



# Village of North Hudson Comprehensive Plan 2025



## Acknowledgments

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

### **Village of North Hudson Board of Supervisors**

Stan Wekkin, Village President  
Mary McGurran, Public Safety Chair  
Kirk Nelson, Public Welfare Chair & Park Board Chair  
Dustin Keller  
John Porter  
Bryan Pike, Public Works Chair  
Barb Olson

### **Village of North Hudson Plan Commission**

Rodrick Anderson  
Jarod Bachman  
Tim DeCesaro  
Rob Howard  
Jean Schneider  
Bill Wanner  
Randall Ryder

### **Village of North Hudson Staff**

Gina Alberti, Village Administrator and Clerk

### **St. Croix County Staff**

Jason Kjeseth, St. Croix County Community Development Director  
Brett Budrow, St. Croix County Planning and Land Information Administrator  
John Hilgers, St. Croix County Senior Planner  
Nicole Peterson, St. Croix County Planner  
Ryan Haugland, Marketing Coordinator

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# Introduction

## Plan Elements

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

## Plan Update Process

The Village of North Hudson Comprehensive Plan update was prepared under the guidance of the Village Board of Supervisors, Plan Commission, and staff that reviewed the plan and conducted meetings between February 2025 and November 2025 with the St. Croix County facilitator as shown in the project schedule on the next page.

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

## Village of North Hudson Public Participation Plan

1. Develop and administer the Village of North Hudson 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 Village issues and opportunities, and answer questions.
3. Promote the Village of North Hudson 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 2025 Village of North Hudson comprehensive plan update
6. Make the draft 2025 Village of North Hudson 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 2025 Village of North Hudson comprehensive plan.

## Comprehensive Plan Elements

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

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

Draft Village of North Hudson 2024-25 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	June-July 2024
<b>Meeting 1: Village Board</b>	Discuss agreement, schedule, survey, public vision session, outreach strategies, PPP, review previous plan issues	July-August-September 2024
Staff	Launch plan website, implement online survey	
Staff	Prepare vision session materials Monitor survey	
<b>Meeting 2: Public Vision Session</b>	Staff facilitate discussion	November 18, 2024 5:30 pm
Staff	Compile, summarize survey and vision session data	
<b>Meeting 3: Village Board /Plan Commission Joint Meeting</b>	Review public participation results (survey and vision session), draft Introduction chapter	December 10, 2024 5:30 pm
Staff	Draft plan with required elements	
<b>Meeting 4: Village Board /Plan Commission Joint Meeting</b>	Review DRAFT plan – 2 chapters	January 14, 2025 5:30 pm
Staff	Draft plan with required elements	
<b>Meeting 5: Village Board /Plan Commission Joint Meeting</b>	Review DRAFT plan – 1 chapter	February 11, 2025 5:30 pm
Staff	Draft plan with required elements	
<b>Meeting 6: Village Board /Plan Commission Joint Meeting</b>	Review DRAFT plan – 1 chapter	March 11, 2025 5:30 pm
Staff	Draft plan with required elements	
<b>Meeting 7: Village Board /Plan Commission Joint Meeting</b>	Review DRAFT plan – 1 chapter	April 8. 2025 5:30 pm
Staff	Draft plan with required elements	
<b>Meeting 8: Village Board /Plan Commission Joint Meeting</b>	Review DRAFT plan – 2 chapters	May 13, 2025 5:30 pm
Staff	Draft plan with required elements	
<b>Meeting 9: Village Board /Plan Commission Joint Meeting</b>	Review DRAFT plan – 2 chapters	June 10, 2025 5:30 pm
Staff	Draft plan with required elements	
<b>Meeting 10: Village Board /Plan Commission Joint Meeting</b>	Review DRAFT full plan, schedule public hearing	July 8, 2025 5:30 pm
Staff	Prepare full plan with changes from meeting, draft resolution adoption, prepare public hearing materials	
<b>Meeting 11: Public Hearing</b>	Plan Commission hosts public hearing and makes recommendation to Village Board	August 12, 2025 5:30 pm
<b>Meeting 12: Village Board</b>	Village Board considers plan	September 2, 2025

## Vision statement

Wisconsin Statutes 66.1001 requires a statement of overall goals, objectives, policies, and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit. The vision is developed to provide the guidance for the Comprehensive Plan in the form of a broad overriding theme. The goals, policies, objectives and programs identified in the Plan support the vision.

## 2006 Overall Goals

1. Encourage all development to blend in with our surrounding environment, minimize the impact on our natural resources, and protect the small town feel of the Village of North Hudson.
2. Identify potential areas for a future Village Center.
3. Encourage human scale retail and arts development. Human scale generally refers to the use of human-proportioned architectural features and site design elements clearly oriented to human activity.
4. Promote walking and biking as ways of traveling throughout the Village.
5. Maintain the safe feeling of our neighborhoods.
6. Explore ways of minimizing local costs through shared regional services, business involvement, and volunteer partnerships.
7. Improve the aesthetics of our community.
8. Ensure a connected and practical transportation system that meets the needs of the residents.

In addition to the overall goals, each chapter contains a goals section that includes the issues and opportunities in each plan element.

## Goals, Objectives, and Potential Actions

The Village of North Hudson Comprehensive Plan has goals, objectives, and options for achieving the goals listed at the end of each chapter, definitions below.

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

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

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

## Vision Statement

### Village of North Hudson

*The vision of the Village of North Hudson is to create an environment where residents have a sense of community, know their neighbors, and volunteer for worthwhile causes and events.*

*Where residents respect and protect the environment's air quality, water quality, and natural beauty and create access to the natural environment by trails and paths so they can be experienced and enjoyed by all.*

*Where local, homegrown businesses add to the neighborhood economy and character.*

*Where residents feel safe and enjoy the peace and tranquility of their neighborhoods.*

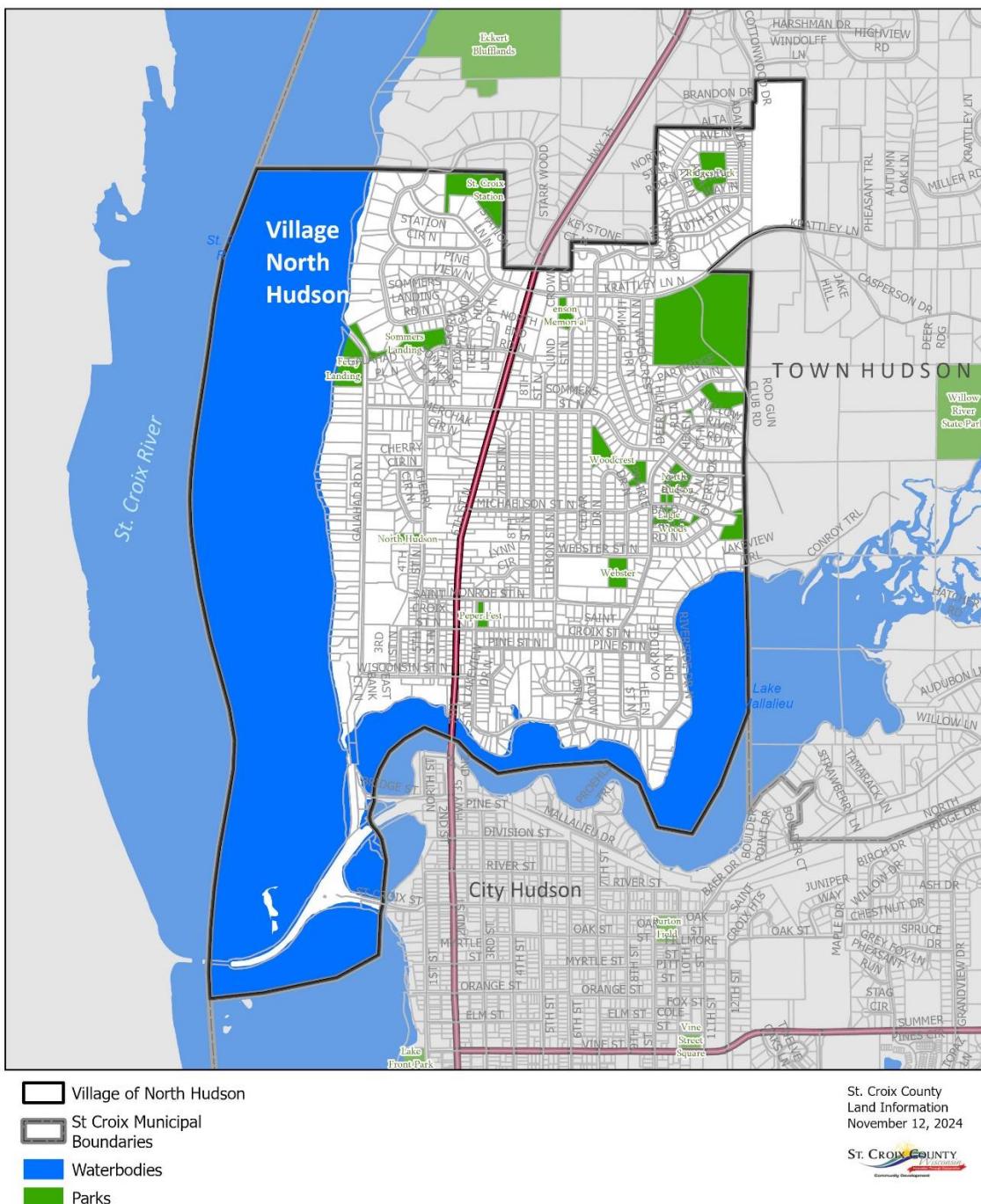
*Where people take pride in community facilities and design.*

*Where people are proud to live and call home.*

## Location

The Village of North Hudson is located on the western edge of St. Croix County, Wisconsin. The Village's western and southern borders are formed by the St. Croix River and Lake Mallalieu respectively. The water resources are highly valued and make the Village of North Hudson an attractive place to live. To the south is the City of Hudson, one of the fastest growing cities in our State. To the east and north is the Town of Hudson, also growing but more rural in nature.

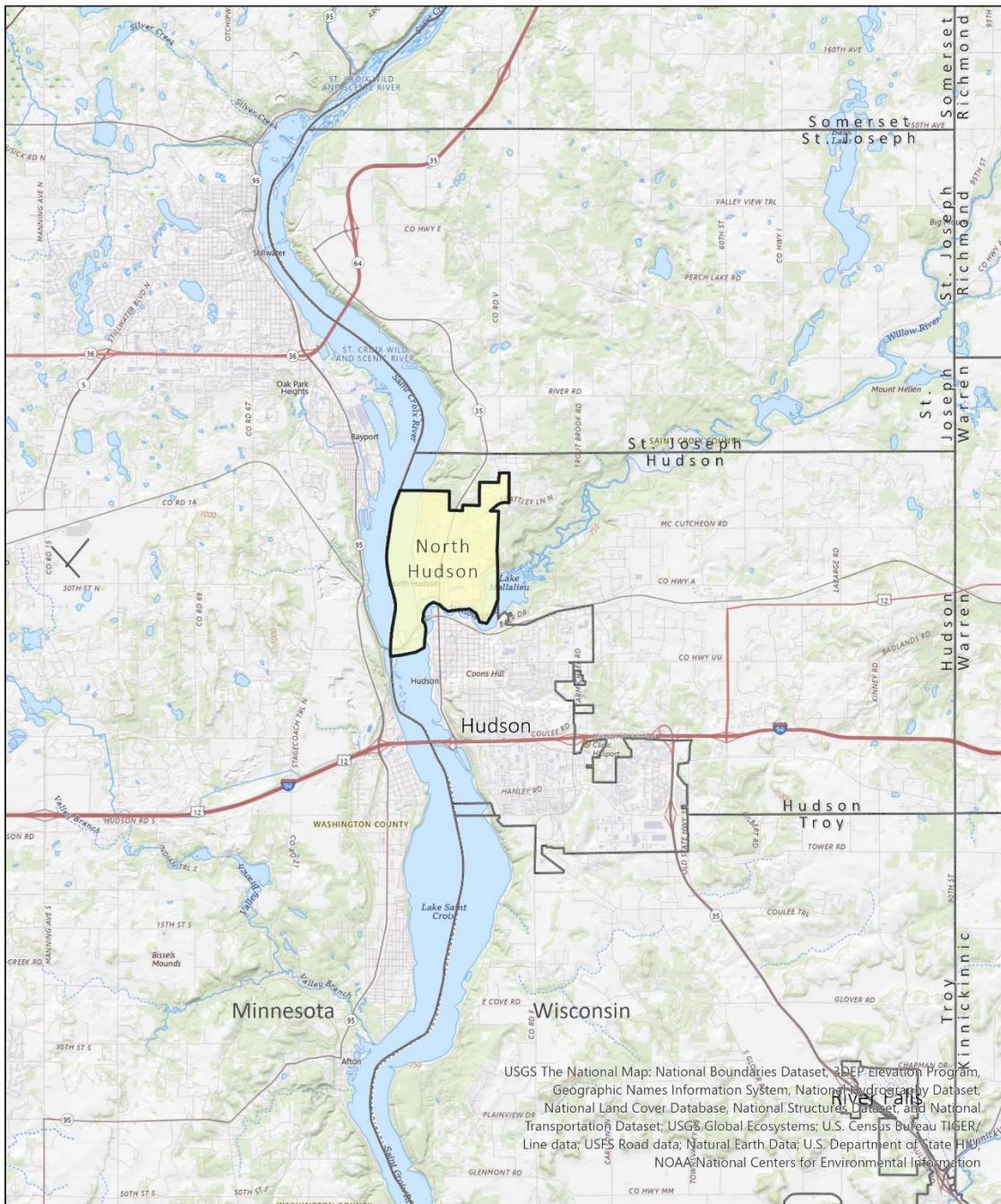
### Village of North Hudson, St. Croix County, WI



## Regional Context

The Village is only a short distance from Interstate 94, which takes a large percentage of area residents into the St. Croix River Valley and Twin Cities Metropolitan Area for work each day. St. Croix River and Lake Mallalieu provide a natural separation from the surrounding urban areas. Village residents enjoy the “small town” feel they have been able to maintain while benefiting from the amenities that a large metropolitan area can afford.

## **Village of North Hudson Area Map**

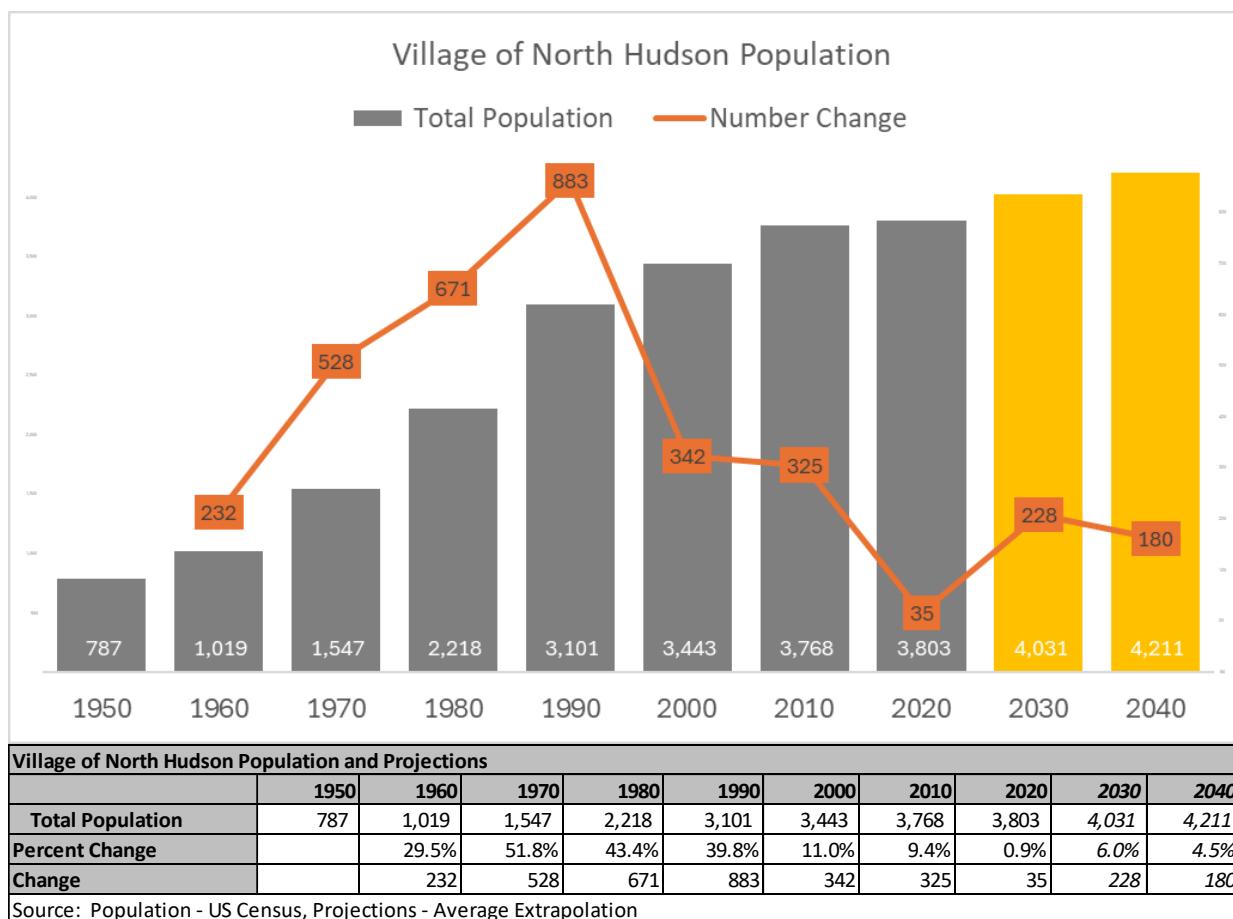


## Population Demographics

A community can only make sound decisions regarding its future if it understands its past. This section consists of socioeconomic information that will help us understand the composition of the Village of North Hudson residents. The data is used to identify trends and assist in planning for the future. Village of North Hudson residents have seen their community grow over the years. The Village of North Hudson's proximity to the Twin Cities Metropolitan Area and along the beautiful St. Croix River has made it an attractive place to live. This proximity has allowed residents to take advantage of better wages and job opportunities across the St. Croix River and still live in a small community. It has also led to an increased demand for housing and has fueled land and housing costs.

According to the 2020 US Decennial Census, the Village of North Hudson has 3,803 residents. The graph and table below show population from 1950 to 2020 and projections to 2040. The Village of North Hudson has continually grown since 1950. Population growth peaked at 883 between 1980 and 1990. The lowest growth rate of 0.9% was recorded in the most recent decade, between 2010 and 2020.

The projections, shown in yellow in the graph below, to 2030 and 2040 are an extrapolation calculation based on the assumption that the average previous decennial population change from 2000 to 2020 will continue. In comparison, the Wisconsin Department of Administration population projection for 2040, is 4,305, that is 94 more than the extrapolation.



## Age and Gender

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

Village of North Hudson Age and Gender 2020						
	Male	Female	Male%	Female%	Total	Total%
Under 5 years	117	91	6.2	4.7	208	5.5
5 to 9 years	118	83	6.3	4.3	201	5.3
10 to 14 years	109	122	5.8	6.4	231	6.1
15 to 19 years	122	112	6.5	5.8	234	6.2
20 to 24 years	101	111	5.4	5.8	212	5.6
25 to 29 years	116	117	6.2	6.1	233	6.1
30 to 34 years	109	125	5.8	6.5	234	6.2
35 to 39 years	134	117	7.1	6.1	251	6.6
40 to 44 years	108	127	5.7	6.6	235	6.2
45 to 49 years	104	116	5.5	6.0	220	5.8
50 to 54 years	144	148	7.7	7.7	292	7.7
55 to 59 years	147	162	7.8	8.4	309	8.1
60 to 64 years	131	144	7.0	7.5	275	7.2
65 to 69 years	124	110	6.6	5.7	234	6.2
70 to 74 years	80	101	4.3	5.3	181	4.8
75 to 79 years	71	78	3.8	4.1	149	3.9
80 to 84 years	30	31	1.6	1.6	61	1.6
85 years and over	17	26	0.9	1.4	43	1.1
<b>Total population</b>	<b>1,882</b>	<b>1,921</b>	<b>100</b>	<b>100</b>	<b>3,803</b>	<b>100</b>

Source: US Census

## Median Age

According to the 2020 decennial census, the Village's median age is 41.8. The median age has consistently increased in the Village of North Hudson from 2000. Increased median age has many societal and policy implications including reduced labor force engagement, potential increased health expenditures, and strains on pension and health programs.

