

Village of Stockholm Comprehensive Plan 2021

Cover Page with photo

Stockholm History

**Setting/Environment/ Present Character & Makeup of Village
(Char- how many businesses do we have in town?)**

Smart Growth Origin

The original *Comprehensive Plan of the Village of Stockholm* was revised and completed after a public hearing held on February 23, 2008, recommended for adoption by the Village of Stockholm Plan Commission, and adopted March 3, 2008 after a unanimous vote by the Village of Stockholm Board of Trustees.

This *Smart Growth Plan*, as required by Wisconsin Statute 66.1001, was not only a definition of community identity by its residents, business and property owners, but of its future form. As such, it became a community directive for development, governmental action and goals, and was a community action template to be re-drawn every ten years.

The nine required elements of a Smart Growth Plan, as identified by Wisconsin statute:

- **Housing**
- **Transportation**
- **Utilities and Community Facilities**
- **Agricultural, Natural, and Cultural Resources**
- **Economic Development**
- **Intergovernmental Cooperation**

- **Land Use**
- **Issues and Opportunities**
- **Recommendations and Implementations**

In 2007, following a community survey based upon the nine required elements, these elements were combined into three categories which formed the basis for community discussion in a series of public meetings:

- **Social/Cultural**
- **Infrastructure**
- **Future Vision**

In 2019, Smart Growth planning was again undertaken. An organizational committee of three individuals was formed; Linda Herman, Char Harris-Scherer, and Harley Cochran.

Because of the extensive organizational efforts of the original Smart Growth committees, and in order to retain a means of measuring achievement of the nine mandated elements, the structure of the 2019 community planning was based upon the organization of the first.

The Village of Stockholm is a community unique in its geography, location, and population. One of the smallest incorporated communities in Wisconsin, 64 residents by 2010 census, its size allows community planning to reflect a significant portion of its population. Citizens were able to sit at tables in a church basement to discuss and direct the future of the community.

Smart Growth work in 2019 followed guidelines established in 2007- a *Community Survey* in spring followed by three summer public discussion groups organized by *Socio-Cultural*, *Infrastructure*, and *Future Vision* topics.

From summaries of these public discussions would come key recommendations for village actions, as well as suggested implementation.

A public planning meeting was held on March 30, 2019, in which organizers Linda Herman, Char Harris-Scherer, and Harley Cochran presented the background and origins of Smart Growth, the process and progression of public input, data collection and interpretation, and compilation into a Village of Stockholm Comprehensive Plan.

Attendees at this first planning session divided into committees:

Socio-Cultural: Chair Heidi Krause, Sarah Smith-Prokosch, and Mary Ellen West.

Infrastructure: Pat Ament, Tom Blanck, Co-Chair Mark Dube, Paul Erickson, Colleen Flynn, Cynthia Jara, Co-Chair John Myklebust, and Dan Prokosch.

Future Vision: Julie Allinson, Pat Ament, Co-Chair Alicia Dube, David Hanson, Larry Horlitz, and Co-Chair Mary Logue. **(Pat Ament was on two committees?)**

The committees were tasked with organizing meetings to review the 2007 Community Survey, and presenting revisions and/or additional questions for their topic area to be included in the 2019 Community Survey. This survey was to be sent out to all Stockholm property owners in April by the Village Clerk, Cindy Fayerweather, with a mid-May deadline for their return.

The community questionnaire was based upon the survey conducted in 2007, but revised according to current conditions and concerns of the community. After review by planning organizers, Linda Herman, Char Harris-Scherer, and Harley Cochran, and the Village of Stockholm Board of Trustees, the revisions were included in the new Community Survey. The 2019 Community Survey consisted of 57 questions, and was mailed to everyone on the property tax rolls in Stockholm. Upon return, the data was compiled into a report by organizer Linda Herman.

A new addition to Smart Growth planning in 2019 was the *Visitor Survey*, intended to add another dimension to the identity and perception of the community, an outside perspective. Char Scherer organized and implemented the survey so that visitors to the business community could relate their experiences in Stockholm.

This was also an attempt to allow Village of Stockholm future planning to have an understanding of the demographics and drivers bringing visitors to the village. The survey was to be conducted during the main tourist season, from Memorial Day weekend until Labor Day, and would provide an addendum to the data collected from Stockholm property owners. **(Edit this as it needs it, Char).**

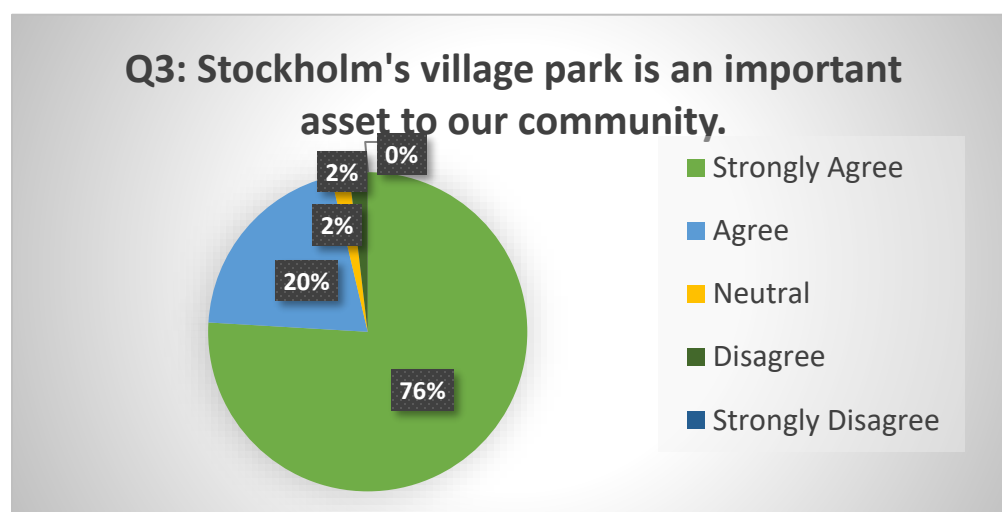
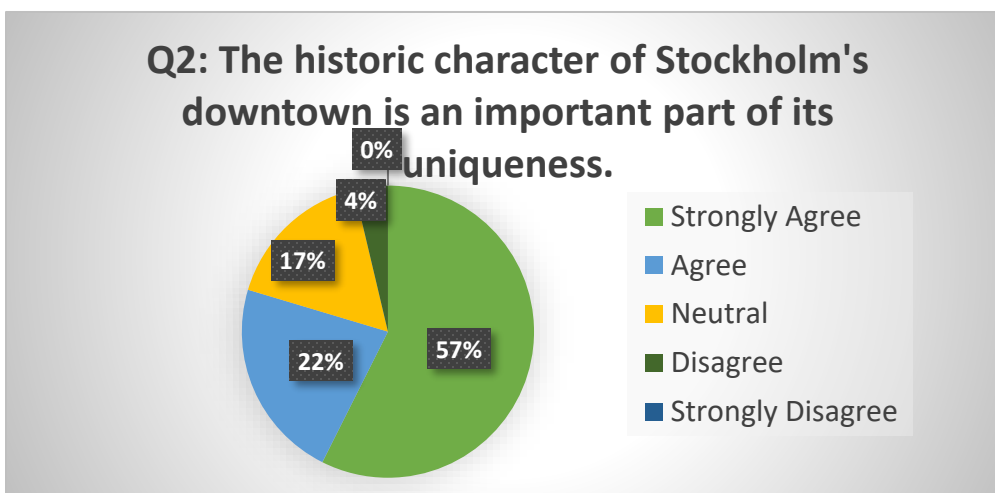
Community Survey

Property owners in Stockholm were asked to respond to a series of 57 questions regarding topics of concern related to the nine elements of Smart Growth planning.

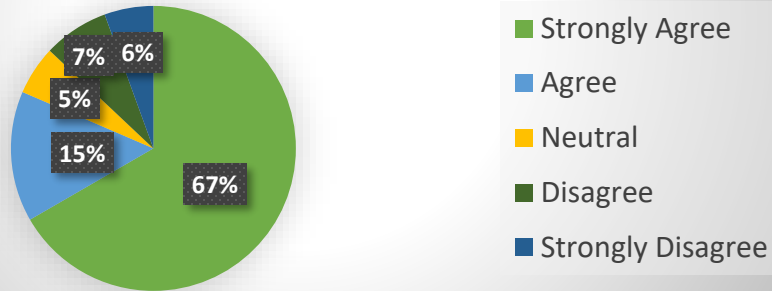
Of 101 surveys mailed, there were 54 responses. Answers were based upon extent of agreement- ***Strongly Agree; Agree; Neither Agree nor Disagree*** (abbreviated to the not-quite-similar ***Neutral*** on the following pie charts); ***Disagree; Strongly Disagree***.

Organizer Linda Herman compiled results of the survey and utilized Survey Monkey (trademark?) software to summarize and illustrate these results. Please note that due to software parameters, the first question begins with number two(Q2). If you are viewing this in a black and white format, the responses from *Strongly Agree* to *Strongly Disagree*, are shown by percentages read clockwise on the pie charts, beginning at the twelve o'clock position:

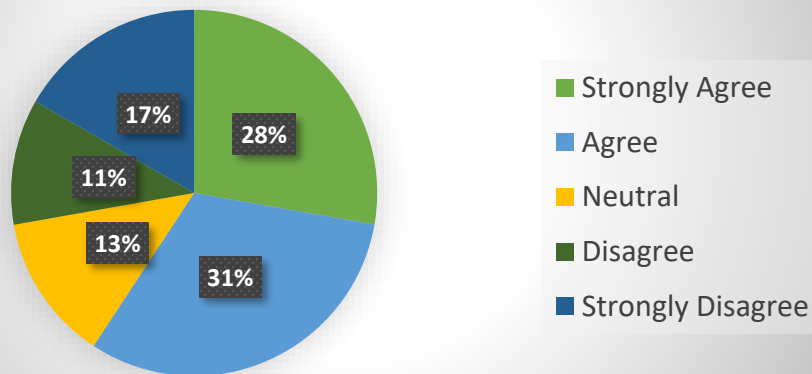
Section 1: Infrastructure



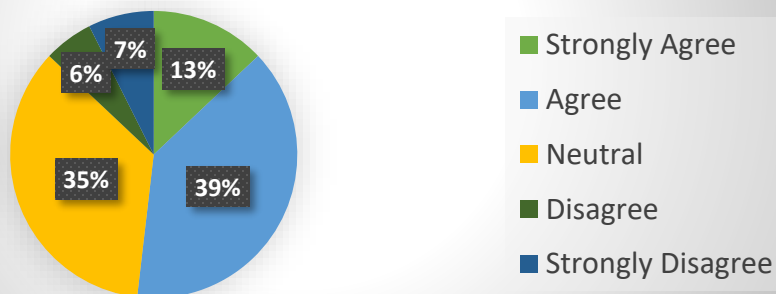
Q4: The village park produces 35-45% of annual village revenue; it is important to continue operating the village park as a revenue producing asset.



Q5: Waterfront in the park is adequately shared by all park users.



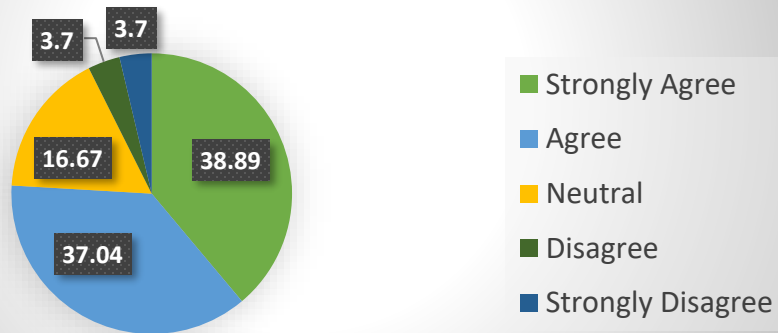
Q6: Stockholm has the right balance between residential and commercial properties



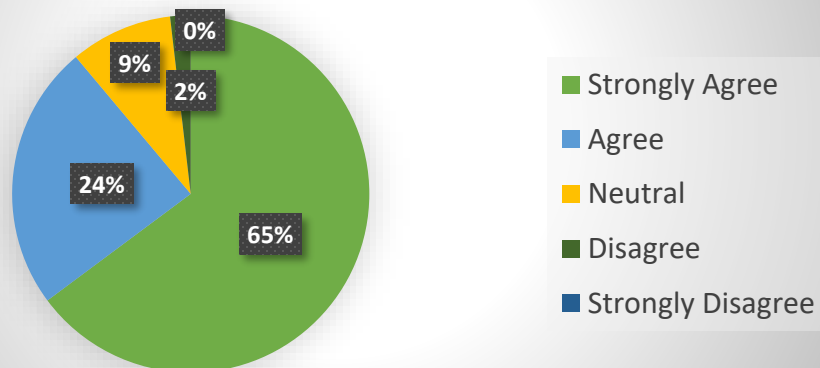
Q7: The businesses in Stockholm are important to maintaining the economic health of the community



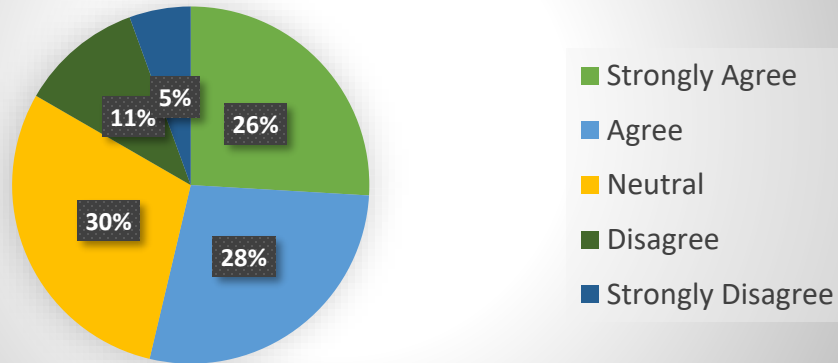
Q8: Stockholm's use of wells and septic systems is appropriate for the size of the community.



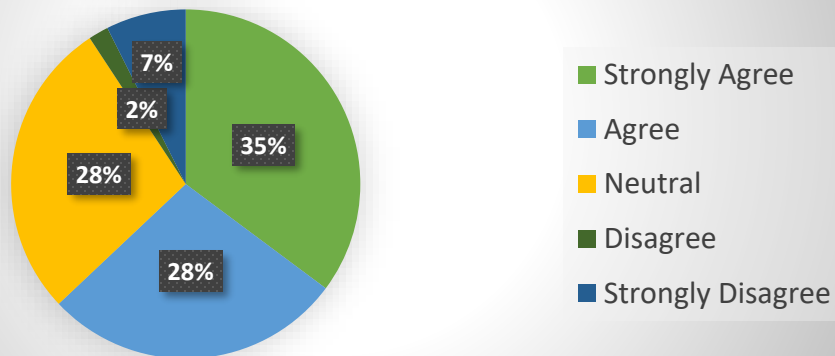
Q9: Stockholm's geographical setting and access to Lake Pepin makes it unique



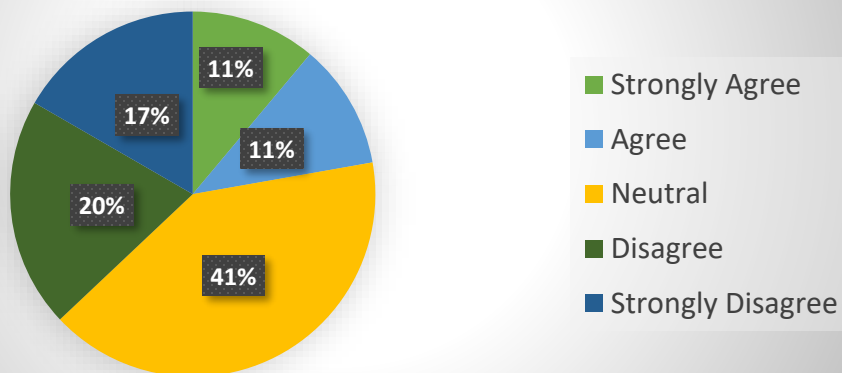
Q10: Stockholm has an appropriate amount of commercially zoned space.



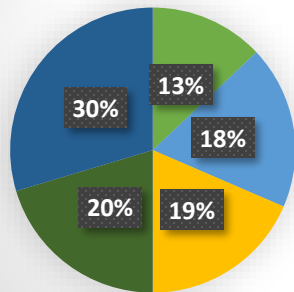
Q11: Having a high school in Pepin is important to Stockholm's community.



Q12: Stockholm's services are consistent with the amount of taxes collected.

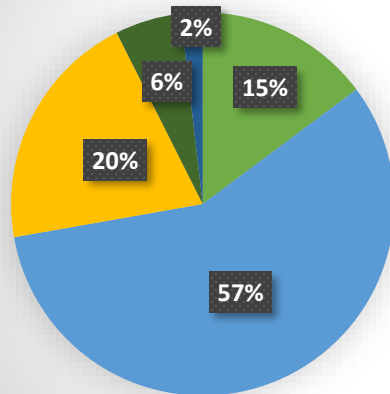


Q13: Stockholm should explore the option of housing projects up to six units and allow if in character with the rest of the community.



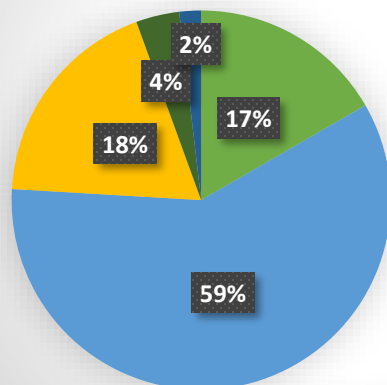
Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree

Q14: The village streets are well maintained



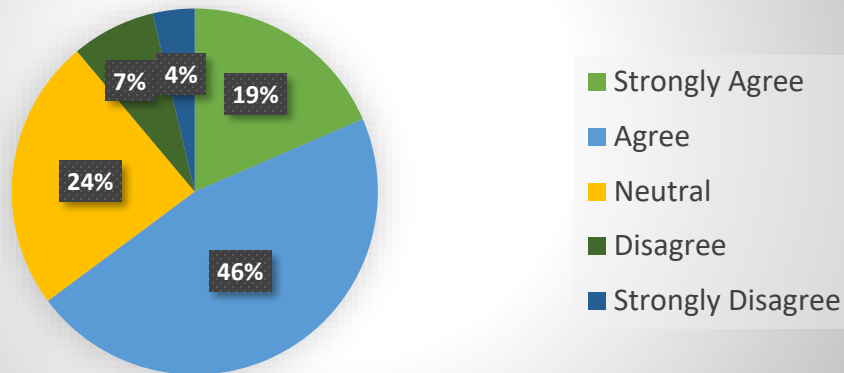
Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree

Q15: The village streets are adequately lighted.

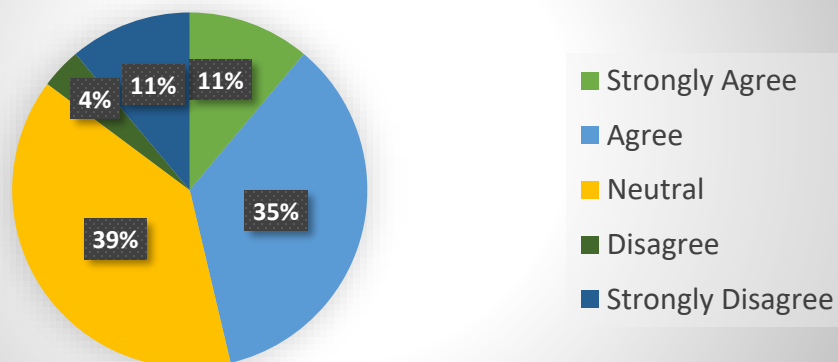


Strongly Agree
Agree
Neutral
Disagree
Strongly disagree

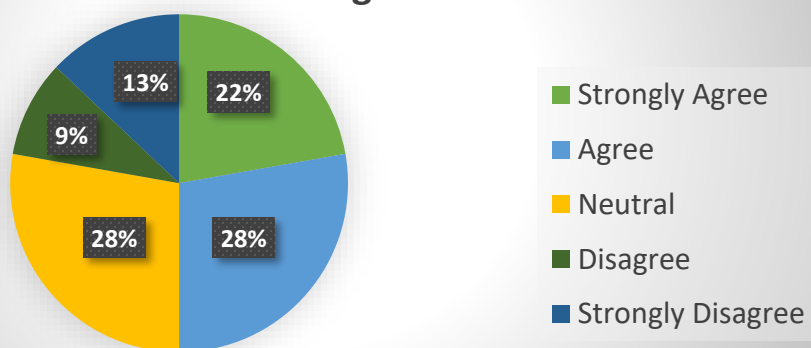
Q16: Emergency services (ambulance, police, fire) are adequate for the village.



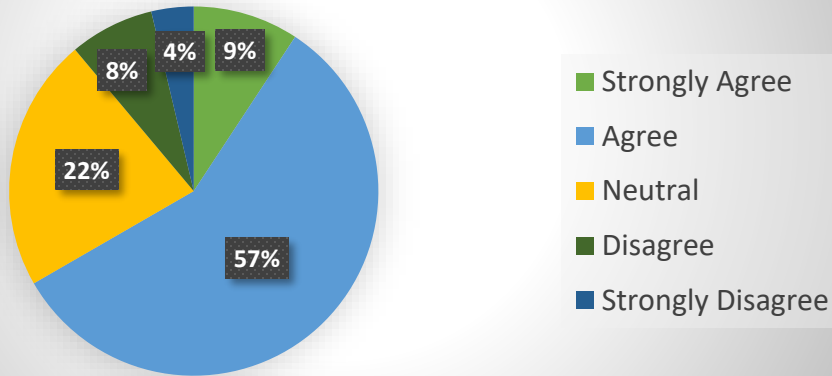
Q17: Properties in Stockholm should not be restricted in agricultural use.



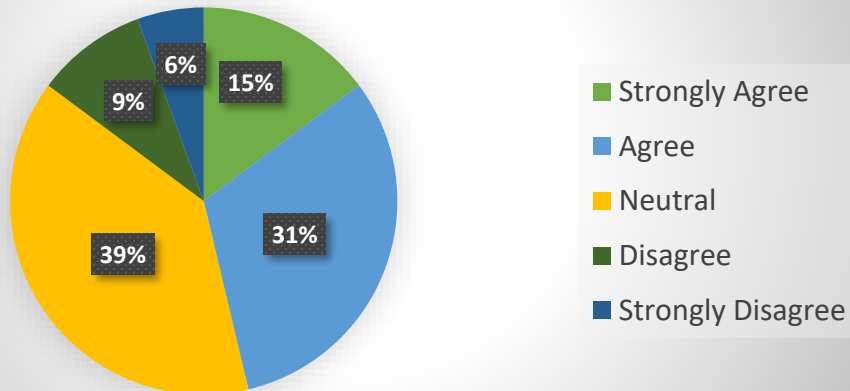
Q18: Stockholm should explore renewable/alternative sources of energy for the village.



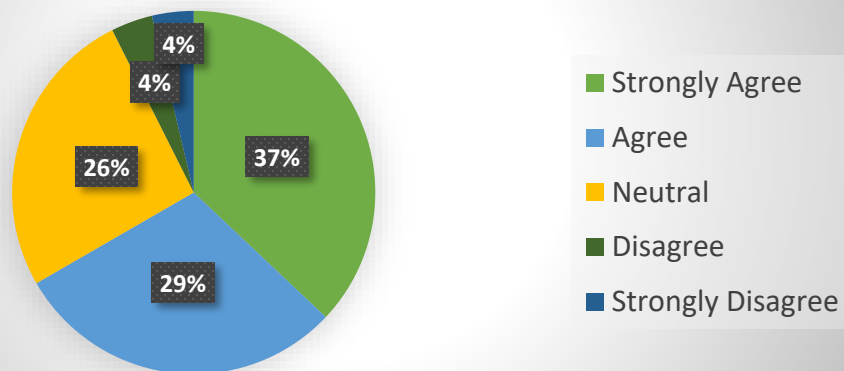
Q19: Stockholm's compliance with building codes for safety is adequate.



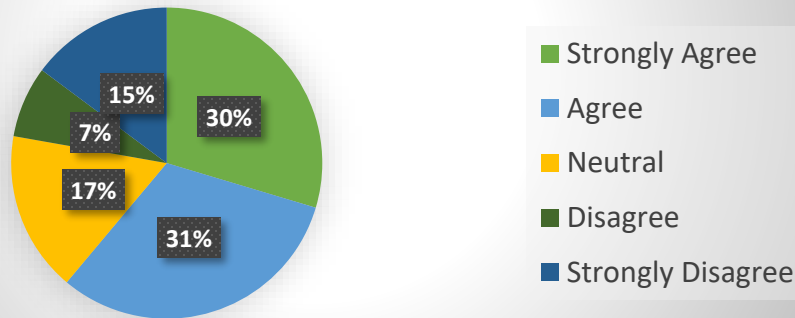
Q20: Stockholm should encourage compliance with ADA requirements for accessibility.



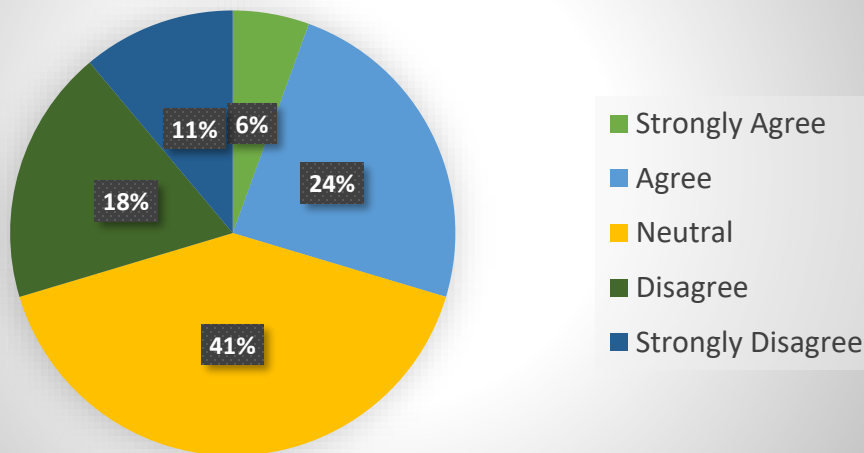
Q21: Stockholm should support the development of broadband internet service.



Q22: Stockholm should assess the possibility and cost of improved public toilets for the commercial zone.



Q23: Stockholm should create more parking for the commercial zones.

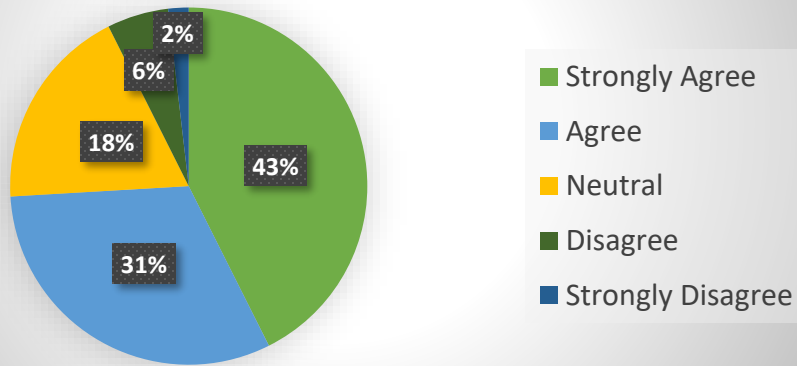


Q24: Comments

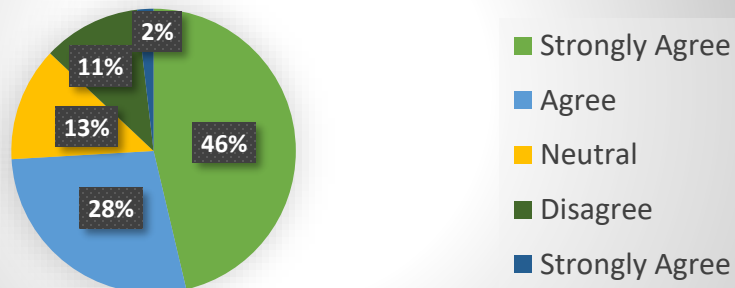
These were varied, from comments on high taxes and lack of services provided by the community, to differing views on municipal sewer and water systems, for and against. Poor appearance of some properties was mentioned, as well, as comments both for and against multi-unit housing. There were comments regarding a need for broadband internet service, as well as, a question of what broadband actually was. There were comments both for and against maintaining agricultural zoning within any part of the village, and concerns regarding the amount of RV camping in the park.

Section 2: Socio-Cultural

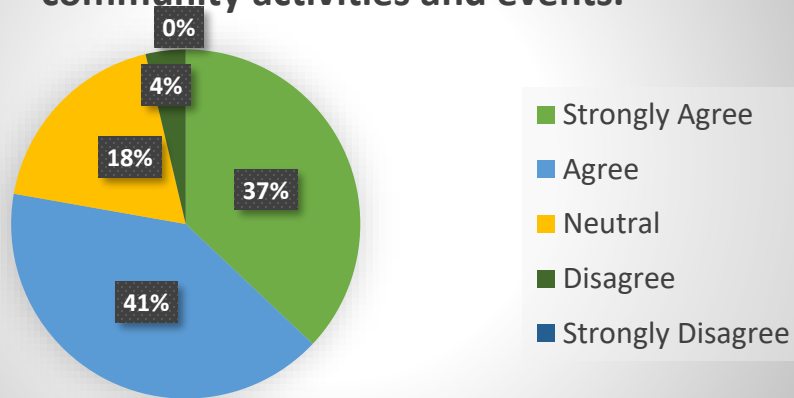
Q25: The original Swedish heritage of Stockholm is still important today.



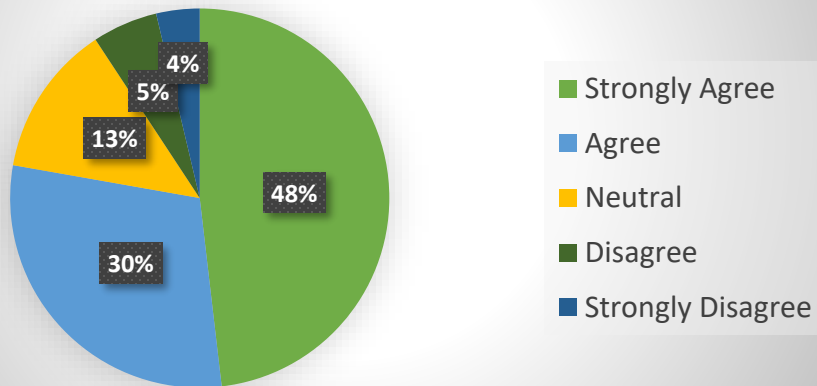
Q26: Stockholm has a unique culture because of its strong arts community.



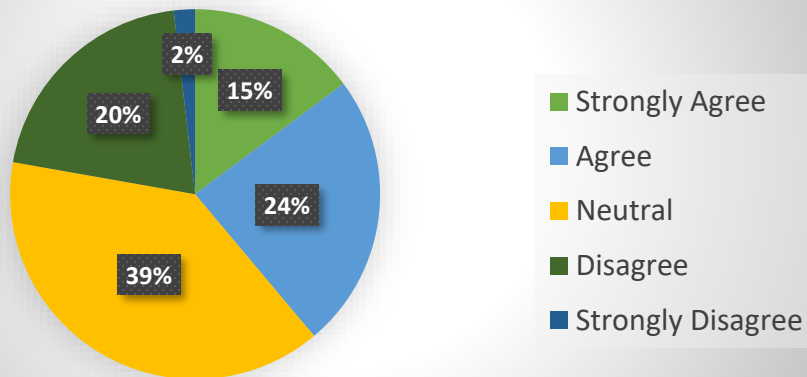
Q27: There are many opportuities for community activities and events.



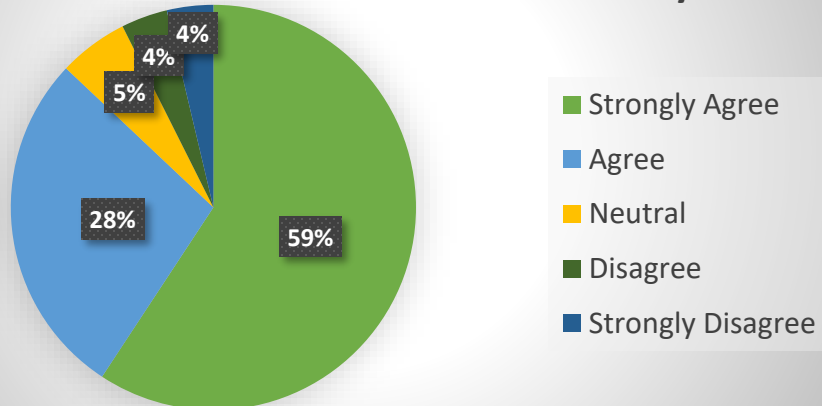
Q28: The Annual Art Fair is a critical part of maintaining Stockholm as a center for arts.



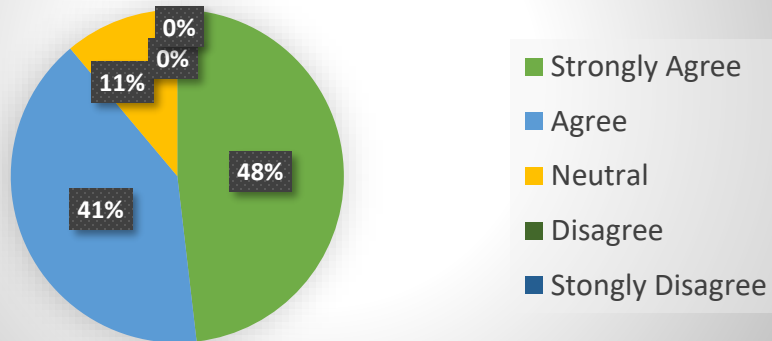
Q29: Visitors come to Stockholm because they are seeking an historic experience.



Q30: Tourism is very critical to maintaining the economic health of the community.



Q31: It is important that the village works with the Township of Stockholm on mutual concerns.



Q32: Comments

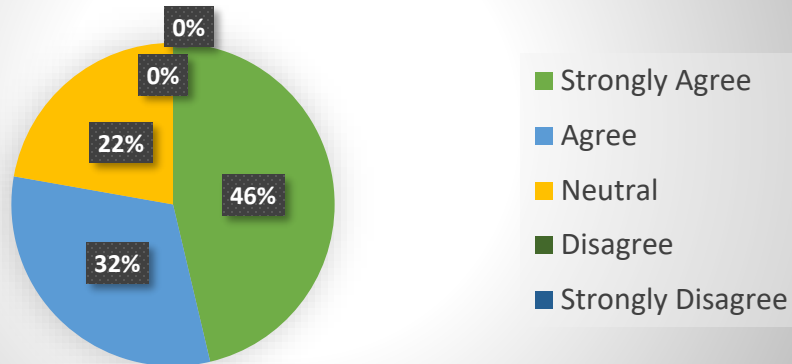
Although one respondent suggested things needed to be left alone, there were suggestions for activities such as an annual music event, and more community events in general. In regard to art, one suggestion was that a market economy should determine the significance of art in Stockholm, and another that perhaps art in Stockholm needs wider participation of more individuals.

In terms of Swedish heritage and history, there were comments of approval, as well as a suggestion to highlight this to a larger degree in order to limit the feel of Stockholm as a “tourist trap”; a visitor center was suggested in another comment to enhance tourism.

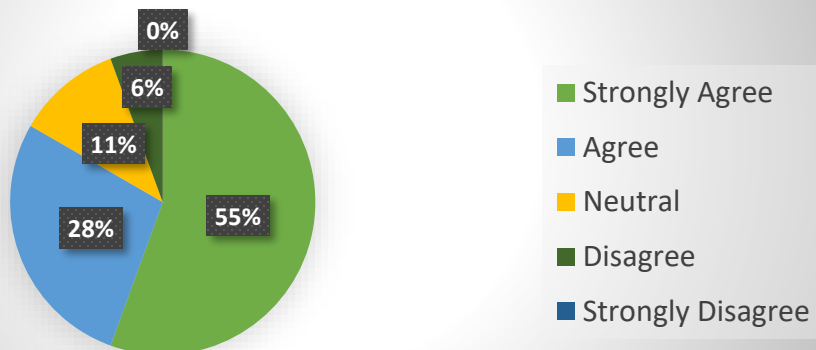
One comment was an appeal for the village and residents to provide some support for the lone church in town, Calvary Covenant, the basement of which serves as a community center and storm shelter for the village.

Section 3: Future Vision

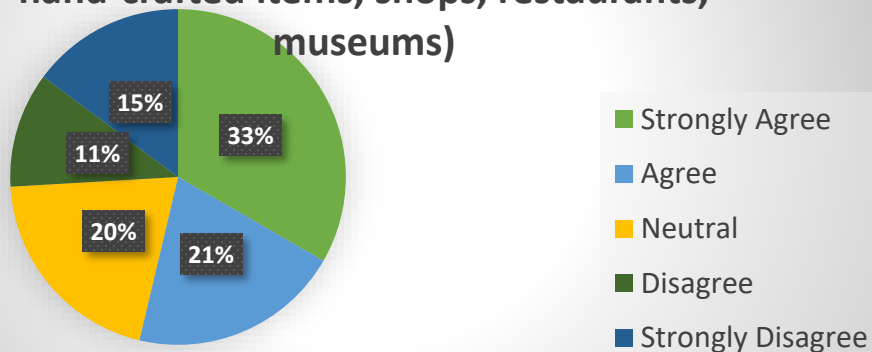
Q33: Stockholm's Swedish heritage (historic buildings & traditions) should be preserved.



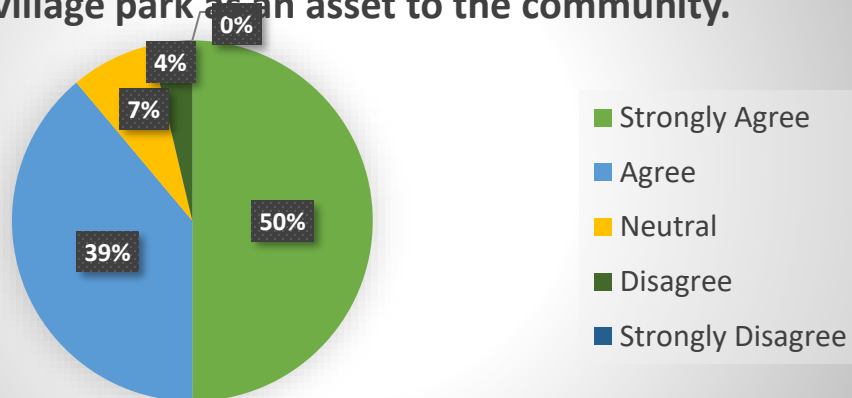
Q34: It is important Stockholm retains its "small town" feel.



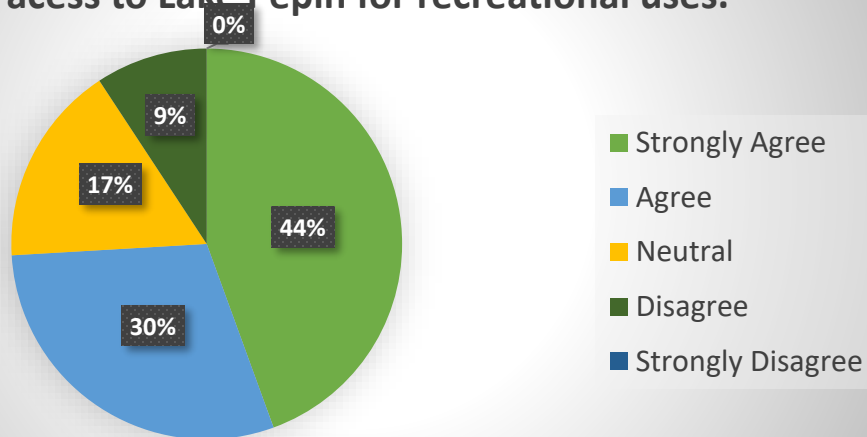
Q35: Future new businesses should fit the retail profile of current businesses (galleries, hand-crafted items, shops, restaurants, museums)



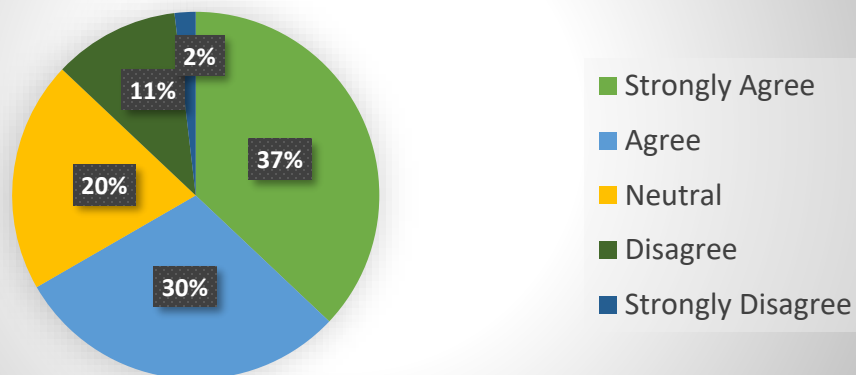
Q36: It is important to continue to develop the village park as an asset to the community.



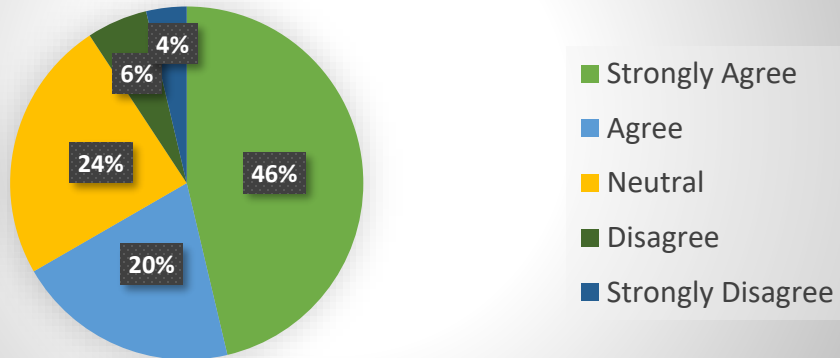
Q37: It is important to continue to improve access to Lake Pepin for recreational uses.



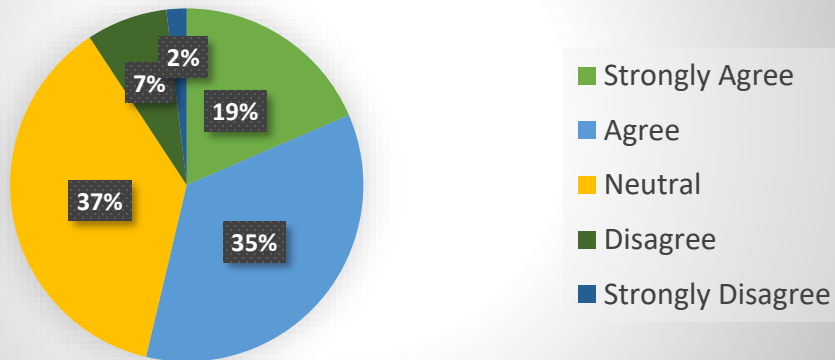
Q38: A boat dock would be an asset to the community.



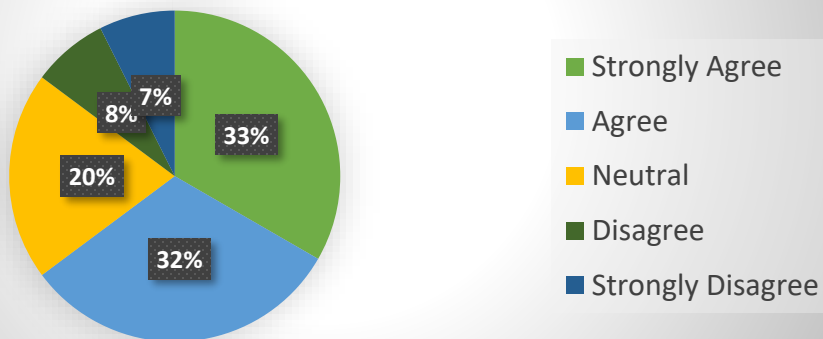
Q39: Stockholm property owners would benefit from high-speed internet access.



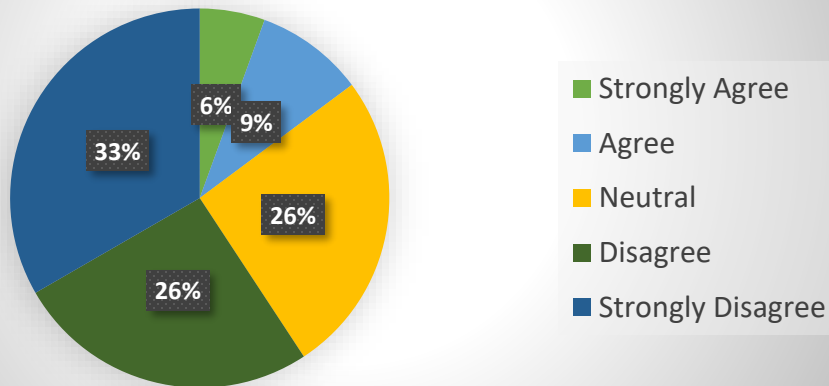
Q40: Stockholm should manage growth in line with its tax base.



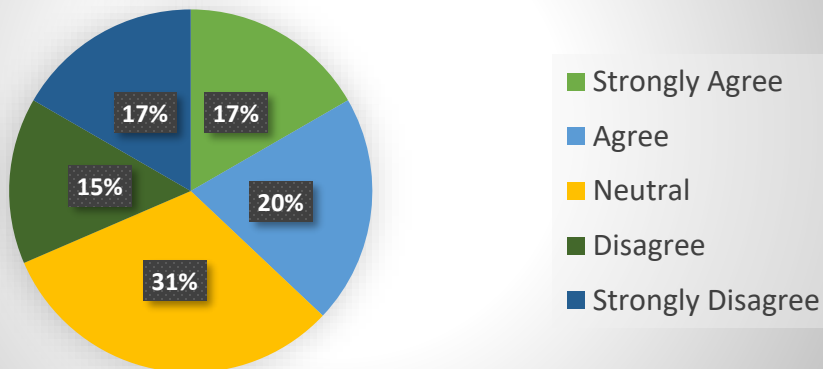
Q41: Stockholm's taxes should be managed to grow only a small percentage on an annual basis.



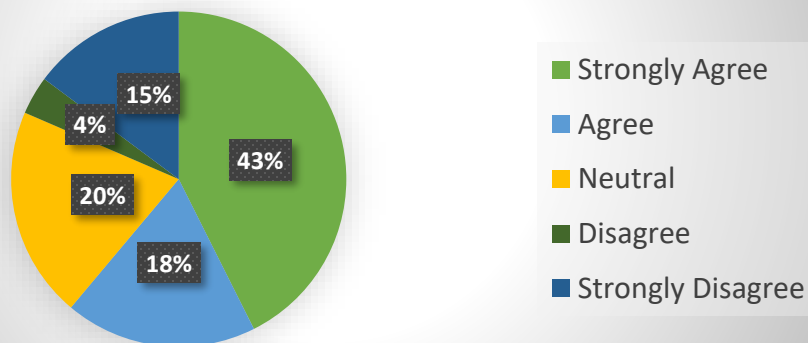
Q42: Stockholm should invest in a water and sewer system as an asset to the community.



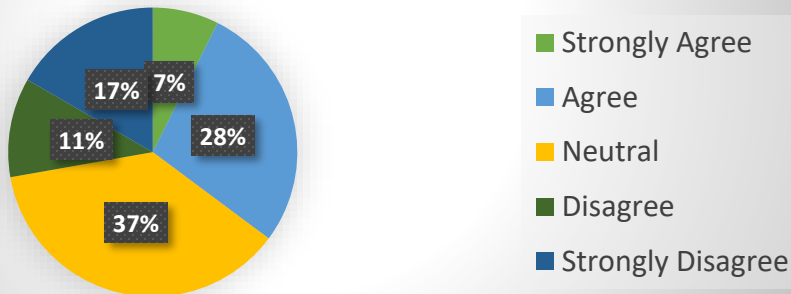
Q43: Stockholm should explore non-traditional (eco-friendly) sewer systems.



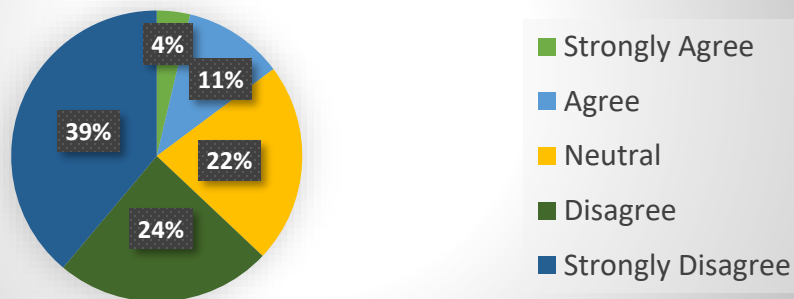
Q44: Stockholm should ensure its zoning policies prevent large scale developments.



Q45: A future goal should be to ensure the availability of housing for people of all income levels.



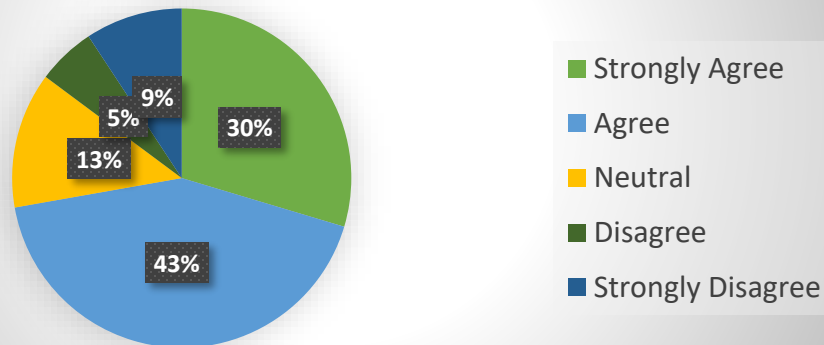
Q46: Village zoning should allow for higher density housing like apartments and condominiums.



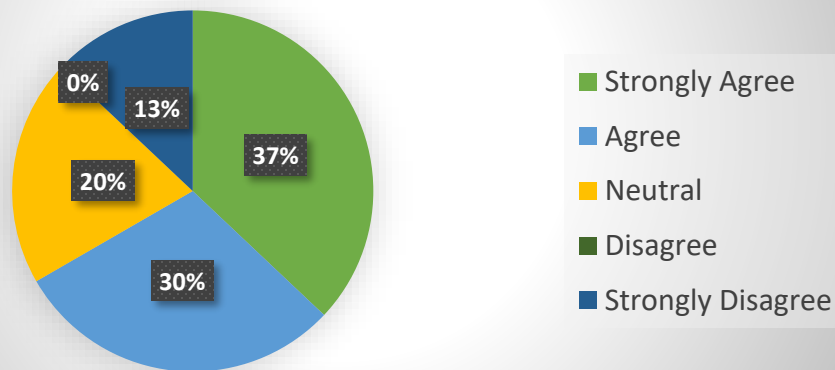
Q47: Stockholm should consider the formation of an industrial to help its tax base and jobs.



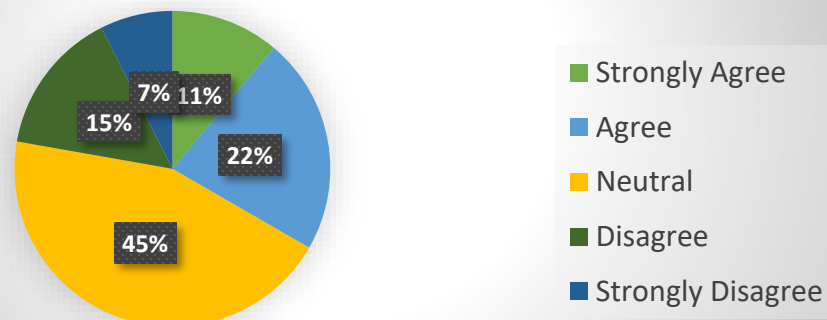
Q48: Walking/hiking trails would be an asset to the community.



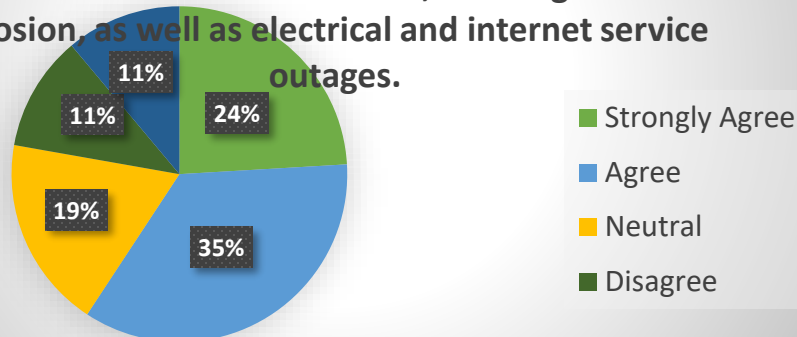
Q49: It is important to have sidewalks in our business district.



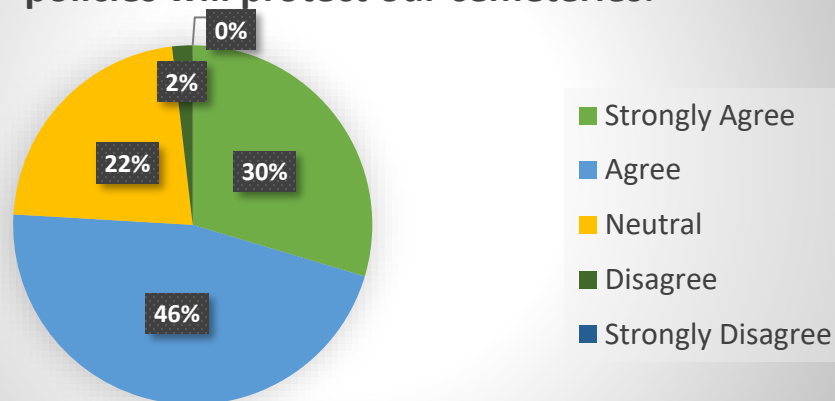
Q50: Stockholm should explore opportunities to create additional parking areas in the business district.



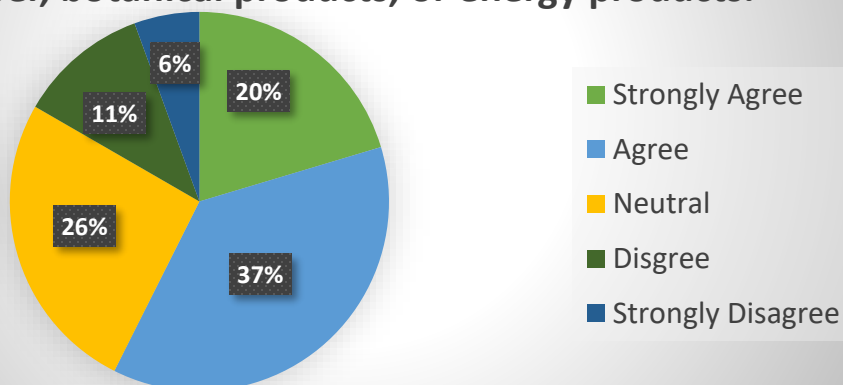
Q51: Village investment and land use policy should reflect potential climate change events such as increased storm water runoff, flooding and soil erosion, as well as electrical and internet service outages.



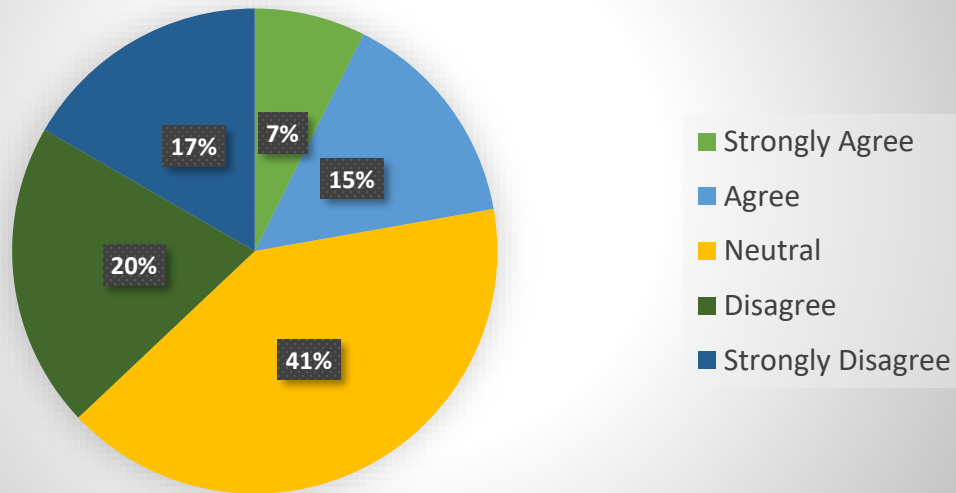
Q52: Stockholm should ensure that its zoning policies will protect our cemeteries.



Q53: Agricultural zoning is important to retain open spaces for various things such as food, fiber, botanical products, or energy products.



Q54: Stockholm should reduce housing lot sizes in current R2 (2 acres) and Ag (10 acres) zoning.



Q55: What comments would you like to add related to the Future Vision aspects of Stockholm?

There were a few comments about consumerism or market forces- how these might determine the types of businesses in Stockholm, or the type of housing allowed in zoning districts, but several comments were against large-scale housing or industrial development.

One comment suggested experiential activities in the village in addition to retail sales, another suggested an effort to create more artisan businesses in the commercial district.

Some suggested the creation of greater housing density- one in favor of a higher tax base to provide more village services, another on different types of housing being accessible to different age and income groups. Other suggestions stated a desire to keep current lot sizes in order to maintain the character of the community, as well as, maintaining its character through an emphasis on arts and its historic buildings.

A dock or pier on Lake Pepin was favored by three respondents; questions were asked regarding the potential location(s) of this and walking trails and sidewalks.

Q56: What other topics do you think should be addressed by the Smart Growth Planning Process?

- Public river transportation
- Commercial zoning along Highway 35
- Tiny houses
- Balance in zoning and village planning
- Ground water quality improvement plans
- Non-compliant wells and septic systems
- Free market and demand issues as a direction for zoning and development
- Beautification ordinances to aid in maintaining property values
- Fenced dog park
- Revitalization of Swedish traditions
- Water as a primary issue- drainage infrastructure through the village, public water and sewer
- Sustainability
- Taxation inequalities
- Smart development with adequate & safe access roads
- Recreational tourism for biking, hiking, nature.
- Use Smart Growth planning to create a structured list of objectives for village action.

Q57: What do you like best and least about being a property owner in Stockholm?

There were many comments favoring the natural setting, small town atmosphere, and beauty of Stockholm.

Topping the list of least-favorite aspects of Stockholm was high property taxes.

Other comments involved a perceived lack of balance in village ordinance enforcement, differences of stated opinion regarding an inclusive and welcoming vs. restrictive nature of the village, and unattractive and deteriorating properties.

Perceptions of the quality of life in Stockholm varied in the recorded comments- for a few respondents, the people surrounding them in the community were either their favorite or least-favorite aspects of life in the village.

Smart Growth: The Process (insert Linda's Excellent 15 page document)

Visitor Survey (Insert Char's Data and/or Excellent Summary)

Although I created a simple Park Survey, I have no data or summary from this.

Smart Growth Implementation: The Last Decade

Implementation of the original Comprehensive Plan of the Village of Stockholm varied in its application. Although actions of the village have followed citizen preferences outlined by the original 2008 Smart Growth Plan, there was one notable exception-expansion of the commercial district. Contrary to an expressed desire to maintain zoning districts, it resulted in the construction of a community health clinic and the expansion of the Commercial district on the north side of Highway 35 eastward to A-1 zoning.

After the original Comprehensive Plan of Village of Stockholm was approved in 2008, a new Village of Stockholm Zoning Ordinance was drafted in 2009 to reflect the attitudes and desires of Stockholm citizens. It created a 2-acre lot size for transitional R-2 lots, connecting central residential lots with agricultural lots. The R-2 had some of the characteristics of agricultural A-1 lots, including some agricultural uses and similar setbacks, and the ordinance defined agricultural A-1 lots at a minimum of 10 acres. Restricted and conditional uses of zoning areas were also defined.

In the area of transportation, train horn noise had long been an issue, with train traffic increasing yearly on the BNSF Railway tracks through the village. A newspaper posting for a DNR permit to fill wetland in Stockholm was brought to the attention of citizens **(date?)**, and revealed a plan by BNSF to install a series of high-speed switches within the village.

With the aid of attorney William Mavity, a Village of Stockholm team comprised of Mark Coronna, Jacque Foust, John Myklebust, and Harley Cochran met with BNSF engineering, legal, and public relation officials and notified them of the village's intent to halt the project. After repeated communication and negotiation, the Village of Stockholm reached an agreement with BNSF to allow the completion of this project. The settlement included signal equipment installation by BNSF, which facilitated the

completion of a two-year effort by John Myklebust to create a Quiet Zone designation granted by the Federal Railway Administration, with no train horns allowed.

The original Smart Growth Plan identified the village park as a valued asset, and efforts were begun to assess its infrastructure needs, income potential, and possible modernization.

In 2009, emerald ash borer, a devastating pest for white ash trees, was first identified in Wisconsin.

In an effort to mitigate ash borer effect on the village park, the village approved a Tree Species Diversification Project in late 2009, which stipulated the planting of diverse tree species to replace an aging tree canopy in the village park. In 2010, Jim Whiting, of Jim Whiting Nurseries, donated the planting of an 'Autumn Blaze' maple, river birch, and swamp white oak in the area by the park shelter and bandstand.

An Urban Forestry Grant was received and implemented in 2011 to create an annual tree planting and forestry maintenance program. A small drainage canal through the park which drained spring water from the high-water table of the commercial district was cleaned, contoured, and officially named Spring Creek. An overgrown adjacent area was cleaned of crowded saplings; stone and earth debris piles were smoothed and contoured, and 21 trees were planted through the efforts of volunteers and donors- over forty trees had been planted through the Urban Forestry program by 2019.

In 2011, the first map of the Stockholm village park was created, which allowed greater precision in planning and aided in grant applications.

A Recreational Trail Act grant in 2013-2015 allowed the construction of a wildlife viewing and walking trail, with a wildlife viewing platform at its terminus.

Park Host Don Pupera was hired in 2011 to manage camping in the village park and oversee payment of camping fees- camping revenues noticeably increased after this hiring. Current Park Hosts Larry and Pam Horlitz replaced Mr. Pupera, and have become a valued addition to the community.

The 2008 Smart Growth meetings had revealed a desire for greater pedestrian access to the shore of Lake Pepin, and in 2019, four camping spaces were moved away from the shore to allow the creation of a greenspace area with a community firepit. Plans are currently in the works to create ADA parking spaces and a paved pathway leading to this area.

The village park playground has also received new donated equipment.

Smart Growth in 2008 suggested the exploration of alternative emergency response providers in order to shorten time for emergency response. In 2015??, the Lund Fire Department worked with the Village of Stockholm to adapt the village shed as an auxiliary fire station, with a pumper truck now stored at this fire substation. This provided not only shortened response times for the village, but was intended to decrease fire insurance rates for residents.

As a response to Smart Growth requests for improvement in broadband internet service, in 2018 the Village of Stockholm committed \$25000 to infrastructure investment which would allow Stockholm property owners to receive HBC broadband service, based upon a line-of-sight microwave signal from a tower located near Lake City, Minnesota.

Cultural efforts in the last decade have seen the development of the Wide Spot community center, Flyway Film festival, and Tour de Pepin bicycle tour. **Others worth noting?**

Through the efforts of volunteer Deb Aune, a traditional Swedish fence graces the side of the Stockholm Institute and restored veteran memorials for Stockholm residents have once again been placed by the museum.

A Premier Resort Area Tax now returns the major portion of a half-percent sales tax from the commercial district to the village- flashing pedestrian crossing lights at the intersection of Highway 35 and Spring St. are a result of that tax. Stockholm is one of five? PRAT communities in Wisconsin which has received that designation from the Wisconsin legislature, and a committee was recently tasked with providing direction in the expenditure of those funds.

COVID

Smart Growth planning was to be summarized in winter 2019-2020, and result in a report draft to be revised and finalized at public hearing in early 2020.

By February 2020, the serious of the COVID-19 pandemic was becoming evident, and it was apparent that COVID would have a significant impact on the Village of Stockholm, its businesses and residents.

By March, Stockholm residents were in isolation, using care in public interaction, and many property owners who were not full-time residents chose to shelter-in-place in Stockholm.

Village board meetings were cancelled for April and May due to concerns regarding public meetings, and ZOOM meetings were begun by the village board in June??

Tent camping was eliminated in the village park for 2020, the playground was taped off by the County Sheriff, and the village park restrooms were closed.

Camping, with self-contained RV units, only, was designated as essential service by the state of Wisconsin, upon inquiry by the village- RV camping was only allowed the first two months at half-capacity.

As people were isolated at home, the business district suffered. There were many cars driving through the village park in early spring and summer, but which were not stopping in the commercial district of the village. **This all needs more work.**

Events at Wide Spot and the Stockholm Art Fair were cancelled.

As everyone tried to get information of COVID, its effects, contagion, and potential effects, the news seemed to get worse and worse. Businesses enacted mask requirements, social distancing, and limited the number of individuals.

The infection numbers grew, and Pepin County Health Services instituted weekly COVID update meetings for municipal officials and school district officials.

Travel to Stockholm continued/Porta-potties

This section will be fleshed out more.

And, in 2019 there are 2 water-related projects that UW-Madison will work on under the "UniverCity Year" program: (1) storm water drainage and (2) alternative sanitary systems. The Civil and Environmental Engineering capstone class at UW-Madison is very interested in working on these. **Covid ruined this last one, which was the most important to the village.**

Smart Growth Summary:

(After I write this, it is important you both review it to make sure it's accurate)

The Next Decade: Recommendations/Implementation:

