge of town. Since 2023, a wave of city councils, county boards, and planning commissions have begun moving data centers out of catch-all industrial categories and into their own, better-defined regulatory boxes. Some jurisdictions, such as Atlanta, now require special-use permits tied to energy, water, and noise studies (Ordinance 25-O-1063 (https://atlantacityga.igam2.com/Citizens/Detail_Legifile.aspx?Frame=&MeetingID=4166&MediaPosition=&ID=37303&CssClass=))). Others, such as Cedar Rapids, Iowa, leverage community-benefit agreements to ensure local reinvestment when a project wins approval (Pratt 2025).

Approaches vary, but the trend is unmistakable: Communities are adopting objective, use-specific standards rather than relying solely on ad-hoc discretionary permits. Some ordinances steer projects into infrastructure-served corridors, others set caps on sound and water use, and a growing number link approvals to renewable energy procurement or on-site battery storage. [Table 1](#) highlights seven recent examples illustrating the breadth of new zoning language, overlay districts, and design guidelines that together show local governments are indeed catching up.

Table 1. Examples of Recent Local Regulatory Updates for Data Centers

Jurisdiction	How it regulates data-center impacts
Atlanta, GA	Requires a special-use permit for every new data center and empowers the city to water-consumption, energy-efficiency, and noise-mitigation plans (Ordinance 25-(https://atlantacityga.igam2.com/Citizens/Detail_Legifile.aspx?Frame=&MeetingID=4166&MediaPosition=&ID=37303&CssClass=) , 2024)
Brainerd, MN	Prohibits data centers unless the planning commission approves a conditional use cooling noise and utility demand (Ordinance No. 1581 (https://brainerdmn.portal.civicclerk.com/event/1230/files/attachment/4878) , 2025)
Chandler, AZ	Adds a data center use category; limits the use to Planned Area Development zone generator-testing and water-recycling standards (Ordinance No. 5033 (https://library.municode.com/az/chandler/ordinances/code_of_ordinances?nodeI
Tempe, AZ	Requires a water use plan and enhanced setbacks next to homes and schools, and (Ordinance No. O2025-23 (https://library.municode.com/az/tempe/ordinances/zoning_and_development_co 2025)
Phoenix, AZ	Defines "data center," restricts locations, and introduces design standards such as : noise studies (Ordinance G-7396 (https://phoenix.legistar.com/LegislationDetail.as ID=7447349&GUID=CFD35FCB-1DB0-409C-A96B-F814C05FC09A&Options=&Search
Sugar Grove, IL	Creates a dedicated district with height limits, façade screening, and a master-util (Ordinance No. 2022-1206B (https://www.egovlink.com/public_documents300/sugargrove/published_documen
Frederick County, MD	Establishes an overlay zone that limits where data centers can be built (Bill No. 25- (https://www.frederickcountymd.gov/DocumentCenter/View/356335/Bill-No-25- 05#:~:text=AN%20ACT%20to%3A%20Update%20Design,Critical%20Digital%20Inf

What Should Planners Be Thinking About?

Artificial intelligence may sound futuristic, but the decisions that shape its physical footprint are being made today. Local governments that wait too long to prepare may find themselves reacting to projects rather than guiding them. So what should planners be thinking about now?

THINK ABOUT SCALE

AI infrastructure often hides in plain sight until its true footprint emerges. What looks like a single "warehouse" can blossom into a portfolio build-out — multiple server halls, two substations, a battery yard, and a 30-inch water main, all staged over a decade (USDOE SEAB 2024). To avoid approving these megaprojects one slice at a time, some jurisdictions now demand a phased master plan up front. For example, Loudoun County, Virginia, requires every data-center rezoning to include a "Data Center Development Plan" showing the full build-out of power feeds, cooling infrastructure, and utility corridors before the first site plan is approved (2025).

Regional utilities are following suit by running scenario-based load models to test whether transmission and groundwater supplies can keep up. A 2024 white paper by Energy + Environmental Economics describes how such models informed Portland (Oregon) General Electric's latest integrated-resource plan and helped local planners identify future right-of-way corridors for two new 230-kV lines (Riu et al. 2024). By asking for phased utility exhibits and participating in utility load-growth scenarios, planners can make sure each new server hall fits into a system-wide picture rather than becoming an isolated surprise.

THINK ABOUT ALIGNMENT WITH YOUR PLANS

Many comprehensive plans still treat "technology infrastructure" as an afterthought, yet data-center proposals are now shaping decisions on land supply, energy policy, water allocation, and broadband. Start by inventorying where AI-related facilities touch existing plan elements — utilities, environmental stewardship, economic development — and flag the gaps.

One emerging best practice is to link data-center approvals directly to community climate goals. Embedding such benchmarks in comprehensive plans or codes gives planners clear decision criteria and ensures that new AI infrastructure advances, rather than conflicts with, local resiliency objectives.

Plans can also weave data-center growth into broadband and workforce strategies. The U.S. Department of Energy's 2024 report on AI infrastructure recommends that local governments coordinate land-use designations with state broadband-expansion maps so that fiber corridors serving data centers double as backbone routes for underserved neighborhoods (USDOE SEAB 2024). Aligning these layers up front helps planners negotiate public-benefit clauses — such as dark-fiber set-asides or training programs, rather than scrambling for concessions late in the process.

Updating your plan first and then adopting measurable standards that flow from it gives applicants clarity, while ensuring projects advance the community's long-term vision.

THINK ABOUT INFRASTRUCTURE CAPACITY

AI campuses can overwhelm local utilities faster than many other land uses. Virginia's Joint Legislative Audit and Review Commission estimates that data centers will require 11 gigawatts (GW) of new electric generation and transmission in that state alone by 2035, roughly one-third of Dominion Energy's entire

current system (VJLARC 2024). National modeling by Energy + Environmental Economics shows a similar surge, with some balancing-areas seeing load grow 25 percent in a single decade under an "AI-high" scenario (Riu et al. 2024).

Water systems face parallel stress. At Google's complex in The Dalles, Oregon, public records show cooling demand could top one-quarter of the city's current supply, prompting a 2023 agreement that pauses future phases unless new wells come online (Selsky 2022). Quincy, Washington, responded to similar pressures by creating a special water rate class and meter fee for data centers to fund infrastructure upgrades (2025). These examples point to tools planners can adopt: cumulative-demand studies embedded in utility master plans, tiered rate structures that recover capital costs, and permit conditions that link new construction to confirmed water-capacity projects.

Electric and water systems are only part of the picture. Broadband providers may need additional conduit banks, and public works departments often discover that construction traffic surpasses road-design volumes. Objective, use-specific standards, such as requiring a utility-infrastructure plan that maps ultimate substations, mains, and fiber routes, plus haul-route and pavement-repair agreements, give planners leverage without duplicating state or utility reviews.



The Three Mile Island nuclear power plant in Middletown, Pennsylvania, which is coming back online to power Microsoft data centers (Credit: gsheldon/iStock Editorial/Getty Images Plus)

THINK ABOUT CUMULATIVE IMPACTS

A single 30MW data center can feel benign, yet clusters of 10 or more along one corridor may push peak electric load past a gigawatt, double truck traffic during construction, and raise ambient sound by up to 10 dBA at nearby homes (VJLARC 2024). Project-by-project review often misses these system-level effects, so several jurisdictions now require applicants to look beyond their parcel lines.

Clustering can also amplify benefits if managed deliberately. Developers in Texas and Virginia now pair multiple server halls with a shared microgrid that combines on-site solar, wind, and battery storage — an "energy-park" model that eases interconnection delays and helps regions meet renewable-energy goals (DiGangi 2025). By mapping preferred corridors for both data centers and their supporting infrastructure, planners can steer growth to areas where capacity, compatibility, and community returns align.

THINK ABOUT EQUITY AND COMMUNITY BENEFITS

Data-center projects promise major capital investment but generate few long-term jobs and can offload noise, truck traffic, and resource use onto nearby neighborhoods. Additionally, new cost analyses show that ordinary ratepayers are already footing most of the bill for AI's voracious appetite for electricity.

Monitoring Analytics, the independent market monitor for PJM Interconnection, the largest regional transmission organization in the U.S., calculated that between 2024 and 2025 data-center electricity demand added about \$25 to the typical household's monthly bill (Biryukov 2025). PJM now projects that AI and data-center demand will double the region's energy use by 2033, whereas growth would have been only 15 percent by 2040 without new campuses (JLARC 2024).

In response to this and other similar projections of effects on ratepayers, lawmakers in New Jersey ([AB 5466](https://legiscan.com/NJ/bill/A5466/2024) (<https://legiscan.com/NJ/bill/A5466/2024>)), Oregon ([HB 3546](https://olis.oregonlegislature.gov/liz/2025R1/Measures/Overview/HB3546) (<https://olis.oregonlegislature.gov/liz/2025R1/Measures/Overview/HB3546>)), and other states have introduced bills or tariffs to place data centers in a separate rate class or require them to "bring their own clean power," so everyday customers are not forced to subsidize the electricity needs of trillion-dollar tech companies (Levy 2025). More communities are also moving to tie approvals to arrangements that deliver measurable local benefits.

For example, Cedar Rapids, Iowa, required QTS to sign a community benefits agreement (CBA) that will return about \$18 million over 20 years for workforce training, broadband expansion, and green-infrastructure projects (Pratt 2025). Legal guidance stresses clear milestones, third-party verification, and enforcement clauses to keep such agreements credible (Eisenson 2023).

Meanwhile, Quincy, Washington, created a special water rate class for data centers in 2024, adding higher volumetric charges and meter fees earmarked for new wells and main upgrades. Targeted surcharges turn one user's high demand into system-wide resilience.

By weaving CBAs and host-community fees into zoning approvals or development agreements, planners can ensure that AI infrastructure acts as a catalyst for broader community gain rather than an enclave of private benefit.

Where Can Planners Learn More?

As artificial intelligence infrastructure expands, planners have a growing need to stay informed about what these facilities are, how they function, and how to plan for them thoughtfully. The good news is that several helpful resources already exist, and more are emerging every year.

FOLLOW THE ENERGY

Many AI-related land use challenges stem from energy demand. That means energy planning organizations are a good place to start. Resources from the U.S. Department of Energy, National Renewable Energy Laboratory, and Lawrence Berkeley National Laboratory offer insights into data center energy use, grid impacts, and cooling technologies (Shehabi et al. 2024; USDOE SEAB 2024; Van Geet and Sickinger 2024).

State and regional energy offices are also useful partners. They can help planners understand energy trends, forecasted demand, and opportunities to align AI-related development with state energy goals.

WATCH THE WATER

Water use is another key issue, especially in places facing drought or groundwater depletion. Reports from the U.S. Environmental Protection Agency, as well as local water utilities and watershed management agencies, can help assess water-related impacts of AI infrastructure.

Planners can also look to academic and journalistic research on water use in cooling systems, which varies significantly based on the type of cooling and climate zone (Berreby 2024).



A North Dakota data center using nonconductive fluid to cool servers rather than air or water cooling systems (Credit: halbergman/E+)

TRACK TECHNOLOGY AND LAND USE TRENDS

For a broad view of how technology affects land use, the Lincoln Institute of Land Policy and the Urban Land Institute have both published helpful materials. These organizations explore how emerging technologies from AI to autonomous vehicles are reshaping cities, infrastructure, and land markets.

Local case studies can also be instructive. Some jurisdictions have started sharing lessons learned from planning for large-scale data centers or tech campuses. For example, Loudoun (2024; 2025) and Fairfax (2024) Counties in Virginia offer planning documents and staff reports that shed light on real-world challenges and solutions.

BUILD CROSS-SECTOR RELATIONSHIPS

Planning for AI infrastructure requires collaboration. It touches on land use, utilities, economic development, and environmental protection. Building relationships with energy providers, water utilities, economic development groups, and regional planning agencies can help planners spot opportunities and anticipate challenges.

Conferences like the American Planning Association's National Planning Conference, Grid Forward, or Smart Cities Connect often include sessions on technology infrastructure. These events are a great way to hear from peers and industry experts.

AI infrastructure is no longer a far-off idea; it's already shaping land use decisions in communities across the country. For planners, this presents both challenges and opportunities. By understanding what AI infrastructure is, what it requires, and how it fits into broader planning goals, local governments can prepare for development that is sustainable, equitable, and forward-looking.

As with many emerging trends, the best path forward is to stay curious, build partnerships, and think holistically. AI may be powered by algorithms, but the future it creates will depend on human decisions, including the choices planners make today.

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About the Author



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Charlie Nichols, AICP, is the Director of Planning and Development for Linn County, Iowa. He leads a 15-person department and has written pioneering zoning ordinances for utility-scale solar, nuclear energy, and hyperscale data centers. Nichols received his master's degree in urban and regional planning from the University of Iowa and has been working in the field of planning for over 10 years. Outside of work, he enjoys tending to his backyard chickens and working on home renovation projects with his wife and three children.

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An Electric Co-op's Perspective on Data Centers

In the electric industry, a **large load** typically refers to any single facility or campus that consumes **10 megawatts (MW) or more** of continuous power. At this scale, the demand is so massive that it requires a direct connection to high-voltage transmission lines rather than standard distribution wires. What constitutes a "large load" generally depends on the scope of the electrical system:

1. The Power Grid Level (Utility & Transmission)

- **10 MW to 50+ MW:** This is the baseline threshold where grid operators trigger detailed system impact studies. These facilities often require specialized "large load tariffs" and dedicated substations.
- **100+ MW to 1 GW:** Often referred to as "hyperscale" loads. Consuming up to 1,000 MW puts these sites on par with the electricity usage of an entire large metropolitan area.

2. Common Examples of Large Loads

The rapid growth in massive power consumption is primarily driven by specific technology and industrial sectors:

- **AI & Cloud Data Centers:** Facilities housing massive banks of servers. A single hyperscale campus can easily demand from 50 MW to over 500 MW.

Classification Standards

- **Small Industrial:** 0 MW to 10 MW.
- **Medium Industrial:** Typically 10 MW to 50 MW.
- **Heavy/Large Industrial:** Anything above 50 MW (e.g., steel mills, major data centers, chemical plants).

1) Improve load factor (biggest operational benefit)

A 6-MW data center typically runs 24/7 with very high utilization.

- High load factor customers flatten your system load profile
- MISO research shows large-load growth (like data centers) increases system load factor [\[modoenergy.com\]](https://www.modenergy.com)

Why that matters:

- You're using your fixed assets (generation, transmission) more consistently
- You avoid building capacity for short peaks

🔗 Result: **Lower cost per kWh because fixed costs are spread across more consistent energy sales.** [\[rmi.org\]](https://www.rmi.org)

2) Dilution of fixed wholesale costs

Much of your wholesale bill includes:

- Capacity costs
- Transmission charges
- Fixed generation commitments

These costs don't change much with incremental sales.

When a large load shows up:

- You sell more kWh over the same fixed cost base
- Cost per member drops

🔗 Economic translation:

- “Same cost stack, more energy sold = lower average cost”

This is exactly what studies describe as **spreading fixed system costs over more kWh**
[\[winwin.epri.com\]](http://winwin.epri.com)

3) Better utilization of existing system “headroom”

If your system has unused capacity:

- A 6 MW load can be served without major new capital initially

When that's true:

- Incremental cost is low
- Revenue margin is high

🔗 Result: **Net positive margin that offsets wholesale costs for all members**
[\[publicpower.org\]](http://publicpower.org)

4) Participation in demand response / market programs

Modern computing facilities can:

- Curtail or shift load
- Respond to real-time price signals
- Participate in demand response

Large flexible loads can:

- Reduce system costs
- Lower capacity requirements
- Improve market efficiency [cse.cigre.org]

☞ For a co-op: This can directly reduce:

- MISO peak demand charges
- Capacity obligations (LMR-style value)

5) Additional wholesale market leverage (MISO dynamics)

Because MISO is:

- Capacity-sensitive
- Peak-driven in pricing

A controllable 6 MW load can:

- Be managed to avoid coincident peaks
- Reduce your contribution to system peak

☞ That lowers:

- Capacity charges
- Coincident peak allocations (depending on your G&T structure)

6) Revenue stability and margin contribution

A properly structured large-load contract can include:

- Demand charges
- Minimum take (or “take-or-pay” provisions)
- Contribution to infrastructure

These:

- Ensure the load pays for itself (and then some)
- Protect existing members from risk

☞ **Studies emphasize that rate decreases happen when revenue exceeds incremental cost**
[\[publicpower.org\]](http://publicpower.org)

Regulation Considerations

1) Strong Land-Use Compatibility

Key points:

- Minimal noise (around 55 dB) (well within expected industrial thresholds)
- No emissions, waste streams, or hazardous processes
- No odors, vibrations, or nuisance impacts
- Fully enclosed operations

“These facilities represent the evolution of industrial use—clean, contained, and non-disruptive. It fits well within light industrial zoning because it minimizes conflicts with adjacent uses and avoids the impacts traditionally associated with industrial development.”

 This directly hits the zoning requirement that uses must be “compatible with surrounding land uses”.

2) Infrastructure Efficiency

Planning commissions care about:

- Roads
- Utilities
- Public investment

Key advantages:

- Low traffic relative to traditional industrial (limited workforce, no heavy trucking)
- Predictable, stable energy demand
- Minimal impact on wastewater/stormwater systems

“Unlike many industrial users, these facilities place very little strain on roads, traffic systems, and municipal services. It maximizes the use of existing infrastructure without creating additional burdens.

 Translation: **High tax and utility value per acre, low municipal cost per acre**

3) Economic Development

This is the typical objection:

“It doesn’t create enough jobs per acre.”

You need to broaden the definition of economic value.

- High capital investment
- Long-term stability (these facilities don’t relocate frequently)
- Strong tax base per square foot
- Enables other development (especially energy-dependent businesses)

“While the employment footprint is modest, the economic contribution is significant. This type of facility generates a stable, long-term tax base with very low demand on community services, which benefits the broader taxpayer base.”

“It also strengthens the local power system, which supports reliability and cost stability for all businesses and residents.”

4) **Alignment with Modern Industrial Strategy**

Many communities are evolving away from:

- Heavy manufacturing
- High-impact uses

Toward:

- Clean tech
- Data / digital infrastructure
- Low-impact operations

“Industrial parks today are increasingly diversified. Communities across the Midwest are incorporating data and technology-based operations as part of their industrial portfolio because they provide economic value with fewer external impacts.”

5) **Land Use Efficiency Argument**

- “This uses land efficiently with minimal externalities”

“This facility delivers a strong tax and utility value per acre without creating the external costs—traffic, noise, emissions—that often come with other industrial users.”

6) **Future-Proofing and Flexibility**

Planning commissions think long-term.

- Facility can support:
 - Technology growth
 - Grid modernization
 - Emerging industries

“This type of development positions the community for long-term economic relevance. It supports the infrastructure needed for modern industries without locking the site into high impact uses.”

7) **Risk Mitigation**

You win credibility by proactively addressing risks:

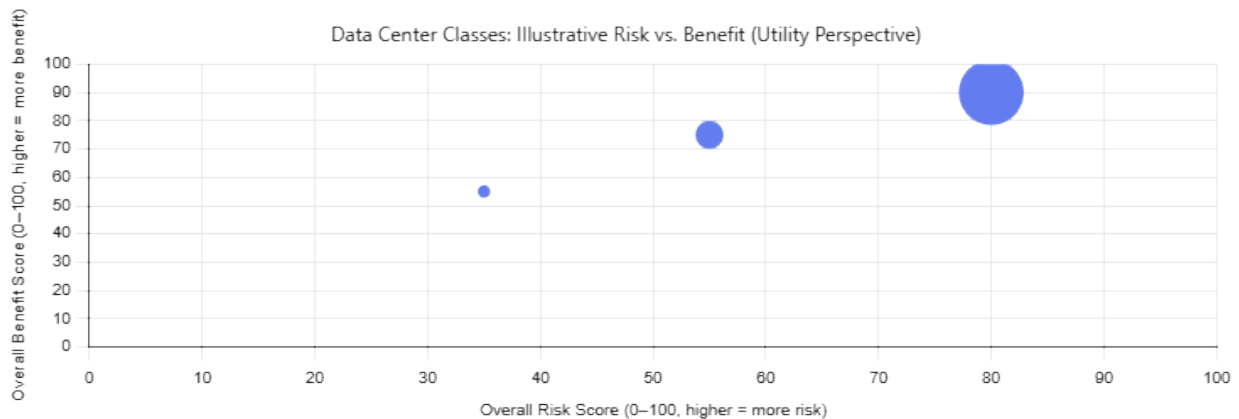
Address:

- Site design
- Screening / aesthetics
- Noise confirmation
- Infrastructure coordination

“Any project will meet or exceed all zoning standards related to screening, noise, and site design, ensuring it integrates cleanly into the industrial park and protects adjacent properties.”

Here’s a risk vs. benefit graph for small (0–10 MW), medium (11–50 MW), and hyperscale (51–300 MW) data centers from an electric-utility perspective.

Note: The plotted scores are illustrative (0–100) and are derived from the risk/benefit framework we built earlier (i.e., how utilities typically weigh stranded-cost, T&D/transmission upgrades, operational behavior, and cost exposure vs. load factor and fixed-cost dilution). They are not measured empirical values for a specific project.



How to read it (quick)

- **X-axis (Risk):** Higher = more exposure (upgrades, reliability behavior, stranded cost, public friction).
- **Y-axis (Benefit):** Higher = more potential value (load factor, fixed-cost dilution, revenue stability, economic development leverage).
- **Bubble size:** Rough proxy for scale (MW midpoint).

What the chart is communicating

- **Small (0–10 MW):** Generally lower risk (mostly distribution-level impacts), moderate benefits—often best when paired with DSM/curtailment and strong but simple contract terms.
- **Medium (11–50 MW):** Benefits rise quickly but so do upgrade and capacity exposure risks—usually where you want stronger financial protections (CIAC/collateral, minimum bills, phased service).
- **Hyperscale (51–300 MW):** Typically, highest benefit *and* highest risk—often driven by transmission/bulk system constraints and reliability planning concerns; it’s where NERC-style large-load behavior and stranded-cost exposure become critical governance topics.
- Small-scale data centers tend to provide more controllable growth—they deliver load without forcing major infrastructure investments, reduce system risk, and can be deployed incrementally. While larger facilities offer more total revenue, smaller projects are often a better fit for maintaining system reliability, managing financial exposure, and protecting existing members.

Key points to consider:

Impact on water and sewer

If the installation doesn't connect to water and sewer, such as a closed-loop installation that uses premixed glycol solutions, like those under 10 MW in size, it isn't an issue. The larger-scale installation has a definite impact on the water and sewer system.

If propylene Glycol is used for the coolant, instead of ethylene glycol, it is a non-toxic and non-hazardous material. Containment can still be built under the cement slabs to ensure nothing leaches into the ground if a spill were to occur.

Decibel levels can be controlled by requiring liquid-cooled installations instead of air-cooled installations. Air-cooled installations are the first generation and very loud. Liquid-cooled installations run around 50-55 decibels right next to the container.

Aesthetics, most of the installations today are aesthetically pleasing installations, but I wouldn't allow the old school builds-it-yourself container installations. Many have fencing, nice containers, and potentially a building for storage and an office.

A prime example of an installation is located at 599 WI-25, Durand, WI. This is an 8 MW installation with 4 containers next to a substation. If it is permitted, I would recommend visiting this site between Nelson and Durand. I have videos that I shared with our Board that show what the installations would look like and sound like. If you would like, I would gladly take you there for a visit and we could take decibel readings and EMF readings. The road traffic is much louder than the installation itself.

ORDINANCE NO. 707
ORDINANCE AMENDING WAUSHARA COUNTY CODES NOS. 8, 54 and 58

WHEREAS, the Waushara County Planning & Zoning Committee did file attached Draft #2 Ordinance Amending Waushara County Codes, and

WHEREAS, the Waushara County Planning Committee did consider said application at a regular meeting held at the Waushara County Government Center on March 19, 2026, and

WHEREAS, the said Planning Committee did approve said request with the following conditions:

1. The application is now referred to the Waushara County Board of Supervisors for their consideration.

THEREFORE, the Waushara County Board of Supervisors do hereby ordain as follows:

1. That the Waushara County Codes Nos. 8, 54 and 58 are amended.
2. That these Codes shall be effective upon the approval and recording with the office of the County Clerk for Waushara County.

Ordinance No. 707

Ayes 11 Nays 0 Abstain 0 Absent 0 { } Voice Vote

☒ Approved and adopted this 21st day of APRIL 2026.

☐ Denied this 21st day of APRIL 2026.

Approved as to Form:



Ruth Zouski
Corporation Counsel

Submitted by:



David Bosshard, Chair
Waushara County Planning & Zoning

Attest:



Desiree Acantilado
Waushara County Clerk

Signed by:


_____, Chair
Waushara County Board of Supervisors

(DRAFT#2) 2/5/26
ORDINANCE AMENDING WAUSHARA COUNTY CODE
CHAPTERS 8, 54 AND 58

WHEREAS, Waushara County has enacted Chapters 8, 54 and 58, to promote and protect the public health, safety, comfort, convenience, prosperity, aesthetics, and other aspects of the general welfare and to affix reasonable standards as applicable thereto; and

WHEREAS, the Waushara County Planning and Zoning Committee has determined that it is in the interest of the public health, safety, and welfare to enact certain amendments to such Chapter; then

NOW, THEREFORE BE IT RESOLVED the County Board of Waushara County, Wisconsin, do hereby ordain as follows:

FOLLOWING ARE AMENDMENTS PROPOSED TO THE WAUSHARA COUNTY CODE CHAPTER 8 (Buildings and Building Regulations):

(amended sections are bold and underlined) ~~(deleted sections are stricken)~~

Explanatory notations are in italics.

A PORTION OF SECTION 8-31 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 8-31. Authority.

These regulations are adopted under the statutory authority granted pursuant to Wis. Stats. §§ 101.65, 101.651, 101.76, and 101.761.

This article shall apply in all municipalities that have officially delegated the authority to enforce and administer the Uniform Dwelling Code to the county. At the time of the adoption of the ordinance from which this article derives, the following other municipalities have officially requested county enforcement: Town of Aurora, Town of Bloomfield, Town of Coloma, Town of Dakota, Town of Deerfield, Town of Hancock, Town of Leon, Town of Marion, Town of Mt. Morris, Town of Oasis, Town of Plainfield, Town of Poy Sippi, Town of Richford, Town of Rose, Town of Saxeville, Town of Springwater, Town of Wautoma, Village of Coloma, Village of Hancock, Village of Lohrville, **and** Village of Plainfield ~~and Village of Redgranite~~. A list of the municipalities delegating authority to the county shall be maintained, updated and accessible to the public in the Waushara County Land Conservation and Zoning Office.

Explanatory Note: *The Village of Redgranite is being stricken from our Codes as the Village of Redgranite now has their own building codes, fee schedule and Building Inspector. The County has been working with DSPS to amend our delegation status and respective paperwork.*

FOLLOWING ARE AMENDMENTS PROPOSED TO THE WAUSHARA COUNTY CODE CHAPTER 54 (Utilities):

(amended sections are bold and underlined) ~~(deleted sections are stricken)~~

Explanatory notations are in italics.

A PORTION OF SECTION 54-35 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 54-35. Basic principles.

- (a) *Need.* Every building that has or is required to have plumbing fixtures and that is intended for human habitation or occupancy shall be provided with an approved method of treatment and disposal of domestic sewage and sanitary wastewater. This may be through connection to a public sewer system, a POWTS or other means approved by the department.
- (b) *Prohibited discharges.* ~~Every POWTS shall be designed, located, constructed and maintained to prevent any discharge of sewage, partially treated sewage or effluent into drain tiles, onto the ground surface, into the structure served, into the surface or subsurface waters of the state (including zones of seasonal saturation) or into zones of bedrock. The term "surface waters" shall have the meaning described in Wis. Stats. § 281.01.~~ **Are defined per State Chapter 145.01 (4m) as a "Failing Private On-site Wastewater Treatment System". All systems meeting one or more of the requirements as noted below are deemed failed or failing and shall be replaced within one year of being documented.**
- (1) The discharge of sewage into surface water or groundwater.**
- (2) The introduction of sewage into zones of saturation that adversely affects the operation of a private on-site wastewater treatment system.**
- (3) The discharge of sewage to a drain tile or into zones of bedrock.**
- (4) The discharge of sewage to the surface of the ground.**
- (5) The failure to accept sewage discharges and back up of sewage into the structure served by the private on-site wastewater treatment system.**
- (c) *Maintenance.* Every POWTS shall be maintained so as to prevent prohibited discharges designated in subsection (b) of this section. In addition, every POWTS located within Waushara County shall be entered into the county's inventory and maintenance program, and shall be regulated as provided in SPS 383.255 and 383.54 of the Wisconsin Administrative Code. Notice of maintenance requirements for each system requiring servicing more than once each year shall be recorded with the register of deeds office prior to sanitary permit issuance.
- (d) *Sizing.* Every private on-site wastewater treatment system (POWTS) shall be designed and constructed to adequately dispose of all the sewage and sanitary wastewater generated in the structure or facility it is serving.
- (e) *Installation, inspection and approval prior to occupation.* The private on-site wastewater treatment or sanitation system for newly constructed structures shall be installed, inspected, and approved before the structure can be occupied.

Explanatory Note: *The proposed text amendment is to further define what constitutes a failed system and to better align with those systems identified per State Statute.*

FOLLOWING ARE AMENDMENTS PROPOSED TO THE WAUSHARA COUNTY CODE CHAPTER 58 (Zoning):

(amended sections are bold and underlined) ~~(deleted sections are stricken)~~

Explanatory notations are in italics.

A PORTION OF SECTION 58-9 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 58-9. Definitions.

Conditional use means uses having characteristics so as to make their designation as a principal use within a particular zone permitted; provided that, **said use is deemed compatible with the surrounding area, said use maintains community character, said use aligns with the County's Comprehensive Plan,** ~~certain conditions specified in the Code are met~~ **said use meets certain conditions specified in the Code** and that a permit is granted by the planning and zoning committee.

Data Center means a physical facility, regardless of size, that houses IT infrastructure including servers, storage systems, and networking equipment, necessary for building, running and delivering applications and services. It is essential for storing and managing data associated with these applications.

Home occupation means a gainful occupation conducted by a member of the family within his place of residence or an accessory building on the same parcel of the residence, where the space used is incidental to residential use, and is clearly and obviously subordinate of such residential use. No article is sold or offered for sale except such as produced by such home occupation. **any business, profession, trade, or employment conducted in a person(s) dwelling unit or accessory building, that may involve the person(s) immediate family or household and a maximum of one other unrelated person but does not involve any of the following: explosives, fireworks or repair of motor vehicles. A home-based business established under this section has to conform to all of the standards listed in subsection 58-236(4).**

Explanatory note: *Based upon a recent Circuit Court decision and the fact the County maintains a number of spot zoned situations, the first Amendment listed above is being proposed to insure that Conditional Uses are compatible with not only the underlying zoning district in which the use is being proposed, but also with surrounding land uses. The second definition is to provide clarity and definition on what constitutes a data center. And lastly - Home Occupation has been revised to reflect State Statute definition per SPS 320.02 for further clarity.*

A PORTION OF SECTION 58-163 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 58-163. Conditional use permit.

- (a) *Required.* All uses listed as conditional uses within the respective zones require a conditional use permit.
- (b) *Application.* Applications for conditional use permits shall be made to the zoning administrator on forms furnished by the zoning administrator. The application shall be accompanied by a preliminary site plan containing the information listed in section 58-164 and fee payment as on file at the zoning office. **The Applicant shall demonstrate how the proposed use is compatible with not only the underlying zoning, but with that of the surrounding area, as well as how the use maintains community character and aligns with the County's Comprehensive Plan. The Zoning Administrator may require additional information and studies to explain how potential impacts will be mitigated such as traffic studies, environmental impact assessments, property value assessments or operational plans.**
- (c) *Hearing.* The zoning administrator shall screen applications for completeness; and determine whether the proposed use may be considered as a conditional use in the underlying zone or whether the proposal should be considered as a permitted or conditional use in another zone. If the zoning administrator determines that the proposed application and use are complete and appropriate as presented, he/she shall fix a reasonable time and place for public hearing before the zoning committee on the application. Notice of the time and place of such hearing shall be given by publication in the county of a class II notice under Wis. Stats. ch. 985.
- (d) *Standards in reviewing.* In reviewing proposed conditional uses, the zoning committee shall be guided by the following standards and requirements. Additional standards as enumerated in section 58-236 shall apply to selected conditional uses.
 - (1) All conditional uses must be in accordance with the purpose and intent of this chapter and shall not be hazardous, harmful, offensive, or otherwise adverse to the environmental quality, water quality, shoreland cover, or property values in the county and its communities.
 - (2) It has been demonstrated that said use is compatible with not only the underlying zoning district, but with the surrounding land uses in both scope and scale and that said use aligns with the County's Comprehensive Plan.**
 - (3) {2} Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access, and performance standards, shall be required for all conditional uses.**
- (e) *Conditions attached to conditional use permits.* Upon consideration of the factors listed in subsection (d) of this section and the purposes of this chapter, the zoning committee may attach such conditions, in addition to those required by specific permits, as it deems necessary in furthering the purposes of this chapter. Such conditions may include specifications for, without limitation because of specific enumeration, modification of sewage disposal and water supply facilities, modification of other waste disposal methods and facilities, landscaping, periods of operation, operational controls, sureties, deed restrictions, and adequate floodproofing. When floodproofing is required, the zoning committee shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the flood protection elevation for the particular area.
- (f) *Review by town board.* The county zoning administrator shall mail to the clerk of the town within which the conditional use is proposed a copy of all maps, plans and other documents submitted by the applicant for a conditional use permit and notice of the time and place of the public hearing to be held on the proposed conditional use. Such information shall be mailed at least ten days prior to the hearing. The town board or its representative may attend the hearing and in any event may then or earlier indicate its position with

regard to granting, denying, granting in part or conditionally the application. Failure of the town board to communicate its position on the application shall be deemed to constitute approval by the town board of whatever action the zoning committee may take. If the town board or its representative shall at such hearing request an extension, it shall be granted for a period which the zoning committee shall consider reasonable.

- (g) *Decision.* The zoning committee shall decide all applications within 90 days after the public hearing and shall transmit a signed copy of its decision to the applicant and to the town clerk of the town in which the subject site is located. Upon granting of the conditional use permit, a final site plan shall be filed as part of the records for the permit issued. The final site plan shall include all the information required under section 58-164. If an application for a conditional use permit has been denied, the applicant may not reapply for a conditional use permit involving the same or substantially the same use within 12 months of the date the decision was made on the initial application.
- (h) *Discontinuance.* If the conditional use is discontinued for 12 consecutive months or more, any future use of the structure or premises shall not be re-established without a hearing, as required in subsection (c) above.
- (i) Appeals of a decision by the planning and zoning committee as it relates to a conditional use permit shall be made to the circuit court in accordance with the procedures contained in Wis. Stats. § 59.694(10).

Explanatory note: Based upon a recent Circuit Court decision and the fact the County maintains a number of spot zoned situations, this Amendment is being proposed to insure that Conditional Uses are compatible with not only the underlying zoning district in which the use is being proposed, but also with surrounding land uses.

A PORTION OF SECTION 58-234 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 58-234. Prohibited structures and uses.

- (a) Any use not listed as a permitted or conditional use shall be considered to be prohibited except as provided in this article. Where deemed appropriate, the zoning committee and the zoning administrator shall have the authority to authorize uses not specifically enumerated in this article. Any person aggrieved by these determinations can appeal to the board of adjustment as authorized by sections 58-104 and 58-106.
- (b) Portable storage facilities (including shipping containers, cargo containers, portable on demand storage (PODS), and store and move (SAM) containers, busses, heavy duty trucks and their bodies, semi-trailers, freight containers, mobile homes and similar items) which are no longer in use for their designated purposes and/or are un-licensed and considered un-road worthy are prohibited **with the following exception.**

Portable storage facilities such as cargo containers or shipping containers may only be used as an accessory structure if they adhere to all of the following conditions.

(1) Meet all listed uses and/or regulations as specified in Section 58-232 – Accessory Uses and Structures.

(2) The structure shall be completely re-sided or encased on all 4 sides with building materials different than that of the existing storage container.

(3) The door(s) shall either be completely concealed and/or converted to a more standard accessory structure door(s).

(4) A roof shall be installed with a minimum pitch of 4/12.

Explanatory note: *The County has received an overwhelming number of requests over the years to use these types of structures for personal storage. This amendment is to allow these structures subject only to specified conditions. Said conditions are intended to address the unsightly nature of the vast majority of these structures and give them the appearance of a more typical accessory structure. Said amendment replicates Codes of other Zoning Offices in the immediate area and is in accordance with a Policy directive from the Planning & Zoning Committee from the Business Meeting held in May of 2026.*

A PORTION OF SECTION 58-236 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 58-236. Selected Conditional uses.

- (4) *Home occupations.* Home occupations include, but are not limited to, activities such as dressmaking, tv/radio repair, dog grooming, sign painting, tool sharpening, professional offices, etc., subject to the following limitations:
- a. Such use is clearly incidental to the principal use of the premises.
 - b. Such use does not involve any exterior alteration that would effect a substantial change in the residential character of the structure.
 - c. The home occupation shall not exceed ~~20~~ **25** percent of the habitable floor area or more than 600 square feet of the residence. In the case of a home occupation being located within an accessory building on the same parcel of land as the residence, such home occupation shall not exceed 600 square feet (including storage area for inventory and supplies). In the case of a home occupation being located both within the residence and an accessory building on the same parcel of land, such home occupation shall not exceed a cumulative total of 600 square feet (including storage area for inventory and supplies). If any home occupation is located either partially or entirely in an accessory structure, commercial building codes may apply.
 - d. Other than the immediate family, no more than one person may be employed in the home occupation.
 - e. There shall be no exterior display or storage of goods, storage of products, materials, inventory, supplies, parts, or scrap or waste materials.
 - f. There shall be no more than one advertising sign on the premises, and such sign shall not exceed 32 square feet in area.
 - g. Adequate off-street parking shall be provided and shall be maintained in a reasonably dust-free condition and is adequately screened from adjoining residential properties. The amount of parking spaces shall be dictated by section 58-432 and the county zoning administrator.
 - h. The establishment of a home occupation, where allowed by ordinance, shall require the issuance of a land use permit or conditional use permit, depending on the respective zoning district, and shall be accompanied by a site plan meeting all the requirements of section 58-164.
 - i. No home occupation shall generate excessive dust, glare, noise, odor, smoke or vibration or pose a hazard to public safety, nor involve the storage or use of toxic or hazardous materials or waste that meets or exceeds the threshold requirements of SARA regulations relating to reporting or planning facilities.

Explanatory Note: *The Home Occupation percentage has been revised to reflect State Statute SPS 320.02 for further clarity.*

A PORTION OF SECTION 58-784 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 58-784. Conditional uses.

Conditional uses in the M-I zone are as follows:

(1) The manufacturing and processing of:

Abrasives

Acetylene

Acid

Alkalies

Ammonia

Asbestos

Asphalt

Batteries

Bedding

Bleach

Bone

Cabbage

Candles

Carpeting

Celluloid

Cement

Cereals

Charcoal

Chemicals

Chlorine

Coal

Coffee

Coke

Cordage

Creosote
Dextrine
Disinfectant
Dye
Excelsior
Felt
Fish
Fuel
Furs
Gelatin
Glucose
Gypsum
Hair products
Ice
Ink
Lampblack
Lime
Lime products
Linoleum
Matches
Meat
Oil cloth
Paint
Paper
Peas
Perfume
Pesticides
Pickle
Plaster of Paris
Plastics
Poison
Polish
Potash

Pulp
Pyroxylin
Radium
Rope
Rubber
Sausage
Shoddy
Shoe and lampblackening
Size
Starch
Stove polish
Textiles
Varnish

(2) The manufacturing, processing and storage of:

Building materials
Dry ice
Explosives
Fat
Fertilizer
Flammables
Gasoline
Glue
Grains
Grease
Lard
Plastics
Radioactive materials
Shellac
Solid and hazardous waste disposal and transfer facilities
Soap
Turpentine
Vinegar
Yeast

- (3) Animal reduction
- (4) Bag cleaning
- (5) Bleacheries
- (6) Bone distillation
- (7) Canneries
- (8) Coal storage yards
- (9) Cold storage warehouses
- (10) Electric and steam generating plants
- (11) Electroplating
- (12) Enameling
- (13) Forges
- (14) Foundries
- (15) Incinerators
- (16) Lacquering
- (17) Lithographing
- (18) Manufacturing and bottling of alcoholic beverages
- (19) Oil storage depot
- (20) Refineries
- (21) Road test facilities
- (22) Salvage yards
- (23) Sanitary landfills
- (24) Sawmills
- (25) Slaughterhouses
- (26) Smelting
- (27) Stockyards
- (28) Textiles
- (29) Tanneries
- (30) Mining of metallic materials

(31) Data Centers

Explanatory Note: *In light of the recent onslaught of Data Centers coming to Wisconsin, Staff felt that we should specifically list these types of uses in our Codes where deemed most appropriate. Presently there is no mention of them in any zoning district. Given the potential environmental concerns that come with these facilities (excessive water use, excessive electrical demand and excessive noise generated by the cooling towers), we felt it best that*

these facilities be located only in the M-I (Intensive Manufacturing) zone and only as a potential Conditional Use. Said Text Amendment would thereby expand the list of uses as noted above. As the State is currently pondering legislative regulations, we will have to adopt and/or prepare specific requirements and/or regulations for these uses under our Selective Conditional Use Section 58-236 in the near future. Until then, the County can still require detailed environmental impact/use studies and other information deemed necessary to demonstrate that these uses are appropriate in any given location (Section 58-163).

A PORTION OF SECTION 58-824 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 58-824. Yard and open space regulations.

- (a) All yards and other open spaces allocated to a building (or group of buildings comprising one principal use) shall be located on the same lot as such building. The maintenance of yards and other open space and minimum lot area legally required for a building shall be a continuing obligation of the owner of such building or of the property on which it is located, as long as the building is in existence. Furthermore, no legally required yards, other open space or minimum lot area allocated to any building shall, by virtue of change of ownership or for any other reason, be used to satisfy yard, other open space, or minimum lot requirements for any other building.
- (b) Except as otherwise provided in this chapter, any side yard or rear yard abutting a zone boundary line shall have a minimum width and depth in the less restricted district equal to the average of the required minimum widths and depths of such yards in the two districts which abut the zone boundary line.
- (c) The following shall not be considered to be obstructions when located in the required yards specified, subject to the requirements of section 58-231:
 - (1) *In any yards.* Marquees and awnings adjoining the principal building and overhanging roof eaves that do not exceed 24 inches from the exterior of the structure, chimneys, ornamental light standards, flagpoles, arbors, trellises, trees, shrubs, coin-operated telephones, satellite antenna dishes that are six feet or less in diameter, stairs no more than five feet in width, walkways and sidewalks no more than five feet in width, landings of 40 square feet or less (and less than five feet in width) when necessary for safety purposes, piers, wharves, bridges, retaining walls, permitted signs, open accessory off-street parking areas and open space uses customarily accessory to the principal use, and outdoor fuel-dispensing equipment.
 - (2) *Fences.* Fences are permitted on the property lines in all districts, but shall not be closer than two feet to any public right-of-way. In residential districts, fences shall not exceed a height of six feet. Security fences are permitted in all districts, except residential districts, but shall not exceed ten feet in height and shall be of an open type similar but not limited to woven wire or wrought iron fencing. In all districts within the visual clearance triangle, the provisions of subsections 58-826~~(e)~~ (d) or 58-827(d) shall prevail. Landowners are responsible for complying with any other applicable regulations including, but not limited to, Wis. Stats. chs. 90 and 844.

Explanatory note: *The proposed amendment is to correct a clerical error as the previous subsection specified no longer exists.*

A PORTION OF SECTION 58-826 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 58-826. Setback.

- (a) *Generally.* Buildings shall be set back in accordance with the requirements of this section and shall meet the yard requirements of the respective zones.
- (b) *Highway setback.* All state and federal highways in the county are designated Class A highways. All county trunk highways not designated Class A are designated Class B. All other public roads in the county are designated Class C highways. Class A highway setback shall be 110 feet from the centerline of the highway or 50 feet from the right-of-way line, whichever is greater. Class B highway setback shall be 75 feet from the centerline of the highway or 42 feet from the right-of-way line, whichever is greater. Class C highway setback shall be 63 feet from the centerline of the highway or 30 feet from the right-of-way line, whichever is greater. **On platted private roads, a 15' setback shall apply from the front property line for all principal structures and a 7 ½' setback shall apply from the front property line for all accessory structures.**
- (c) *Reduced building setback.* A setback less than that required by subsection (b) of this section may be permitted by the zoning administrator where there is at least one dwelling or an accessory building on either side of the applicant's lot, within 250 feet of the proposed site built to less than the required setback. The reduced setback afforded by a dwelling on either side of the applicant's lot may be applied to the construction of either a dwelling or an accessory building. In the case where there are accessory structures or only one dwelling on either side of the applicant's lot built to less than the required setback, the reduced setback that may be allowed shall only apply to a permitted accessory structure. In no case shall averaging allow a setback of less than 35 feet from the centerline of a county or town highway, nor less than 75 feet to the centerline of a state or federal (Class "A") highway. In all cases, the reduced setback for a dwelling shall take into account the footprint of the structure being proposed. When averaging is allowed, the zoning administrator may average portions of an existing dwelling that are not enclosed with either walls or roofs for similar proposed construction of portions of a dwelling that will not have walls or roofs; conversely, the zoning administrator may allow averaging of portions of an existing dwelling that are enclosed with walls and roofs for proposed construction of a dwelling that will be similarly enclosed with walls and roofs.
- (d) *Visual clearance.* In each quadrant of every intersection, there shall be designated a visual clearance triangle to provide motorists a safe braking and stopping distance to avoid accidents and to provide motorists turning onto roads, streets and highways a safe accelerating distance to merge with traffic to reduce traffic congestion. Within this triangle, no structure and/or object over two feet in height above these streets shall be allowed if it obstructs the view across the triangle. Posts or open fences are excluded from this subsection. Vegetation and landscaping over two feet in height occurring in the visual clearance triangle may be ordered to be pruned, thinned and/or removed if it is capable of causing a traffic hazard.

Standards for visual clearance triangles are as follows:

- (1) At each uncontrolled road intersection, a visual clearance triangle bounded by the street centerlines and a line connecting them 300 feet from a Class A highway intersection, 200 feet from a Class B highway, and 150 feet from a Class C highway intersection. If two highways of a different class intersect, the greater distance shall apply to both centerlines.
- (2) At controlled intersections when one road has a stop sign, traffic light or yield sign, the leg of the visual clearance triangle following the centerline of the road that has no stop sign, traffic light or

yield sign shall be the length as required in subsection (d)(1). The visual clearance triangle line shall extend from the end of that line to a point on the center line of the street which has a stop sign, traffic light or yield sign and which is 100 feet from the intersection of the centerlines of the two streets.

- (3) When both roads have stop signs, traffic lights or yield signs, the visual clearance triangle shall be bounded by the street centerlines and a line connecting points on them 100 feet from their intersection.

Explanatory Note: Due to the rural nature of nearly all of our private roads, the County has always applied a lesser setback for structures. The proposed amendment is to codify said application.

A PORTION OF SECTION 58-828 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 58-828. Access driveways.

- (a) *Access permits.* Permits are required for all new access points created after the effective date of the ordinance from which this section is derived.
 - (1) Permit applications for access to Class A highways shall be made with the state department of transportation, **and** to Class B highways with the county highway department. ~~and to Class C highways with the county zoning office. No separate access permit is needed for Class C highways if a land use permit has been issued.~~ **Access permits on Class C highways are subject to Town review and may be required regardless of land use permit issuance.**
 - (2) The agency which issues the permit application shall conduct inspections of the point of access to determine compliance with the applicable provisions and shall maintain permanent records of data submitted, staff recommendations and permits issued.
 - (3) The authority to approve, conditionally approve or reject an application is delegated to the agency which issues the permit except if the proposed access does not conform to the access provisions of this chapter. Requests for nonconforming accesses shall be subject to review and approval by the board of adjustment prior to the issuing agency granting the permit.
 - (4) A copy of applications for conditional use permits, variance and zone changes related to access provisions shall be forwarded for review to the county highway department or the state department of transportation ten days prior to hearing on access to highways within their jurisdictions. Copies of decisions on these matters shall be submitted to these departments within ten days after they are granted or denied.

Explanatory Note: Class C access permit requirements are subject to Town review and may be required by certain Towns.

CITY OF JEFFERSON, WISCONSIN
ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY'S ZONING CODE IN ORDER TO
REGULATE CONSTRUCTION AND OPERATION OF DATA CENTERS**

WHEREAS, it has come to the attention of the City's Common Council that data centers have become frequently more common in the State of Wisconsin; and

WHEREAS, there is no mention or regulation of data centers in the City's zoning code; and

WHEREAS, the City's Common Council have come to the conclusion that it is in the best interest of the City that the City's zoning code be amended so the City will be prepared should there be a proposal to construct a data center inside the City's legal boundaries.

NOW THEREFORE, the Common Council of the City of Jefferson, Wisconsin does hereby adopt the following ordinance (all references are to the City's zoning code):

Section 1. Zoning District of Data Centers. Section 300.02.53(B)(HI) Heavy Industrial Zoning District is amended to include data centers as a principal use.

Section 2. Definition and Regulation of a Data Center. Section 300.03.14 is amended to include as Paragraph F, the definition of a Data Center and the regulation of same:

(F) Data Center.

(1) A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.

(2) Regulations:

(a) All activities, except loading and unloading, shall be conducted entirely within the confines of a building except for Large-Scale Public Services and Utilities as regulated by Section 300.03.12F.

(b) Utility plans and operational capacity needs regarding water, electricity, fiber, and cooling systems shall be provided and reviewed by the Director of Public Works to determine if there is sufficient capacity to handle the proposed Data Center land use.

(c) A noise, traffic, utility, or other similar impact study may be required as determined by the Building/Zoning Inspector or Plan Commission.

(d) Facility shall be surrounded by a bufferyard with a minimum opacity of 1.0 along all borders of the property abutting properties which are not zoned HI.

(e) All buildings shall be located a minimum of 250 feet from residentially zoned property.

- (f) Exterior Building Design Standards. See Section 300.07.40.
- (g) Minimum and maximum required parking: one space per employee on the largest work shift.

Section 3. Off-Street Parking for Data Centers. Figure 300.06.06a in Section 300.06.06 is amended to require all data centers to have a minimum of one off street parking space per employee on the largest work shift. Figure 300.06.06a in Section 300.06.06 is further amended to require all data centers to have no more than 1.5 off-street parking spaces for each employee on the largest work shift.

Section 4. Permitted Land Uses. Section 300.03.05 is amended to show that data centers are a permitted use in a Heavy Industrial (HI) Zone.

Section 5. Effective Date. This ordinance shall become effective upon passage and publication as required by law.

Approved: _____
Dale Oppermann, Mayor

Date Approved: _____
Date signed: _____

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Jefferson, Wisconsin at a meeting held on _____ day of _____, 20____ and was published as required by law.

Sarah Copsey, City Clerk



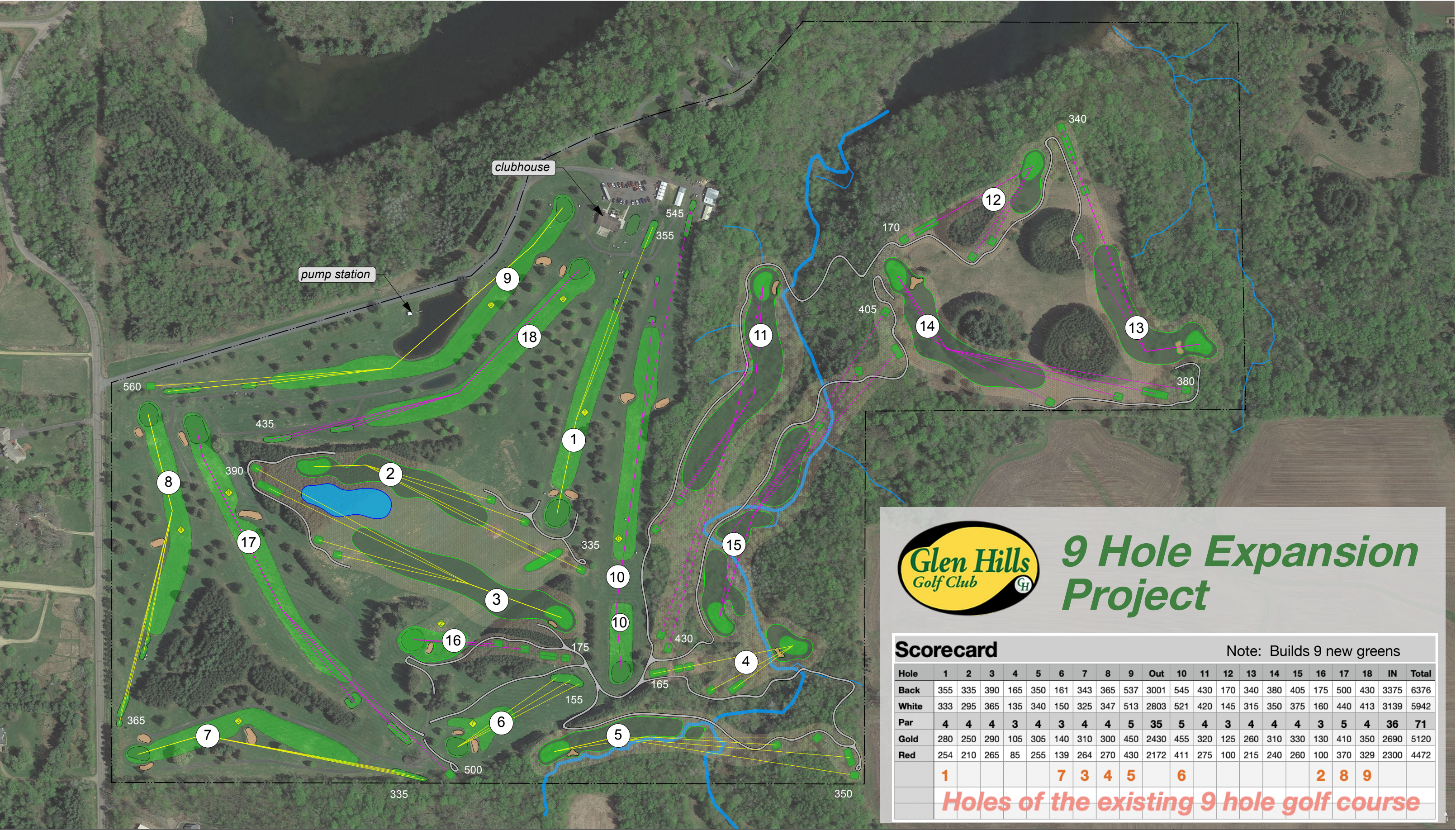
Discussion on Glen Hills Golf Course Expansion

Cover Memo

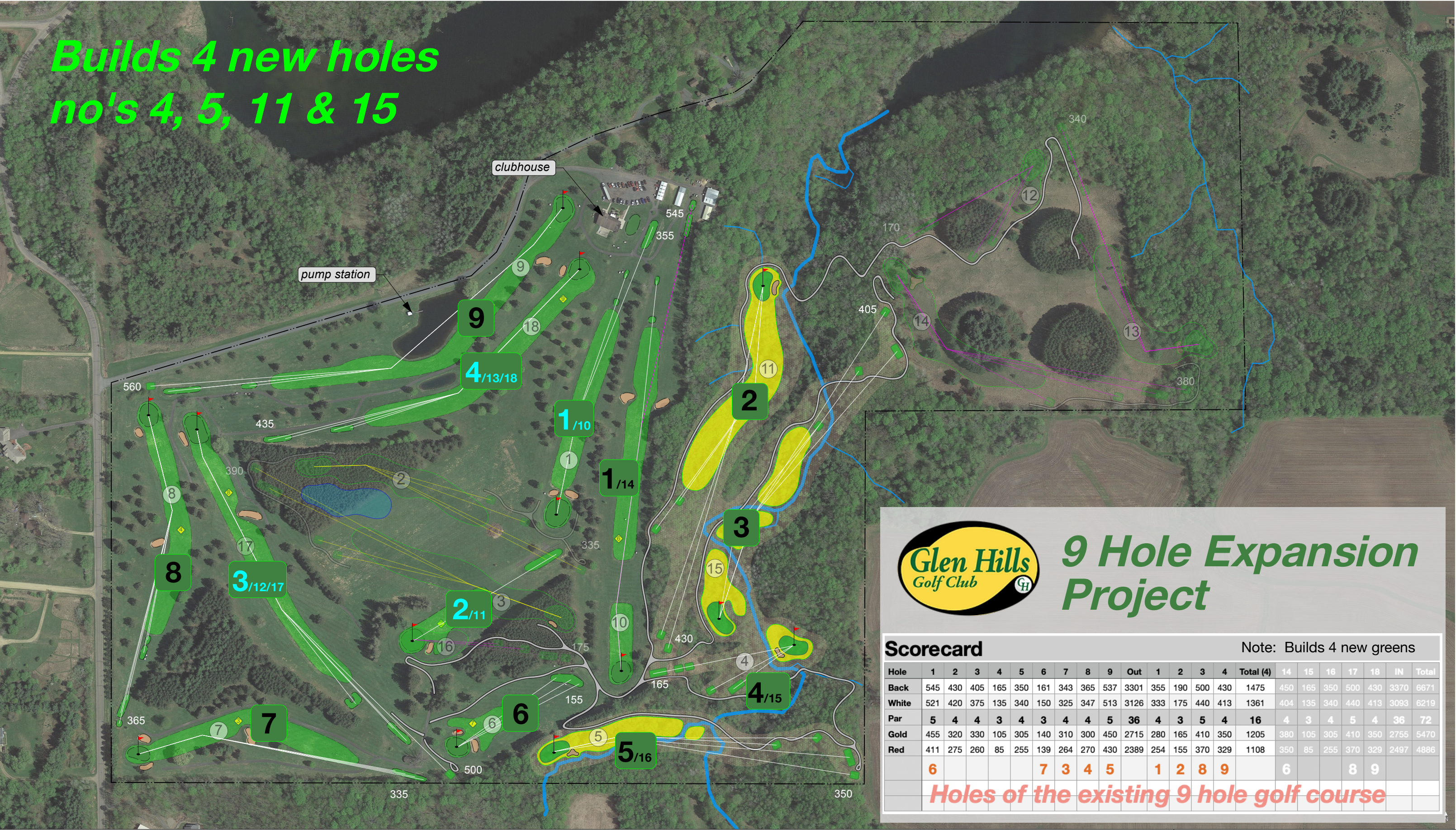
To: Community Development Committee
From: Ken Witt, County Administrator
Jason Kjeseth, Community Development Director
Date: June 11, 2026
Agenda Item: Discussion on Glen Hills Golf Course Expansion

Background Information:

The County, DNR, and Golf Course entered into an easement in 1970, to allow a portion of the Glen Hills Park property to be used as a golf course. The golf club has operated a nine-hole course and a clubhouse since, but now intends to expand the course to 18 holes in two phases. The proposed expansion would be on land already included in the easement to the Golf Course in 1970. John Raatz, NR Real Estate Supervisor, with the DNR has approved the expansion. The golf course intends to start some tree removal this fall with more filling and grading starting in 2027–2028. The golf course will comply with all permit requirements, and staff will work with them to make sure the easement provisions are met.



Builds 4 new holes
no's 4, 5, 11 & 15



St. Croix County's
Hidden Gem
3127 Campground Lane,
Glenwood City, WI 54013

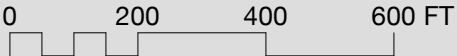
Phase 1



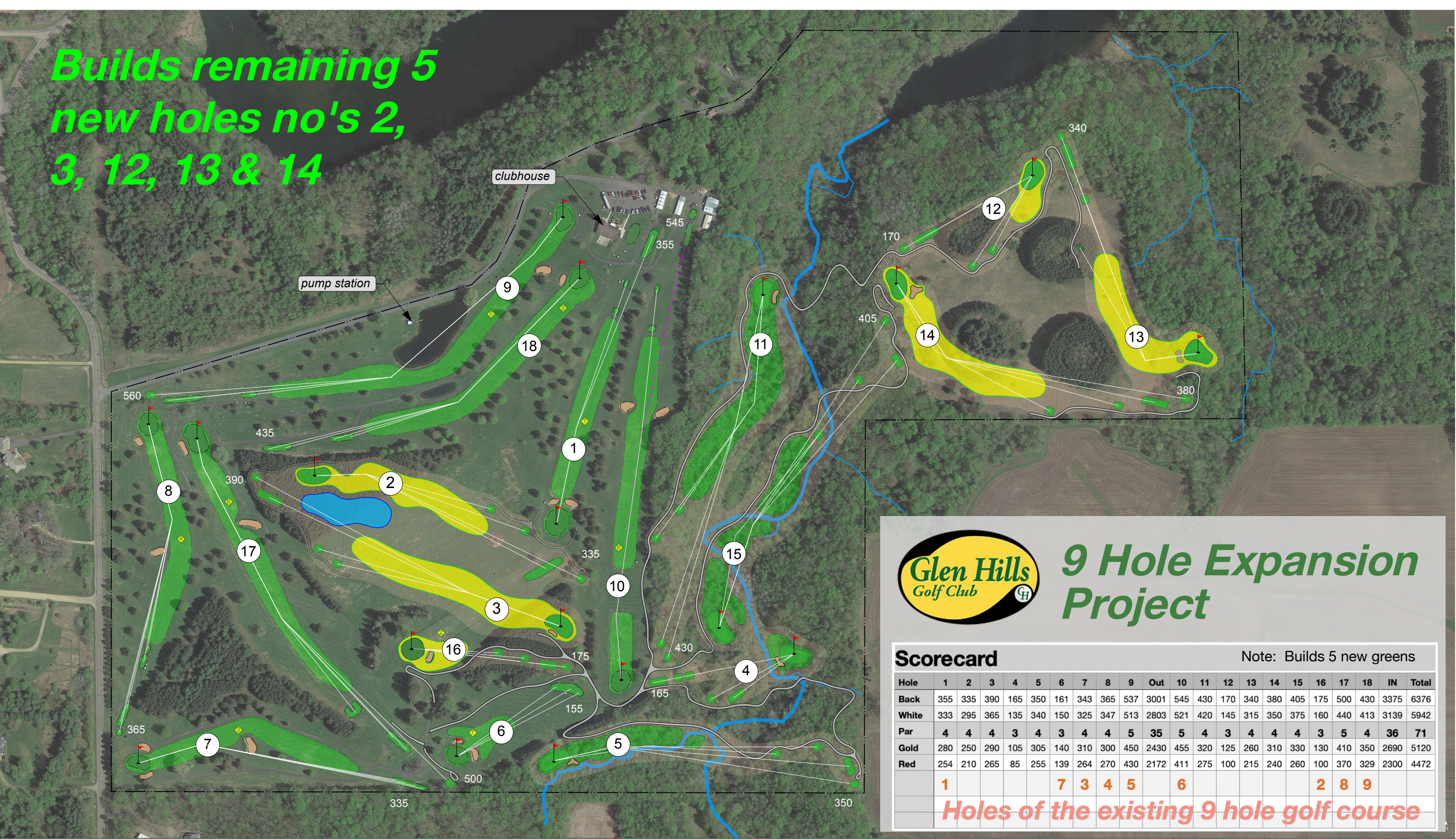
W7843 810th Ave • River Falls, WI. 54022
(715) 425-9511 • www.GillDesignInc.com

Date: January 21, 2026
Scale: 1" = 300 Feet

Draft



***Builds remaining 5
new holes no's 2,
3, 12, 13 & 14***



St. Croix County's
Hidden Gem

3127 Campground Lane,
Glenwood City, WI 54013

Phase 2



W7843 810th Ave • River Falls, WI. 54022
(715) 425-9511 • www.GillDesignInc.com

Date: January 21, 2026
Scale: 1" = 300 Feet

0 200 400 600 FT





Consideration of Conducting the Community Needs Forum Bi-Annually

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Jason Kjeseth, Community Development Director
Date: June 11, 2026
Agenda Item: Consideration of Conducting the Community Needs Forum Bi-Annually

Background Information:

According to the Memorandum of Understanding (MOU) between St. Croix County and UW-Extension, a Community Needs Forum is to be conducted annually. The last Community Needs Forum was held on August 19, 2025, in collaboration with Public Health's Community Health Assessment. Public Health will not be holding another assessment this year, so staff would like guidance on whether a Community Needs Forum should still be held this year, or if it should be conducted bi-annually in conjunction with the Community Health Assessment.



Consideration of Creating Land and Water Management Plan Technical Subcommittee

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Jason Kjeseth, Community Development Director
Date: June 11, 2026
Agenda Item: Consideration of Creating Land and Water Management Plan Technical Subcommittee

Background Information:

At the last Committee Meeting, a future agenda item was requested to consider creating a ground and surface water study group. Staff have been considering options and would like to propose establishing a technical advisory subcommittee (TAC) that would also play an important role in amending the St. Croix County Land and Water Management Plan. Staff envisions that this group would start out gathering information about our current and past work, then go into a public involvement stage that would identify priorities, and complete their work by advising staff on the adoption of the 2028-2038 Land and Water Management Plan. A draft committee structure and work plan is attached for further direction from the Committee.

Members of this subcommittee would be appointed by the Community Development Committee Chair with confirmation by the County Board Chair. The fiscal impact for creating the subcommittee: members receive \$125 per diem plus mileage per meeting.

**St. Croix County Land and Water Management Plan Technical Advisory
Subcommittee**

Subcommittee Structure:

1 County Supervisor/CDC Member
1 Public Health Official (state)
DNR Representation (Well, Surface & Groundwater)
Citizen Representation- CURES and Ag Community

Advisory Members:

County Planner (facilitator)
Land and Water Resources Administrator
Water Resource Specialist
Conservation Planners

Mission:

To evaluate County land and water resources, including ground and surface water conditions, identify current and emerging risks, engage the public and stakeholders, and develop practical recommendations to protect water quality and public health in the Land and Water Management Plan.

Year 1 Goals:

1. Build a shared understanding of county land and water conditions
2. Gather scientific, regulatory, and public input
3. Identify priorities for land and water resource preservation
4. Develop preliminary recommendations and implementation options
5. Deliver a revised 2028-2038 Land and Water Management Plan to the Community Development Committee

Work Plan:

1. County Land and Water Resources Overview

Request presentations from:

- County Land & Water staff
- Wisconsin DNR
- Public Health Department

Topics:

- Aquifers and watersheds
- Impaired waters
- Existing testing data
- Best Management Practices
- Existing county/state programs

Deliverables

- Baseline conditions summary

2. Data Collection

Expand technical understanding by compiling and reviewing:

- Private well test data
- Municipal water data
- DNR impaired waters lists
- NRCS and conservation data
- GIS mapping layers

Deliverables

- Trend Analysis

3. Stakeholder Listening Sessions

Conduct meetings with:

- Farmers and agricultural groups
- Town governments
- Lake associations
- Environmental organizations

- Businesses and industries
- Rural residents/private well owners

Deliverables

- Stakeholder input summary
- Common concerns matrix

4. Develop Land and Water Priorities

Identify county-specific concerns such as:

- Nitrate contamination
- PFAS
- Surface water runoff
- Well interference
- Septic system impacts
- High-capacity wells
- Agricultural nutrient management

Deliverables

- Priority issues list

5. Review Best Practices and Existing Programs

Study:

- Wisconsin county groundwater programs
- Nutrient management practices
- PFAS response models
- Well testing programs
- Conservation cost-share models

Deliverables

- Best practices review memo

6. Evaluate Regulatory and Funding Tools

Review:

- County authority under Wisconsin law

- Zoning and ordinance tools
- Grant opportunities
- State/federal funding sources

Deliverables

- Policy options summary
- Funding opportunities list

7. Recommendations and oversight of Land and Water Management Plan Revision

- Draft Recommendations-Potential recommendation categories:
 - Monitoring and testing
 - Public education
 - Agricultural conservation
 - Septic management
 - Surface water protection
 - County staffing/resource needs
 - Ordinance or policy changes

Deliverables

- Draft Land and Water Management Plan presented to Community Development Committee

1710 - Register of Deeds : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
41110: General Property Taxes	(424,204)	(432,622)	(144,207)	(406,216)	(135,405)	(270,810)	66.67%
46130: Register of Deeds Fees	1,016,399	1,078,851	278,076	1,000,000	339,147	660,853	66.09%
Total Revenues	592,195	646,229	133,869	593,784	203,742	390,042	65.69%
Total Wages	242,796	316,071	86,595	325,565	89,102	236,463	72.63%
Total Fringes	127,283	164,709	53,101	183,089	51,652	131,438	71.79%
Net Wage & Fringe	370,079	480,780	139,696	508,654	140,753	367,901	72.33%
51910: Staff Development	594	275	150	1,870	600	1,270	67.91%
52116: Consultant Fees	-	550	-	-	1,100	(1,100)	-
52119: Accounting Services	-	-	-	-	20	(20)	-
52122: Interpreter Services	-	-	-	-	7	(7)	-
52250: Cellular Phone Service	722	601	183	613	183	430	70.12%
52440: Misc. Repair & Maintenance	510	-	-	1,000	-	1,000	100.00%
53110: Postage	1,738	1,853	588	1,700	218	1,482	87.16%
53130: Managed Print Costs - IT	2,537	2,963	1,055	2,600	594	2,006	77.14%
53190: Office Supplies	7,000	8,067	2,332	6,647	-	6,647	100.00%
53240: Dues & Licenses	270	270	-	270	-	270	100.00%
53250: Software Subscriptions & Renewals	60,602	59,659	21,834	60,504	24,270	36,234	59.89%
53310: Employee Mileage	2,243	2,050	476	3,452	501	2,951	85.49%
53320: Employee Lodging	2,061	1,665	247	2,140	1,306	834	38.98%
53330: Employee Meal Expense	363	505	80	567	451	116	20.46%
53350: Employee Other Expenses	155	-	-	134	48	86	64.37%
53420: Medical Supplies	14	-	-	-	-	-	-
53440: Operating Supplies	658	1,514	616	1,000	105	895	89.50%
53460: Instructional Aids	-	295	198	-	-	-	-
53510: Repair and Maintenance Supplies	79	51	42	-	-	-	-
53910: Other Supplies and Expenses	279	454	-	-	-	-	-
53940: Equipment Purchased - Non Fixed Asset	15	8,441	2	-	-	-	-
55180: Liability Insurance	2,695	2,930	-	2,634	-	2,634	100.00%
55210: Premiums on Surety Bonds	-	-	-	-	50	(50)	-
Operating	82,536	92,144	27,803	85,130	29,453	55,677	65.40%
Total Expenses	452,615	572,924	167,500	593,784	170,207	423,578	71.34%

1710 - Register of Deeds : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
Report Total	139,580	73,305	(33,630)	-	33,535	-	-

3650 - Recycling : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
43540: State Sanitation Grant	201,232	200,482	-	200,481	-	200,481	100.00%
46430: Solid Waste Disposal	5,650	5,061	2,316	4,320	1,149	3,171	73.41%
Total Revenues	206,881	205,543	2,316	204,801	1,149	203,652	99.44%
Total Wages	61,795	63,703	17,541	65,772	18,194	47,578	72.34%
Total Fringes	18,370	19,690	6,011	20,619	6,198	14,421	69.94%
Net Wage & Fringe	80,165	83,393	23,553	86,390	24,391	61,999	71.77%
51910: Staff Development	460	-	-	500	410	90	18.00%
52990: Other Contractual Services	17,287	18,489	-	15,000	-	15,000	100.00%
53110: Postage	-	-	-	150	-	150	100.00%
53210: Publications & Printing	1,054	212	212	1,000	-	1,000	100.00%
53212: Outreach/Education	5,264	3,969	-	4,000	760	3,240	80.99%
53240: Dues & Licenses	170	-	-	350	170	180	51.43%
53310: Employee Mileage	-	-	-	150	-	150	100.00%
53320: Employee Lodging	306	86	86	300	202	98	32.67%
53330: Employee Meal Expense	82	82	82	160	-	160	100.00%
53440: Operating Supplies	1,929	170	170	721	140	581	80.58%
55180: Liability Insurance	1,290	1,324	-	1,280	-	1,280	100.00%
57910: Other Grants, Contributions and Indemnities	97,535	96,236	-	94,800	-	94,800	100.00%
Operating	125,377	120,569	550	118,411	1,682	116,728	98.58%
Total Expenses	205,543	203,961	24,103	204,801	26,074	178,727	87.27%
Report Total	1,339	1,582	(21,786)	-	(24,925)	-	-

3660 - Hazardous Waste : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
41110: General Property Taxes	55,152	55,152	18,384	55,152	18,384	36,768	66.67%
43540: State Sanitation Grant	21,421	22,509	-	22,509	-	22,509	100.00%
46430: Solid Waste Disposal	2,513	1,559	-	-	-	-	-
Total Revenues	79,086	79,220	18,384	77,661	18,384	59,277	76.33%
Total Wages	-	-	-	-	-	-	-
Total Fringes	-	-	-	-	-	-	-
Net Wage & Fringe	-	-	-	-	-	-	-
52190: Other Professional Services	76,227	69,926	-	74,761	-	74,761	100.00%
52930: Refuse Collection Services	625	-	-	1,000	-	1,000	100.00%
53110: Postage	-	-	-	200	-	200	100.00%
53210: Publications & Printing	-	168	168	1,500	-	1,500	100.00%
53430: Provided Food Expense	185	-	-	200	-	200	100.00%
Operating	77,037	70,093	168	77,661	-	77,661	100.00%
Total Expenses	77,037	70,093	168	77,661	-	77,661	100.00%
Report Total	2,049	9,126	18,216	-	18,384	-	-

5210 - Parks : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
41110: General Property Taxes	470,148	487,917	162,639	522,406	174,135	348,271	66.67%
43570: State Culture, Recreation and Education Grant	57,786	308,649	-	74,310	101,960	(27,650)	-37.21%
46720: Park Fees & Rents	406,060	377,944	91,798	414,745	106,984	307,761	74.20%
46733: Golf Course	500	500	-	500	-	500	100.00%
48410: Insurance Recoveries	-	10,384	-	-	-	-	-
48510: Donations & Contributions	124	35	-	500	-	500	100.00%
48610: Miscellaneous Revenue	-	7,902	-	-	-	-	-
Total Revenues	934,618	1,193,331	254,437	1,012,461	383,080	629,381	62.16%
Total Wages	431,190	379,061	82,764	492,411	78,508	413,904	84.06%
Total Fringes	146,914	138,657	43,883	170,977	41,776	129,200	75.57%
Net Wage & Fringe	578,104	517,718	126,647	663,388	120,284	543,104	81.87%
51910: Staff Development	-	-	-	-	2	(2)	-
52130: Supplemental Services	-	-	-	-	172	(172)	-
52190: Other Professional Services	105,132	355,789	34,619	104,000	35,533	68,467	65.83%
52220: Electricity	20,286	24,077	6,662	22,000	5,413	16,587	75.40%
52230: Gas for Heating	2,910	4,730	176	3,500	252	3,248	92.81%
52252: Internet Fees	3,737	3,257	1,153	2,759	671	2,087	75.66%
52410: Repair and Replacement	7,136	3,264	211	9,500	3,156	6,344	66.78%
52420: Grounds Maintenance	20,634	14,034	3,517	16,000	8,644	7,356	45.98%
52430: Building Maintenance	24,153	16,381	7,343	25,000	6,024	18,976	75.90%
52930: Refuse Collection Services	9,072	1,261	376	4,995	-	4,995	100.00%
52990: Other Contractual Services	36,946	24,422	3,636	22,150	792	21,358	96.42%
53212: Outreach/Education	1,478	-	-	1,350	497	853	63.17%
53240: Dues & Licenses	-	150	-	-	-	-	-
53350: Employee Other Expenses	-	-	-	-	20	(20)	-
53440: Operating Supplies	12,265	11,760	578	12,300	6,077	6,223	50.60%
53450: Uniform Expense/Supplies	439	748	-	1,200	-	1,200	100.00%
53470: Fuel Expenses	10,437	12,592	2,902	11,000	3,044	7,956	72.33%
53510: Repair and Maintenance Supplies	-	6	-	-	72	(72)	-
53910: Other Supplies and Expenses	56,568	42,120	8,864	74,310	14,213	60,097	80.87%
53940: Equipment Purchased - Non Fixed Asset	11,213	3,406	-	11,009	8,854	2,155	19.57%

Print Date May 29, 2026

5210 - Parks : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
53995: Vehicle Operating Expenses	2,056	1,123	220	3,000	342	2,658	88.59%
55180: Liability Insurance	22,500	22,500	-	25,000	-	25,000	100.00%
Operating	346,961	541,617	70,257	349,073	93,777	255,296	73.14%
58220: Capital Improvements	-	193,326	70,305	-	-	-	-
58000: Capital Outlay	-	193,326	70,305	-	-	-	-
Total Expenses	925,064	1,252,661	267,209	1,012,461	214,061	798,400	78.86%
Report Total	9,553	(59,330)	(12,772)	-	169,019	-	-

5460 - Fairgrounds : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
41110: General Property Taxes	80,000	80,000	26,667	80,000	26,667	53,333	66.67%
Total Revenues	80,000	80,000	26,667	80,000	26,667	53,333	66.67%
Total Wages	-	-	-	-	-	-	-
Total Fringes	-	-	-	-	-	-	-
Net Wage & Fringe	-	-	-	-	-	-	-
57210: Grants and Donations to Other Organizations	80,000	80,000	-	80,000	80,000	-	-
Operating	80,000	80,000	-	80,000	80,000	-	-
Total Expenses	80,000	80,000	-	80,000	80,000	-	-
Report Total	-	-	26,667	-	(53,333)	-	-

5620 - UW Extension : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
41110: General Property Taxes	254,703	68,312	22,771	116,627	38,876	77,751	66.67%
46741: Fairs, Exhibits and Celebrations	152	131	91	1,000	-	1,000	100.00%
46820: Other Conservation	6,444	2,014	2,014	-	1,909	(1,909)	-
Total Revenues	261,299	70,457	24,876	117,627	40,785	76,842	65.33%
Total Wages	-	-	-	-	-	-	-
Total Fringes	-	-	-	-	-	-	-
Net Wage & Fringe	-	-	-	-	-	-	-
52190: Other Professional Services	216,779	124,056	-	108,126	-	108,126	100.00%
53110: Postage	550	320	151	500	119	381	76.24%
53120: Copy Expense	533	235	75	100	-	100	100.00%
53130: Managed Print Costs - IT	2,897	1,273	609	750	397	353	47.09%
53190: Office Supplies	795	23	83	250	-	250	100.00%
53213: Program Development	9,039	10,835	(586)	2,500	177	2,323	92.92%
53240: Dues & Licenses	765	140	115	500	-	500	100.00%
53310: Employee Mileage	5,123	3,398	957	2,500	541	1,959	78.36%
53430: Provided Food Expense	329	193	-	-	-	-	-
53440: Operating Supplies	575	808	102	1,000	-	1,000	100.00%
53460: Instructional Aids	200	150	100	-	-	-	-
55180: Liability Insurance	1,635	1,578	-	1,401	-	1,401	100.00%
Operating	239,221	143,009	1,605	117,627	1,234	116,393	98.95%
Total Expenses	239,221	143,009	1,605	117,627	1,234	116,393	98.95%
Report Total	22,078	(72,552)	23,270	-	39,551	-	-

6110 - Resource Land & Water Conservation : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
41110: General Property Taxes	310,110	224,339	74,780	212,977	70,992	141,985	66.67%
43570: State Culture, Recreation and Education Grant	386,251	278,265	9,661	197,700	10,959	186,741	94.46%
43580: State Conservation and Development Grant	222,816	321,752	1,750	318,000	11,700	306,300	96.32%
46820: Other Conservation	73,658	102,776	55,441	90,000	95,009	(5,009)	-5.57%
Total Revenues	992,835	927,132	141,632	818,677	188,660	630,016	76.96%
Total Wages	301,614	312,189	93,439	306,235	99,206	207,029	67.60%
Total Fringes	97,432	94,632	31,442	95,442	32,112	63,330	66.35%
51599: Interdepartmental Wage & Fringe	-	3,763	-	-	2,413	2,413	-
Net Wage & Fringe	399,046	403,058	124,882	401,677	128,905	272,772	67.91%
52190: Other Professional Services	67,927	46,017	4,160	55,000	1,770	53,230	96.78%
52950: Land Conservation - Cost Sharing	406,070	348,931	23,252	271,800	86,846	184,954	68.05%
52960: Conservation Aids	-	7,280	7,280	4,000	-	4,000	100.00%
53190: Office Supplies	-	22	-	-	-	-	-
53440: Operating Supplies	-	26	-	-	256	(256)	-
53910: Other Supplies and Expenses	76,473	98,998	30,996	86,200	32,653	53,547	62.12%
Operating	550,471	501,274	65,687	417,000	121,525	295,475	70.86%
Total Expenses	949,517	904,332	190,569	818,677	250,430	568,247	69.41%
Report Total	43,318	22,800	(48,937)	-	(61,769)	-	-

6310 - Planning (Land Records) : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
43581: Land Information Grant	39,239	25,000	5,000	23,000	1,000	22,000	95.65%
44120: Other Business and Occupational	-	-	-	12,000	10,000	2,000	16.67%
46131: Land Record - Retained Fees	110,760	116,356	32,372	100,000	36,864	63,136	63.14%
47310: General Government Other Local Gov	-	12,000	-	-	-	-	-
Total Revenues	149,999	153,356	37,372	135,000	47,864	87,136	64.55%
Total Wages	46,945	48,267	13,357	50,014	13,835	36,179	72.34%
Total Fringes	18,538	19,889	6,238	20,903	6,467	14,436	69.06%
Net Wage & Fringe	65,483	68,157	19,595	70,918	20,302	50,615	71.37%
51910: Staff Development	2,240	315	-	1,000	960	40	4.00%
52121: Mapping Services	44,771	-	-	-	-	-	-
52190: Other Professional Services	404	-	-	4,910	-	4,910	100.00%
52920: Computer Repair	882	-	-	-	-	-	-
53240: Dues & Licenses	330	330	330	450	330	120	26.67%
53250: Software Subscriptions & Renewals	91,258	63,548	50,205	53,000	41,809	11,191	21.11%
53310: Employee Mileage	818	202	202	800	103	697	87.13%
53320: Employee Lodging	2,095	706	706	2,000	673	1,327	66.35%
53330: Employee Meal Expense	134	75	-	240	-	240	100.00%
53350: Employee Other Expenses	-	18	18	50	-	50	100.00%
53470: Fuel Expenses	-	-	-	200	-	200	100.00%
55180: Liability Insurance	1,502	1,356	-	1,432	-	1,432	100.00%
Operating	144,434	66,550	51,461	64,082	43,875	20,207	31.53%
Total Expenses	209,916	134,707	71,056	135,000	64,177	70,823	52.46%
Report Total	(59,918)	18,649	(33,684)	-	(16,313)	-	-

6410 - Zoning : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
41110: General Property Taxes	1,707,554	1,873,541	624,514	1,902,615	634,205	1,268,410	66.67%
43510: State General Government Grant	-	106,516	-	-	-	-	-
43580: State Conservation and Development Grant	6,447	-	-	-	-	-	-
44410: Zoning Permits and Fees	215,945	216,432	87,308	210,000	69,053	140,947	67.12%
44910: Other Regulatory Permits and Fees	204,754	218,416	51,111	161,700	61,541	100,159	61.94%
Total Revenues	2,134,700	2,414,906	762,933	2,274,315	764,799	1,509,515	66.37%
Total Wages	1,208,663	1,223,440	334,559	1,359,757	309,372	1,050,385	77.25%
Total Fringes	464,462	488,657	149,571	546,524	148,455	398,070	72.84%
51599: Interdepartmental Wage & Fringe	-	624	-	-	297	297	-
Net Wage & Fringe	1,673,125	1,711,473	484,130	1,906,282	457,530	1,448,752	76.00%
51910: Staff Development	8,097	3,883	1,800	9,000	2,163	6,837	75.97%
52117: Legal Services	-	-	-	2,000	-	2,000	100.00%
52190: Other Professional Services	55,707	160,193	61,709	53,797	9,917	43,880	81.57%
52250: Cellular Phone Service	14,045	12,289	3,714	13,180	3,792	9,388	71.23%
52410: Repair and Replacement	13,544	20,301	8,361	28,140	520	27,619	98.15%
52920: Computer Repair	4,402	4,442	3,844	4,500	-	4,500	100.00%
52990: Other Contractual Services	79,993	81,409	81,409	82,976	82,976	-	-
53110: Postage	6,470	3,694	1,090	6,500	706	5,794	89.14%
53120: Copy Expense	889	794	499	900	243	657	72.97%
53130: Managed Print Costs - IT	7,142	6,567	2,383	8,000	1,686	6,314	78.92%
53190: Office Supplies	2,608	1,760	635	3,000	639	2,361	78.69%
53210: Publications & Printing	8,705	6,200	2,779	10,000	1,477	8,523	85.23%
53212: Outreach/Education	1,357	2,485	755	3,000	315	2,685	89.51%
53230: Subscriptions	236	359	-	400	208	192	47.91%
53240: Dues & Licenses	5,545	4,171	1,207	8,500	889	7,611	89.54%
53250: Software Subscriptions & Renewals	41,976	58,931	27,991	42,090	45,272	(3,182)	7.56%
53310: Employee Mileage	2,222	2,993	621	4,000	780	3,220	80.49%
53320: Employee Lodging	1,938	2,647	1,299	3,500	1,292	2,208	63.09%
53330: Employee Meal Expense	677	469	294	750	592	158	21.07%
53340: Employee Airfare	-	-	-	500	-	500	100.00%
53350: Employee Other Expenses	185	16	16	100	-	100	100.00%

6410 - Zoning : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
53430: Provided Food Expense	440	774	720	800	-	800	100.00%
53440: Operating Supplies	-	-	-	-	53	(53)	-
53450: Uniform Expense/Supplies	-	-	-	900	-	900	100.00%
53470: Fuel Expenses	4,916	4,749	1,082	6,000	646	5,354	89.23%
53940: Equipment Purchased - Non Fixed Asset	5,442	5,460	-	5,500	2,000	3,500	63.64%
53995: Vehicle Operating Expenses	2,112	1,883	172	2,500	296	2,204	88.17%
55180: Liability Insurance	65,000	60,000	-	67,500	-	67,500	100.00%
Operating	333,647	446,469	202,380	368,033	156,464	211,569	57.49%
Total Expenses	2,006,772	2,157,942	686,510	2,274,315	613,994	1,660,321	73.00%
Report Total	127,928	256,963	76,423	-	150,806	-	-

6710 - Economic Development : Department Overview

	FY24	FY25	Prior Year	FY26	FY26		
	Actual	Actual	April	Operating Budget	April	Balance	Percent
	Final	Final	YTD	Adopted	YTD	Remaining	Remaining
41110: General Property Taxes	115,500	115,500	38,500	115,500	38,500	77,000	66.67%
Total Revenues	115,500	115,500	38,500	115,500	38,500	77,000	66.67%
Total Wages	-	-	-	-	-	-	-
Total Fringes	-	-	-	-	-	-	-
Net Wage & Fringe	-	-	-	-	-	-	-
52152: Bank Service Charges	943	822	310	-	-	-	-
57910: Other Grants, Contributions and Indemnities	115,500	115,500	57,750	115,500	57,750	57,750	50.00%
Operating	116,443	116,322	58,060	115,500	57,750	57,750	50.00%
Total Expenses	116,443	116,322	58,060	115,500	57,750	57,750	50.00%
Report Total	(943)	(822)	(19,560)	-	(19,250)	-	-



Consideration of Capital Project Requests - Parks

Cover Memo

To: Community Development Committee
From: Ken Witt, County Administrator
Dustin Hawkins, Finance Director
Date: June 11, 2026
Agenda Item: Consideration of Capital Project Requests - Parks

Background Information:

First review of capital projects submitted for 2027-2031. Red font items represent new projects or new dollar amounts to existing projects. Please review notes for additional project details. Full CIP review will be on July 9 Committee of the Whole.

CIP Plan 2027-2031

Fund	Cost Ctr	Project	Capital Budget FY27	Capital Budget FY28	Capital Budget FY29	Capital Budget FY30	Capital Budget FY31	Capital Budget Project Title	Capital Budget Category	Capital Budget Class	Capital Budget Description
Facilities											
405	7140	10001	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	Building Remodeling/Furniture/Plumbing	Capital Improvements	Recurring	This is for any small remodeling projects being done or furniture replacement at any of St Croix Facilities.
405	7320	10004	\$ 265,000	\$ 285,000	\$ 330,000	\$ 355,000	\$ 290,000	Fleet vehicle replacement.	Vehicles	Recurring	5-year rotating plan to replace shared fleet vehicles. Increase in 2029 for HCC bus that is 20 years old and 16 passenger van 7 years old. 2030 increase for parks dump truck that will be 10 years old
405	7140	10005	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	Equipment/Electrical Equipment	Equipment	Recurring	This project continuously replaces Furniture/Equipment/Appliances for the public areas and other areas in case of failure as needed.
405	7140	10006	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	HVAC Replacement	Equipment	Recurring	As the buildings HVAC systems are aging, this allocation allows proper upkeep and repair/replacement.
405	7140	10007	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	Safety and Security	Equipment	Recurring	These funds will allow us to continue to provide additional security equipment throughout the County buildings, cameras, card swipes, electronic locks & strikes. Front door metal detector and scanner. Building security measures.
405	7140	10051	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	Parking Lot patch and seal	Capital Improvements	Recurring 2020	Parking lot patch 2027 will include the GC South Addition Lots and Drives. These projects would reset to start again in 2030 beginning with the GC.
405	7140	10079	\$ 5,000	\$ -	\$ -	\$ -	\$ -	New Folder/Inserter Machine	Equipment	Recurring 2019	Average lifespan of this asset is approximately 5 years. This is an integral piece of equipment that is used constantly and serves many purposes for Clerk of Courts including mass mailings of documents such as default judgments letters, jury questionnaires, jury summons, and notices of hearing.
405	7140	10095	\$ 220,000	\$ -	\$ -	\$ -	\$ -	New parking lot for DD building	Capital Improvements	Recurring 2021	DD building parking lot replacement in New Richmond
405	7140	10108	\$ 130,000	\$ -	\$ -	\$ -	\$ -	Replace GC West Driveway	Capital Improvements	Recurring 2022	Replace West Driveway and western portion of lower parking lot.
405	7140	10137	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	GC/Jail New Roof on 1993 Roof	Capital Improvements	Necessity 2023	The current roof is from 1993, in 2023 facilities has had to patch 3 holes in the roof. The roofs rubber membrane is starting to get brittle crack.
405	7140	10111	\$ 140,000	\$ -	\$ -	\$ -	\$ -	Huber Carpet Removal and Floor Polising	Capital Improvements	Enhancement 2025	Remove carpet and polish floors, carpet is 33 years old and polishing keeps it better sanitized. If jail project is approved this would be reassessed and possibly removed.
405	7140	10151	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	Court Room Remodel for 5th Judge	Capital Improvements	Enhancement 2025	Remodel courtroom 6 and add secure hallway for safe inmate transfer. Updating to match courtrooms 1-4 for potential 5th judge and future needs.
Facilities Totals			\$ 2,845,000	\$ 720,000	\$ 765,000	\$ 840,000	\$ 2,225,000				
Information Technology											
405	7150	10002	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	IT Recurring Projects	Equipment	Recurring	This ongoing CIP request provides funding for IT projects and equipment replacement that are not part of the operating budget; Added Jail camera storage 2023.
405	7150	10064	\$ -	\$ -	\$ 500,000	\$ -	\$ -	Courts AV Upgrades	Equipment	Enhancement 2025	Replace aging AV equipment in courtrooms 5-7 equipment will be unsupported by 2030. Moved up one year.
405	7150	10140	\$ -	\$ 200,000	\$ -	\$ -	\$ -	County Data Storage Replacement	Equipment	Recurring 2023	The data storage system is an integral part of the IT infrastructure. This is where we store and safeguard all of the data that our employee's generate. The systems typically have a life expectancy of 7 years. The current systems will be 8 years old and will require replacement in 2028.
405	7150	10141	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ -	Replace aging Jail and Health Center security cameras.	Equipment	Enhancement 2023	The Jail and Health Center security cameras were installed in 2016 as part of the Jail remodel and Health Center build. Most of these cameras are end of life and no longer supported by the vendor and, as such, are no longer able to be repaired. We replace a number of these cameras annually due to failure and there is currently no budgeted line item for replacement.
405	7150	10070	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000	Copy Machines for Clerk of Courts and District Attorney's Office	Equipment	Recurring	5 Year replacement schedule alternating between Clerk of Courts and District Attorney's Office.
405	7150	10071	\$ -	\$ -	\$ -	\$ 75,000	\$ -	Cellular Signal Repeaters for SC	Equipment	Enhancement 2025	Install a small cell repeater system at the service center as cell service is not adeauate for conducting business
Information Technology Total			\$ 165,000	\$ 600,000	\$ 900,000	\$ 225,000	\$ 165,000				
County Clerk											
405	7120	10155	\$ -	\$ -	\$ 40,000	\$ -	\$ -	Election Software and Server Updgrade	Software	Recurring 2024	Every 5-7 years the election software and servers need to be replaced, this was last done in fall of 2023. This provides election support to all municipalities in the county.
County Clerk Totals			\$ -	\$ -	\$ 40,000	\$ -	\$ -				
HWY											
HWY Totals			\$ -	\$ -	\$ -	\$ -	\$ -				
HHS											
405	7160	10003	\$ 55,000	\$ 145,000	\$ 55,000	\$ 145,000	\$ 55,000	Replacement of Vehicles for ADRC	Vehicles	Recurring	Replace vehicles every 5 Years. Updated 2027 CIP from 145K to 55K to replace van instead of bus
HHS Totals			\$ 55,000	\$ 145,000	\$ 55,000	\$ 145,000	\$ 55,000				
Law Enforcement											
405	7210	10000	\$ 650,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	Sheriff Squad Cars	Vehicles	Recurring	Annual purchase of vehicles to rotate fleet every 3 years increases include addition of 9 new deputies.
405	7210	10167	\$ 250,000	\$ 250,000	\$ 300,000	\$ 300,000	\$ 300,000	Sheriff Investigator and Command Vehicles	Vehicles	Recurring	Changing from leases to purchases 21 vehicles, 4 year rotation

CIP Plan 2027-2031

Fund	Cost Ctr	Project	Capital Budget FY27	Capital Budget FY28	Capital Budget FY29	Capital Budget FY30	Capital Budget FY31	Capital Budget Project Title	Capital Budget Category	Capital Budget Class	Capital Budget Description
405	7210	10156	\$ -	\$ 147,000	\$ -	\$ -	\$ -	Sheriff Night Vision	Equipment	Enhancement 2024	For 14 sets of night vision for primary responders for use in critical incidents and tactical approaches. Moved up one year.
405	7210	10157	\$ -	\$ 40,000	\$ -	\$ -	\$ -	Sheriff Forensic Servers replacement	Equipment	Recurring 2024	Replace computer forensic storage servers wich are coming to end of life in 2026.
405	7210	10127	\$ 422,562	\$ -	\$ -	\$ -	\$ -	Sheriff Patrol Boat Replacement	Equipment	Recurring 2025	Purchase a 25ft patrol boat and trailer to replace current primary river boat, new boat would have similar design and include FLIR camera system. Federal Port Security grant will cover 75% of boat if fulfilled by August 2028. Asking to move from 2030 CIP to 2027 CIP to meet the grant closing date. Increased amount from \$240K to \$422K.
405	7210	10128	\$ -	\$ -	\$ -	\$ 400,000	\$ -	Dash and body camera replacement	Equipment	Recurring 2025	Replace 86 body cameras, 41 dash cameras to improve video quaility, storage capacity, reliability, and officer safety. The change will help the DA office as SCC will then be using same Getac cameras. Current dash cam warrenty ends in 2028, body cameras due in 2030
405	7210	10131	\$ -	\$ -	\$ -	\$ 60,000	\$ -	Squad Radar Units Replacement	Equipment	Recurring 2025	Replace radar units with new, current are 10-13 years old and beyond recommended service life resulting in high repair costs. Will add a few a year to phase and reduce CIP
405	7210	10132	\$ -	\$ -	\$ -	\$ 392,670	\$ -	Taser replacement	Equipment	Recurring 2025	Tasers need to be replaced as the X26P ends it's service life. Either a one time CIP or spread out over 5 years at \$88,194 per year
405	7210	10133	\$ -	\$ -	\$ -	\$ 40,000	\$ -	Trimble Forensic Scanner	Equipment	Recurring 2025	Replace current scanner that was purchased in 2018, newer technology provides fast, accurate, and objective representation of a crime scene in criminal investigations
405	7210	10134	\$ -	\$ -	\$ -	\$ 21,375	\$ -	Cradlepoints Squad car replacements	Equipment	Recurring 2025	Replace current 4G routers with 5G routers as technology has changed, increased speeds and less connectivity issues
405	7210	10164	\$ -	\$ -	\$ -	\$ -	\$ 50,000	Emergency Response Unit Armor	Equipment	Recurring 2026	Need to replace body armor for 12 deputies on the ERU, these are due for replacement every 5 years. Previously was able to be absorbed in operating budget but converting to capital budget for sustainable funding solution
405	7210	10165	\$ -	\$ -	\$ -	\$ -	\$ 29,250	Handgun mounted optics	Equipment	Recurring 2026	Optics for 65 handguns to increase accuracy, target acquisition, and effectiveness. Follows handgun replacement of every 5 years
405	7210	10166	\$ -	\$ -	\$ -	\$ -	\$ 44,500	Drone (sUAS) Fleet Replacement	Equipment	Enhancement 2026	Replace aging small unmanned aircraft systems fleet. Includes \$25K DJI M300 large airframe with thermal, \$13K DJI M30T mid size airframe with thermal, and \$6,500 tether for sustained drone operations
Law Enforcement Totals			\$ 1,322,562	\$ 1,187,000	\$ 1,050,000	\$ 1,964,045	\$ 1,173,750				
Corrections											
405	7270	10124	\$ 46,000,000	\$ -	\$ -	\$ -	\$ -	Jail Expansion and renovation	Capital Improvements	Enhancement 2022	Jail expansion including special needs cells, excluding new pod.
405	7270	10159	\$ 55,000	\$ -	\$ -	\$ -	\$ -	Jail Dishwasher replacement	Equipment	Recurring 2024	Replace jail dishwasher in kitchen. Increased from \$13K to \$55K
405	7270	10112	\$ -	\$ -	\$ -	\$ -	\$ 160,000	Jail Body Scanner Replacement	Equipment	Enhancement 2026	Replace aging body scanner with Tek-84 in the jail receiving. Assists in detecting inmates for contraband to protect both inmates and staff.
Corrections Totals			\$ 46,055,000	\$ -	\$ -	\$ -	\$ 160,000				
Emergency Comm											
405	7260	10025	\$ -	\$ 100,000	\$ -	\$ -	\$ -	Audio Log - Audio Recorder System	Equipment	Recurring 2019	Replace audio recorder system that records 911 phone calls, non-emergency phone lines and radio communications of the Communication Centers radio network. This also will record metadata that is received for phone calls and radio channels. Cost increased from \$90K to \$100K from 2026 CIP
405	7260	10103	\$ -	\$ -	\$ -	\$ 100,000	\$ -	Portable Radio Cache Update	Equipment	Recurring 2025	Recurring every 5 year for replacement to keep up with technology
405	7260	10142	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	DC Power Battery Replacement Communication Tower Sites	Equipment	Recurring 2023	Replacement of DC Power Batteries at the 14 tower sites. These are batteries providing backup power 48 volts to the equipment for Emergency Communications infrastructure. Increased costs starting in 2027 due to rising costs the county has seen
405	7260	10145	\$ -	\$ 120,000	\$ -	\$ -	\$ -	Radio Console Upgrade Hardware	Equipment	Recurring 2023	Replace/update computer system hardware that controls the Emergency Communications radio network. This would replace computers and peripheral hardware at the workstations in the primary and backup Communication Centers that operate 24 hours a day.
405	7260	10160	\$ -	\$ -	\$ -	\$ 180,000	\$ -	911 System replacement hardware	Equipment	Recurring 2025	Replacement of 911 system hardware at both Primary-Hudson and backup-Baldwin centers. Replacement strongly recommended every 5 years.
405	7260	10162	\$ -	\$ -	\$ 85,000	\$ -	\$ -	UPS replacement for Hudson and Baldwin 911 Centers	Equipment	Recurring 2024	Replacement of UPS - Uninterruptable Power Supplies - for Hudson 911 and Baldwin 911 Centers. Increased cost from \$70,000 to \$85,000 from 2026 CIP
405	7260	10062	\$ 19,347,000	\$ -	\$ -	\$ -	\$ -	Emergency Communicaitons Infrastructure Upgrade	Capital Improvements	Enhancement 2025	Hammond tower and radios including portable and mobile. This request expands current radio infrastructure and allows inter-agency communication on 800 MHZ frequency along with VHF band. Total project cost increased from \$13,885,050 to \$19,347,000.
405	7260	10063	\$ -	\$ -	\$ -	\$ 100,000	\$ -	Mobile Command Vehicle Refresh	Vehicles	Recurring 2025	Current electronics are 10 years old and need updating since are a part of the networking of the vehicle in order to maintain reliability when responding to critical situations
Emergency Comm Totals			\$ 19,417,000	\$ 290,000	\$ 155,000	\$ 450,000	\$ 70,000				
Medical Examiner											
405	7120	10081	\$ 5,000	\$ -	\$ -	\$ -	\$ -	XL Electric Body & Casket Lift	Equipment	Enhancement 2026	Lift to help load and unload decedents when back in office, with increased size of decedents this will improve safety as typically one employee is performing the task.
405	7120	10082	\$ 17,000	\$ -	\$ -	\$ -	\$ -	Stryker Power-Load cot fastner system	Equipment	Enhancement 2026	Need upgrade to new transport van in order for stryker cot purchased in 2025 will work with new height of vehicle. Will help load and unload safely
Medical Examiner Totals			\$ 22,000	\$ -	\$ -	\$ -	\$ -				

Parks

CIP Plan 2027-2031

Fund	Cost Ctr	Project	Capital Budget FY27	Capital Budget FY28	Capital Budget FY29	Capital Budget FY30	Capital Budget FY31	Capital Budget Project Title	Capital Budget Category	Capital Budget Class	Capital Budget Description
405	7620	10035	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	Parks Equipment	Equipment	Recurring	Replace Utility Terrain Vehicles (UTV), zero-turn and front mount mowers, car-hauler trailers, skid-steer, tractor, side-mount ditch mower, etc. Attachments may be needed or replaced also.
405	7620	10036	\$ 50,000	\$ -	\$ -	\$ -	\$ -	Ongoing maintenance of County Park driveways, parking lots	Capital Improvements	Recurring	Ongoing maintenance of park driveways and parking lots. Moved up from 2028 to 2027 for Glen Hills pavement to co-incide with paving of RR3 by Highway
405	7620	10075	\$ -	\$ -	\$ 2,200,000	\$ 1,650,388	\$ -	Bike Ped Plan SCRC Loop Trail to Willow River State Park Connection	Capital Improvements	Enhancement 2017	Construction of a 3.4-mile Off-Road Bike Trail from North Hudson to Eckert Blufflands to Willow River State Park to St. Croix River Crossing Loop Trail in 3 Phases. Phase 3 scheduled for 2029, phase 4 for 2030. Offset by 80% cost match but design is not included in the match.
405	7620	10125	\$ 600,000	\$ 500,000	\$ 500,000		\$ -	Eckert Blufflands Park Development	Capital Improvements	Enhancement 2022	Eckert Blufflands Park is a 170-acre County property occupying 2,800 feet of shoreline along the Scenic St. Croix Riverway in the Towns of Hudson and St. Joseph. In 2022, the County Board approved the Eckert Blufflands Park Master Plan. The Master Plan identifies
405	7620	10100	\$ -	\$ -	\$ 250,000	\$ -	\$ -	15-Site RV Campground for larger RV with infrastructure	Capital Improvements	Enhancement 2022	New 15 site RV camp site to accommodate RV's over 35 feet with supporting infrastructure in new area of Glen Hills Park.
405	7620	10097	\$ -	\$ -	\$ 50,000	\$ -	\$ -	County Dam Maintenance	Capital Improvements	Recurring 2024	Maintain and replace county dams to prevent failure.
405	7620	10077	\$ -	\$ -	\$ -	\$ 150,000	\$ -	Parks Playground Upgrade	Capital Improvements	Enhancement 2025	Upgrade to over 20 year old playgrounds at Peninsula Campground, Whispering Oaks campground, and Homestead park.
Parks Totals			\$ 685,000	\$ 535,000	\$ 3,035,000	\$ 1,835,388	\$ 35,000				
CIP TOTALS			\$ 70,566,562	\$ 3,477,000	\$ 6,000,000	\$ 5,459,433	\$ 3,883,750				

Funding Sources

CIP Fund Balance Applied	\$ 3,066,562	\$ 3,160,079	\$ 4,240,000	\$ 4,331,579	\$ 3,883,750	
Bond Issue	\$67,500,000					Bond Issues for Large Capital Project
10075			\$1,760,000	\$1,127,854		TAP grant for HWY 35 off road trail - 80%. 2030 is slightly less as it does not cover design costs of \$225K
10127		\$316,922				Received federal port security grant that pays 75% of purchase price upon delivery to be completed by August 2028
CIP TOTALS	\$ 70,566,562	\$ 3,477,000	\$ 6,000,000	\$ 5,459,433	\$ 3,883,750	

CIP Fund Balances Projected

Beginning of Year	\$ 5,381,022	\$ 3,964,460	\$ 2,454,382	\$ (135,619)	\$ (2,817,198)	
Use	\$ (3,066,562)	\$ (3,160,079)	\$ (4,240,000)	\$ (4,331,579)	\$ (3,883,750)	
Property Sales	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	
Transfer from GF	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	
End of Year Balance	\$ 3,964,460	\$ 2,454,382	\$ (135,619)	\$ (2,817,198)	\$ (5,050,948)	Projected (Needs County Board Authorization)