

# Stockholm Smart Growth Plan: Infrastructure Discussion Notes

July 13, 2019

The meeting was held at the church. Attendees were broken into three groups. The village survey was described to the groups as a springboard for the conversations. Questions from the survey that had less than a clear “strongly agree/agree” percentage of responses were divided between the three groups. Participants were asked to probe deeper on those questions and provide observations and recommendations. Beyond the assigned questions, the groups could discuss any question from the survey. Below are the findings of the three groups.

Items mentioned by more than one team are in **bold**.

**Reminder: It is the role of this discussion group to look into possible next steps based on an unclear preference among the survey respondents. A “clear preference” is a TOTAL of 65% of respondents selecting either Strongly Agree/Agree or Disagree/Strongly Disagree. The discussion groups are not being asked to promote personal arguments for or against an item, but to assess what to do if the clear preference is not there.**

## GROUP I

### Assigned Questions:

#### **6. Stockholm has the right balance between residential and commercial properties.**

1. Yes, at this time. If Commercial grows it will add additional stress on infrastructure (i.e., parking, noise, bathrooms). **IN FUTURE SURVEY PROVIDE BETTER CLARIFICATION OF THE QUESTION.**

#### **22. Stockholm should assess the possibility and cost of improved public toilets for the commercial zone (currently two port-a-potties next to the village hall are paid for by Stockholm Merchants and voluntarily cleaned daily by one of the merchants).**

1. Could college students assess?
2. Should be eco-sustainable.
3. Unfortunate that village hall doesn't offer (bathrooms). Perfect location. Possibility of utilizing the park's bathrooms?
4. Improved toilets must be spear-headed by SMA. Village as facilitator/lender.
5. Grants pursued, bathrooms absolutely necessary, especially if commercial expands.
6. Not a problem for residents.
7. Suggest clarification of question. If disagree/strongly disagree, WHY?
8. Have a design competition (bathrooms/village hall).

**17. Properties in Stockholm should not be restricted in agricultural use.**

1. What's allowed in Agricultural use? Animals? Bee keeping? Veg/farmers market?
2. Future: Self-sustaining food production.
3. Yes, Agriculture should be restricted subject to conditional use.
4. Question should be clarified "This is what Agricultural zoning is..."

**GROUP II**

**Assigned questions:**

**10. Stockholm has an appropriate amount of commercially zoned space.**

1. Highway 35 either way or County J are OK for expanded commercial.

**18. Stockholm should explore renewable/alternative sources of energy for the village.**

1. Renewable is great as long as it is affordable

**19. Stockholm's compliance with building codes for safety is adequate.**

1. Encourage, but do not mandate ADA.

**Other Infrastructure Comments Addressed by Group II:**

1. Nitrates are increasing in water from our wells, due to of fertilizers.
  - a. Related: Suggest water testing (sponsored by village).
  - b. Watershed study.
  - c. Impactful to animals.
  - d. Cracks in bedrock.
2. Suggest a large holding tank with six fire hydrants. By cemetery to make use of gravity.
3. Address how to refill fire truck. Tank? River?
4. Extend sidewalk on the river side of Hwy 35.
5. Have flush toilets and showers in the park.
6. Increase fill in the park (low areas).
7. Add a dock. Restore access to the river.
8. Alternative location
  - a. Community center
  - b. Village Hall

## GROUP III

### Assigned questions:

#### 12. Stockholm's services are consistent with the amount of taxes collected.

40.74% of people were undecided on this question.

- The group felt that perhaps the respondents didn't have enough information to agree or disagree.
- Additional information about what portion of their total tax bill is used by the Village, how much revenue comes from the park, and how our taxes are spent might help to answer the question.
- Services that the revenue pays for: snow removal, road maintenance, mowing, fire, ambulance, lights, park, broadband, park host, liability insurance, and annual dumpster.
- Possible additional service that could be added: dock, park septic pump station, community center, village hall, restrooms, septic (city sewer and water??), park emergency shelter, park showers, improving the grade in the park, parking, handi-capped parking, games in the park, improved heat and ac in Village Hall, Village Hall audio system which will allow folks to hear the meetings and the discussions, improved access to all Village ordinances, minutes and notices.
- Room tax was mentioned (assume as increased revenue?)

#### 13. Stockholm should explore the option of housing projects up to six units and allow if in character with the rest of the community.

The survey results indicated that 50% of respondents Disagree or Strongly Disagree with this statement. 18.52% of the respondents neither agreed nor disagreed.

- The group of three participants and one observer were split on whether 6-unit or less multiple housing units would be good for Stockholm ("cluster developments", "planned unit developments" etc.). Benefits of multi-unit housing such as shared septic, wells, electricity and roads, etc. were discussed.
- Reasons for and against were discussed as well as the possible need for a review of zoning ordinances for housing in the village.
- A suggestion was made to look at Pepin County's ordinance (located on the County website).
- A related issue for possible further study was brought up: Why do seniors move to another town? Is it because they can find better housing or is it to be closer to medical facilities which Stockholm cannot provide? Requires research if deemed an issue worthy of follow-up.
- Data from the last survey (10 years ago) regarding senior housing was brought up, but there was concern that that data is now too old to be relied upon.
- **Summary:** Based on the survey responses it seems that the larger part of the community would like to keep Stockholm more the way it is rather than open the door for cluster homes, apartments, etc. Some frustration with the results of the survey on this topic was expressed by one individual. It could be a topic for further study **IF the village board chooses**, but would require a lot more research and solid information before it is put in front of the village for a vote.

**Other Infrastructure Questions Addressed by Group III:** (Actual survey questions are in italics.)

7. *The businesses in Stockholm are important to maintaining the economic health of the community.*
  - a. The commercial area provides revenue by paying taxes, provides gathering spaces for dining and socializing, events, and shopping which vitalizes the community.
8. *Stockholm's use of wells and septic systems is appropriate for the size of the community.*
  - a. **It was suggested that the Village track water quality.**
11. *Having a high school in Pepin is important to Stockholm's community.*
  - b. Pepin School encourages young families to stay in the area and we all felt that was important.
16. *Emergency services (ambulance, police, fire) are adequate for the village.*
  - a. Improve emergency response by putting address labels on the buildings and provide address maps to help responders.
17. *Properties in Stockholm should not be restricted in agricultural use.*
  - a. Comment: This is a confusing question.....It could be interpreted as "should properties zoned for agriculture (A-1) have land use restrictions?"
  - b. Participant quote: "Writing a blank check for any zoning district as to what the land may or may not be used for could be very dangerous."
  - c. It seems that most people don't know what the ordinances say about agricultural zoning. Stockholm is more restrictive than the rest of the county (5 acres allowed).
  - d. Many people make a living selling produce from commercial market gardens as small as ¼ acre. Why 10 acres?
  - e. Agriculture is a business use and the Village should not dictate to property owners what they should produce (**Is the village dictating what can be produced?**) Let the property owner and the market decide.
  - f. The question does not clearly state what "should not be restricted in agricultural use" actually means. That is reflected in the high number (39%) of respondents who neither agree nor disagree. This could mean respondents don't have enough information.
  - g. What are the impacts on the rest of the village if zoning regulations are changed?
  - h. Importantly: If properties are not restricted in agricultural use, does that mean housing projects are allowed? If yes, the vast majority of respondents (see Q13) are against it.
  - i. Question: (Also related to Survey Question #13) What impact would a development have on Stockholm taxpayers?
    1. -is a water/sewer line required?
    2. -who pays for extending electric service out past current boundaries?
    3. -who decides how large or small the lots can be
    4. -are roads required for development? who pays?
    5. -what is the potential effect on other larger, privately owned land areas in and around Stockholm?
    6. -would it set off a land-grab in Stockholm by commercial developers?
    7. -who pays for water/sewer, electric, roads? The village? The developer?
  - j. **Summary:** Any change to zoning regulations requires a lot more information and further study.