

## MEMORANDUM

**Subject:** Town of Hammond Comprehensive Plan Update  
**To:** Town of Hammond Board of Supervisors, Plan Commission, Clerk  
**From:** Nicole Peterson, Planner  
**Date:** October 16, 2025

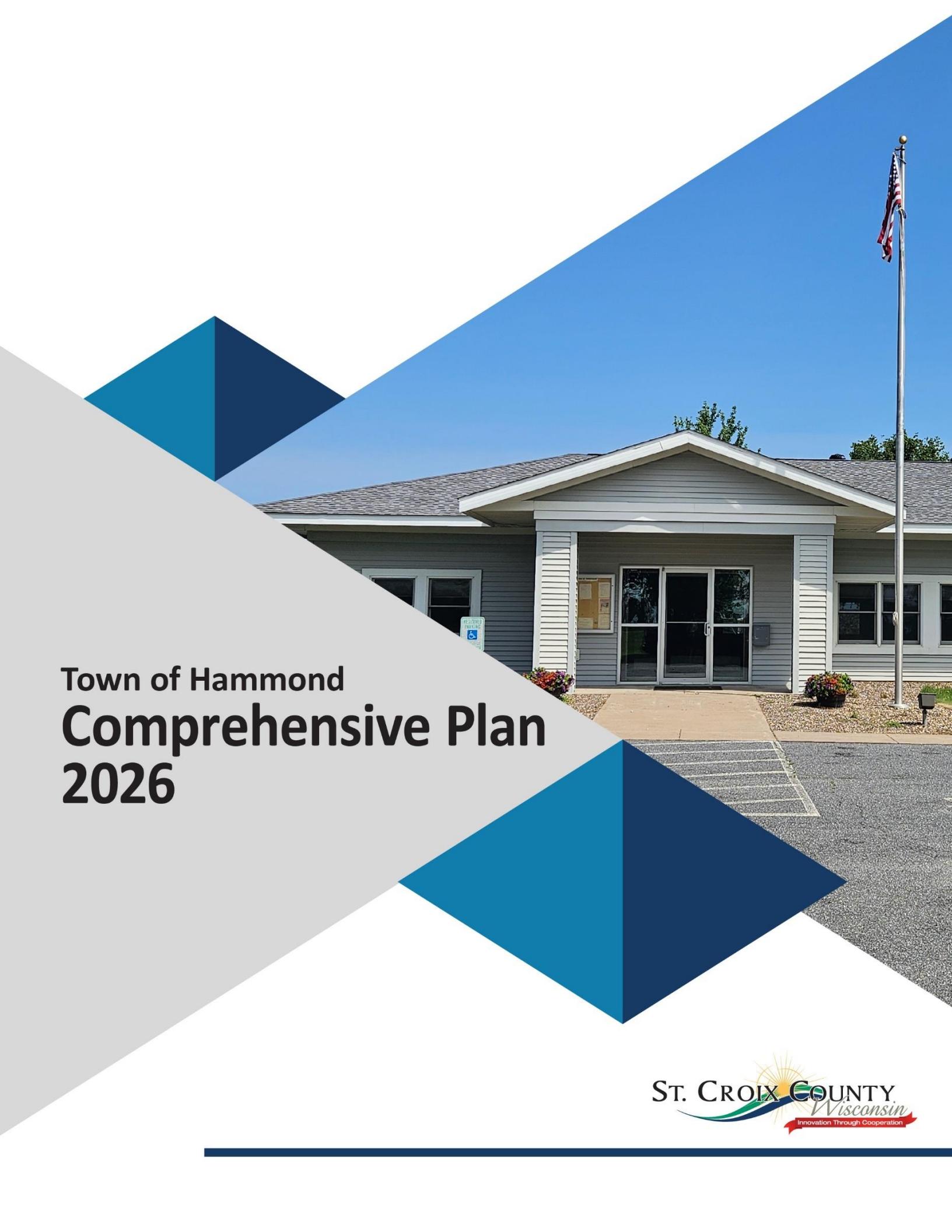
---

Please reference the attached Town of Hammond Comprehensive Plan draft dated 10/16/2025 sent with this memo including the following changes. The following chapter changes were made from the 10/01/2025 draft plan that was reviewed at the October 6, 2025 Board/Plan Commission public meeting and the 06/06/2025 draft to officials. We will commence the draft plan review at the November 3, 2025 Board/Plan Commission public meeting. The draft plan includes the following chapters: Introduction, Housing, and Appendix A Public Participation Summary.

### INTRODUCTION CHAPTER

1. Page 3 Table of Contents: Updated page numbers, added Appendix A Public Participation Summary
2. Page 5 Plan Update Schedule:
  - a. Revised November 3, 2025 meeting time to 7:30 pm
  - b. Added July 14th meeting date
3. Page 6 Location Map: Added Town Hall
4. Page 7 History: Moved 1<sup>st</sup> sentence to the bottom: *Pre-settlement: We gratefully acknowledge the Native Peoples on whose ancestral homelands we gather, as well as the diverse and vibrant Native communities who make their home here today.*

**APPENDIX A PUBLIC PARTICIPATION SUMMARY:** Added descriptions of public participation processes and results of survey and vision session.



# Town of Hammond Comprehensive Plan 2026

## Acknowledgments

Thank you to the following elected officials and staff that participated in the development of the 2026 Town of Hammond Comprehensive Plan. Thank you to the community members who took the community survey and provided comments that informed the Comprehensive Plan.

### **Town of Hammond Board of Supervisors**

Paul Hueg, Chair

Paulette Anderson

Bob Aune

Joe Miller

Kent Wynveen

### **Town of Hammond Plan Commission**

Paul Hueg, Chair

Heidi Benson

William Drinken

Joe Miller

Greg O'Connell

Greg Olson

Nick Weidling

### **Town of Hammond Staff**

Linda Hawkins, Clerk-Treasurer

Bakke Norman Law Offices, Attorney

### **Prepared by St. Croix County Staff**

Jason Kjeseth, Community Development Director

Brett Budrow, Planning and Land Information Administrator

John Hilgers, Senior Planner

Nicole Peterson, Planner

Ryan Haugland, Marketing Coordinator

Jake Sullivan, Planning Intern

## Table of Contents

Acknowledgments.....	2
Table of Contents.....	3
Introduction .....	4
Plan Purpose .....	4
Plan Update Process .....	4
Location Map .....	6
History.....	7
Population Demographics.....	7
Housing .....	9
Housing Units.....	10
Housing Occupancy and Tenure .....	11
Housing Type.....	12
Owner Occupied Housing Value .....	13
Median Housing Value .....	14
Housing Affordability .....	15
Building Permits .....	16
Household Size.....	17
Housing Programs and Regulations .....	18
Housing Analysis .....	19
Housing Goal.....	19
Appendix A Public Participation Summary .....	20

# Introduction

## Plan Purpose

In accordance with Wisconsin Statutes, the purpose of this Town of Hammond Comprehensive Plan is to guide the physical, social, and economic development of the community. The plan provides an inventory of community assets and issues to determine the local needs and set goals for the future. This Town of Hammond 2026 Plan replaces the 2006 Plan.

## Plan Update Process

The Town of Hammond Comprehensive Plan update was prepared under the guidance of the Town Board of Supervisors, Plan Commission, and staff that reviewed the plan and conducted meetings between September 2025 and \_\_\_\_\_ 2026 with the St. Croix County facilitator as shown in the project schedule on the next page.

On July 14, 2025 the Town Board adopted Resolution No. 2025-01 approving the public participation plan as required by Wisconsin Statutes sec. 66.1001(4). The Town and County worked together to implement the public participation plan strategies listed below. A public vision session was held on September 4, 2025 and a public survey was administered August – October 2025. Results of the public vision session and survey can be found in Appendix A Public Participation Summary.

## Town of Hammond Public Participation Plan

1. Develop and administer the 2025 Town of Hammond comprehensive plan update survey both online and paper copies.
2. Host a public meeting to introduce the comprehensive plan update process, promote the survey, facilitate discussion of the Town issues and opportunities, and answer questions.
3. Promote the 2025 Town of Hammond comprehensive plan update survey and public meeting through a webpage that provides updates.
4. Report the results of the survey and public meeting.
5. Review and consider the results of the survey and public meeting in the development of the 2026 Town of Hammond comprehensive plan update
6. Make the draft 2026 Town of Hammond comprehensive plan available for public review and comment 10 days prior to the public hearing
7. Hold a public hearing to accept public comment on the draft 2026 Town of Hammond comprehensive plan.

## 9 Comprehensive Plan Elements

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

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

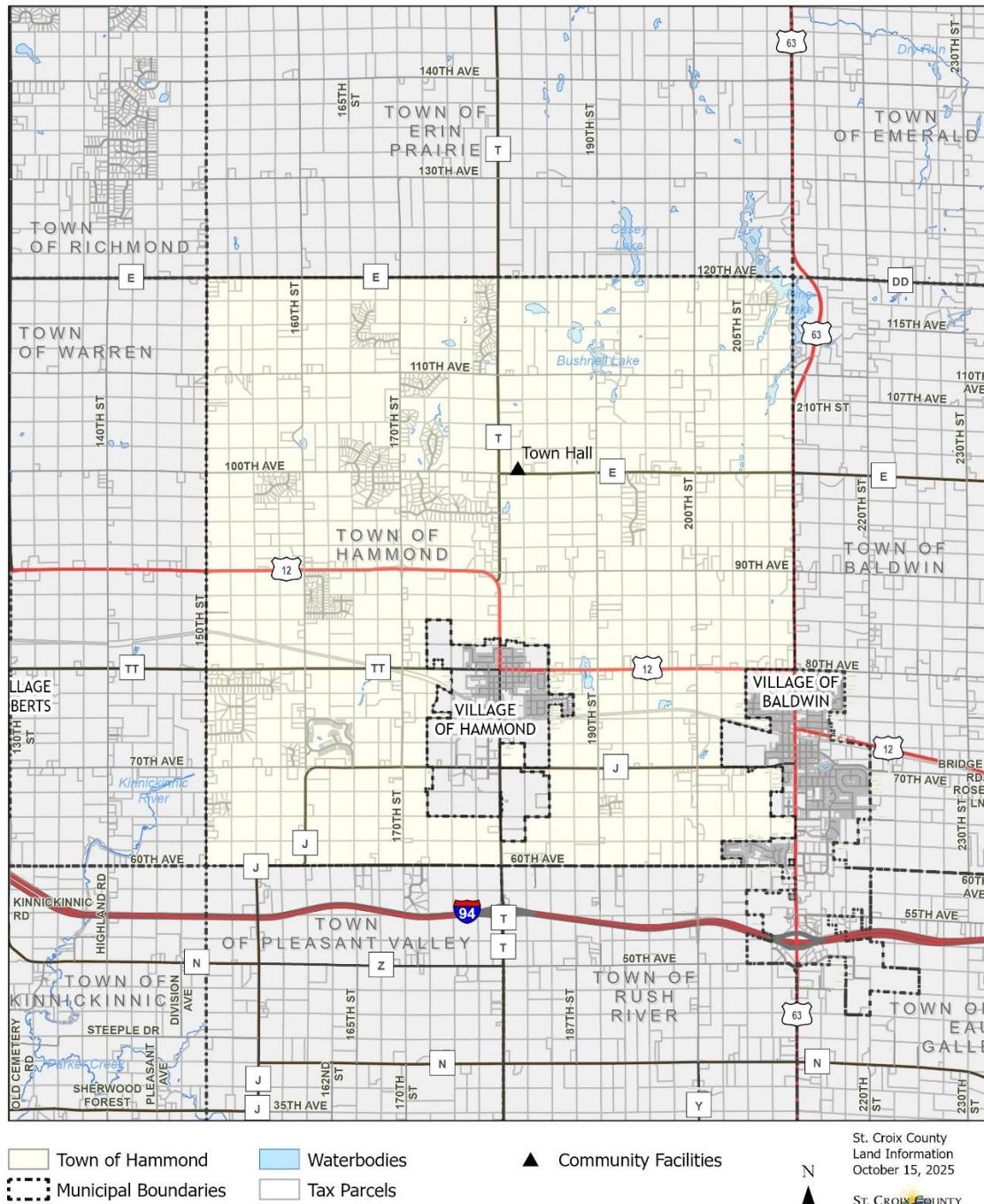
## Town of Hammond Comprehensive Plan Update Project Schedule

Town of Hammond 2025-26 Comprehensive Plan Project Schedule		
Meeting or Task	Description	Date
Staff	DRAFT schedule, survey/ public participation plan (PPP) required under SS 66.1001.4.a, develop meeting materials	May-July 2025
Meeting 1: Town Board	Discuss agreement, schedule, survey, public vision session, outreach strategies, PPP, review previous plan issues	July 7, 2025 July 14, 2025
Staff	Launch plan website, implement online survey, Prepare vision session materials	
Meeting 2: Public Vision Session	Staff facilitate discussion	September 4, 2025 6:00 pm
Staff	Monitor survey, Compile, summarize survey and vision session data, draft plan with required elements	
Meeting 3: Town Board /Plan Commission Joint Meeting	Review public participation results (survey and vision session), draft Introduction chapter	October 6, 2025 6:00 pm
Staff	Draft plan with required elements	
Meeting 4: Town Board /Plan Commission Joint Meeting	Review DRAFT plan – 2 chapters	November 3, 2025 7:30 pm
Staff	Draft plan with required elements	
Meeting 5: Town Board /Plan Commission Joint Meeting	Review DRAFT plan – 1 chapter	December 1, 2025 6:00 pm
Staff	Draft plan with required elements	
Meeting 6: Town Board /Plan Commission Joint Meeting	Review DRAFT plan – 1 chapter	January 5, 2026 6:00 pm
Staff	Draft plan with required elements	
Meeting 7: Town Board /Plan Commission Joint Meeting	Review DRAFT plan – 1 chapter	February 2, 2026 6:00 pm
Staff	Draft plan with required elements	
Meeting 8: Town Board /Plan Commission Joint Meeting	Review DRAFT plan – 2 chapters	March 2, 2026 6:00 pm
Staff	Draft plan with required elements	
Meeting 9: Town Board /Plan Commission Joint Meeting	Review DRAFT plan – 2 chapters	April 6, 2026 6:00 pm
Staff	Draft plan with required elements	
Meeting 10: Town Board /Plan Commission Joint Meeting	Review DRAFT full plan, schedule public hearing	May 4, 2026 6:00 pm
Staff	Prepare full plan with changes from meeting, draft resolution adoption, prepare public hearing materials	
Meeting 11: Public Hearing	Plan Commission hosts public hearing and makes recommendation to Town Board	June 2026
Meeting 12: Town Board	Town Board adopts plan	June-July 2026

## Location Map

The Town of Hammond is located in southcentral St. Croix County adjacent to Town of Erin Prairie to the north, Town of Baldwin to the east, Town's of Pleasant Valley and Rush River to the south, and Town of Warren to the west. The Village of Hammond is within the Town of Hammond and Village of Baldwin is to the southeast shown on the **Location Map** below.

## **Town of Hammond**



## History

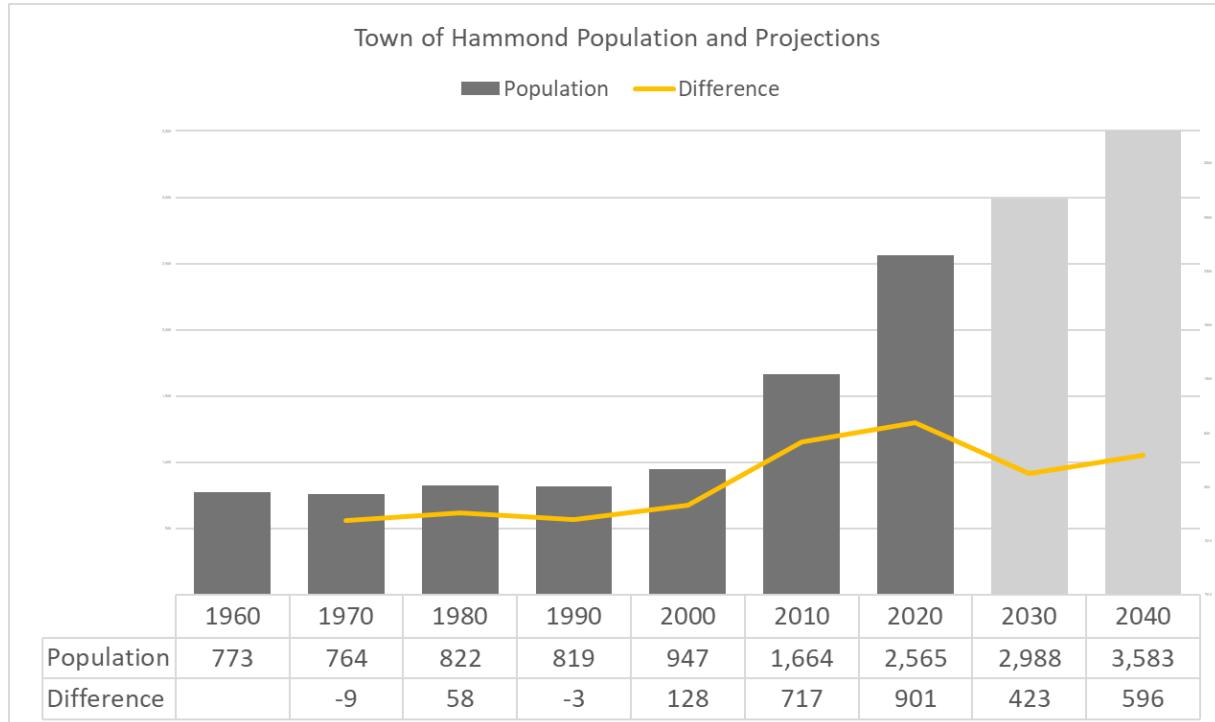
The Town of Hammond was first settled on June 4, 1855, with a train of four covered wagons, each pulled by eight oxen that arrived on the east fork of the Kinnickinnic River. In early settlement, the Town was called *The Thicket*. Early settlers included the Hawkins family, led by Lawrence Hawkins. There were 18 in the party, all from County Galway in Ireland. They had made stops in Connecticut and Madison, before coming to St. Croix County.

The Town of Hammond was established in 1856, the town was named for R. B. Hammond of Waukesha. He and a partner, named Ismond, were real estate dealers who were buying school lands in the area. They built a small sawmill at Hammond and then brought in six families as early settlers. They came by road from Racine. Hammond was incorporated as a town in 1880. Source: St. Croix County 1976 A Bicentennial Report, Past and Present.

Pre-settlement: We gratefully acknowledge the Native Peoples on whose ancestral homelands we gather, as well as the diverse and vibrant Native communities who make their home here today.

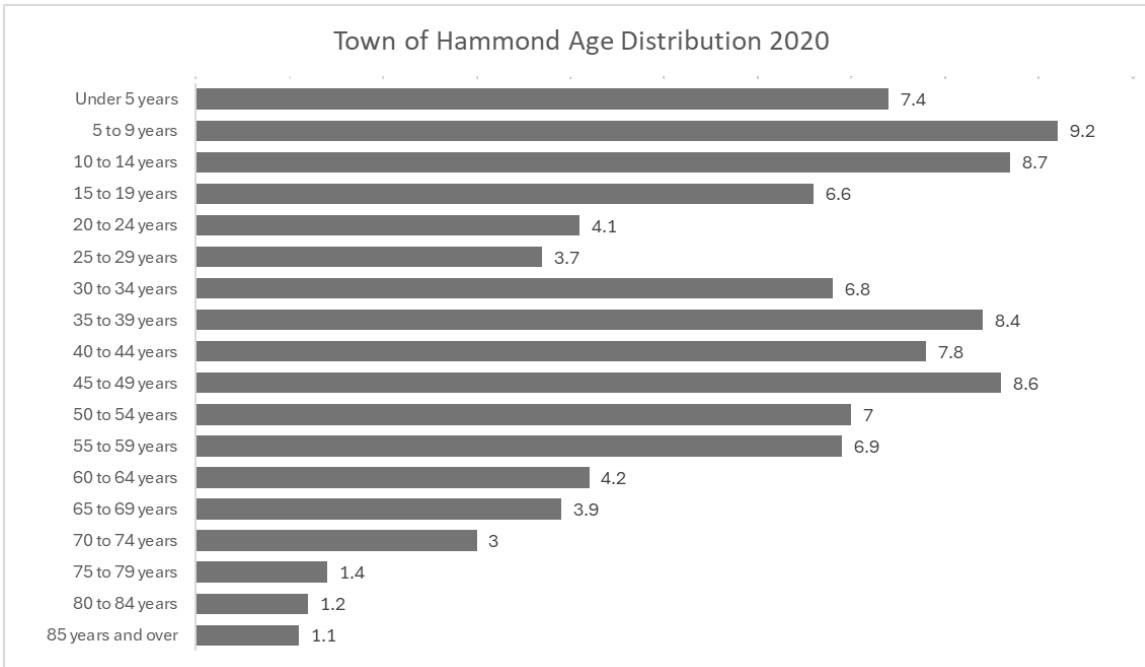
## Population Demographics

The official Wisconsin Department of Administration January 1, 2024 final population estimate for Town of Hammond is 2,755 residents, which is 190 more than the 2020 decennial census. According to the 2020 US Decennial Census, the Town of Hammond had 2,565 residents. The graph below shows the Town of Hammond population from 1960 to 2020 and projections to 2030 and 2040. According to US Census data, the Town of Hammond experienced consistent population growth from 1990 to 2020 with the greatest population increase from 2010 to 2020. The 2030 and 2040 population projections are an extrapolation calculation based on the assumption that the average previous decennial population change from 1990 will continue. For comparison, the Wisconsin Department of Administration (WDOA) 2040 population projection for the Town of Hammond is 3,136.



## Age and Gender

The graph and table below shows the % population distribution by age groups and gender for 2020 in the Town of Hammond. The age group with the most population in 2020 was 5-9 (9.2%) followed by 10-14 (8.7%).



<b>Town of Hammond Age and Gender Distribution 2020</b>								
<b>Age</b>	<b>%</b>	<b>Male</b>		<b>Female</b>		<b>Total</b>	<b>Male%</b>	<b>Female%</b>
Under 5 years	7.4	100	89	113	235	189	52.9%	47.1%
5 to 9 years	9.2	122	113	110	224	235	51.9%	48.1%
10 to 14 years	8.7	114	114	80	170	224	50.9%	49.1%
15 to 19 years	6.6	90	80	90	104	170	47.1%	52.9%
20 to 24 years	4.1	65	39	65	96	104	62.5%	37.5%
25 to 29 years	3.7	52	44	52	96	96	54.2%	45.8%
30 to 34 years	6.8	79	95	79	174	174	45.4%	54.6%
35 to 39 years	8.4	100	115	100	215	215	46.5%	53.5%
40 to 44 years	7.8	109	92	109	201	201	54.2%	45.8%
45 to 49 years	8.6	109	111	109	220	220	49.5%	50.5%
50 to 54 years	7	94	86	94	180	180	52.2%	47.8%
55 to 59 years	6.9	99	78	99	177	177	55.9%	44.1%
60 to 64 years	4.2	58	51	58	109	109	53.2%	46.8%
65 to 69 years	3.9	50	51	50	101	101	49.5%	50.5%
70 to 74 years	3	43	34	43	77	77	55.8%	44.2%
75 to 79 years	1.4	22	13	22	35	35	62.9%	37.1%
80 to 84 years	1.2	12	18	12	30	30	40.0%	60.0%
85 years and over	1.1	11	17	11	28	28	39.3%	60.7%
<b>Total population</b>	<b>100</b>	<b>1319</b>	<b>1246</b>	<b>2565</b>				

Source: US Census

## Housing

This chapter contains housing conditions and trends in the Town of Hammond. Wisconsin State Statute 66.1001 "*Contents of a comprehensive plan*," states the following regarding the comprehensive plan housing element.

*Housing element. A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.*

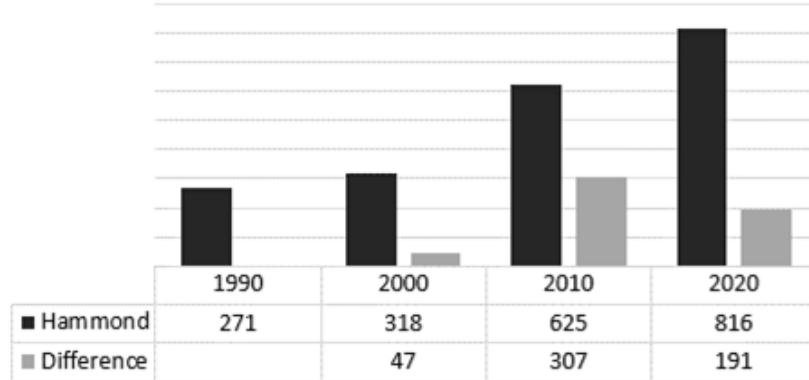


*Photo July 2025: Town of Hammond housing development*

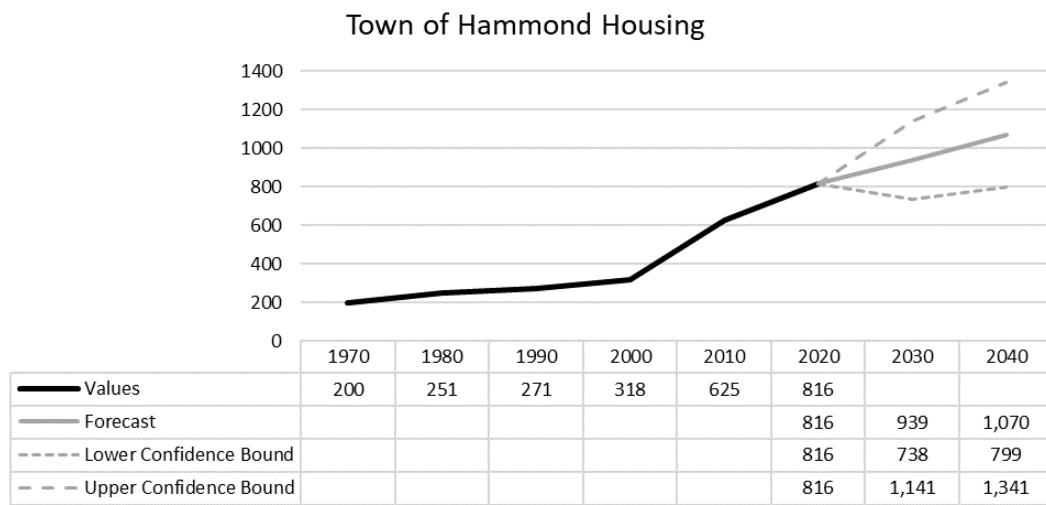
## Housing Units

According to the US Census Bureau, the number of housing units in Town of Hammond consistently increased since 1990. The graph below shows the number of housing units increased by 47 from 1990 (271) to 2000 (318), and by 307 from 2000 (318) to 2010 (625) and increased by another 191 housing units from 2010 to 2020 (816) for a total increase of 545 housing units in the 30-year period. For reference, the terms housing units<sup>1</sup> and households<sup>2</sup> are deciphered in US Census Bureau glossary definitions, shown in footnotes below.

**Town of Hammond**  
**Number of Housing Units 1990-2020**



Using an extrapolation calculation, the Town of Hammond has projected continued growth. The following graph shows forecasted projections to 2030 and 2040. The dashed lines represent lower and upper confidence projections based on the average changes from 2000.



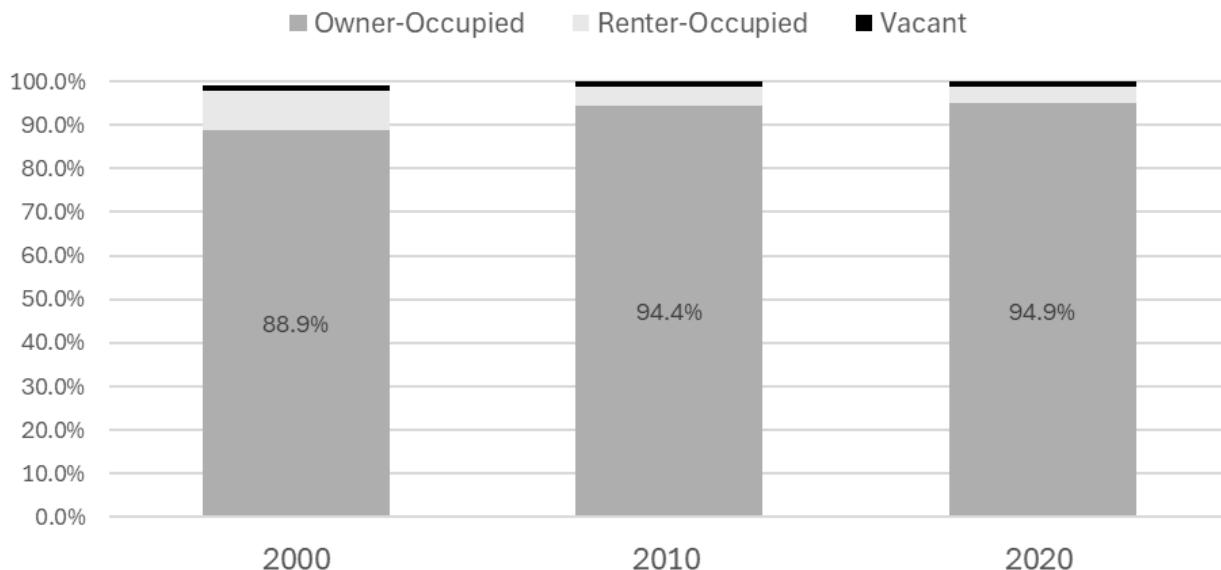
<sup>1</sup> Housing unit definition: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

<sup>2</sup> Household definition: A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit.

## Housing Occupancy and Tenure

The graph and table below show the housing occupancy and tenure in the Town of Hammond from 2000-2020. The data shows that the percentage of vacant houses has slightly decreased from 2000 (1.3%) to 2020 (1.1%). Owner-occupied housing has consistently increased from 2000 (89.9%) to 2020 (94.9%).

Town of Hammond Occupancy and Tenure



Town of Hammond Occupancy and Tenure	2000	2010	2020		
Occupied	314	98.7%	617	98.7%	807
<i>    Owner-Occupied</i>	286	89.9%	590	94.4%	774
<i>    Renter-Occupied</i>	28	8.8%	27	4.3%	33
Vacant	4	1.3%	8	1.3%	9
Total	318		625		816

Source: US Census

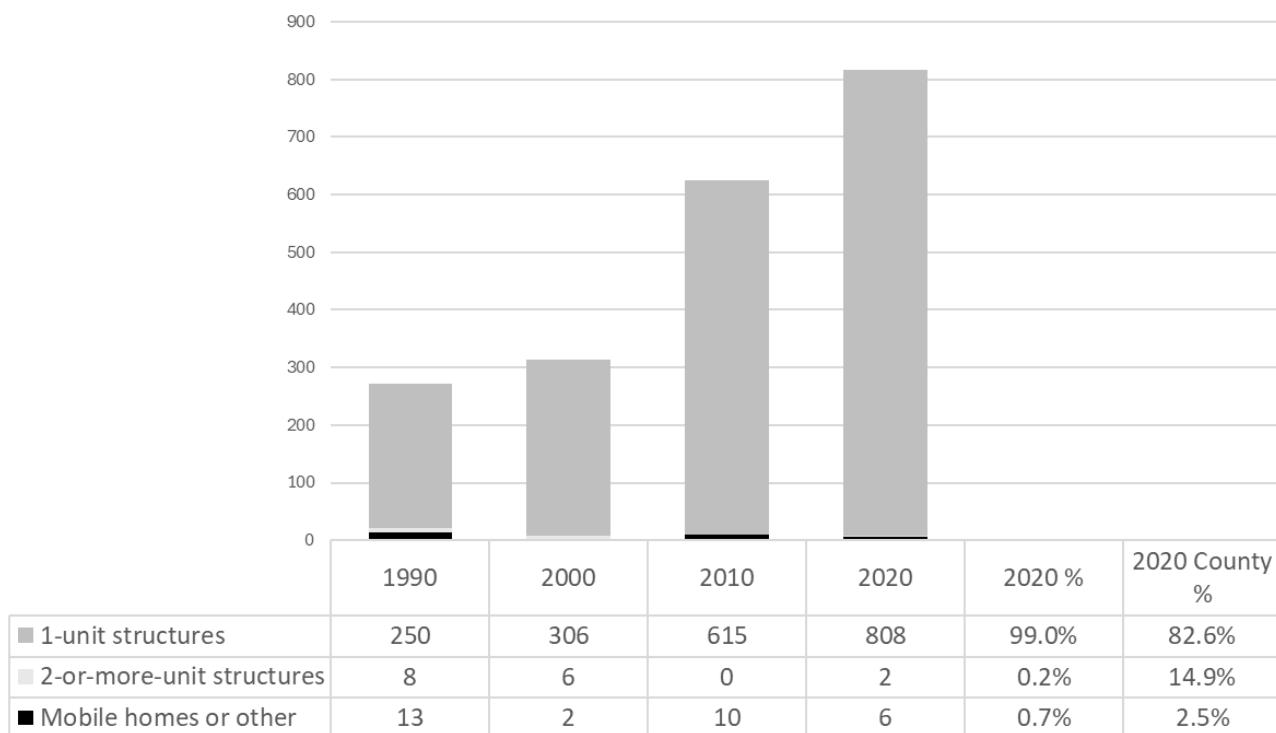
Housing vacancies and homeownership data are used to evaluate the need for new housing programs and initiatives. Vacant housing units can depress property values, lower local property tax revenue, and impose additional costs on public agencies in the form of additional police, fire, and other municipal services needed to respond. The town's high ownership and low vacancy rates are signs of community stability.

## Housing Type

The following graph and table show housing in three types including 1-unit structures, 2-or-more-unit, and mobile homes or other. Key findings below.

- 1-unit structures increased
- 2-or-more-unit decreased
- Mobile homes fluctuated
- In 2020, approximately 99 percent of housing was 1-unit structures; roughly 17 percent higher than the county.

Town of Hammond Housing Type

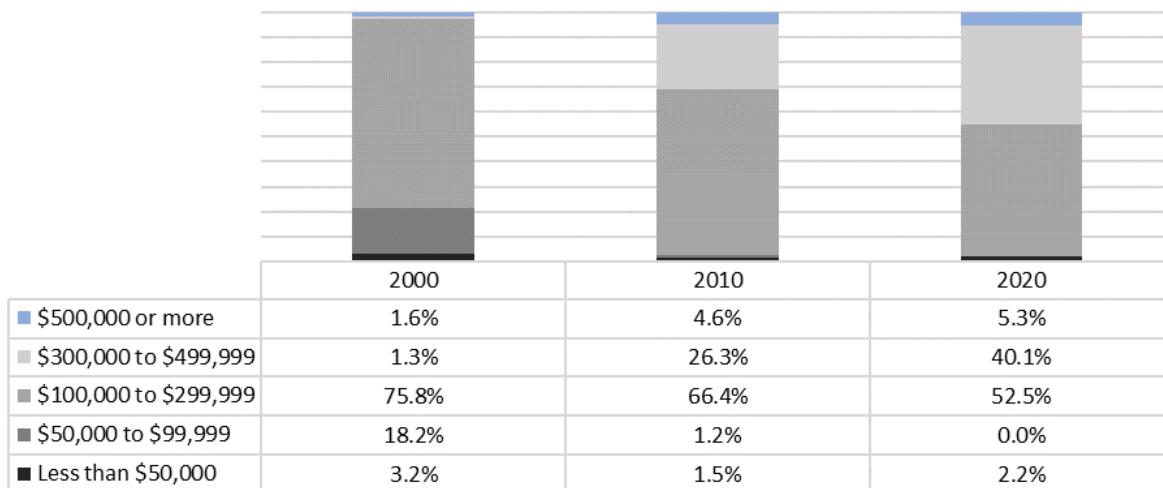


## Owner Occupied Housing Value

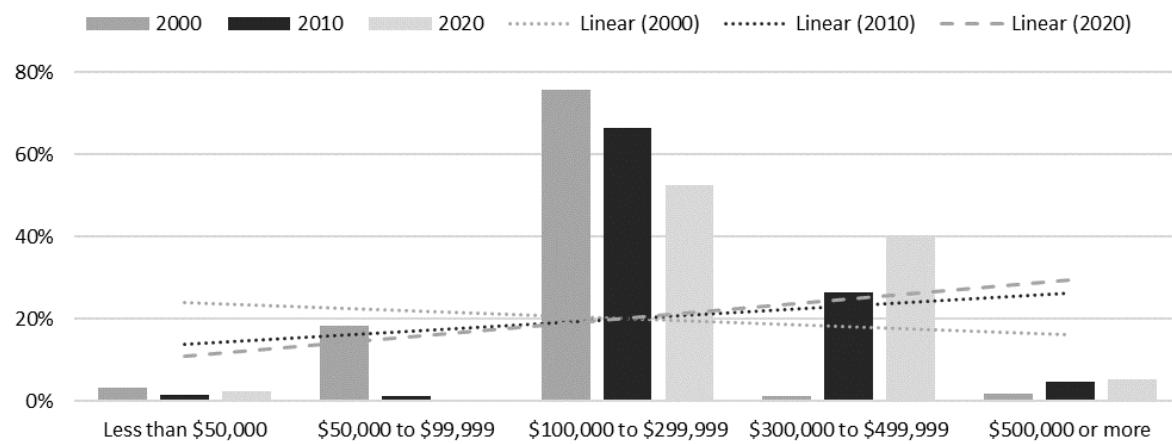
Since 2000, housing values in town have consistently increased. Finding affordable and quality housing has historically been somewhat difficult in St. Croix County. A lack of affordable housing has overriding impacts on population migration patterns, economic development, and the tax base.

Housing values have consistently increased since 2000. The graphs below show the percent of housing in five Census dollar value categories ranging from less than \$50,000 to \$500,000 or more. The same data was utilized to create both graphs to highlight the percentage comparison in the top graph and develop trend lines in the bottom graph.

**Town of Hammond Owner Occupied Housing Value 2000-2020**



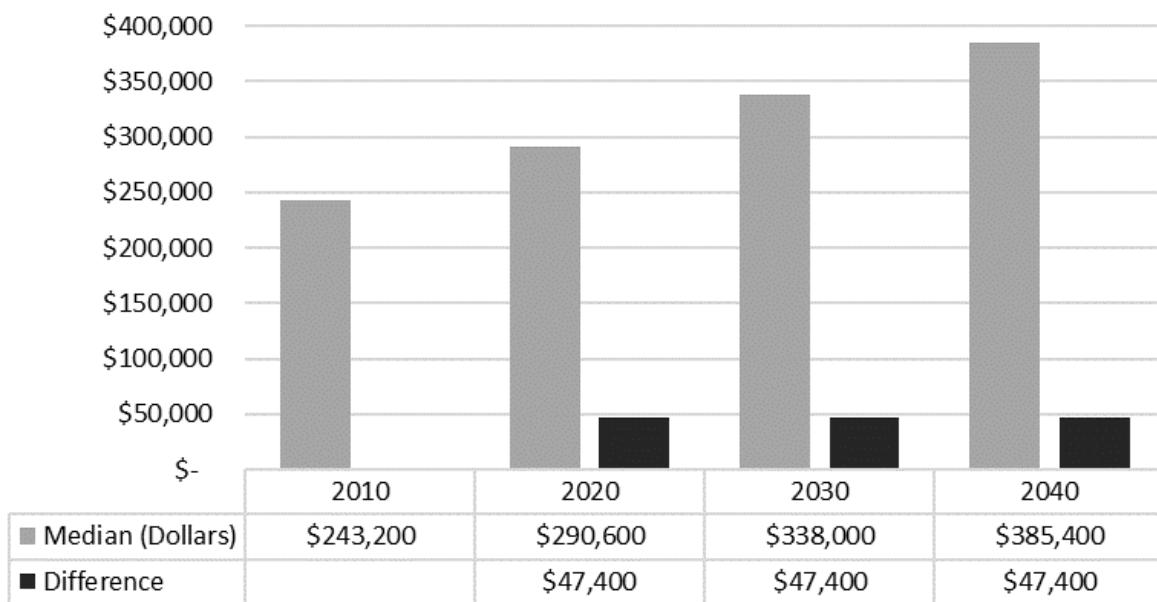
**Town of Hammond Housing Value 2000-2020 Trend Lines**



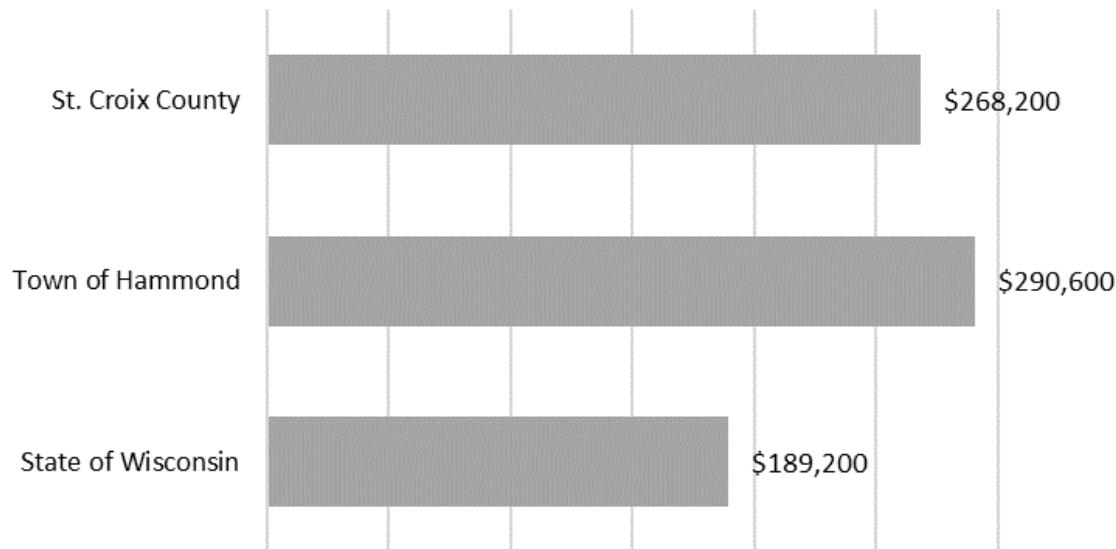
## Median Housing Value

The top graph below shows that the median value of homes within the Town has consistently increased since 2010. The value projections for 2030 and 2040 were developed with an extrapolation calculation based on the previous decades. The bottom graph shows a comparison that reveals the Town of Hammond median housing value in 2020 was higher than the State of Wisconsin and the County.

### Town of Hammond Median Housing Value



### 2020 Median Value Comparison

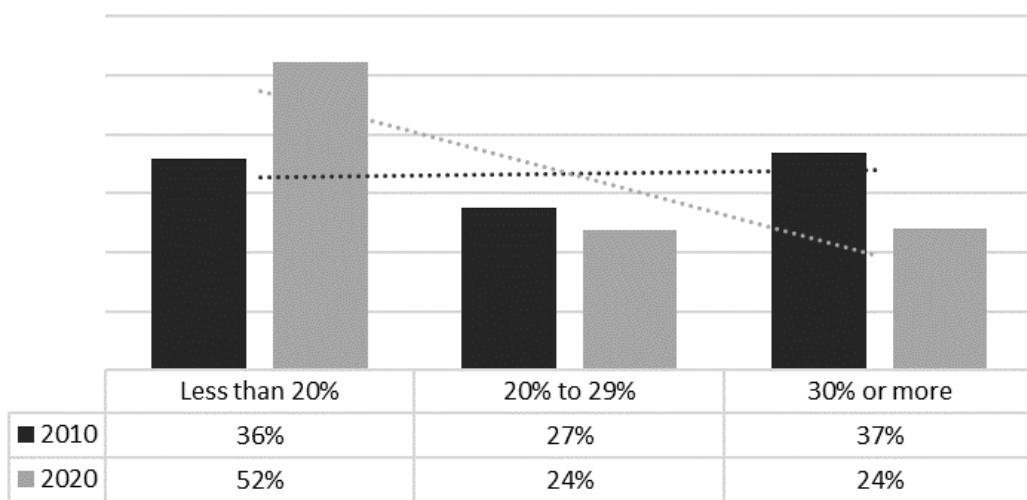


## Housing Affordability

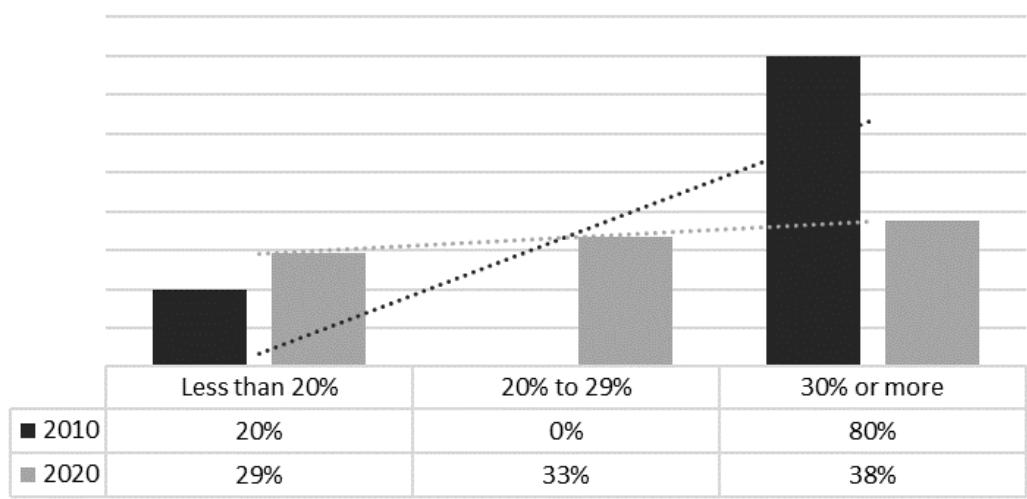
The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing that does not exceed more than 30 percent of household income. The graphs below show the percentage of households in three Census categories including less than 20%, 20%-29%, and 30% or more. Key findings below.

- 2010 most owner and renter households paid 30% or more of their income
- 2020 most owner households paid less than 20% of their income
- 2020 most renter households paid 30% or more of their income

### Town of Hammond Owner Occupied Housing Cost as Percent of Income

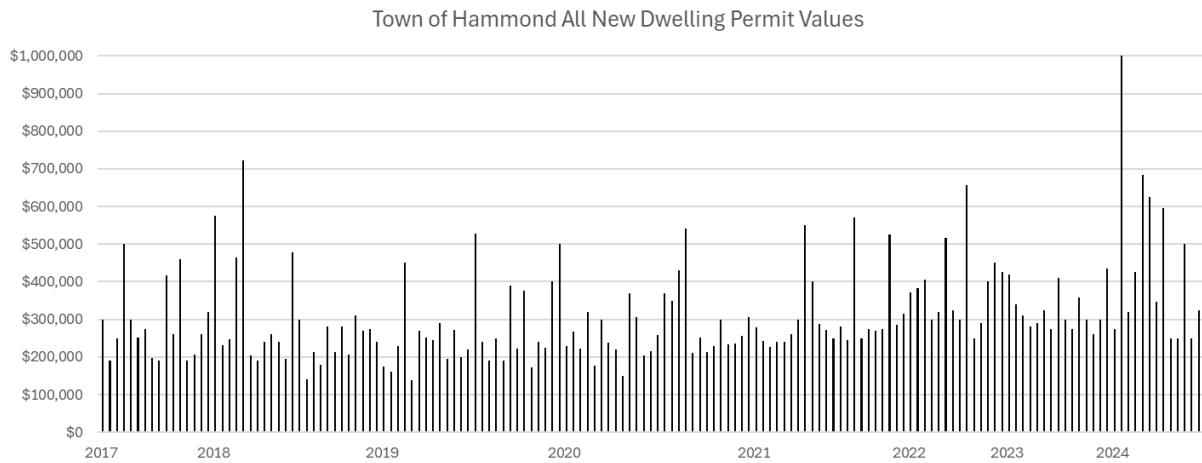
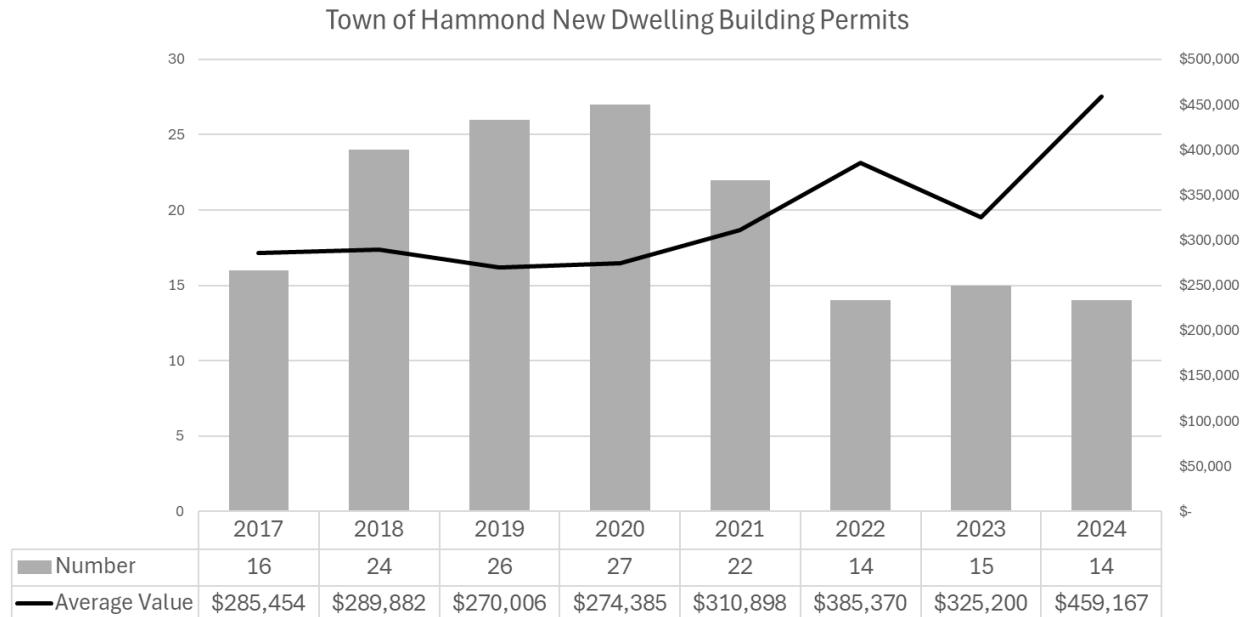


### Town of Hammond Renter Occupied Housing Cost as Percent of Income



## Building Permits

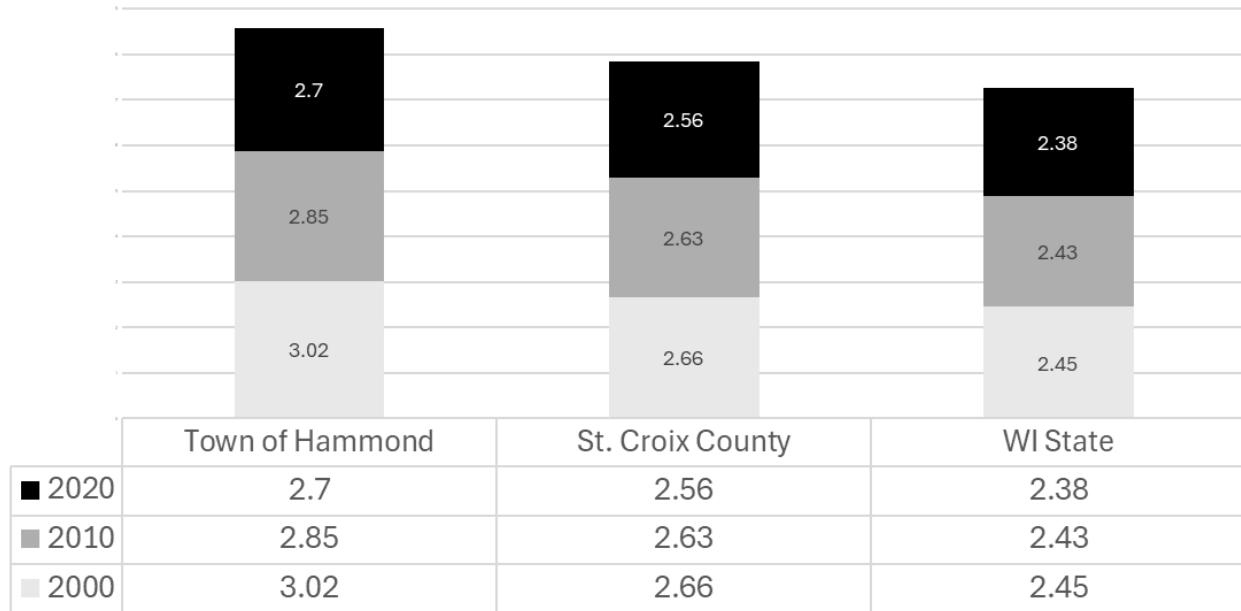
Between 2017 and 2024, one-hundred fifty-eight (158) new dwellings were constructed in Town of Hammond. The top graph and table below show new dwelling permit numbers and average values from 2017 to 2024. In 2020, the highest number of new dwellings (27) were built. Average annual values range from \$270,000 to \$459,000. All new dwelling permit values for each dwelling are shown in the bottom graph. Individual dwelling values range from \$137,600 to 1.4 Million.



## Household Size

According to US Census data the average household size decreased in the town, county, and state. The average household size in Town of Hammond has decreased since 2000. The graph and table below show the household size for Town of Hammond, St. Croix County and State of Wisconsin.

Household Size Comparison



## Housing Programs and Regulations

The Wisconsin Comprehensive Planning legislation requires governments completing plans compile a list of programs available to help provide an adequate supply of housing that meets existing and forecasted housing demand in their jurisdiction. The following list includes known available programs.

### County and Local

1. *St. Croix County Housing Authorities Hudson, New Richmond and River Falls*
2. *West Central Wisconsin Community Action Agency, Inc. ([WestCAP](#))*
3. *[Impact Seven, Inc.](#), Rice Lake provides senior housing support*
4. *[St. Croix Valley Habitat for Humanity](#) River Falls, WI*
5. *[United Way St Croix and Red Cedar Valleys](#) - Housing Report June 2023 "A Home for All"*
6. *St. Croix Economic Development Corporation ([SCEDC](#)) 2025 Housing Needs Assessment*

### State

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

### Federal

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

## Housing Analysis

The trends in this housing chapter reveal that the average cost of housing construction and value are increasing while the household size decreases, making housing affordability an issue. The community impacts when there's a lack of affordable housing include: Increased stress for cost-burdened households, decreased workforce productivity, lost tax revenue for counties and towns, and greater burden on public services. In addition, housing development is costly in rural areas due to individual well and septic installation, utility extension and transportation of materials. Example approaches to increase housing affordability are increasing allowable density through cluster development, encouraging development in urban areas with available utilities, allowing accessory dwelling units (ADUs), and form-based codes.

## Housing Goal

Goal: Safe, affordable housing for all Town of Hammond residents.

### Objectives:

1. Support housing sites in the Town of Hammond that meet the needs of persons within all income levels, age groups, and special needs.
2. Support new developments that are primarily single-family homes or two-family homes.
3. Encourage high quality construction standards for new housing.
4. Encourage owners to maintain or rehabilitate the existing housing stock.
5. Discourage multi-family or multiple-dwelling housing, as it is not compatible with the rural character of the town. Multi-family or multiple-dwelling housing consists of three or more units in a structure or on a lot.

### Policies:

1. Plan for a sufficient supply of developable land for housing development, in areas consistent with town policies, and of densities and types consistent with this plan.
2. Work with St. Croix County to address violations of applicable land use ordinances on existing residential or commercial properties.
3. Enforce the Uniform Dwelling Code.
4. Multi family developments need proportionally larger lot sizes.
5. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are properly maintained to provide safe, quality housing.
6. The maximum gross density for development shall be 1 dwelling unit per 1.5 acres.

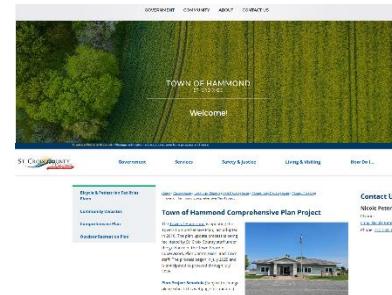
## Appendix A Public Participation Summary

### Public Participation Process

On July 14, 2025 the Town Board adopted Resolution No. 2025-01 approving the public participation plan as required by Wisconsin Statutes sec. 66.1001(4). The Town and County worked together to implement the public participation plan strategies within the resolution. A public vision session was held on September 4, 2025 and a public survey was administered August – October 2025. The results of the vision session and survey were presented at a public joint Board and Plan Commission meeting on October 6, 2025. The summarized results of the vision session and survey within this appendix are organized by the plan elements including: Housing, Transportation, Utilities & Community Facilities, Agricultural, Natural, & Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use.

### Project Webpage

St. Croix County hosted a dedicated project webpage for the 2026 Town of Hammond comprehensive plan update. The webpage was launched in August 2025 and provided a project description, plan purpose, plan update schedule, meeting materials, and link to the Town website (Both shown right).



### Vision Session Process Summary

The Town of Hammond comprehensive plan update public Vision Session was held on September 4, 2025, from 6:00 pm – 8:00 pm at Town Hall. Town staff promoted the vision session by mailing 970 post cards to property owners and posters at Town Hall. Approximately 15 participants attended the 2-hour vision session. St. Croix County staff delivered a presentation about the plan update process, purpose, and elements. 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.

### Survey Process Summary

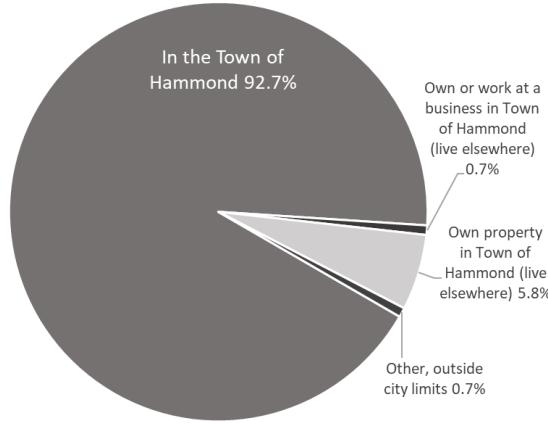
Staff developed and administered the Town of Hammond comprehensive plan update survey in October-December 2024. The final survey participant count was 138 total responses. The survey results found in this Appendix show the number of responses in parenthesis at the top. The 23-question online and paper survey was gathered from August 2025 to September 28, 2025. The survey was promoted through a post card to property owners, posters at election, and the county project website.

### Public Meetings

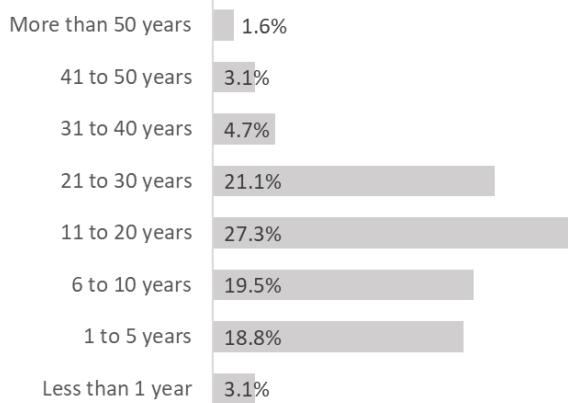
St. Croix County staff presented the draft 2026 Town of Hammond comprehensive plan at public joint Board and Plan Commission meetings to gather information and solicit any plan corrections. On \_\_\_\_\_, the Town of Hammond Plan Commission held a public hearing to gather public comment on the draft 2026 Town of Hammond comprehensive plan. The plan was made available for public review and comment 10 days prior to the public hearing on the project webpage.

## Survey Demographics, Quality of Life

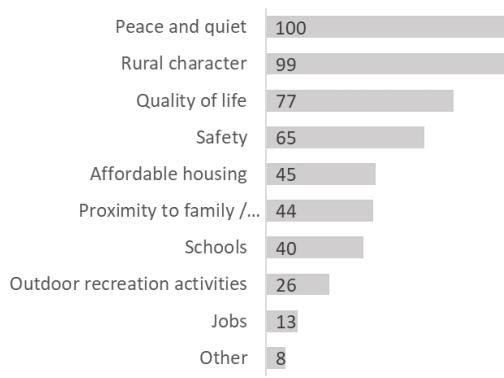
Q1 Town of Hammond  
Survey Participant Location Percent  
(137)



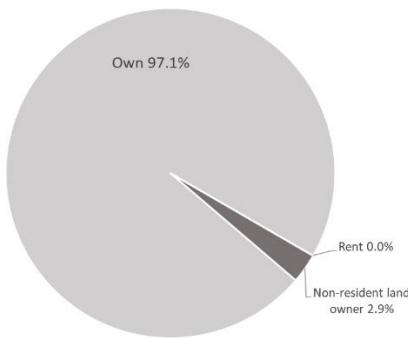
Q2 Town of Hammond  
Survey Resident Longevity Percent  
(127)



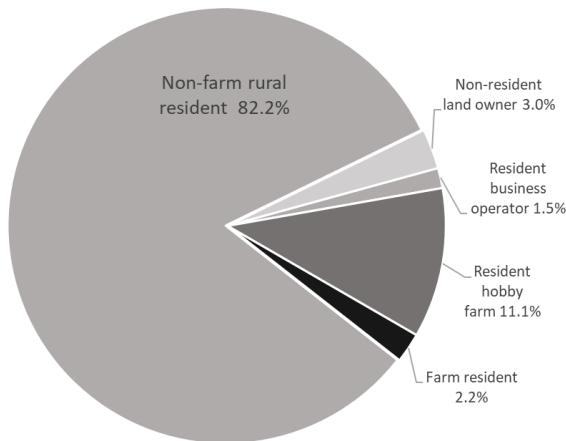
Q3 Town of Hammond  
What drew you to, or keeps you in, the  
Town of Hammond? (Select all that apply)



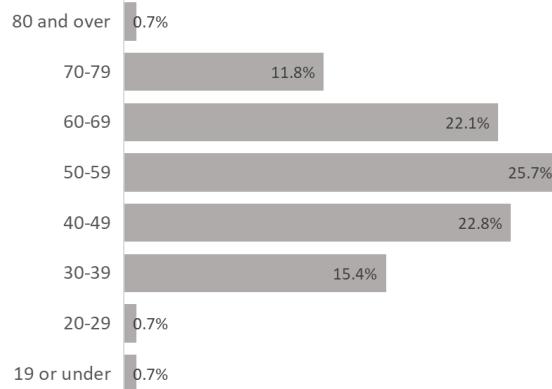
Q4 Town of Hammond  
Survey Participant Housing Tenure Percent  
(137)



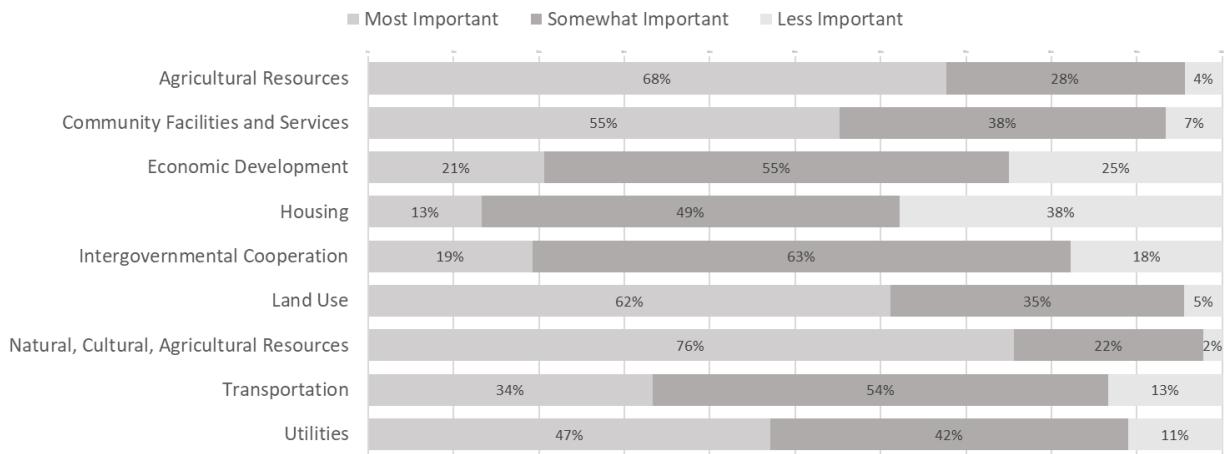
Q5 Town of Hammond  
Survey Participant Residency (135)



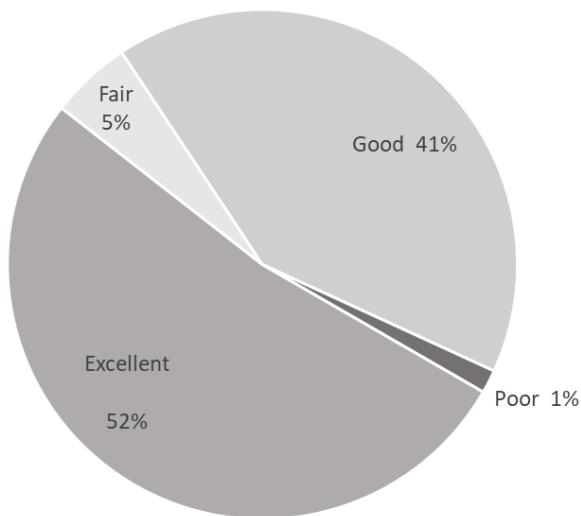
Q6 Town of Hammond  
Survey Participant Age  
(136)



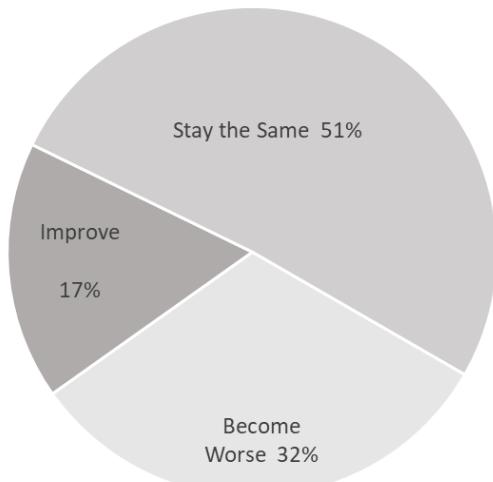
**Q7 Town of Hammond  
Most Important Comprehensive Plan Topic  
(134-136)**



**Q8 Town of Hammond  
Rate Overall Quality of Life (136)**



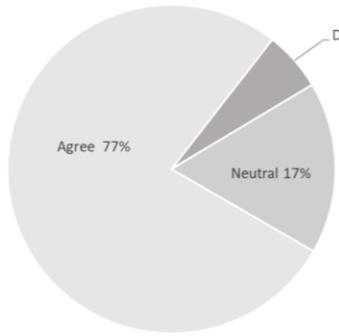
**Q9 Over the next 10 years,  
Do you think quality of life in Town of Hammond  
will: (135)**



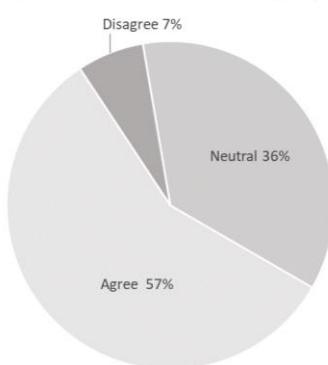
## HOUSING

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

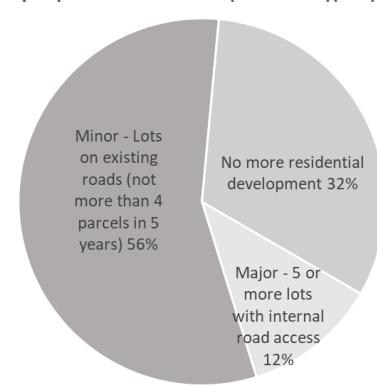
Q10a I am satisfied with the residential lot sizes in town (Town Hammond minimum is 2 acres): (136)



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)



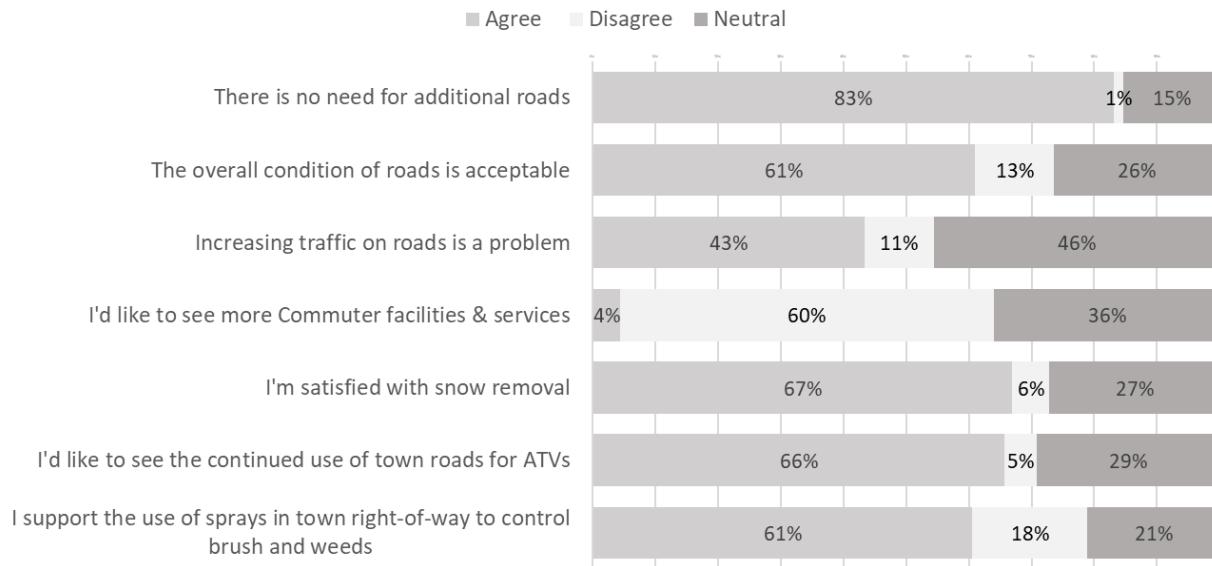
### ***Housing Vision Session Summary:***

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, we can't stop it
  - b. Have open residential lots that are ready to develop
  - c. Don't want more development & 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 extend family
  - b. Concern about the sustainability-maintenance of the additional unit elder 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.

## TRANSPORTATION

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

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

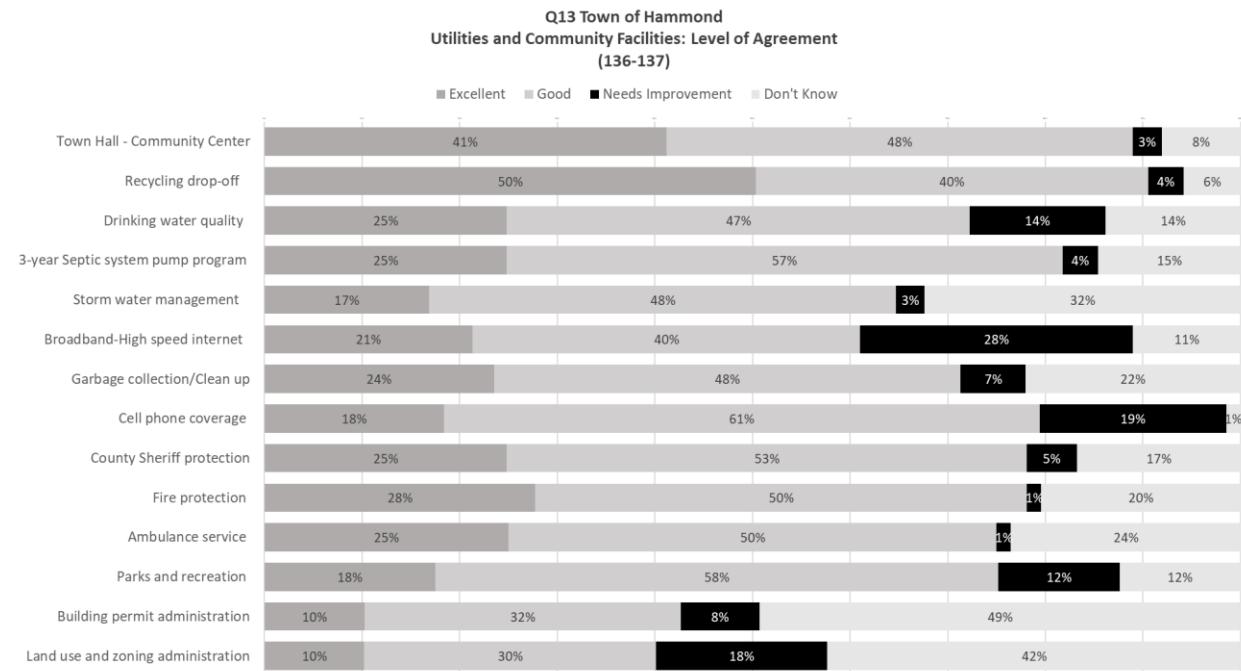


### Transportation Vision Session Summary:

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 90<sup>th</sup>/190<sup>th</sup> 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.



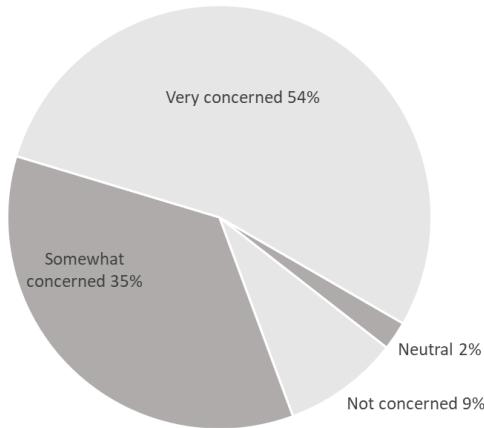
### ***Utilities & Community Facilities Vision Session Summary:***

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, Drinking water, well testing, Storm water, Natural gas, Recycling, Clean-up programs, Garbage, burning permits, Broadband, Internet**
3. **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! No wind turbines
  - f. Limit solar panel installations to rooftops of residential and not on land
  - g. 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.
4. **Fire, Ambulance, Sheriff Protection** Very good
5. **Building permit administration**
6. **Schools, Library**

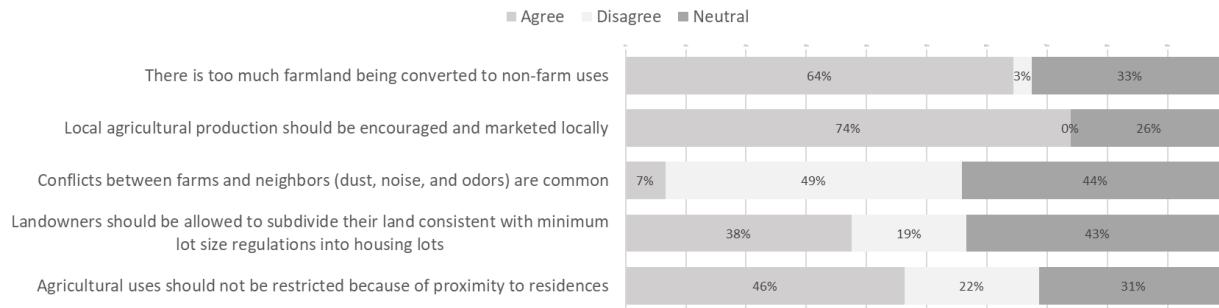
## AGRICULTURAL, NATURAL, CULTURAL RESOURCES

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

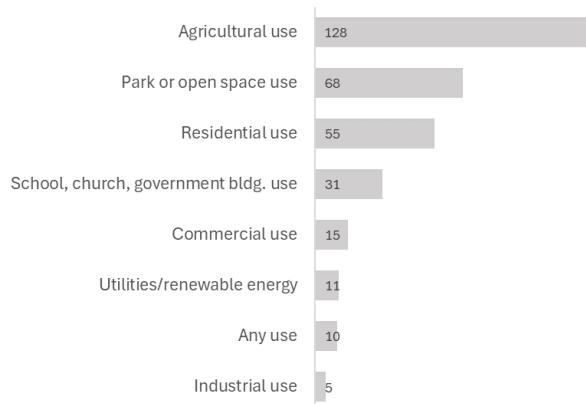
**Q14 Town of Hammond**  
How do you feel about the conversion of agricultural land to non-farm uses? (136)



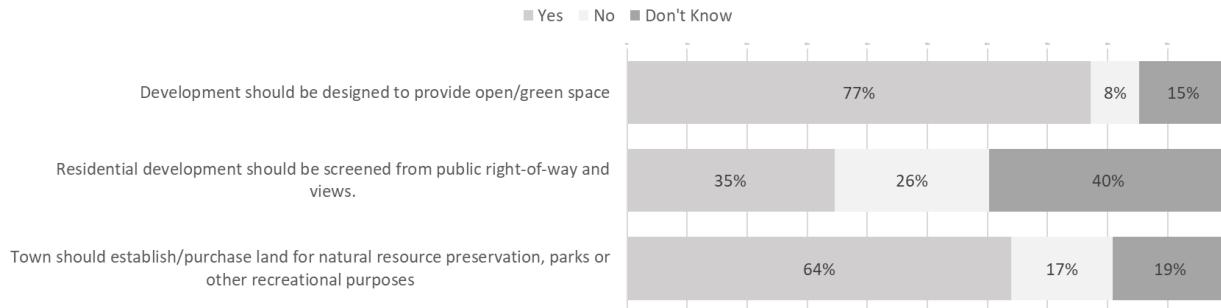
**Q15 Town of Hammond**  
Agricultural Resources: Level of Agreement  
(133-135)



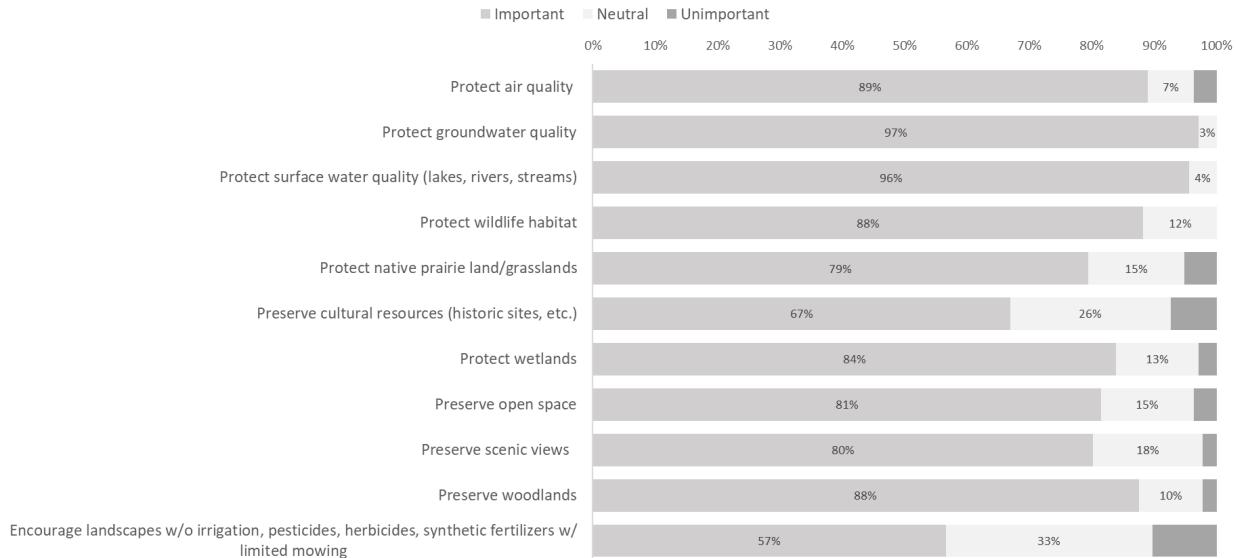
**Q16 Town of Hammond**  
Productive agricultural land should be allowed to be used for (Select all that apply) (136)



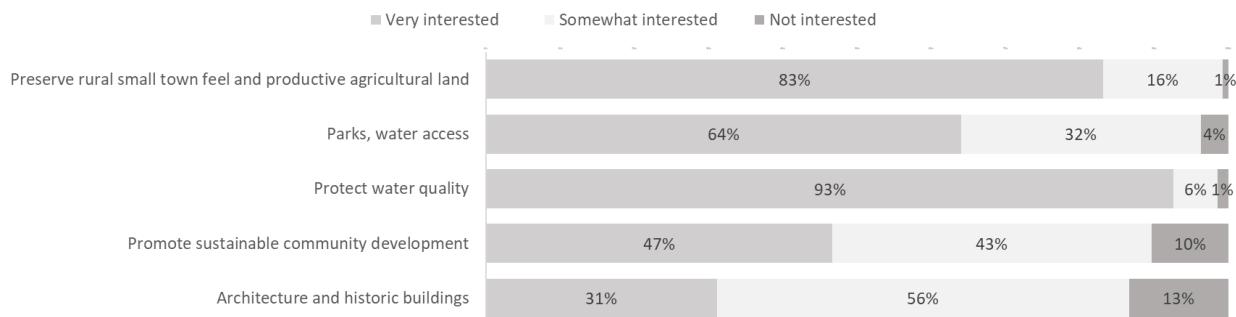
**Q17 Town of Hammond**  
**Natural Resources: Please share your opinion about the following statements:**  
**(136)**



**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)**

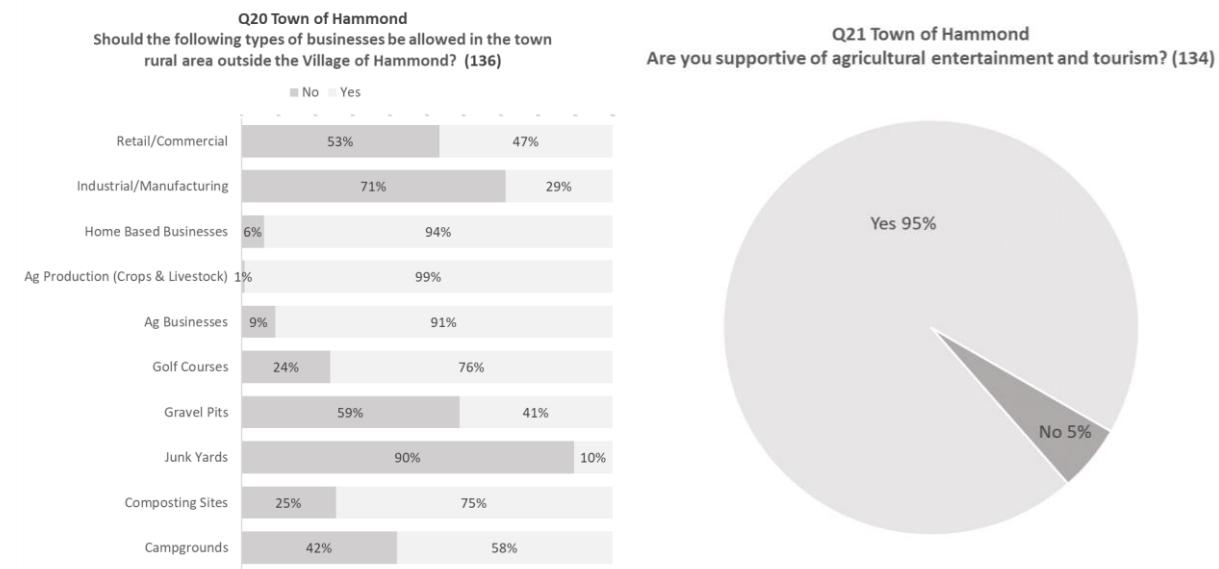


***Agricultural, Natural, & Cultural Resources Vision Session Summary:***

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.



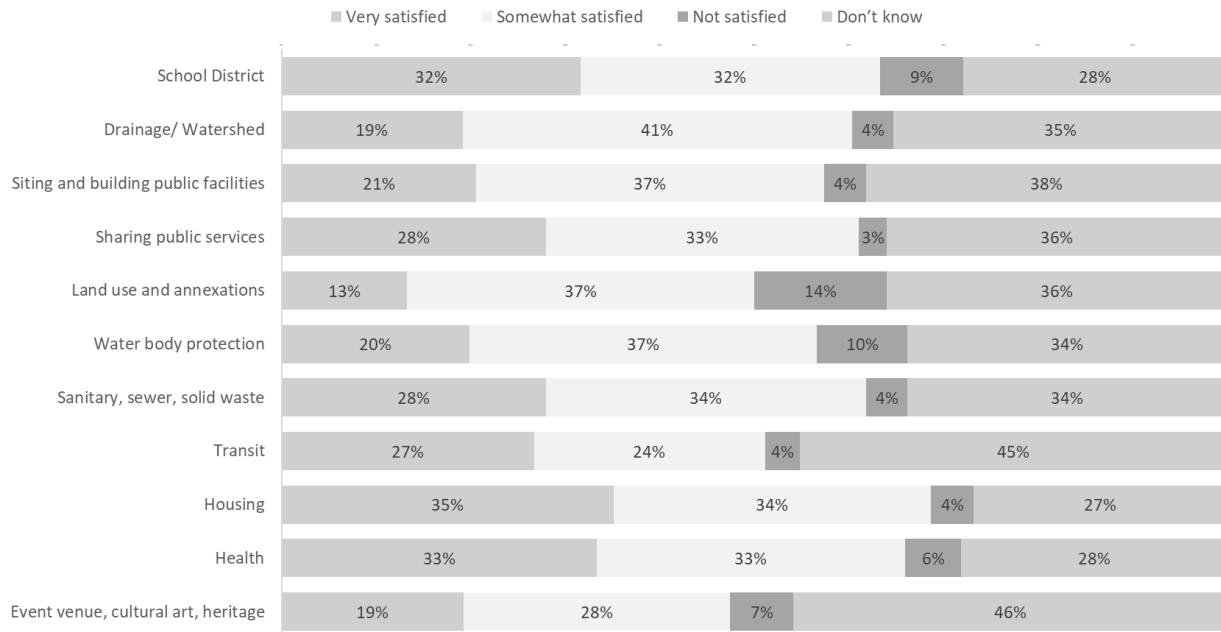
### ***Economic Development Vision Session Summary:***

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

34% 13% 53%

I support consistent enforcement of town and county zoning ordinances

71% 4% 25%

I support consistent enforcement of building codes and permits

66% 6% 28%

### ***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

MEMORANDUM

**Subject:** Town of Hammond 2006 Comprehensive Plan Inconsistencies  
**To:** Town of Hammond Board of Supervisors, Plan Commission, Clerk  
**From:** Nicole Peterson, Planner  
**Date:** October 1, 2025

**PURPOSE**

The purpose of this memorandum is to record and consider the 2006 Comprehensive Plan inconsistencies. The following plan inconsistency analysis was generated by Artificial Intelligence (AI) software, Chat GPT. Generally, the 2006 Town of Hammond Comprehensive Plan aims to balance rural preservation with development, public services, and economic growth. However, analysis of its Goals, Objectives, and Policies reveals internal conflicts across several elements. This analysis will be considered as we review the draft chapters in this plan update process.

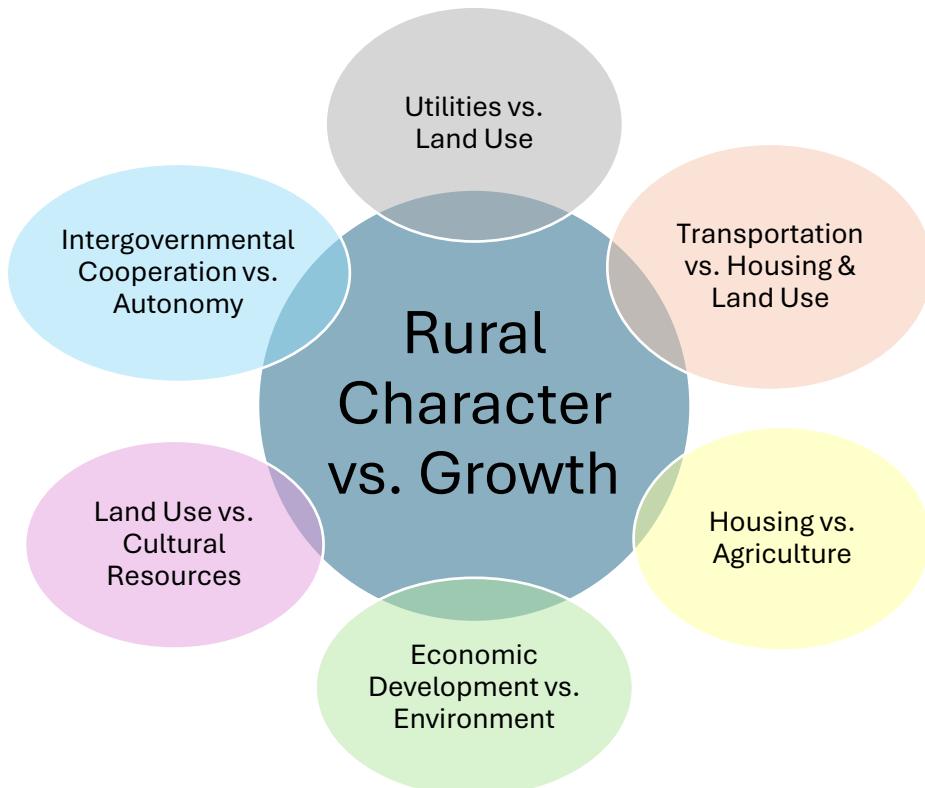
**2006 PLAN INCONSISTENCY ANALYSIS**

**Plan Elements Inconsistent**

Utilities vs. Land Use  
Transportation vs. Housing & Land Use  
Housing vs. Agriculture  
Economic Development vs. Environment  
Land Use vs. Cultural Resources  
Intergovernmental Cooperation vs. Autonomy  
Rural Character vs. Growth

**Primary Tension**

Expanded facilities vs. rural, low-service expectations  
Walkability/road improvements vs. large-lot sprawl  
Housing demand vs. farmland preservation  
Growth in businesses/farms vs. resource and character protections  
Subdivisions and density vs. preservation of historic landscapes  
Desire for regional coordination vs. local control of land use  
Modern service and development demands vs. identity as a rural, agricultural town



## DETAILED 2006 PLAN INCONSISTENCY ANALYSIS

---

### 1. Utilities & Community Facilities vs. Land Use & Growth Management

- Conflict: The Utilities & Community Facilities element supports expanding recreation facilities and community services to meet resident needs (e.g., Town Hall expansions, added services), while simultaneously stating a goal to limit public expenditures and urban-style infrastructure (e.g., avoiding municipal improvements linked to urban development).
- Land Use policies discourage urban-style services in rural areas, but expanded recreation and town facilities resemble suburban growth patterns.

---

### 2. Transportation vs. Housing & Land Use

- Conflict: Transportation goals promote bike/hike paths and safe roads, often requiring infrastructure investments that conflict with:
  - Housing goals, which enforce low-density, single-family development incompatible with compact, walkable design.
  - Land Use objectives, which encourage minimal development footprints to preserve rural aesthetics, potentially limiting road connectivity or non-vehicular infrastructure.

---

### 3. Housing vs. Agricultural Preservation

- Conflict: The Housing element supports sufficient land for housing of various types and income levels but:
  - Strongly discourages multi-family housing, restricting options for lower-income residents or those needing smaller housing types.
  - Agriculture goals emphasize preserving farmland and protecting against non-farm conflicts—potentially constraining where housing can expand.

---

### 4. Economic Development vs. Environmental Protection & Rural Character

- Conflict: Economic development is encouraged (e.g., home-based businesses, large-scale agriculture), but:
  - Natural Resources and Agriculture elements push for strict groundwater, air, and land protections that may impose limits on farm expansions or business operations.
  - Promoting rural-compatible signage, lighting, and development may deter larger businesses or modern facilities that want visibility and convenience.

---

### 5. Land Use vs. Cultural Resources

- Conflict: Land use policies promote development clustering, subdivisions, and small lots, yet:
  - Cultural Resources goals emphasize preserving historic and agricultural settings, which may be disrupted by subdivisions, especially if not carefully integrated with the existing cultural landscape.

---

### 6. Intergovernmental Cooperation vs. Autonomy in Land Use

- Conflict: The Town promotes cooperative land use planning with surrounding jurisdictions, yet:
  - Many objectives and policies emphasize maintaining strict local control over land use, density, and design—potentially clashing with regional goals or county plans (e.g., if the county supports higher-density housing or regional infrastructure).

---

### 7. General Inconsistency: Rural Identity vs. Evolving Needs

- Conflict: The plan aims to preserve a rural lifestyle, yet many policies suggest a shift toward enhanced services, modern subdivisions, and economic diversification. This tension reflects a struggle between maintaining the past and accommodating future growth realities.

---