

MEMORANDUM

Subject: Town of Hammond Comprehensive Plan Public Participation Summary
To: Town of Hammond Board of Supervisors, Plan Commission, Clerk
From: Nicole Peterson, Planner
Date: October 8, 2025 (Revised from October 1, 2025)

Town of Hammond Comprehensive Plan Public Participation Summary

The purpose of this memorandum is to provide a summary of the public participation relevant to the Town of Hammond 2026 Comprehensive Plan update. To gather initial public participation at the beginning of the process, two preliminary strategies were administered including a public vision session and an online survey. This summary contains the vision session and survey results organized by the comprehensive plan elements. The following question results were revised from the October 1, 2025 memorandum: 7, 12, 13, 15, 17, 18, 19, 20, 22, 23.

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Vision Session Process Summary

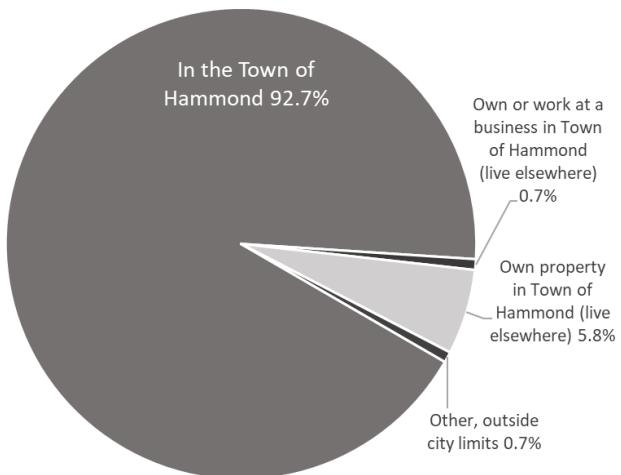
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- Participants were given a 1-page handout that listed the plan elements and sub-categories
- Participants were asked to share their thoughts at 5 staff-facilitated tables representing the comprehensive plan elements including: Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use

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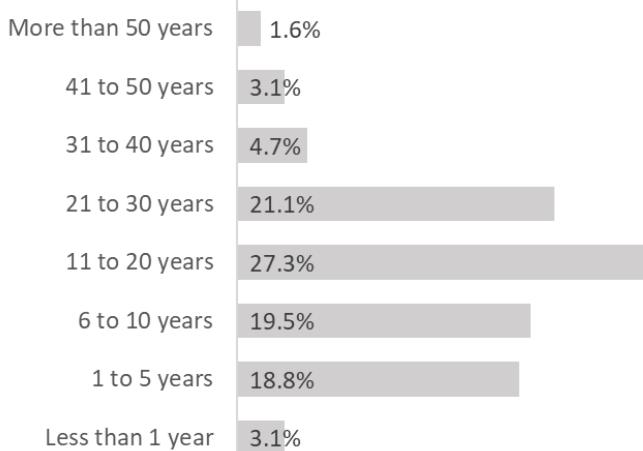
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- Manually entered paper surveys in the online survey software
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Survey Demographics, Quality of Life

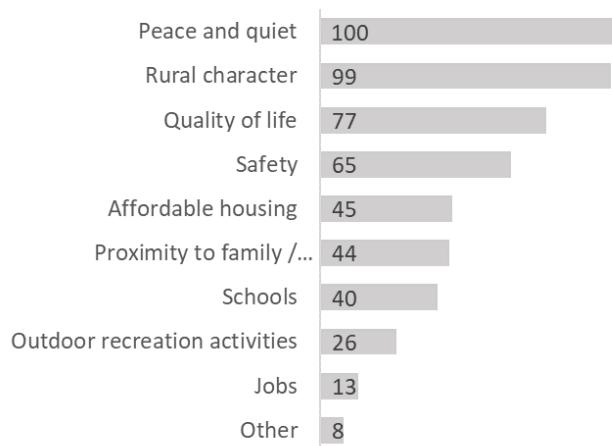
Q1 Town of Hammond
Survey Participant Location Percent
(137)



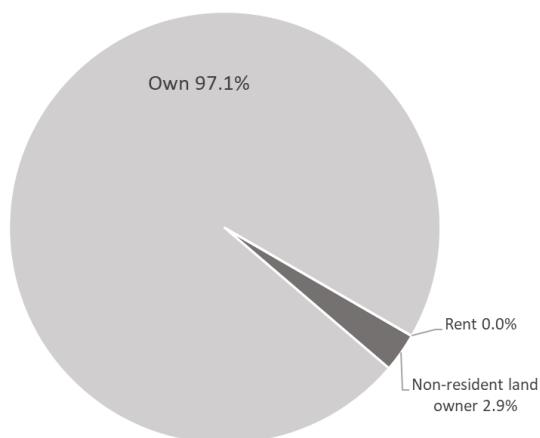
Q2 Town of Hammond
Survey Resident Longevity Percent
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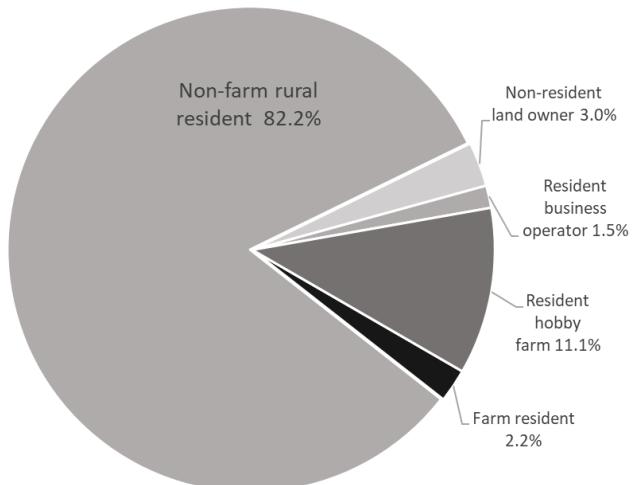
Q3 Town of Hammond
What drew you to, or keeps you in, the
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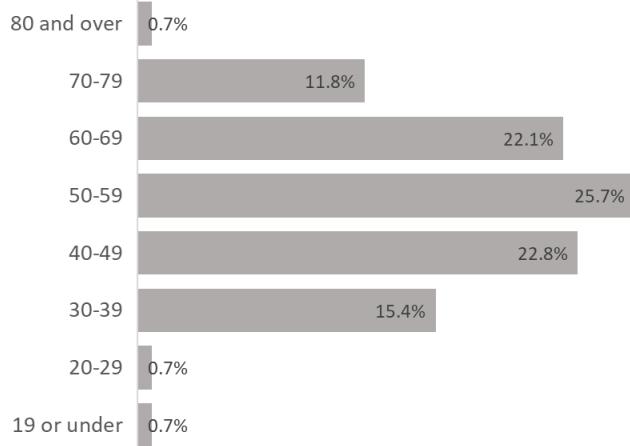
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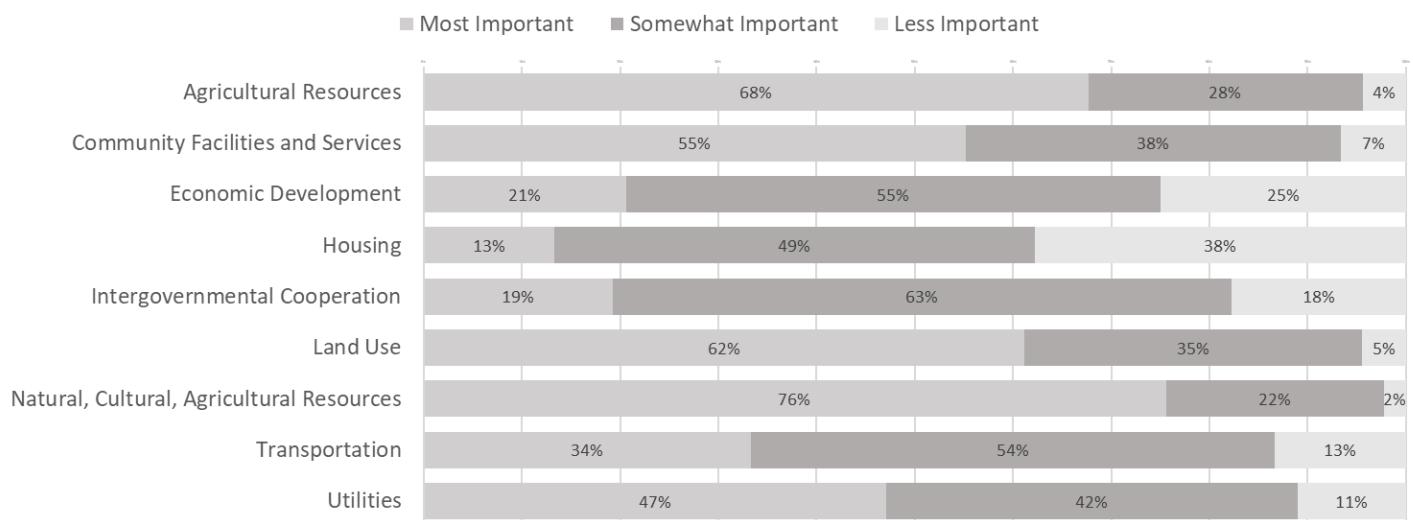
Q5 Town of Hammond
Survey Participant Residency (135)



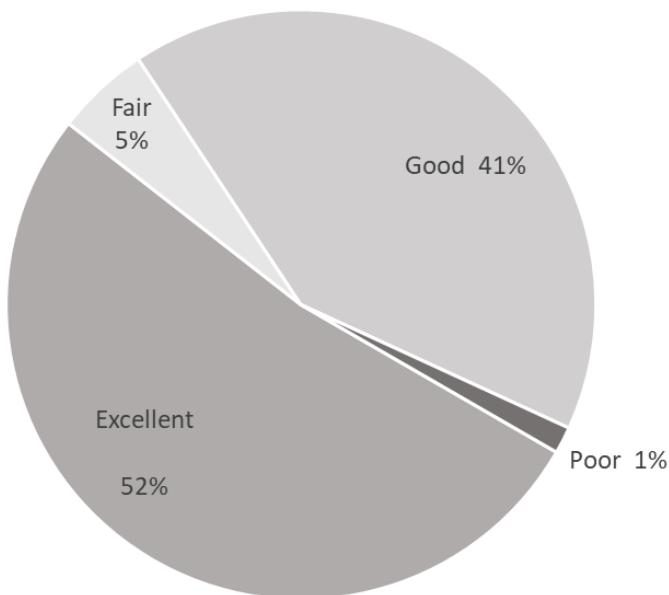
Q6 Town of Hammond
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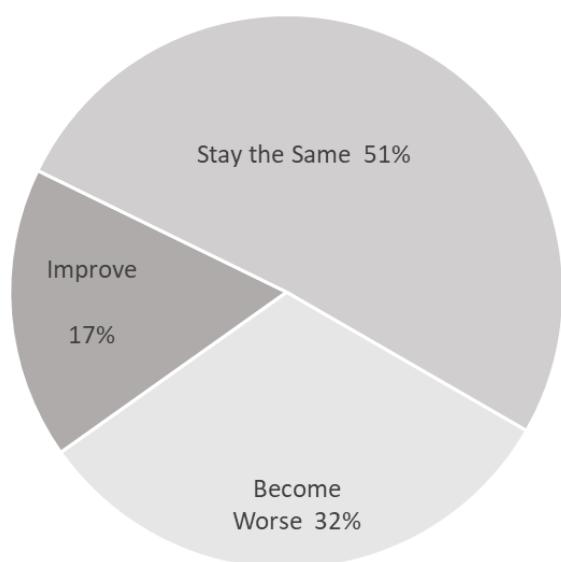
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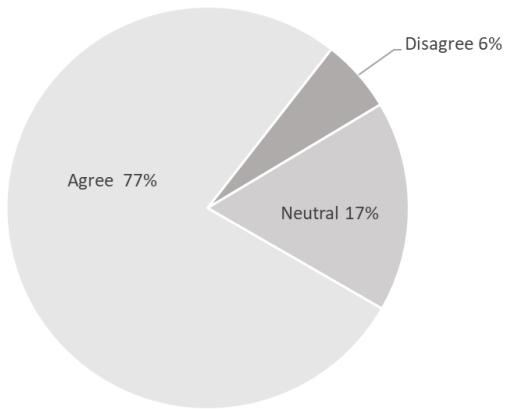
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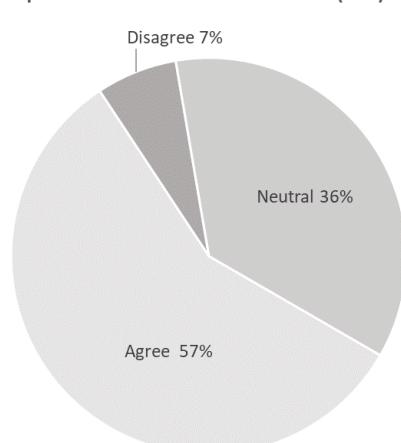
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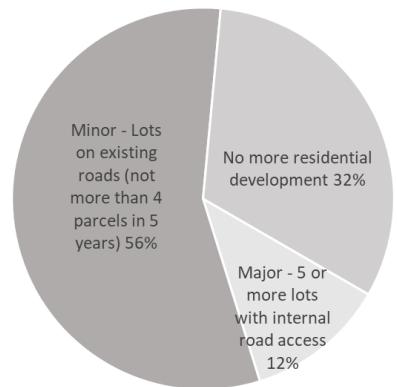
Q10a I am satisfied with the residential lot sizes in town (Town Hammond minimum is 2 acres):
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Q10b I am satisfied with the external appearance, condition and maintenance of properties in the Town of Hammond (136)



Q11 What type of rural development pattern do you prefer in the Town? (Select one)(135)



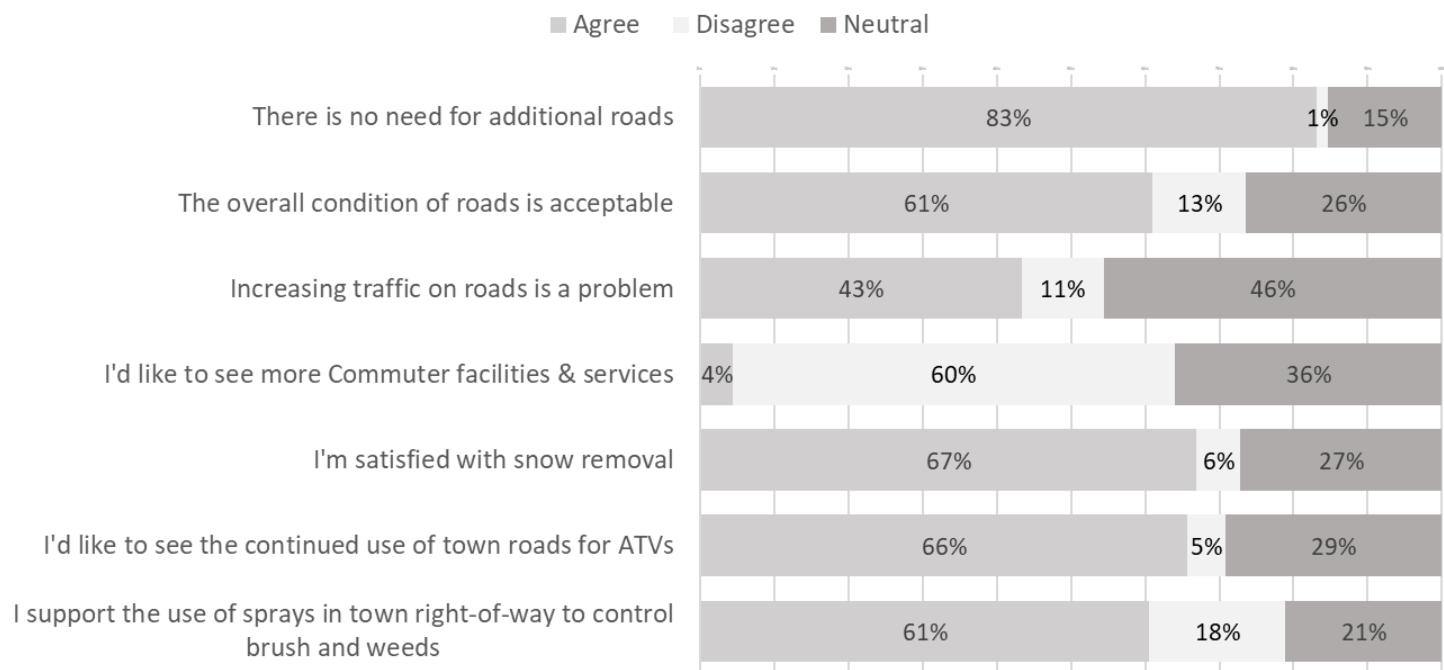
Housing Vision Session Summary:

1. Residential lot sizes
 - a. Important to have 2-3 acre minimum, Keep 2 acre minimum
2. Housing affordability
 - a. People have to move here to afford housing and can with remote work
 - b. Nothing is affordable, high lot prices for single family homes
 - c. Range of housing value from \$200,000 to 1 million
3. Condition and maintenance of housing
 - a. Good to have minimum maintenance standards on housing
 - b. Condition and maintenance in town is good
4. Outdoor storage and maintenance
 - a. Like screening and landscaping around storage
 - b. Make it blend in with surrounding landscape
 - c. Have a lot of requests for pole sheds to enclose storage
5. New housing development (See also Land Use)
 - a. Have regulations in place to allow new residential developments therefore, we can't stop it
 - b. Have open residential lots that are ready to develop
 - c. Don't want more development but don't want to impede on private property owner rights
6. Accessory dwelling units
 - a. Concerned about the increased density: Supportive if infrastructure (sewer, water, road) is adequate and meets minimum standards for increased density. Allow extended family
 - b. Concern about the sustainability-maintenance of the additional unit after elderly family passes
 - c. No ADUs because of septic and enforcement reasons
 - d. Implement regulations for rental unit versus extended family
7. Variety of housing types
 - a. Single-family and modular only, no shared septic, wells or driveways due to maintenance and differing opinions
 - b. Support for single-family and modular homes, Duplex ok
 - c. No apartments or mobile homes due to safety concerns
 - d. Question about AirBnB ordinance. See St. Croix County-Licensing and Inspections, Lodging.

TRANSPORTATION

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Q12 Town of Hammond Transportation: Level of Agreement (136)

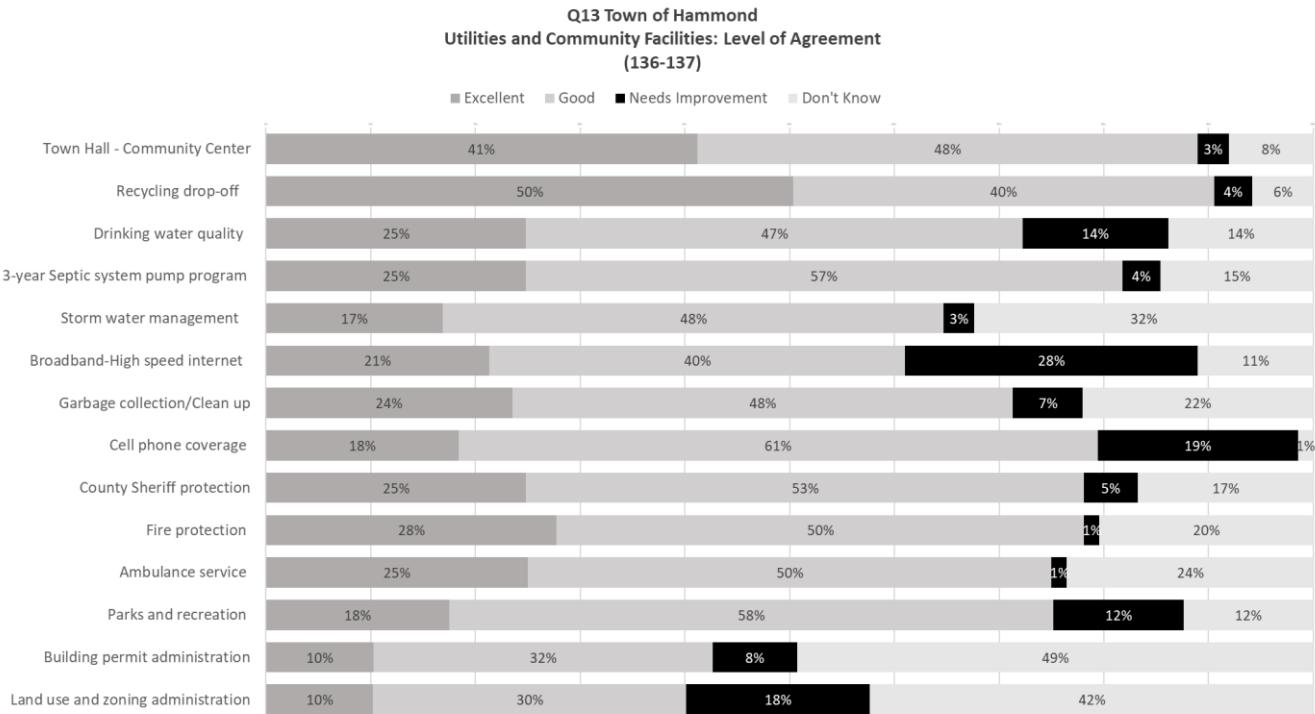


Transportation Vision Session Summary:

1. Roads, Highways (Condition, maintenance, trucking, farm vehicles, weight limit, braking)
 - a. Overall conditions of roads are good. County agreement for maintenance is reliable.
2. Safety
 - a. Stop sign at 90th/190th is an issue. People run it.
3. Railroads
4. Air, Water
5. Driveways
6. ATV, Trails, Sidewalks, Transit, ADA
 - a. Talk to golf course about development of a walking trail

UTILITIES & COMMUNITY FACILITIES

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



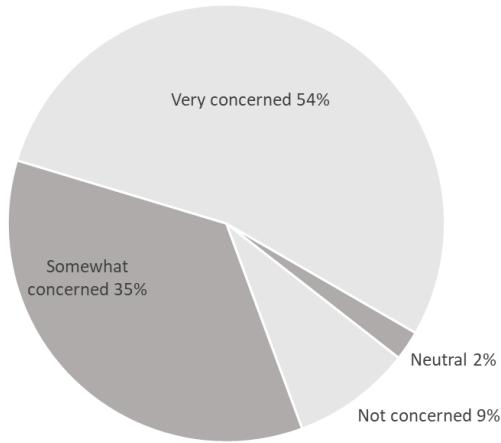
Utilities & Community Facilities Vision Session Summary:

1. **Town Hall, Parks**
 - a. Like Town Hall and rental for events
 - b. Support for pickleball at Town Hall
 - c. Parks are good around Town Hall, not looking to acquire more
 - d. Love Pine Lake Park
2. **Private Onsite Wastewater Treatment Systems**
3. **Drinking water, well testing**
4. **Storm water**
5. **Natural gas**
6. **Recycling, Clean-up programs**
7. **Garbage, burning permits**
8. **Broadband, Internet**
9. **Electric, Solar**
 - a. Must implement ordinances restricting large scale green energy projects (solar panels on farms)
 - b. Regarding the current Xcel solar project: Please go above and beyond what is normally done and do what is best for our county. Tell us what is good about this project.
 - c. If Hammond will encourage tech businesses, must prohibit monstrosity solar farm.
 - d. Must have reliable, affordable energy
 - e. No solar farms!
 - f. No wind turbines
 - g. Limit solar panel installations to rooftops of residential and not on land
 - h. Questions about solar ordinance: Are there restrictions on size, placement of res. solar panels? Looking at ordinance for distance to homes/subdivisions, water for groundwater and surface water.
10. **Fire, Ambulance, Sheriff Protection** Very good
11. **Building permit administration**
12. **Schools, Library**

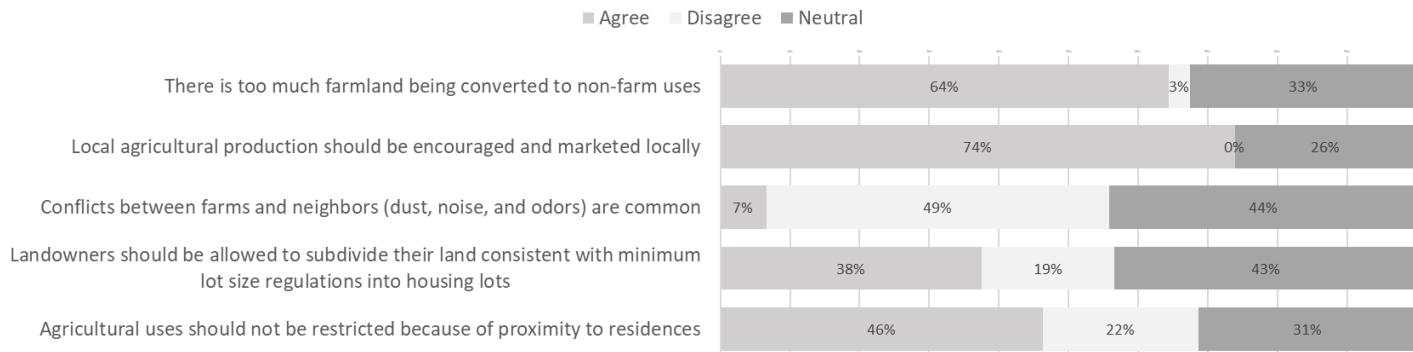
AGRICULTURAL, NATURAL, CULTURAL RESOURCES

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

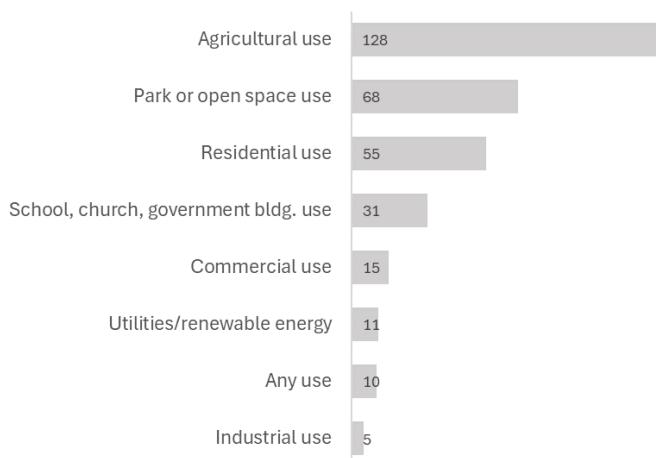
Q14 Town of Hammond
How do you feel about the conversion of agricultural land to non-farm
uses? (136)



Q15 Town of Hammond
Agricultural Resources: Level of Agreement
(133-135)

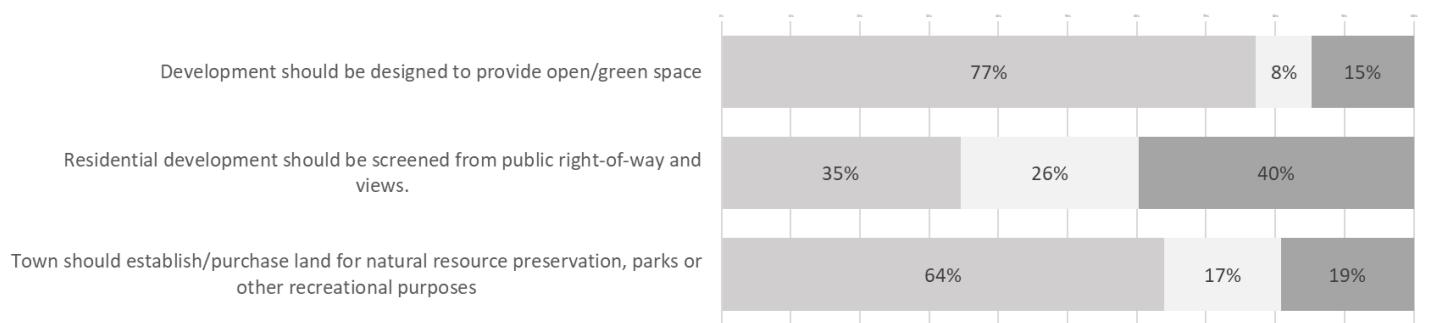


Q16 Town of Hammond
Productive agricultural land should be allowed to be
used for (Select all that apply) (136)



Q17 Town of Hammond
Natural Resources: Please share your opinion about the following statements:
(136)

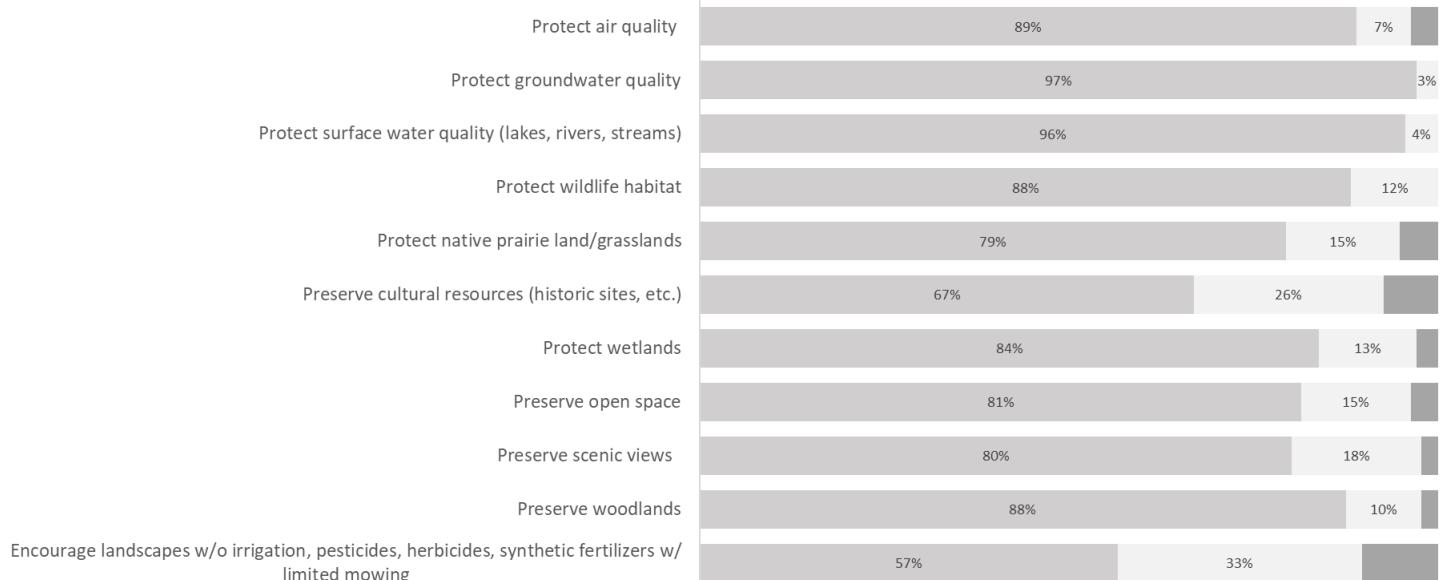
■ Yes ■ No ■ Don't Know



Q18 Town of Hammond
How important is it for planning and zoning regulations to protect the following natural and cultural resources? (136)

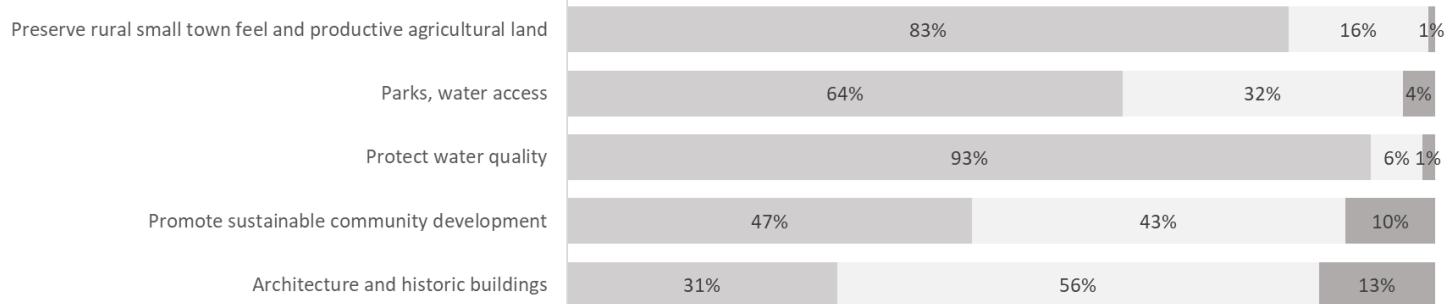
■ Important ■ Neutral ■ Unimportant

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



Q19 Town of Hammond
What natural and cultural resources would you like to preserve or see in your community in the future? (136)

■ Very interested ■ Somewhat interested ■ Not interested



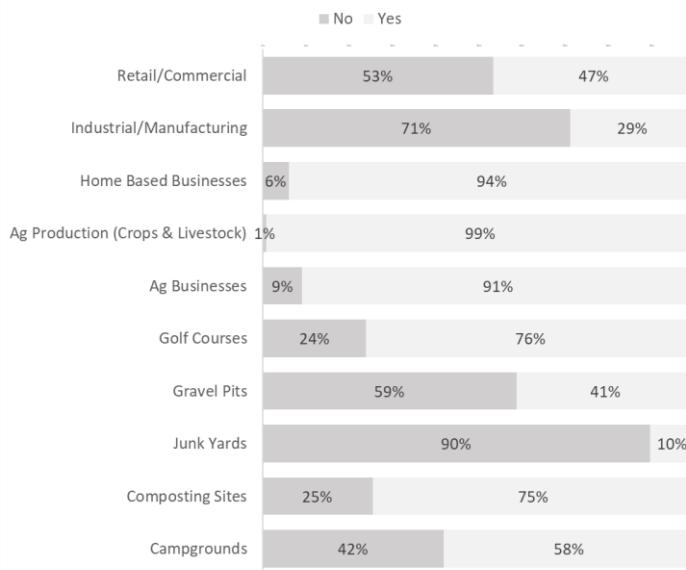
Agricultural, Natural, & Cultural Resources Vision Session Summary:

1. Agricultural, Forest areas
 - a. Conserve as much as possible
 - b. Don't allow large solar on productive farm land
 - c. People want open space, that's the reason to move here
 - d. Love agricultural land preservation, working in agricultural restoration
 - e. Too much agricultural land is lost to development
 - f. Keep open space for hunting, recreation, hiking
 - g. Important to have a variety of tree species in forests due to diseases such as ash borer, dutch elm
 - h. Difficult balance between private property ownership and conservation of natural resources including agricultural and forest lands
 - i. Questions about rural residential guide book: Does it still exist? Could we use it for new residents?
 - j. Farmers markets are good! Local farmers encouraged to participate.
 - k. Family farms are active in town. Should encourage retention of agricultural land.
2. Ground- Surface water, Wetlands, Stream, River
 - a. Nitrates are an issue in groundwater, concern about drinking water quality
 - b. The town participates in the county well water testing
 - c. Don't allow large solar due to affects on surface and groundwater
 - d. Like County water testing programs
3. Shoreland, Floodplain, Environmental sensitive areas
 - a. Some flooding issues south Pine Lake
4. Endangered species, wildlife habitat
 - a. Current residential development is halting construction during bird breeding months
 - b. Have lots of wildlife including: bears, deer, pheasants, fox, turkeys, kyote
 - c. Wildlife populations have improved since 1970s
5. Cultural: Historic Preservation, Archeology
 - a. Hawkins Cemetery
 - b. Farmhouse on 12
 - c. Important to preserve history
 - d. Maintain cultural heritage events where possible

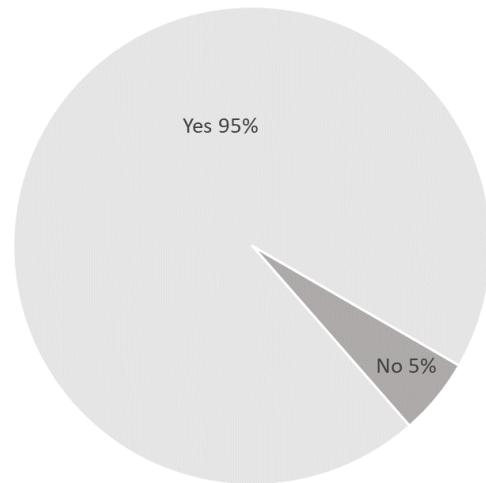
ECONOMIC DEVELOPMENT

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

Q20 Town of Hammond
Should the following types of businesses be allowed in the town rural area outside the Village of Hammond? (136)



Q21 Town of Hammond
Are you supportive of agricultural entertainment and tourism? (134)



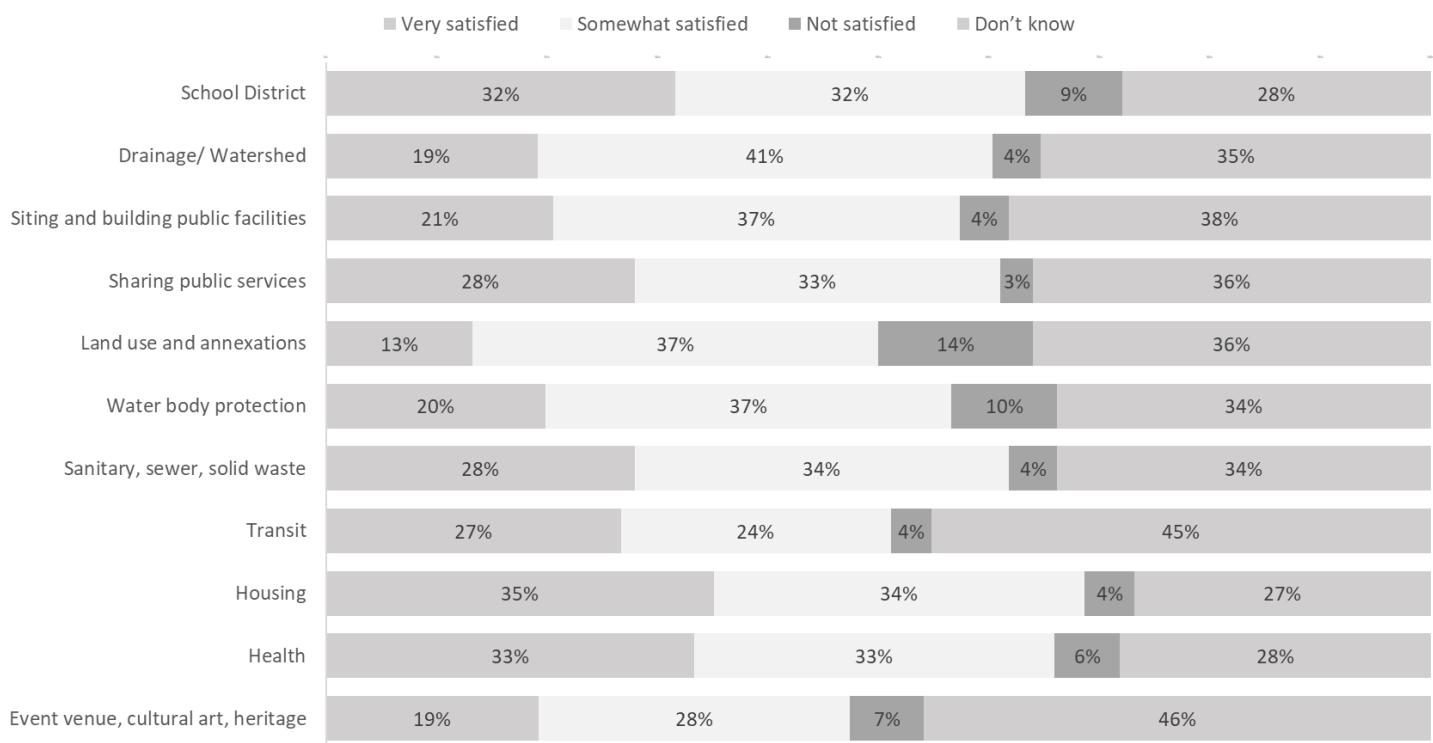
Economic Development Vision Session Summary:

1. Employment
2. Education
3. Commute patterns
4. Agriculture
5. Property values, equalized valuations
 - a. Question: What does property values and equalized values mean in terms of definition and relation to home owners?
6. Brownfields
7. Tax base
 - a. If Hammond will encourage tech businesses, must prohibit monstrosity solar farm.
8. Role of town in promoting business
9. Partner organizations and programs
10. Home occupations

INTERGOVERNMENTAL COOPERATION

The purpose of the Intergovernmental Cooperation section is to document and analyze joint planning and decision making with other jurisdictions.

Q23 Town of Hammond Satisfaction with Intergovernmental Cooperation (136)



Intergovernmental Cooperation Vision Session Summary:

Cooperation in the following:

1. [Drainage, Watershed](#)
2. [Water body protection](#)
3. [Health](#)
4. [Housing](#)
5. [Land use and annexations](#)
6. [Sanitary sewer, recycling, solid waste, water service](#)
7. [School districts, library system](#)
8. [Emergency services](#)
9. [Siting and building public facilities](#)
10. [Transit](#)
11. [Event venues, cultural art, heritage](#)

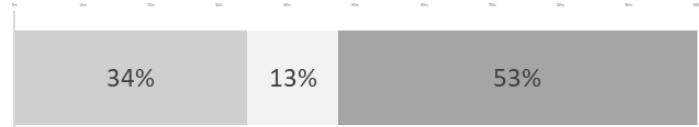
LAND USE

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

Q22 Town of Hammond Land Use: Level of agreement (136)

■ Agree ■ Disagree ■ Neutral

I am satisfied with the way the town is developing under the present St. Croix County land use zoning and subdivision ordinances



I support consistent enforcement of town and county zoning ordinances



I support consistent enforcement of building codes and permits



Land Use Vision Session Summary:

1. Rate of growth
 - a. Question: How many new homes can be built within a specific time period?
 - b. Question: Any restriction on the number of housing units and/or development areas?
 - c. Control population
2. Enforcement of land use regulations
3. Lot size and density
4. Supply, demand and price of land
5. Redevelopment opportunities
6. Existing and potential land-use conflicts
7. Zoning and land use consistency
8. Demographic impacts on land use

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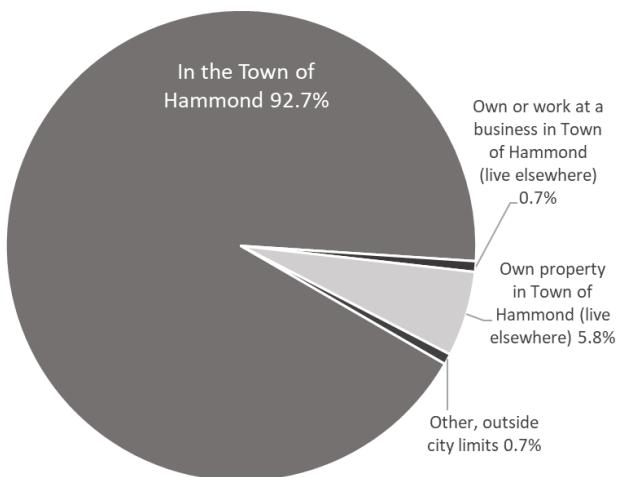
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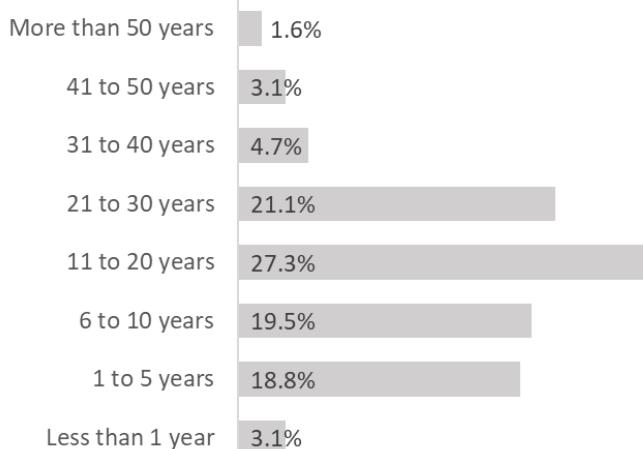
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Survey Demographics, Quality of Life

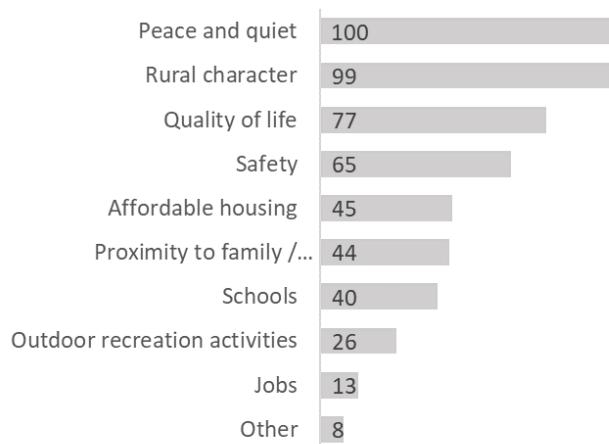
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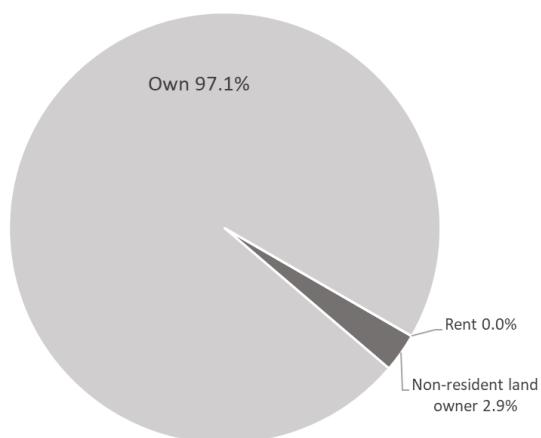
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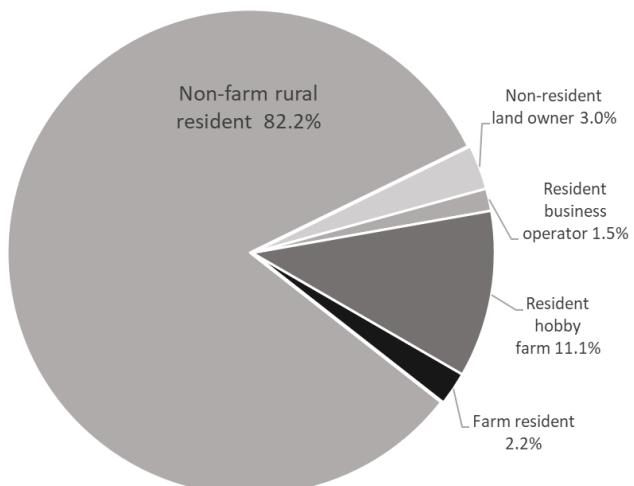
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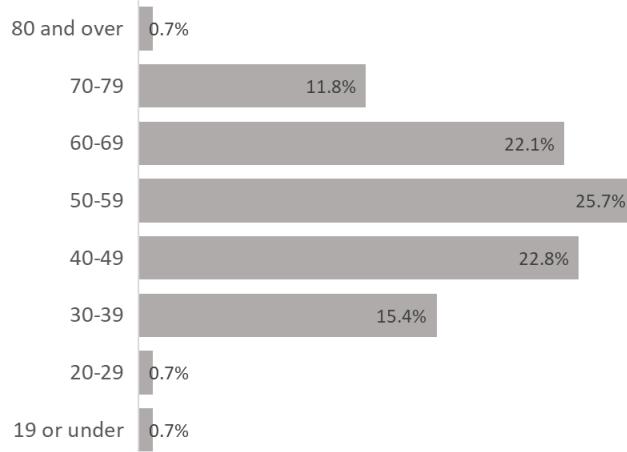
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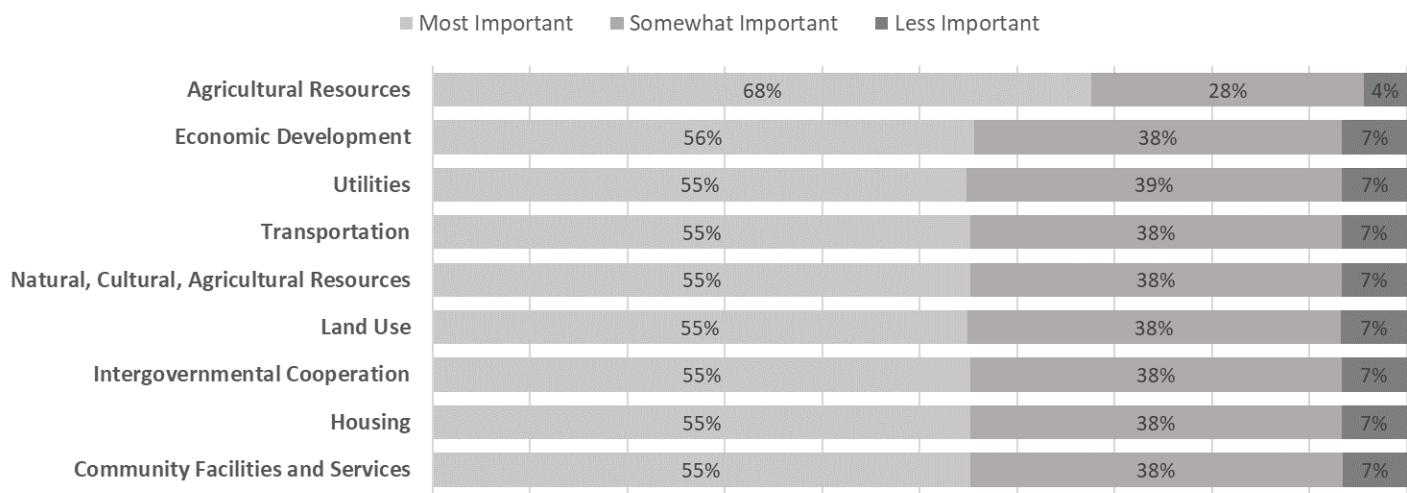
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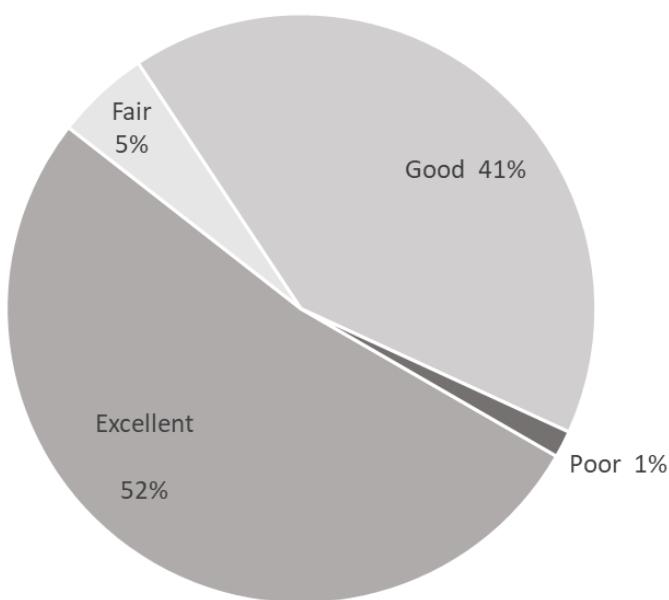
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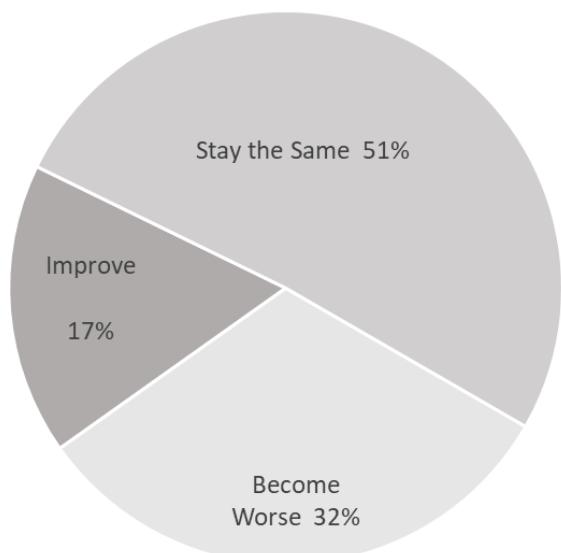
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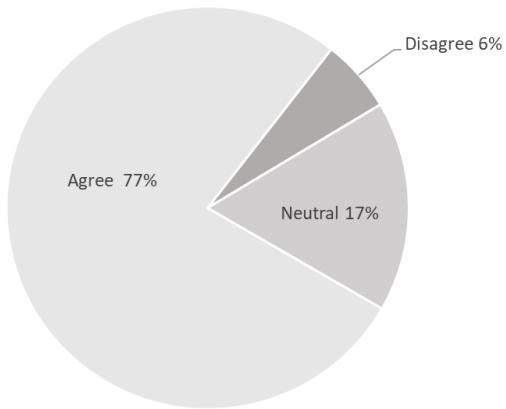
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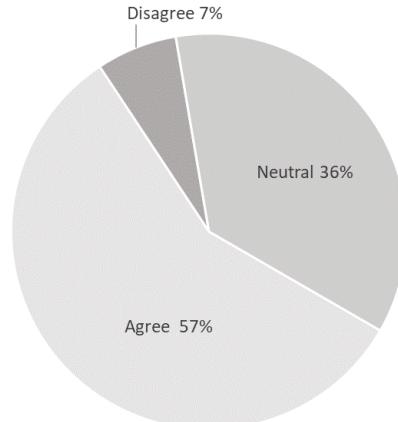
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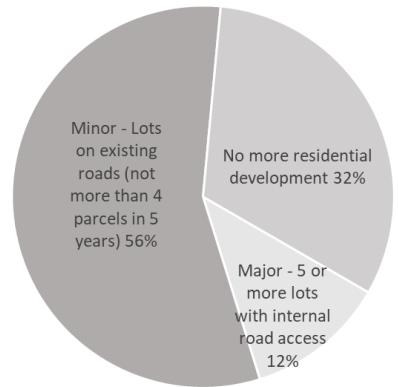
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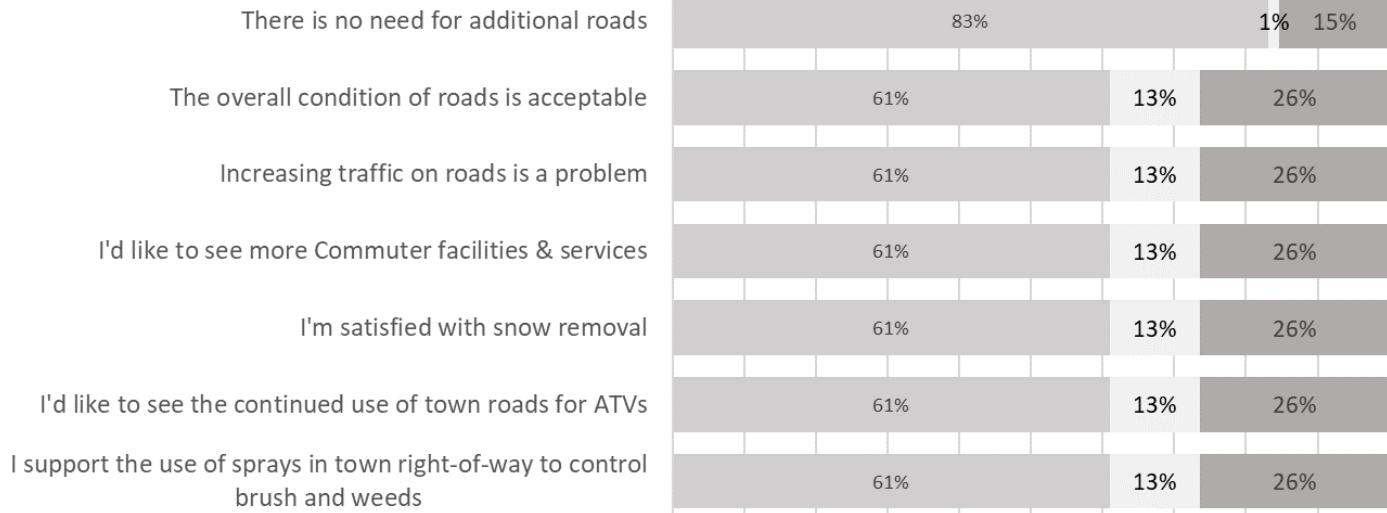
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Q12 Town of Hammond Transportation: Level of Agreement (136)

■ Agree ■ Disagree ■ Neutral

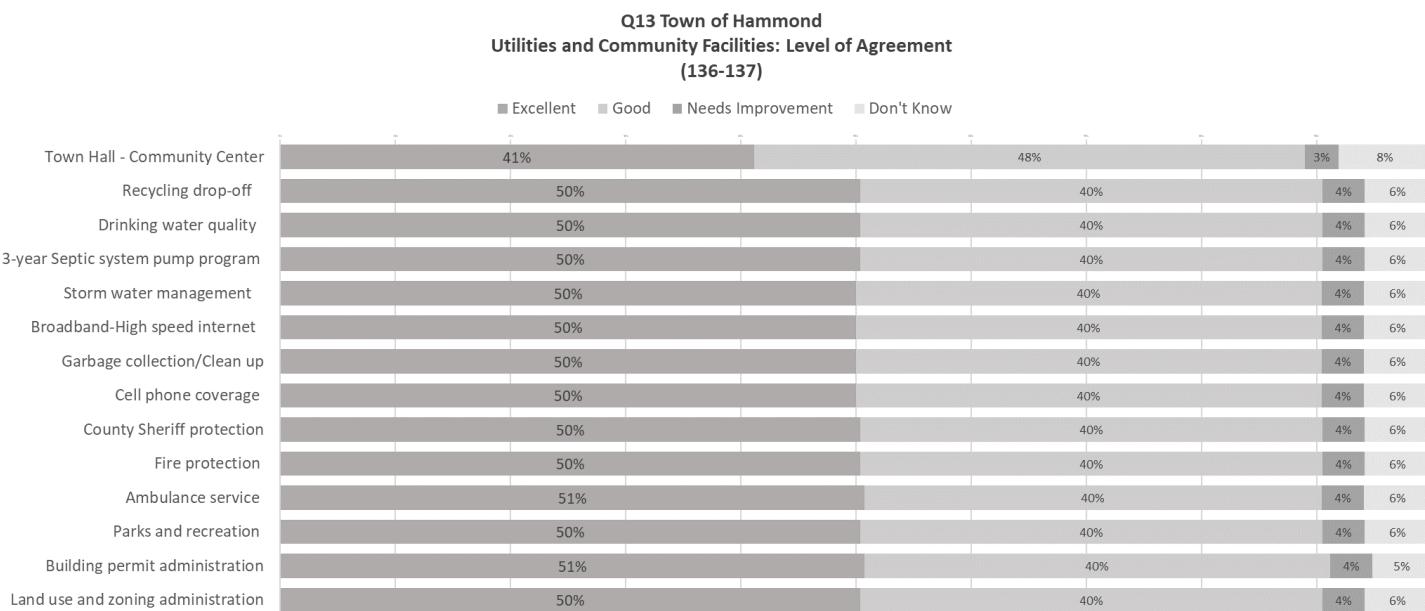


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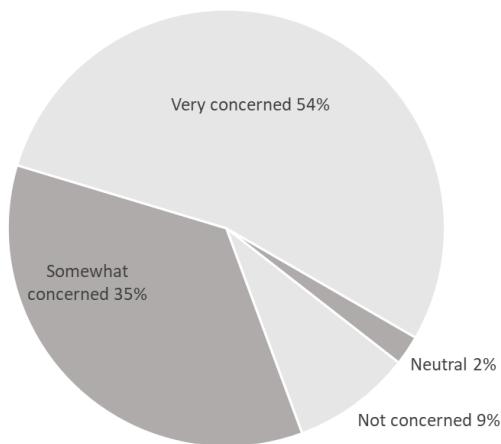
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 - a. Like Town Hall and rental for events
 - b. Support for pickleball at Town Hall
 - c. Parks are good around Town Hall, not looking to acquire more
 - d. Love Pine Lake Park
2. Private Onsite Wastewater Treatment Systems
3. Drinking water, well testing
4. Storm water
5. Natural gas
6. Recycling, Clean-up programs
7. Garbage, burning permits
8. Broadband, Internet
9. Electric, Solar
 - a. Must implement ordinances restricting large scale green energy projects (solar panels on farms)
 - b. Regarding the current Xcel solar project: Please go above and beyond what is normally done and do what is best for our county. Tell us what is good about this project.
 - c. If Hammond will encourage tech businesses, must prohibit monstrosity solar farm.
 - d. Must have reliable, affordable energy
 - e. No solar farms!
 - f. No wind turbines
 - g. Limit solar panel installations to rooftops of residential and not on land
 - h. Questions about solar ordinance: Are there restrictions on size, placement of res. solar panels? Looking at ordinance for distance to homes/subdivisions, water for groundwater and surface water.
10. Fire, Ambulance, Sheriff Protection
 - a. Very good
11. Building permit administration
12. Schools, Library

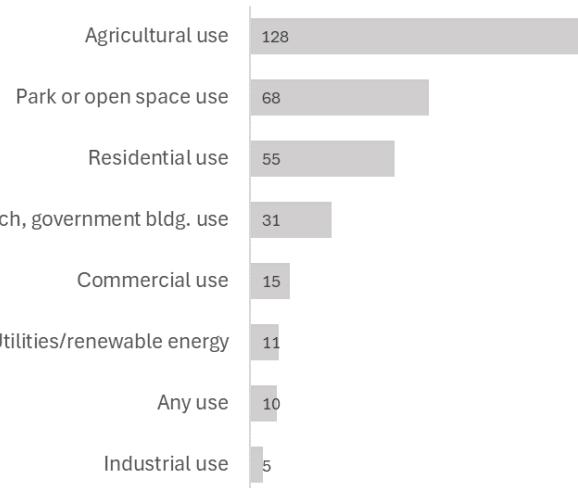
AGRICULTURAL, NATURAL, CULTURAL RESOURCES

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

Q14 Town of Hammond
How do you feel about the conversion of agricultural land to non-farm uses? (136)



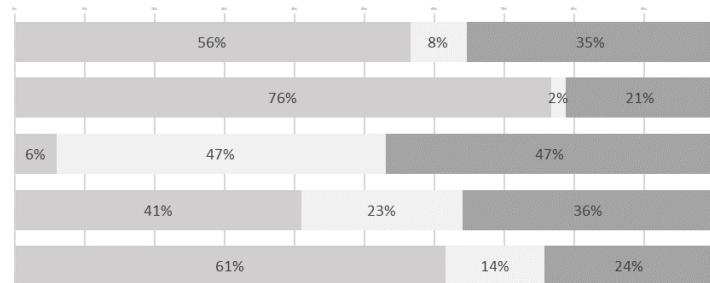
Q16 Town of Hammond
Productive agricultural land should be allowed to be used for (Select all that apply) (136)



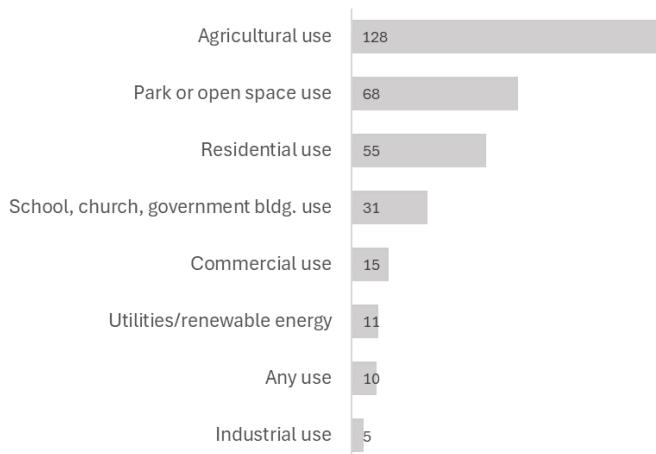
Q15 Town of Hammond
Agricultural Resources: Level of Agreement
(133-135)

■ Agree ■ Disagree ■ Neutral

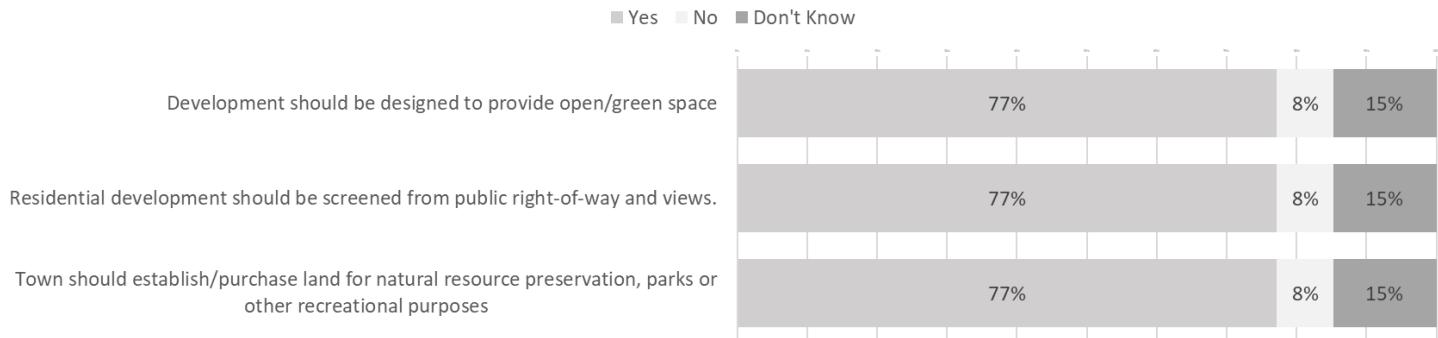
- There is too much farmland being converted to non-farm uses
- Local agricultural production should be encouraged and marketed locally
- Conflicts between farms and neighbors (dust, noise, and odors) are common
- Landowners should be allowed to subdivide their land consistent with minimum lot size regulations into housing lots
- Agricultural uses should not be restricted because of proximity to residences



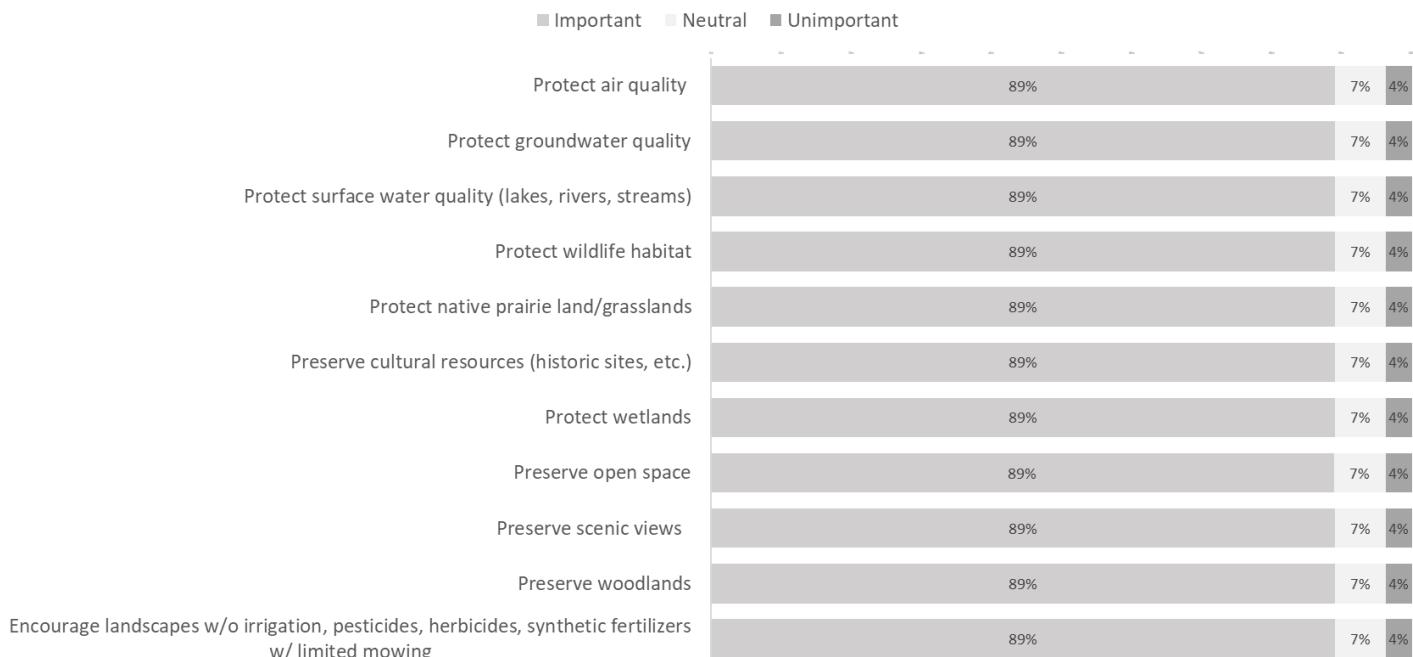
Q16 Town of Hammond
Productive agricultural land should be allowed to be used for (Select all that apply) (136)



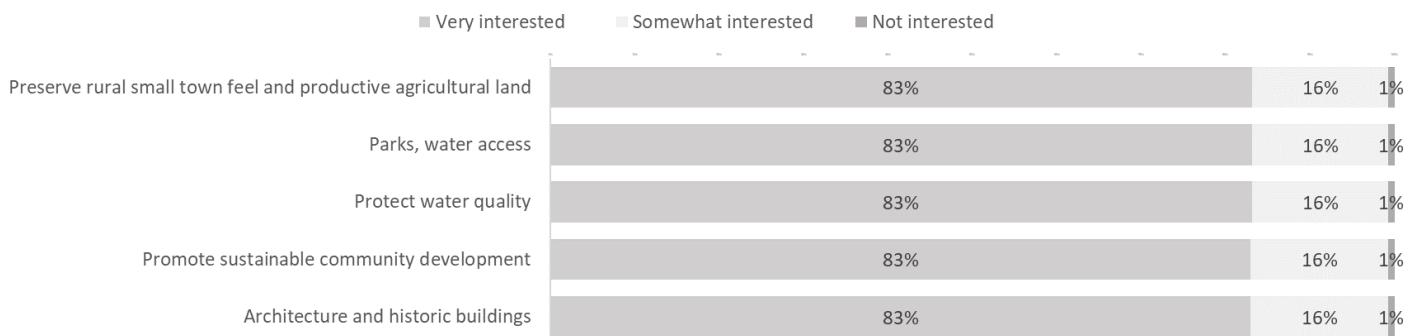
Q17 Town of Hammond
Natural Resources: Please share your opinion about the following statements:
(136)



Q18 Town of Hammond
How important is it for planning and zoning regulations to protect the following natural and cultural resources? (136)



Q19 Town of Hammond
What natural and cultural resources would you like to preserve or see in your community in the future? (136)



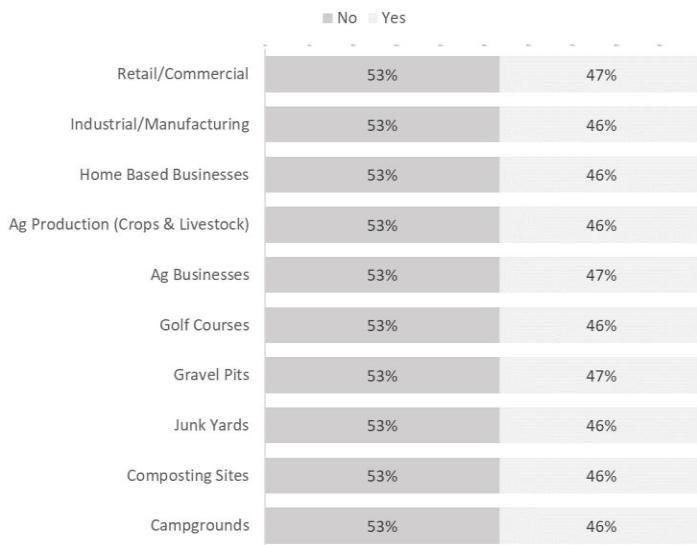
Agricultural, Natural, & Cultural Resources Vision Session Summary:

1. Agricultural, Forest areas
 - a. Conserve as much as possible
 - b. Don't allow large solar on productive farm land
 - c. People want open space, that's the reason to move here
 - d. Love agricultural land preservation, working in agricultural restoration
 - e. Too much agricultural land is lost to development
 - f. Keep open space for hunting, recreation, hiking
 - g. Important to have a variety of tree species in forests due to diseases such as ash borer, dutch elm
 - h. Difficult balance between private property ownership and conservation of natural resources including agricultural and forest lands
 - i. Questions about rural residential guide book: Does it still exist? Could we use it for new residents?
 - j. Farmers markets are good! Local farmers encouraged to participate.
 - k. Family farms are active in town. Should encourage retention of agricultural land.
2. Ground- Surface water, Wetlands, Stream, River
 - a. Nitrates are an issue in groundwater, concern about drinking water quality
 - b. The town participates in the county well water testing
 - c. Don't allow large solar due to affects on surface and groundwater
 - d. Like County water testing programs
3. Shoreland, Floodplain, Environmental sensitive areas
 - a. Some flooding issues south Pine Lake
4. Endangered species, wildlife habitat
 - a. Current residential development is halting construction during bird breeding months
 - b. Have lots of wildlife including: bears, deer, pheasants, fox, turkeys, kyote
 - c. Wildlife populations have improved since 1970s
5. Cultural: Historic Preservation, Archeology
 - a. Hawkins Cemetery
 - b. Farmhouse on 12
 - c. Important to preserve history
 - d. Maintain cultural heritage events where possible

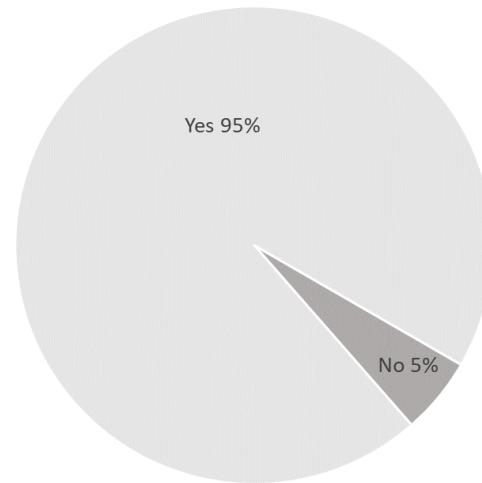
ECONOMIC DEVELOPMENT

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

Q20 Town of Hammond
Should the following types of businesses be allowed in the town rural area outside the Village of Hammond? (136)



Q21 Town of Hammond
Are you supportive of agricultural entertainment and tourism? (134)



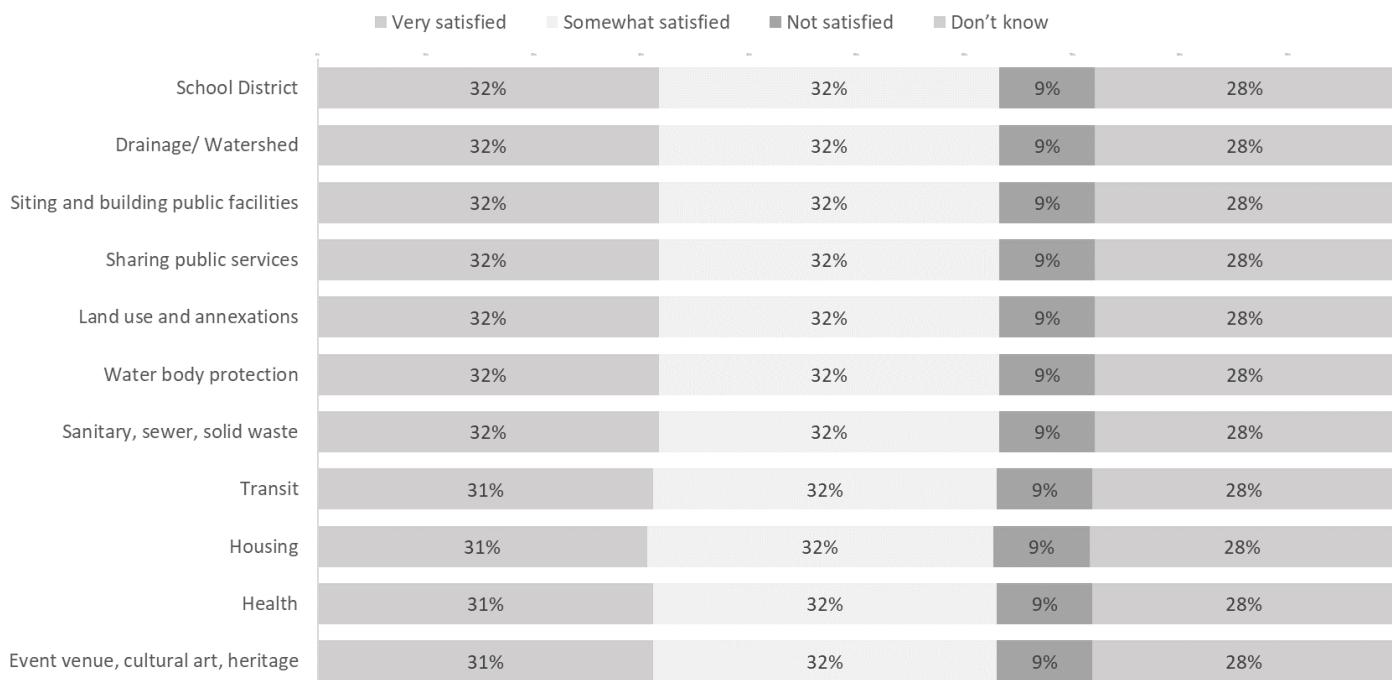
Economic Development Vision Session Summary:

1. Employment
2. Education
3. Commute patterns
4. Agriculture
5. Property values, equalized valuations
 - a. Question: What does property values and equalized values mean in terms of definition and relation to home owners?
6. Brownfields
7. Tax base
 - a. If Hammond will encourage tech businesses, must prohibit monstrosity solar farm.
8. Role of town in promoting business
9. Partner organizations and programs
10. Home occupations

INTERGOVERNMENTAL COOPERATION

The purpose of the Intergovernmental Cooperation section is to document and analyze joint planning and decision making with other jurisdictions.

Q23 Town of Hammond
Satisfaction with Intergovernmental Cooperation (136)



Intergovernmental Cooperation Vision Session Summary:

Cooperation in the following:

1. Drainage, Watershed
2. Water body protection
3. Health
4. Housing
5. Land use and annexations
6. Sanitary sewer, recycling, solid waste, water service
7. School districts, library system
8. Emergency services
9. Siting and building public facilities
10. Transit
11. Event venues, cultural art, heritage

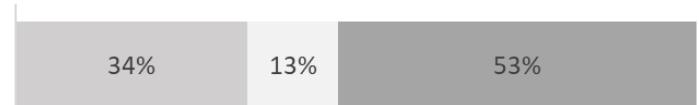
LAND USE

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

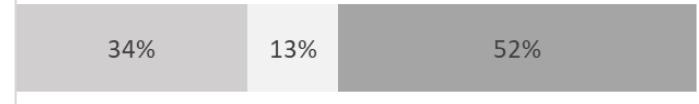
Q22 Town of Hammond Land Use: Level of agreement (136)

■ Agree ■ Disagree ■ Neutral

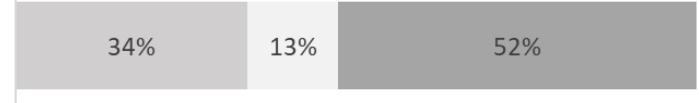
I am satisfied with the way the town is developing under the present St. Croix County land use zoning and subdivision ordinances



I support consistent enforcement of town and county zoning ordinances



I support consistent enforcement of building codes and permits



Land Use Vision Session Summary:

1. Rate of growth
 - a. Question: How many new homes can be built within a specific time period?
 - b. Question: Any restriction on the number of housing units and/or development areas?
 - c. Control population
2. Enforcement of land use regulations
3. Lot size and density
4. Supply, demand and price of land
5. Redevelopment opportunities
6. Existing and potential land-use conflicts
7. Zoning and land use consistency
8. Demographic impacts on land use