

City of Lake St. Croix Beach



2030

Comprehensive Plan

Update

Table of Contents

MISSION	1
PREFACE	2
Goals and Policies	2
General Information	4
COMMUNITY BACKGROUND	5
Location	5
Historical Background	5
Population	6
Employment	7
ENVIRONMENTAL RESOURCES	8
Physical Features	8
Soils	8
Vegetation	10
Groundwater	10
Energy	11
Natural Resources Protection	11
LAND USE	11
Existing Land Use	11
Future Land Use	13
Housing	14
Historic Preservation	17
Solar Access Protection	17
PUBLIC FACILITIES	17
Transportation/Traffic Plan	17
Aviation	19
Water Resource Management	19
Individual Subsurface Sewage Treatment Systems	19
Surface Water Management Plan	20
Water Supply Plan	20
Flood Control Facilities	21
Solid Waste	21
Parks, Open Space and Trails	22
Basic Services	24

ECONOMIC DEVELOPMENT	24
Economic Development	24
INTERGOVERNMENTAL COORDINATION	25
Relationships with Surrounding Communities	25
IMPLEMENTATION	25
Official Controls	25
Capital Improvement Program	27
Housing Implementation Program	28
APPENDICES	29
Appendix A: Survey Results	29
Appendix B: Historical Sites	32
Appendix C: Local Surface Water Management Plan (Separate Attachment)	33
MAPS	34
Location Map	34
Zoning Map	35
Transportation Map	36
Soils Map	37
Building Survey and Existing Land Use Map	38
Drainage Map	39
City's Location in 2030	40
Regional Framework Map	41
2005 Generalized Land use Map	42
2030 Planned Land Use Map	43

Mission:

To protect the public health, safety, and welfare of the City of Lake St. Croix Beach, by preserving the cultural, historical and environmental qualities of this unique St. Croix Valley community.

PREFACE

Goals and Policies

The following goals are established:

1. To develop our city in accordance with a plan developed by the community and coordinated with Washington County, Metropolitan Council and adjacent governmental units.
2. To develop our city consistent with the aesthetics of the St. Croix River Valley.
3. To provide an orderly and efficient program for capital expenditures.
4. To keep the need for public expenditures at the lowest level possible consistent with providing essential services.
5. To maintain on-site sewer systems recognizing that central sewer systems will not be available for the foreseeable future.
6. To assure a strong line of communication between the citizens, governing and regulatory bodies to assure maximum cooperation and citizen effort in the development of our city.
7. To minimize the adverse impact of the city on water resources and the environment.
8. To assure safe and orderly traffic circulation on the streets and highways within the city.
9. To satisfy the recreational facility needs of our citizens and to honor the historic dedication of St. Croix River uses to residents of the city.
10. To promote conditions favorable to meet the housing needs of our citizens.
11. To cooperate with other communities in the St. Croix Valley to provide consistency, economy and uniformity in the development and maintenance of the communities of the Valley.
12. To encourage the sharing of municipal services.

The City will adopt the following policies to achieve these goals:

1. Complete and implement this plan in accordance with the standards of the County and Metropolitan Council and in cooperation with adjacent governmental units.
2. Zone for lot sizes and establish conditions for obtaining permits that assure consistency with a city in its non-sewered setting.
3. Establish a capital improvement plan.
4. Take advantage of volunteer help and monetary grants that are available from public and private sources.
5. Continue to require permits for septic systems. Establish a system of maintenance for such septic systems. Require substandard systems causing problems to be brought to code. Inspect and monitor building and maintenance of on-site sewer and improve water systems.
6. Continue to inform citizens through the use of monthly newsletters. Encourage citizen attendance at Commission, Committee and Council meetings, public hearings and City activities.
7. Encourage builders to protect and preserve existing trees and to plant new ones. Inspect and monitor building and maintenance of on-site sewer and municipal water systems.
8. Maintain roads in a safe and orderly fashion, minimize entries to County State Aid Highway (CSAH) 18 and discourage blind corners, vegetative overgrowth affecting line of sight and/or road narrowing and other dangerous conditions. Provide a uniform program of street lighting and proper signs.
9. Establish a plan for the orderly and safe development and maintenance of the parklands and recreational facilities, and manage recreational boat use along the city's shoreland park.
10. Encourage and assist homeowners to upgrade houses and keep them in good repair and to monitor impact to floodplain neighborhood from high water events.
11. Maintain the present program of joint planning and joint powers agreements with other communities in the Valley, and take advantage of all opportunities for further joint efforts.

General Information

The comprehensive plan is a guide to the future for the development and management of the City of Lake St. Croix Beach. This plan was put together according to the Land Planning Act and the Metropolitan Council Planning Handbook. This plan is based on the framework plan, Metropolitan Development Guide, Washington County Comprehensive Plan, the zoning requirements for the Lower St. Croix National Scenic Riverway and Cooperative Management Plan, and a number of other state and other planning and development conditions, requirements, and restrictions.

The purpose of this document is to provide a plan for development of the City of Lake St. Croix Beach until the year 2030. The scope of the plan is limited to that which is believed adequate for a general long-range plan for the maintenance and future development of the City of Lake St. Croix Beach.

Some of the salient features of the plan are:

1. Growth and development will be permitted in developed areas in accordance with present zoning ordinances.
2. Recognize the existence of a substantial percentage of substandard homes in the city that have fallen into moderate or extensive disrepair.
3. Maintenance of life cycle housing will be given consideration.
4. Commercial development will be limited to local service needs and uses which do not create large amounts of traffic or other significant adverse environmental effects or needs for added public services.
5. All new development will require some type of permit which will assure compliance with the many and varied regulations and requirements for environmental protection and community land use objectives and policy.
6. All development and improvements of existing structures must meet or exceed all building codes.
7. The development policy will include ways and means to eliminate the need for central sewer and significant increases in public facility and service costs for an indefinite period.
8. The plan includes procedures for administration and enforcement. New zoning regulations and other codes and ordinances will be developed as needed to implement the plan.

The City of Lake St. Croix Beach functions under a basic city government structure. The City structure includes the Mayor, the City Council, the Planning Commission, the City Clerk-Administrator, the Treasurer, and other support personnel

and committees. The Planning Commission, comprised of five members, advises the City Council on zoning, planning, and other issues such as variances, conditional use permits, and certificates of compliance. The Park Commission, comprised of five members, advises the City Council on the management, maintenance and capital improvements to the park system. The Environmental Advisory Commission, comprised of five members, promotes recycling and environmental programs. The City Council is the governing body elected at large.

City residents were involved in this preparation process through a public participation survey, which was sent out in the City newsletter. (See Appendix A.)

COMMUNITY BACKGROUND

Location

The City of Lake St. Croix Beach is located on the eastern border of Washington County along the scenic St. Croix River. Lake St. Croix Beach is located two miles south of Interstate 94 at Exit 258. The City is bounded on the north by the City of Lakeland, the south by the City of St. Mary's Point, the west by the City of Afton, and on the east by the Minnesota/Wisconsin boundary in the St. Croix River.

Historical Background

Lake St. Croix Beach has a long history in the development of Minnesota. This area between the St. Croix and the Mississippi Rivers was opened for settlement as a result of the Treaties of 1837 between the US Government and the Sioux and Chippewa Indian tribes. The first record of settlement was in 1857 by Messrs. Cathcart and Marshall. Parties from Norristown, Pennsylvania built a saw-mill and operated it for one year until it failed and the houses burned. There is little recorded information on any continuous settlement because of the sandy soil which was not good farmland. Lumber was harvested in the logging boom in the last half of the century.

In the 1870's the Hastings and Stillwater Railroad Company, later the Chicago, Milwaukee and St. Paul Railroads, operated through Lake St. Croix Beach.

There were two substantial homes built in the post World War I era and remain as family residences. One house, at 16460 19th Street South, was built by a St. Paul political boss named Dick O'Connor. The other, at 1444 Ramada Avenue South, was built in 1917 by John Bower who was a St. Paul businessman. Both houses were built as country homes for entertainment purposes.

In 1924, Warren Smadbeck of New York City acquired the land that is now the City of Lake St. Croix Beach and platted it in small lots 20 ft. by 100 ft. Mr. Smadbeck conveyed the unsold lots to John A. Gobeil as Trustee and an employee of the St. Paul Daily News because of his outstanding advertising bill. At this point, the St. Paul Daily News undertook a promotion to sell lots in Lake St. Croix Beach. It was necessary to be

a subscriber to the paper to purchase a lot in Lake St. Croix Beach. This also made you a member of the Lake St. Croix Beach Property Owner's Association and eligible to use the Clubhouse, the swimming beach, and the other park property. It was necessary to purchase two 20 ft. by 100 ft. lots to build a cottage and they were sold for \$62.50 each. The area became a popular summer resort area and the Clubhouse was the social center of the community. Interest in the area waned during the Depression.

The Church of St. Francis of Assisi was built in 1938. The church was built in the style of a Spanish Mission and is located on the banks of the St. Croix River. The church campus was expanded in 1988.

The demand for housing after World War II brought a renewed interest in the area. Lake St. Croix Beach became incorporated in 1951 because the residents wanted the advantages of local government. These included local control of road maintenance and building code requirements for new and remodeled homes.

Lake St. Croix Beach has an established neighborhood in the floodplain. That area experienced significant floods in 1951, 1952, 1965, 1969, 1997 and 2001. During the 1969 flood, an emergency levee system was constructed on the east and south borders of the floodplain. The levee system remains in place. Following the 2001 flood the City has participated in the Hazard Mitigation Grant Program.

Washington County is beginning an historic preservation project. The project is to identify historical themes and conduct an inventory of historic sites. The City will cooperate with this project.

Population

Lake St. Croix Beach is a small rural community located in the Urban Fringe of the Twin Cities. Lake St. Croix Beach has been designated "Rural Residential" by the Metropolitan Council, and therefore, is not expected to see any major changes in population within the next 10-20 years. Lake St. Croix Beach has no centralized sewer system, which is a limitation on development. If Lake St. Croix Beach does not expand and remains a permanent rural community as is intended, the community will not need to contemplate a centralized sewer system unless there is an unforeseen emergency.

Metropolitan Council Estimates (April 2008)

Year	1990	2000	2010	2020	2030
Population	1,078	1,140	1,140	1,100	1,080
Households			480	480	480

**Age Breakdown of
Lake St. Croix Beach Population (2000 Census)**

Age Breakdown	Total Persons	Percent Value
0-15	234	20.5%
16-24	128	11.3%
25-44	404	35.4%
45-64	281	24.7%
65+	93	8.2%
Total	1,140	100%

Employment

The following chart shows part-time and full-time employment opportunities in the City as of August, 2008.

Employment Statistics – 2008

	Part Time	Full Time	Total
Church of St. Francis of Assisi	8	1	9
Kopp Sign	0	2	2
Lakeland Auto	1	2	3
City Hall	0	2	2
City Parks	9	0	9
Freedom Valu Center	4	2	6
Beach Club	2	3	5
LPD Electric	2	3	5
Old Fire Hall	1	0	1
Nails, Etc.	0	2	2
LSCV Fire Department	30	0	30
Wood Wonders	<u>0</u>	<u>2</u>	<u>2</u>
Total	57	19	76

**Employment Projections
(City Estimates)**

	2010	2020	2030
Employment Opportunities	75	80	80

ENVIRONMENTAL RESOURCES

Physical Features

The Lake St. Croix Beach area is a river valley with the St. Croix River on the east of a relatively flat sandy valley floor. The City has several environmentally sensitive areas. From the north end of the city, along the western shore of the St. Croix River the terrain changes from bluffland in excess of 12% slopes, tapering down to flood plain level, then gradually rises upward to bluffland at the southern border in excess of 12% slopes. The flood plain cuts diagonally across the city to the southwest, with the remaining land mostly flat and gently sloped. The St. Croix River shoreland is dedicated park. Environmentally Sensitive Areas include:

- Flood plain (24 acres) low portion, subject to flooding
- Riverway (84 acres) land adjacent to St. Croix River
- Levee system (6 acres) flood control structures, protect 100 year flood plain
- Shoreland Park (16 acres) undeveloped, except beach area.
- River (273 acres)

The floodplain area experiences flooding from seepage during high water levels of the St. Croix River. In 1997 and 2001 there was significant seepage and flood fighting activity. These high water events caused some families to temporarily move from their homes, eroded the earthen levee system, and caused severe sloughing of the slopes in the Bluffland Park.

Soils

Using soils survey information provided by the Washington County Soil Conservation District, the soils in Lake St. Croix Beach have been reviewed to determine their suitability to accommodate on-site sewage treatment systems. The suitability of the soil is determined by a number of factors such as how permeable each soil type is, and what the environmental repercussions may be of on-site sewage treatment.

Knowing the types of soil is a useful tool in determining possible problem areas as they pertain to the treatment of sewage. Although the soils maps are an indication of the soil types within each boundary, there may be pockets of differing soils within those boundaries. Also, it should be noted that the information in the soils survey is reasonably accurate only to depths of three to five feet below the surface.

The attached soil suitability map for Lake St. Croix Beach indicates the degree to which each soil type is limited in the treatment of on-site sewage. The limitations range from slight to severe. Slight limitations are those which are generally favorable for sewage treatment and the limitations are minor and easily overcome. Severe limitations are those which are very unfavorable for sewage treatment, and the limitations will require special designs and increased costs and maintenance. The following table lists the soil names and slopes corresponding to the symbols found on the soil suitability map.

MAP SYMBOL	SOIL NAME	SLOPE
7B	Hubbard Loamy Sand	1-6%
7C	Hubbard Loamy Sand	6-12%
151	Burkhardt Sandy Loam	0-3%
151B	Burkhardt Sandy Loam	3-9%
329	Chaska Silt Loam	N/A
454B	Mahtomedi Loamy Sand	0-6%
454C	Mahtomedi Loamy Sand	6-12%
454D	Mahtomedi Loamy Sand	12-25%
454D	Mahtomedi Loamy Sand	12-25%
858	Chetek Urban Land Complex	0-3%
858C	Chetek Urban Land Complex	3-15%

According to the soils map, the vast majority of Lake St. Croix Beach is considered to have moderate limitations. Many of the areas with moderate limitations tend to have rapid infiltration rates. With this type of soil, there is a possibility that sewage effluent may not be properly filtered by the soil to remove contamination before it is introduced into any nearby private water wells. However, with special design and maintenance these moderate limitations for on-site sewage treatment systems can be minimized.

The steep slopes in Lake St. Croix Beach are predominately located in the central and eastern half of the city. There are severe limitations to the treatment of on-site sewage in these areas. Instead of permeating down through the soil, sewage effluent tends to flow down slope and seep laterally from the hillsides. This surfacing of effluent in steep slope areas would have negative affects on public health. For this reason, on-site sewage treatment systems are not installed in steep slope areas.

When the soils and land use maps are compared, it shows that much of the developed land in Lake St. Croix Beach has moderate limitations for using on-site sewage treatment systems. Since on-site sewage treatment systems have been successfully constructed and operated in these areas for many years, it shows that the suitability of on-site sewage treatment systems cannot be determined by the use of the soils maps alone. Testing may be performed to determine if the site is suitable for sewage treatment and the specific location on the site where the system should be placed.

Vegetation

The areas of vegetative cover are determined by studying aerial photographs. The original native prairie grassland and oak savanna have been invaded by exotic and other invader species, changing the nature of the vegetative landscape and ecology. In 1987-1989 a remnant prairie located along County Road 18 between 13th Street and 18th Street was identified as having regional significance by plant ecologist John Almendinger. The City began restoration of this remnant prairie and completed a prescribed burn in 2006 which has allowed re-growth of several native species

The City has an active forestry management program and has been a Tree City USA member since 1994. The city appoints a forester each year and generally has several certified tree inspectors who provide residents with answers and suggestions on forestry issues. Information on the forestry program has been provided by hydrologists, soil scientists, knowledgeable local citizens, and staff from the Washington County Soil and Water Conservation District, Minnesota Department of Natural Resources, U. S. Army Corps of Engineers, University of Minnesota, Sierra Club, and other agencies with pertinent information.

The City has an area especially sensitive to vegetation management at the Bluffland/Shoreland Park along the St. Croix River. Foot traffic is prohibited on the fragile sandy bluffland slopes and park users are instructed by signage and through educational information in the monthly City Newsletter to use stairs. These slopes experienced severe sloughing from past high water events, but the city's limited budget has prevented all necessary permanent repairs. When funds allow, the City removes dead, diseased and damaged trees, and trees that may be jeopardizing other healthier specimens as identified by a City Tree Inspector. The City removes noxious, exotic and invader species, including European buckthorn, grapevines, woodbine, and poison ivy. When practical, the trunks of removed trees remain on the slope for the purpose of providing a natural terrace. The maintenance work on the bluff is conducted when there is frost in the ground. The City evaluates any loss of canopy, prepares a plan to plant on parkland, and encourages property owners to plant trees to ensure a future canopy.

The City has removed buckthorn and other non-native invasive plants from public property in an effort to improve forest health and wildlife habitat in these wooded areas and will continue the effort.

Groundwater

The bedrock underlying the City is from the early Paleozoic era and is part of the Upper Cambrian System. The bedrock aquifers which underlie the City are the Ironton and Galesville Sandstones, the Eau Claire Formation confining layer, and the deepest layer, the Mt. Simon Sandstone Aquifer. The City is committed to protecting groundwater from degradation as the protection and conservation of groundwater is critical to safe drinking water and a healthy ecosystem. Most of the City is an important groundwater recharge area, given the granular soils. The City will continue to implement policies that prevent contamination of aquifers and promote groundwater recharge. The City supports the goals and policies in the Washington County Groundwater Action Plan 2003-2013.

Energy

The City will allow and facilitate the use of alternative energy sources within its boundaries. It will also strive to support such uses in adjoining cities where there may be more land available, for wind turbines, for example. Efficient use of wind, solar, and geothermal energy can provide positive economic and environmental benefits. The systems must be in compliance with permitting standards set by the City.

Natural Resources Protection

The City has a variety of natural features which make it attractive to residents including an upland prairie remnant, wooded areas, floodplain wetlands, wooded bluffs, shoreline and the St. Croix River. Preserving these and the natural habitats they contain are a priority for the City as they define the community's character and distinctive nature. The parks and open spaces in the City will be managed in a way that sets the best example for stewardship of natural resources in the community. Growth and development will occur in a manner that protects or restores the integrity of natural resources found within the City.

LAND USE

Existing Land Use

The majority of land in Lake St. Croix Beach is in residential use. The following table was prepared by the Metropolitan Council and identifies the acreage of existing land uses in the City.

Lake St. Croix Beach is close to full development due to land use and physical constraints. Some of the physical constraints are along the St. Croix River and include the bluff line and the river.

Land Uses in the City of Lake St. Croix Beach	
Type of Land Use	Land Use in Acres
Residential	305
Commercial	11
Public / Semi-Public	15
Park and Recreation	26
Water (river)	<u>273</u>
TOTAL	630

1. Residential - The City has three residential zoning districts.

R-1 Consists of approximately 80 acres located to the west of County Road 18. This area has seen four development projects. The Cedar Estates Planned Unit Development is fully developed and consists of nine 2-1/2 acre residential building sites. The St. Croix Villas Planned Unit Development is partially developed and consists of three single family homes and 16 twin homes. The Woodlands Planned Unit Development is fully developed and consists of ten lots that are approximately one acre each. The Kircher Planned Unit Development consists of two 1.5 acre lots.

R-2 Consists of approximately 31 acres on the north side of the City. This zone was created in 1989 in response to demands for larger house size and lot size needs. Code requires 20,000 sq. ft. lots and house size of 1,200 sq. ft. The Alton Estates Planned Unit Development consists of nineteen single family homes.

R-3 Consists of most of the remainder of the city. Code requires 16,000 sq. ft. lot size and 960 sq. ft. house size. Substandard structures existing in this zone as summer cabins were added to and improved to permanent residences. Structures on substandard lots require special variance permits for any updating, remodeling or additions.

2. Commercial Zone - Retail Business

A small commercial zone exists adjacent to or near County Road 18. This commercial area is almost completely developed. All commercial establishments are one story in height. These uses are:

- One grocery/gas station
- One liquor/restaurant establishment
- One commercial lighting shop
- One storage building/occasional sales (former fire hall)
- One construction shop

3. Retail Business Transition

- One wood design shop

4. General Business District

- One city hall

5 Conditional Use Permits/Certificates of Compliance

Located throughout the City are additional businesses operating with Conditional Use Permits which are reviewed annually by the City. Some of these uses pre-existed the zoning ordinance, but are presently regulated under Conditional Use Permit and Certificate of Compliance procedures.

These businesses include:

- One church
- One sign shop
- One auto reduction yard
- Vacant former city hall building, city garage and parklands
- One fire hall
- Two duplexes

6. "Grandfathered" Uses

Several nonconforming uses exist throughout the City which pre-existed the zoning ordinance. Included are several rental units, primarily "mother-in-law" apartments, duplexes, and triplexes.

7. Home Occupations

Certificates of Compliance are issued for Home Occupations. Home occupations are required to have no impact on the adjacent neighborhood.

Groundwater protection is a goal when making land use decisions in the City. The City will require a groundwater monitoring plan or groundwater protection plan as part of the CUP application for businesses that store, use or transplant hazardous materials.

Future Land Use

It is not likely that Lake St. Croix Beach will have many major changes in land use in the next twenty years. A very limited amount of land remains open for development.

Future Land Uses in the City of Lake St. Croix Beach	
Type of Land Use	Land Use in Acres
Residential	305
Commercial	13
Public / Semi-Public	15
Park and Recreation	26
Water (river)	<u>273</u>
TOTAL	631

There are no plans for expansion in the City of Lake St. Croix Beach. Many residents who participated in the public participation process stated that they want to see Lake St. Croix Beach keep its present character.

A major factor in the future development of the City is the extension of the Metropolitan Urban Services Area. There are no plans to extend these services to Lake St. Croix Beach or the surrounding communities in the near future.

**City of Lake St. Croix Beach Housing Units and Businesses
(Source: City Records and Metropolitan Council)**

Type	Number of Housing Units and Businesses			
	2000	2010	2020	2030
Single Family	463	480	480	480
Multi Family (Two or more units)	33 units (12 structures)	33 units (12 structures)	33 units (12 structures)	33 units (12 structures)
Seasonal	12	10	9	9
Commercial	8	9	9	9
Total	516	532	531	531

Housing

The City's housing supply is the single largest developed land use in Lake St. Croix Beach. The single-family homes account for 94.5% of the total homes. Of the total homes in Lake St. Croix Beach, 91.3% of the homes are owner occupied.

Owner and Renter Occupied Housing Units (2000 Census)

Owner Occupied	Renter Occupied
422	40

As of the 2000 Census, 25 of 478 homes were vacant. The conditions of homes in the City are not analyzed or surveyed, except when the census is conducted. Homes that were once summer residences, generally constructed prior to incorporation of the City in 1951, have undergone extensive remodeling and refurbishing making them more than adequate year round homes. Those homes that need major repair or constitute a non-conforming use, including vacant structures, are being addressed by the City by an on-going program to effect renovations through enforcement of existing ordinances. The

City has expanded its housing supply through the years and has diversity in the age of homes.

Taking into consideration the age, style, and structure of homes, the City has a wide variety of homes, not only in structure, but also in value. The median value of homes in Lake St. Croix Beach was \$120,900 in 2000. The average value of homes in 2008 was \$219,200.

Value of Homes in Lake St. Croix Beach

	2000*	2008**
Value	Number of Homes	
Less than \$50,000	8	10
\$50,000 to \$ 99,999	218	8
\$100,000 to \$149,999	137	65
\$150,000 to \$199,999	69	207
\$200,000 to \$299,999	40	140
\$300,000 or more	7	64
TOTAL	479	494

* Source: 2000 Census

** Source: Washington County Assessor December, 2008

There is also a wide range in the value of rental property. The median gross rent in the City of Lake St. Croix Beach is \$558 per month. The breakdown of all rental property is as follows.

Rental Property (2000 Census)

Rent per month	Number of Units
Less than \$250	0
\$251 to \$499	18
\$500 to \$749	19

According to 2000 Census data approximately 31% of the homes in Lake St. Croix Beach are considered affordable.¹ When compared to other communities in the Valley, Lake St. Croix Beach has the largest percentage of affordable housing.

¹Affordable housing is housing which requires 30 percent or less of income for gross housing costs, including utilities.

The City continues participation in the Local Housing Incentive Programs of the Livable Communities Act. This program is tailored to assist income eligible individuals with funds to maintain and upgrade owner-occupied housing. The City permits home rehabilitation loans and grants to be made to its low and moderate-income residents through the Washington County HRA, non-profit organizations and local lending institutions. One requirement of the program is to monitor the condition of the City's housing stock and encourages the maintenance and preservation of existing affordable and life-cycle housing. The program discourages expansion of low and moderate income housing until or unless urban services exist in the community.

Modifications to homes located in the floodplain area are strictly regulated on an individual basis through the enforcement of existing ordinances. The City is actively cooperating with the federal government and is certified by the National Flood Insurance Program's Community Rating Service. The program provides federally-guaranteed flood insurance that encourages communities to enact and enforce floodplain regulations. In 2002 the City was approved for a FEMA/DNR Hazard Mitigation Grant Program. The program has allowed for removal of five properties in the flood plain and floodproofing of six homes. The City is also working with other federal and state agencies to implement improved flood protection along its levee system and internally in the low areas of the floodplain.

There has been a recent trend toward demand for larger size houses requiring larger size lots. The larger size houses provide more room for interior storage and lessen the need for exterior storage or the necessity for small storage buildings. The City has allowed one ten lot development with lot sizes of approximately one acre. The City also recognized the need for larger lots to safely accommodate primary and alternate septic system sites and to provide the area necessary to accommodate size and storage demands of businesses locating in the area.

Following is a list of the types of building permits issued since 2000

Building Permit Types										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
New Houses	1	5	7	6	2	2	13	9	6	31
Septic Systems	12	12	16	13	7	7	10	9	6	92
All Other	79	35	57	63	75	62	53	65	51	540
Total	92	52	80	82	84	71	76	83	63	663

Historic Preservation

The City has taken steps to encourage awareness of its historical heritage by holding an annual Heritage Day celebration. At this time there is no specific plan for historical preservation in the City of Lake St. Croix Beach. However, residents are encouraged to maintain historical structures to preserve the historical architecture and cultural appeal.

Solar Access Protection

The City of Lake St. Croix Beach has a policy in effect to protect solar access. The main purpose is to protect access to direct sunlight for solar energy systems to help offset the projected scarcity and high costs of conventional fuels. Solar systems are allowed in all districts of Lake St. Croix Beach. However, the system must be in compliance with the permitting standards enforced by the City. Individuals or residents must apply for a building permit in order to begin construction. Through this process, the individual or resident may be required to submit a solar energy system or solar energy structure plan.

PUBLIC FACILITIES

Transportation/Traffic Plan

One minor arterial serves the City of Lake St. Croix Beach. County State Aid Highway 18 (CSAH 18, formerly STH 95) is the minor arterial that bisects the city. Quinlan Avenue, 13th Street, and 19th Streets are local streets that connect neighborhoods and other small districts. Most other Lake St. Croix Beach streets are local streets that provide access to homes. Most roadways within Lake St. Croix Beach are one lane in each direction.

The City will be facing some changes in its transportation system. CSAH 18 serves as a connecting route for people living in the Valley who commute to the Twin Cities. Traffic on CSAH 18 in Lakeland, north of the City of Lake St. Croix Beach, has increased and is expected to increase in the future. Recent average daily traffic counts taken on CSAH 18 by the Minnesota Department of Transportation in 2002 are 11,300 vehicles per day south of Interstate 94, 9,400 vehicles per day south of 8th Street North, and 8,600 vehicles per day south of 2nd Street North. As the other forecasts for the community continue to increase, the traffic counts are also expected to change as well. According to the Minnesota Department of Transportation projected traffic volumes for the year 2020 are as follows: 16,500 vehicles per day on CSAH 18 south of Interstate 94, and 9,500 vehicles per day on CSAH 18 south of 7th Street South in Lakeland. Projections for 2030 are 14,000 vehicles per day south of Interstate 94 and 8,200 vehicles per day on CSAH 18 south of 7th Street in Lakeland.

The City is outside the Metropolitan Transit Taxing District, has no regular route transit service and is located in Market Area IV. Residents who responded to the 2008 city survey expressed interest in some type of organized transit service. Metro studies

have indicated a significant subsidy would be required for such service. A Park-and-Ride designated parking area has been developed 1/4 mile north of Interstate 94, east of STH 95. Transit services are provided by Human Services, Inc. dial-a-ride, volunteer driver programs and ridesharing.

Washington County has access spacing criteria for roadways under its jurisdiction and encourages local communities to support this criteria. It is the City's policy that direct access onto minor arterials be minimized to maintain mobility for which these roadways are designed. The City's ordinance provides for limiting access points and zoning adjacent to minor arterials. The City has a policy to discourage driveway access onto CSAH 18. The ordinance regulates the type, number and location of access points and local access shall be generally provided off of local streets. The City has eliminated two roadway access points along CSAH 18 and right and left turn lanes have been added at 20th Street and CSAH 18.

The City will work closely with the County on any development (and associated access issues) located adjacent to CSAH 18. The County will be asked for input during the conceptual stage of the development review so that preliminary determinations can be made regarding the need for turn lanes and bypass lanes etc. The City supports the County's policy that any new direct access to CSAH 18 will require a turn lane and bypass lane, to be funded by the developer. If determined to be necessary by the County adequate right-of-way shall be dedicated to the County by the developer for the purpose of constructing a turn lane and bypass lane.

CSAH 18 is under Washington County's jurisdiction and the City has little ability to control speeds on the roadway. Speed limits on county roads are determined by state statute and Washington County is responsible for enforcing speed limits and speed zones. The City supports the County's effort to enforce the posted speed limit and to reduce speeds in general.

Washington County has constructed three round-abouts along CSAH 18 south of Interstate 94 north of Lake St. Croix Beach and bridge renovation has been completed just north of CSAH 21 in Afton.

Consideration is given to ongoing maintenance needs of all city streets which can help keep overall long range street improvement and maintenance costs down. These considerations are addressed through annual review of maintenance recommendations prepared by the city engineer and a long term capital improvement plan for streets. The City maintains separate accounting for street capital improvement projects.

The City has a paved trail running parallel to CSAH 18. This is a trail system that is jointly operated through the five cities in the valley. The trail is used year round by pedestrians, bicyclists, and snowmobilers. The major purpose of this trail is to serve the City in terms of recreation and was constructed with DNR funds.

For the most part, the City is served quite well with the existing system.

Roadways In Lake St. Croix Beach	Lineal Feet
Paved City Streets	58,550
County Road	5,800
Private Road	600

Aviation

The City of Lake St. Croix Beach does not have an airport. The closest airport is the Lake Elmo airport, which is approximately 15 miles northwest of Lake St. Croix Beach.

The St. Croix River is used by seaplanes for landing practice. Seaplane operations on the St. Croix River may constitute a hazard to other recreational users on the water. The Aeronautics Division of Minnesota Department of Transportation monitors seaplane operations on a periodic basis.

There are no buildings over 200 feet and the City limits the height of buildings to 35 feet. In the event that any future structure exceeds 200 feet, or if required by the Federal Aviation Administration, the City will file the required notices, including Form 7460, with the FAA and the Minnesota Department of Transportation.

Water Resource Management

Individual Subsurface Sewage Treatment Systems

Urban level support services such as public sewers are not contemplated in this Plan and on-site subsurface sewer treatment systems will be employed for the foreseeable future. With the exception of the flood plain and steep slope areas, most areas in Lake St. Croix Beach are generally suitable for on-site sewer treatment systems. All systems must be built to present standards. There are parcels in Lake St. Croix Beach that may have a septic tank and drywell, which would be considered an imminent threat to public health in the County's Subsurface Sewage Treatment System (SSTS) Ordinance. However, the majority of parcels have systems that were installed under a County Septic Permit and the County's Septic Ordinance has never permitted the installation of a tank and drywell system. The county has issued septic permits for 68% of the parcels in the city and the remaining 32% of parcels would need to have the SSTS evaluated for compliance. In an effort to repair or replace failing systems within five years as required by the *2030 Regional Water Resources Management Policy Plan* the City will work with the County to develop a plan to inventory, identify and inspect remaining systems to ascertain whether these systems are compliant. The City will encourage upgrading of substandard systems and require immediate upgrading or replacement of failing systems.

The City has a biennial agreement for Subsurface Sewage Treatment System (SSTS) inspection services with Washington County. The latest agreement was executed in February 2009.

The City has been proactive in the elimination of failing and substandard systems in the community. The construction of the municipal water system has allowed property owners to be able to upgrade on-site systems when well setback requirements are no longer an issue. As of 2008 approximately 75% of the City's homes are connected to the municipal water system.

The City has adopted the Subsurface Sewage Treatment Ordinance of Washington County by reference and the County administers the permit process on behalf of the city. The ordinance regulates design, installation, use and maintenance of individual subsurface sewage treatment systems and private treatment plants (cluster systems) so as to prevent contamination of the surface and groundwater within the city. This ordinance also protects individual water supply wells of the community from contamination by inadequate improperly designed, located, installed or maintained individual subsurface sewage treatment systems. The SSTS Ordinance also requires a time of sale compliance inspection of SSTS. If a system is deemed failing the homeowner will have to bring the system into compliance within 90 or 30 days, depending on the type of failure that is determined.

Surface Water Management Plan

Lake St Croix Beach lies entirely within the jurisdictional area of the Middle St. Croix Watershed Management Organization (MSCWMO). It is the policy of the City to carry out sound stormwater management practices that are consistent with the MSCWMO Watershed Management Plan and city codes. The City's Plan is intended to promote, preserve, and enhance natural resources. The City will embrace innovative and alternative technologies that protect water resources and will provide incentives for adoption of Best Management Practices (BMP). The City will implement its Surface Water Management Plan for new development and intends to improve the overall quality of surface water runoff as development and redevelopment occurs.

The Surface Water Management Plan for the City of Lake St Croix Beach is contained in the Appendix of this Comprehensive Plan.

Water Supply

The City of Lake St. Croix Beach has constructed a water distribution system to supply water to property owners. The entire city is served by the municipal water system. The City has a joint powers agreement for water service with the City of Lakeland who operates the Lakeland Water Utility. Hook up to the water system is voluntary and 345 households in Lake St. Croix Beach had connected as of March, 2008. The City is connected to the Lakeland Municipal Water System at three locations: Quant Avenue south, CSAH 18 and Quinlan Avenue South. The municipal water system is designed so that it could be extended south into the City of St. Mary's Point.

The City of Lakeland has submitted a Wellhead Protection Plan (WHPP) in accordance with Minnesota Rules Chapter 4720. One Lake St. Croix Beach parcel is

included in the wellhead protection area. The WHPP can be reviewed at the Lakeland Water Utility. The City will assure coordination with other local government units for groundwater sensitive areas, wellhead protection areas, water use contingency and allocation plans and other groundwater plans where the plans may affect other jurisdictions

The City has a policy to require municipal water hook-up for all new construction and substantial remodeling. Pursuant to State statutes, all abandoned wells are sealed. In the early 1990's the City tested several shallow and deep wells for the types of contaminants found in the aquifer serving the City of Lakeland to the north. The tests were negative.

Flood Control Facilities

Two flood control levees were constructed in the City of Lake St. Croix Beach under emergency flood conditions in 1969. The levees are currently in use and it is anticipated that they will remain in use for the purpose of flood control. A 1,100 foot levee is located at the east border of the City along the St. Croix River. This levee is a part of the southern half of the Shoreland/Bluffland Park. A second levee is located near the south border of the City on 21st Street South between Racine Avenue South and Ramada Avenue South. The 21st Street levee is approximately 400 feet in length.

Both levees were damaged during flooding on the St. Croix River in 1997 and 2001. The damage caused by the flood was also repaired after each event. In order to improve the stability of the levees and to try to protect the levees from future damage, the City has completed a levee improvement project. A portion of the funding for the levee improvements project was provided to the City through a Minnesota Recovers Disaster Task Force Grant. The U. S. Army Corps of Engineers approved the levees in the City for participation in the Non-Federal Flood Control Works (NFFCW) inspection and rehabilitation program in December, 1997 and 2003.

Flood control facilities such as pumps are not owned by the City. In past floods, pumps have been rented or borrowed from neighboring communities or businesses. Other flood control supplies such as sand bags, plastic sheeting, and geotextile fabric are purchased by the City as required during flood events.

Solid Waste

Lake St. Croix Beach has no facilities for disposal of solid waste within the community. The City has an ordinance governing collection of solid waste and requiring licensing of trash haulers and standardization of fees. Fees are volume-based to encourage recycling. At present, all trash is collected by private companies operating under license and supervision of the City of Lake St. Croix Beach. The City will encourage and support compliance with existing county ordinances regarding the reclamation and disposal of solid waste. Lake St. Croix Beach will continue to sponsor a spring cleanup day when citizens are encouraged to bring their refuse to a central drop off location in the City for disposal.

The City contracts with a recycling hauler to handle recycling services for curbside pickup for all residents and has adopted use of a single sort recycle stream for its residents. The City encourages waste reduction and continues to participate in the five city recycling program. In 2003 the City was featured in a daily newspaper highlighting the positive features of the single-sort recycle stream.

Residents are able to take yard waste to compost sites in the Cities of Woodbury and Stillwater and brush can be taken to a local business that provides residents a disposal site for brush. Residents are also encouraged to dispose of household hazardous waste items in the Household Hazardous Waste Facility located in Oakdale and Woodbury.

Parks, Open Spaces and Trails

There are no regional parks and trails within Lake St. Croix Beach as contained in the adopted *2030 Regional Parks Policy Plan*.

The City currently has two developed public parks, Pettitt Park and Riverfront Park, the undeveloped Shoreland/Bluffland Park, and the bike/walk trail. It is important to note that the bike trail adjacent to CSAH 18 and the tennis courts at the Afton-Lakeland School are managed by Joint Powers Agreements. The parks in Lake St. Croix Beach are intended for the use of local residents, therefore parking may be limited at these facilities. Citizens responding to the survey indicated the bike/walk trail and the Shoreland Park are the most used park facilities. Sixty-three percent of those responding to the question gave favorable ratings to the swimming beach and seventy-six percent gave favorable ratings to the bike/walk trail.

The trail passing through Lake St. Croix Beach serves as a major recreational trail for residents of the Valley. The trail is jointly owned between five cities and is used year round. Priority should be given to keeping this trail properly maintained to reduce untimely deterioration. A number of city streets allow trail users to access recreational and natural resources in the community, and is informally known as the Lake St. Croix Beach Loop Trail.

Pettitt Park has a ball field, as well as some playground equipment. In 2005 aging playground equipment was replaced by a local community playground group funded by donations and grants. ADA parking pads and a viewing pad were installed in 2006 through Community Development Block Grant (CDBG) funds. The park's main use is the ball field. Many park users are from outside the City as ball field scheduling is handled through the Lower St. Croix Valley Athletic Association, which serves athletics throughout the lower portion of the county.

Riverfront Park has a swimming beach, picnic facilities and playground equipment. The beach has been identified as one of the top beaches in the Twin Cities Magazine and has become a popular destination for visitors from across the Metro area.

The Shoreland/Bluffland Park includes .7 miles of shoreline along the St. Croix River. The north end of the park is high bluffland. The City constructed two sets of stairways in 2003 and neighbors in the area maintain additional sets of steps on city parkland to access the beach. The south half of this park is lower in elevation and contains a popular swimming beach at Riverfront Park and an earthen levee. The top portion of the 1,100 ft. earthen levee contains a bike/walk trail.

The City manages the docking and mooring of Lake St. Croix Beach residents' private watercraft along the waterfront and includes an Army Corps of Engineer permit for 35 structures. Three boat committees (Management, Design and Legal) provide recommendations on use and controls of structures and watercraft in this city park.

A short earthen levee at the southeast corner of the city is also an informal trail for local residents and is a part of Lake St. Croix Beach Loop Trail.

The City has identified several areas along CSAH 18 that are wider than the standard 150 ft. right-of-way. It is felt that these sites may have a public purpose for such uses as storm water drainage and park access. The County has been advised that the City has an interest in acquiring this land.

In an effort to continually improve the park facilities in Lake St. Croix Beach, there has been a regulation placed on newly platted developments. The platting regulation requires a payment for Park Dedication Fees for park purposes. The money received through this process should be directly aimed toward the facilities that receive the most community-wide use.

Several high-water events have caused severe sloughing of the bluffs in the Shoreland/Bluffland Park. The City is working with state and federal agencies to find the expertise and resources to protect this parkland and adjacent public facilities from further erosion damage. In 2009 the City has been awarded a grant from the MN Board of Water and Soil Resources Native Buffer Cost-Share Program and will be partnering with the MSCWMO to stabilize an area of active erosion between the beach and a roadway located in Riverfront Park. Invasive, non-native vegetation will be removed and a native buffer will be installed to protect water quality of the St. Croix River. The City also has plans to stabilize bluffland located in the Shoreland/Bluffland Park and dike system from surface water damage and flooding.

The parks and open spaces in Lake St. Croix Beach will be managed in a way that sets the best example for stewardship of natural resources in the community. Parks will be maintained in a way that minimizes impacts to natural resources, reduces water usage, utilizes appropriate native plant species to restore and enhance natural area and improves water quality by incorporating Best Management Practices. In 2009 the City installed two working demonstration raingardens on City property adjacent to the bike/walk path and City Hall.

Basic Services

Because of the size and limited resources, the City has entered into agreements and contracts for a number of services providing for health, welfare, and safety of the residents.

Service	Contract Entity
Animal Control	Contract with Ms. Kathi Pelnar for Animal Control Services Contract with Humane Society For Companion Animals for Impounding Services
Building Inspections	Contract with City of Lakeland (Beginning January, 1999)
Emergency Medical	Joint Powers Agreement: Lower St. Croix Valley Fire Protection District
Fire Protection	Joint Powers Agreement: Lower St. Croix Valley Fire Protection District
Law Enforcement	Contract with Washington County Sheriff's Department
Street Maintenance	Contracts with various services providers
Municipal Water	Agreement with City of Lakeland/Lakeland Water Utility
Watershed	Joint Powers Agreement with Middle St. Croix Valley Watershed Management Organization
Recycle	Contract with Waste Management Inc.
Cable Television	Joint Powers Agreement: Lower St. Croix Valley Cable Communications Commission

The tree program, weed control, city clean-up event, monthly newsletter, etc. are provided by the City. The cost of the aforementioned services are assumed and paid for by the City through property taxes and State Local Government Aid monies when available, and are included in the annual budget. Administrative fees are charged for some of the above services.

ECONOMIC DEVELOPMENT

The City of Lake St. Croix Beach established an Economic Development Authority in 2008 to facilitate the purchase of a building to be used as a city hall. The City, however, does not have a specific economic development plan. At the current time, there are a number of small businesses located in the City.

As public service costs usually rise at a faster rate than population, it is unlikely that public costs per capita will decrease in the foreseeable future. High tax producing developments are not likely without further increase in public services such as central sewer system for the City. Average family income, lack of outside financial assistance, large lot sizes and other factors cast serious doubt on the area's ability to pay for the added public facilities and services that would be needed in the event of future development and growth. Therefore, the general economy of the area is such that new growth is not likely to improve local finances.

The City expects no significant change in the employment opportunities in the City.

INTERGOVERNMENTAL COORDINATION

Relationships with Surrounding Communities

Communities in the Valley will continue to work together on common goals and objectives. Lake St. Croix Beach will be working with other communities with respect to the joint ownership of the tennis courts and trail system, sharing of public services including the Lakeland building inspector and water system, conducting traffic studies on CSAH 18, and inter-community drainage issues.

A joint comprehensive plan was not attempted with the other cities. The City participates in the Lower St. Croix Valley Alliance, a forum for elected officials and residents to discuss local issues. The City also participates in the MN/WI Lower St. Croix Partnership Team - Land Use Review Committee which reviews and provides feedback for all land use decisions regulated by State and local government rules and ordinances governing land use in Lower St. Croix Riverway District.

IMPLEMENTATION

Official Controls

This plan will be implemented by the use of local controls, including city ordinances or controls that have been adopted from other entities, such as Washington County. The City will review its official controls to establish that they are consistent with 2030 Regulatory Framework and are consistent with other elements of the Comprehensive Plan.

Zoning is governed by Lake St. Croix Beach Ordinances, Section 301. This ordinance adopts and amends the Model Zoning Regulations in Washington County.

The City has adopted the Lower St. Croix River Bluffland and Shoreland Management Ordinance which protects the natural environment and aesthetics of this wild and scenic riverway, Section 302.

Subdivision is governed by Lake St. Croix Beach Ordinances, Section 400. This section adopts and amends the Model Subdivision Regulation Code for communities in Washington County. This section establishes safeguards against developments without proper drainage and soil conditions and establishes administrative procedures for control of subdividing.

The City has adopted the Model Floodplain Regulation which protects and limits development in the floodplain and floodways, Section 402.

On site sewage disposal is governed by Lake St. Croix Beach Ordinance, Section 506, which adopts Chapter Four of the Washington County Development Code adopted for Communities in Washington County. This ordinance requires septic tanks and absorption fields (drainfields) whenever possible. It requires that substandard systems be brought to current standards. It specifies maintenance standards and procedures.

The City of Lake St. Croix Beach city water comes from the Lakeland Water Utility and is regulated by Lakeland Ordinances, Sections 1703, 1704, and 1705.

Housing construction is governed by Lake St. Croix Beach Ordinances, Section 500. The State Uniform Building Code has been adopted; thus permits and fees are required.

To offset the projected scarcity and high cost of conventional fuels the City encourages use of solar energy systems by permitting solar energy systems, Section 508. This ordinance will be reviewed and/or amended to include alternative energy sources.

The City has adopted by reference the Middle St. Croix Water Management Organization Watershed Management Plan which contains performance standards that apply to development within the MSC watershed and focuses on stormwater management, erosion and sediment control, and wetland protection. The City will refer projects to the MSCWMO for full or staff review when deemed necessary based on certain activities.

The City also utilizes and depends on the following agencies for review of proposed development and advice on ordinance revision:

The Minnesota Department of Natural Resources for review and approval of development along the St. Croix Riverway and floodplain districts that require variances and special use permits and;

The US Army Corp of Engineers reviews and approves construction in and alterations of navigable water.

All administration responsibilities begin with the City Council which is responsible for the implementation of the Plan. The Planning Commission holds public hearings, conducts investigation of matters pertaining to planning and application of plans and makes recommendations to the City Council. The City Clerk is the Zoning Administrator. The Building Inspector grants building permits and makes inspections as appropriate. The City retains an engineer who inspects and makes recommendations on such matters as drainage, percolation, road specifications, erosion control, and other building and platting requirements. The City also retains an attorney as a legal advisor.

Capital Improvement Plan

The City plans capital investment over the next five years in these categories:

- **Parks and Open Space**

The City plans to improve its Shoreland Park over a five-year period by stabilizing the bluff and dike against erosion from surface water drainage and flooding. The primary funding source for erosion protections will be grants and matching funds from property tax revenue if required.

- **Public Buildings**

A 5,000 sq. ft. commercial building was purchased in 2008 with economic development bond proceeds, revenue interest from retired bonds and surplus cash by an Economic Development Authority established for that purpose only. It has been converted for City Hall use and is leased by the City from the EDA on a lease/purchase basis for a term of eleven years. Funding will be from remaining assessment payments of previously retired bonds until 2013, along with property tax revenue. In the meantime, building improvement costs are classified as current expense.

- **Street Resurfacing.**

Major street resurfacing and/or re-construction may be necessary during this five-year period. Accruals for resurfacing and/or re-construction will absorb a substantial portion of cash resources in the next five years and beyond. Funding will be from budgeted allocations. The City is in the process of completing street evaluations and costs of improvements are unknown.

- **Surface Water Management.**

Improvements are planned for stormwater facilities, erosion control structures, and the City's levee system. Funds will be obtained from grants, budgeted allocations and available cash.

No capital investment is planned in the next five years in other major areas:

- **Transportation**

No additions to the road or trail system will be needed to service the expected single family residential and light commercial growth. CSAH 18 the City's main and only arterial connector road was resurfaced and improved in 2007 at Washington County's expense. No public transportation or mass transit facilities are planned.

- **Wastewater**

No expansion of the Metropolitan Area sewer system is planned within reach of the City, leaving private on-site sewage disposal as the only practicable system. No City investment is planned for consolidated on-site systems.

- **Water Supply**

The City's Joint Powers Agreement with neighboring Lakeland and Lakeland Shores supports the Lakeland Water Utility. The system is adequate to accommodate the expected growth in single family residential and light commercial uses. A second water tank was constructed in 2005, funded by a Lakeland general obligation bond. The City's bond retirement portion is being paid by users' fees.

A detailed Capital Improvement Plan (CIP) outlining improvements to parks, streets and public facilities including estimated costs and proposed method of financing will be attached to the Plan at a future date.

Housing Implementation Program

There are very few parcels left to develop in the City and the City is not required to contribute to the region's need for additional low and moderate income housing for 2011-2020.

New construction and reconstruction in the City will conform to City Ordinances and State Building Codes and be inspected accordingly to these standards. Existing ordinances will be adhered to in order to provide environmental safeguards and preserve the character of the area.

The City will continue to monitor the condition of its housing stock and encourage maintenance and preservation of affordable and life-cycle housing.

Appendices

Appendix A

Survey Results

The City of Lake St. Croix Beach sent a community wide survey in the monthly city newsletter. The city received a total of 107 responses, a 22.7% response rate. These results show the responses for the questions.

I. GENERAL INFORMATION

1. **Approximately how many years have you lived in Lake St. Croix Beach?**

38 0-10 YRS
18 11-20 YRS
25 21-30 YRS

2. **How many years do you expect to live here?**

29 0-10 YRS
20 Unknown
18 11-20 YRS

3. **How would you rate the quality of life in LSCB?**

60 Good
33 Excellent

4. **When you moved to LSCB what factors were important to you in selecting the city?**

30 Rural small town atmosphere
27 Proximity of St. Croix River
25 Quiet/friendly/safe community

5. **What do you like the MOST about living in LSCB?**

50 Friendly, quiet, private, peaceful neighborhood
34 St. Croix River
15 Rural, small town atmosphere

6. What do you like LEAST about living in LSCB?

- 14 Junk in yards
- 14 Running dogs/cats, barking dogs
- 12 Run down houses

7. Do you or members of your household work/office in your home?

- 84 No
- 15 Yes

II. RECREATION

1. How often do you visit and/or use the following LSCB parks and recreational areas?

- 66% used the Swimming Beach 5 times per month
- 73% used the Bike/Walk Trail 8 times per month
- 21% used Pettitt Park 3 times per month
- 23% used Riverfront Park 5 times per month
- 54% used the Riviera Levee 11 times per month
- 34% used the Shoreland Park 9 times per month

How would you rate these areas?

- 63% rated the Swimming Beach as Excellent/Good
- 76% rated the Bike/Walk Trail as Excellent/Good
- 23% rated Pettitt Park as Excellent/Good
- 19% rated Riverfront Park as Excellent Good, 11% rated it as Fair
- 36% rated Riviera Levee as Excellent/Good, 12% rated it as Fair
- 21% rated Shoreland Park as Excellent/Good, 11% rated it as Fair

2. What, if any additional recreation opportunities/facilities would you like to see the City of LSCB offer residents?

- 15 None

III. TRANSPORTATION

1. **What is your opinion of the streets, roads, and highways in the City of Lake St. Croix Beach?**

82 Favorable comments (Ranged from Excellent to Fine/OK)
11 Line of sight problems

2. **Would you/members of your household use public transportation if it were available?**

60 No
32 Yes

IV. FUTURE OF LAKE ST. CROIX BEACH

1. **What is your vision of Lake St. Croix Beach in the next 10 - 20 years?**

30 Remain the same

Appendix B

HISTORICAL SITES

1. O'Connor House, 16460 19th Street South

This house is significant because of its early construction. It was built by a St. Paul political boss as a country home for entertainment purposes. It is currently a privately owned tri-plex.

2. Bower House, 1444 Ramada Avenue South

This house was built in 1917 by John Bower who was a St. Paul businessman. Similar to the O'Connor house, it was built as a country home for entertainment purposes. It is now a privately owned single family residence.

3. Lake St. Croix Beach Property Owners Association Clubhouse Site

This was the site of the clubhouse used by summer residents. The structure was damaged by ice during the 1969 flood. The site was cleared and is now a popular sandy swimming beach.

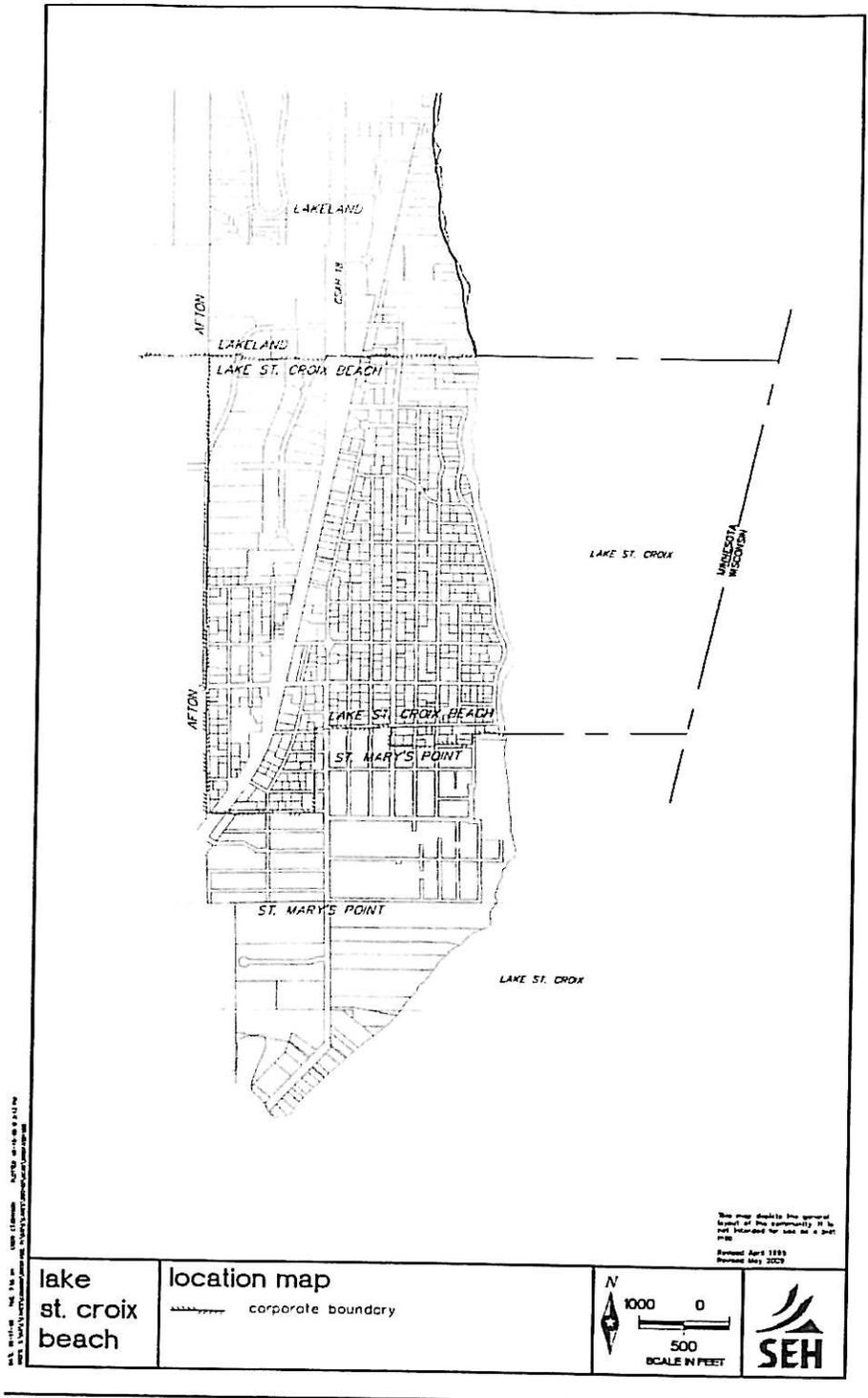
4. St. Francis of Assisi Catholic Church

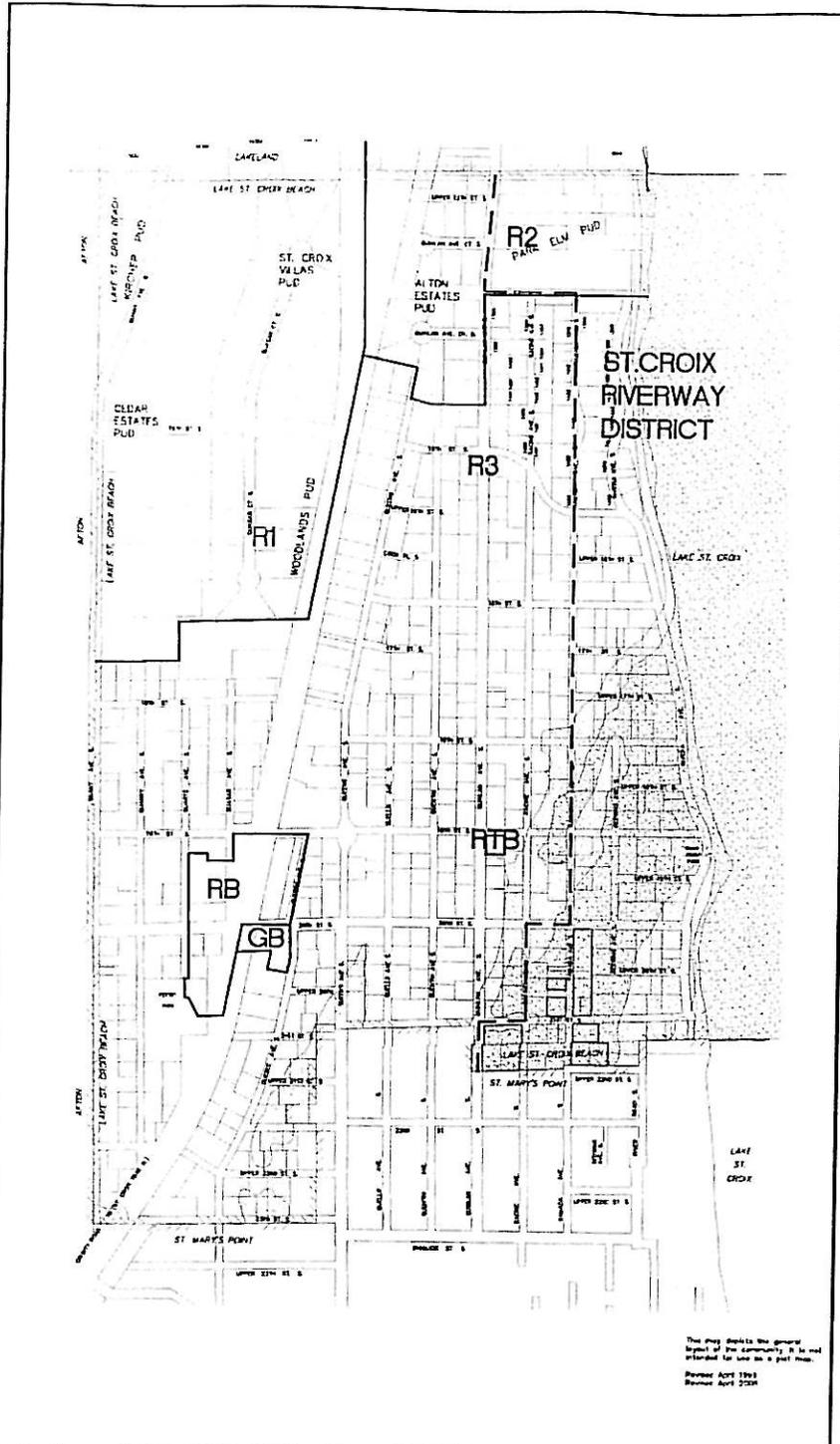
This structure was built in 1938 in a Spanish Mission motif. The church campus has been expanded and still reflects the original southwestern theme.

Appendix C

Local Surface Water Management Plan

Separate Attachment

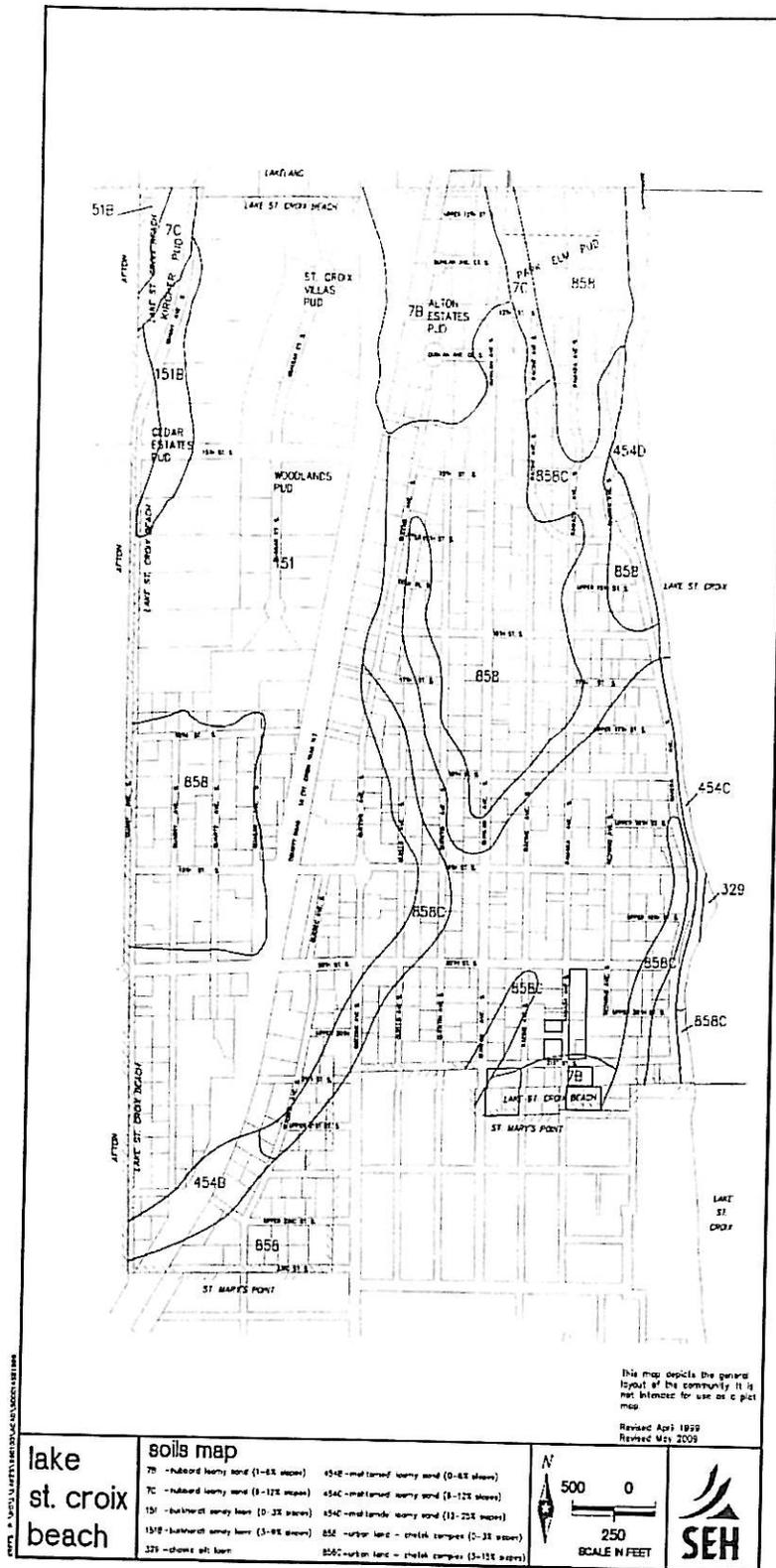




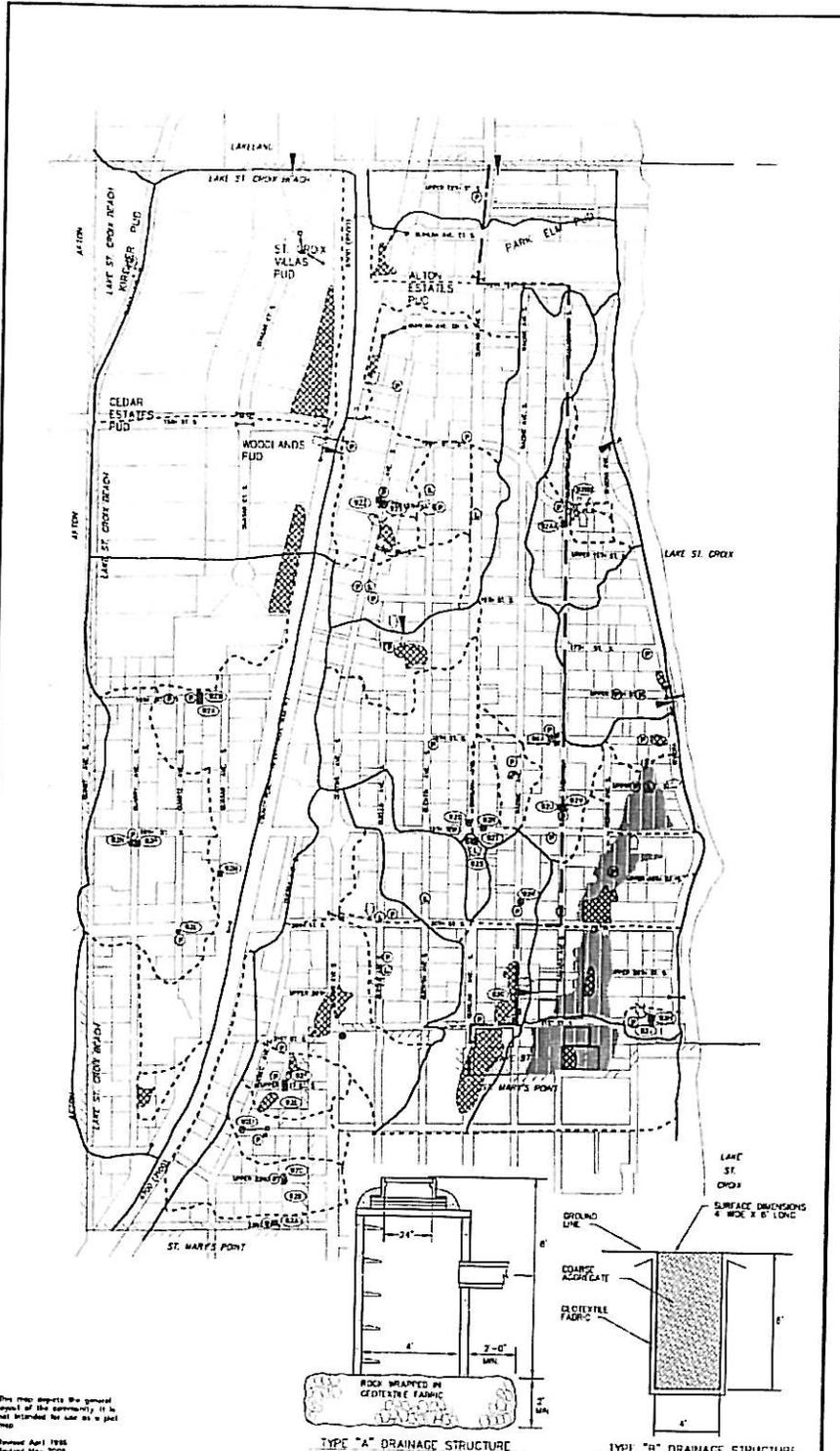
CITY OF LAKE ST. CROIX BEACH
 1000 LAKE ST. CROIX BEACH
 LAKE ST. CROIX BEACH, MN 55043
 PHONE: 763/439-1111
 FAX: 763/439-1112
 WWW: WWW.LAKESTCROIXBEACH.MN.GOV

This map depicts the general
 layout of the community. It is not
 intended for use as a legal document.
 Revised April 1993
 Revised April 2008

lake st. croix beach	zoning R1 2.5 acres R2 20,000 sq ft R3 16,000 sq ft RB 24,000 sq ft RTB relational transitional business GB general business	flood plain st. croix river regional flood analysis 100 year flood 500 year flood minimal flooding	N 500 0 250 SCALE IN FEET	
	— zoning boundary - - - st. croix riverway district boundary			



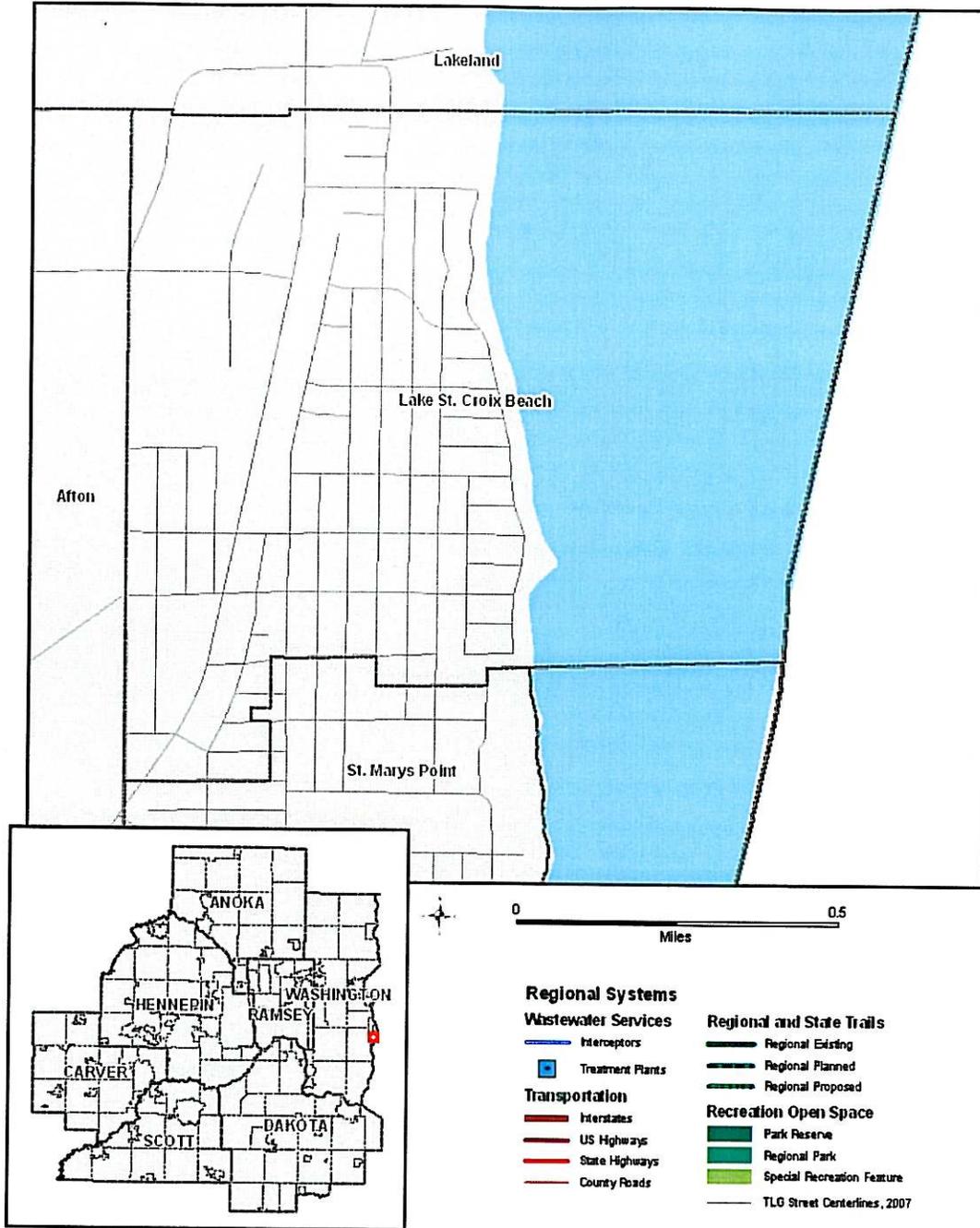




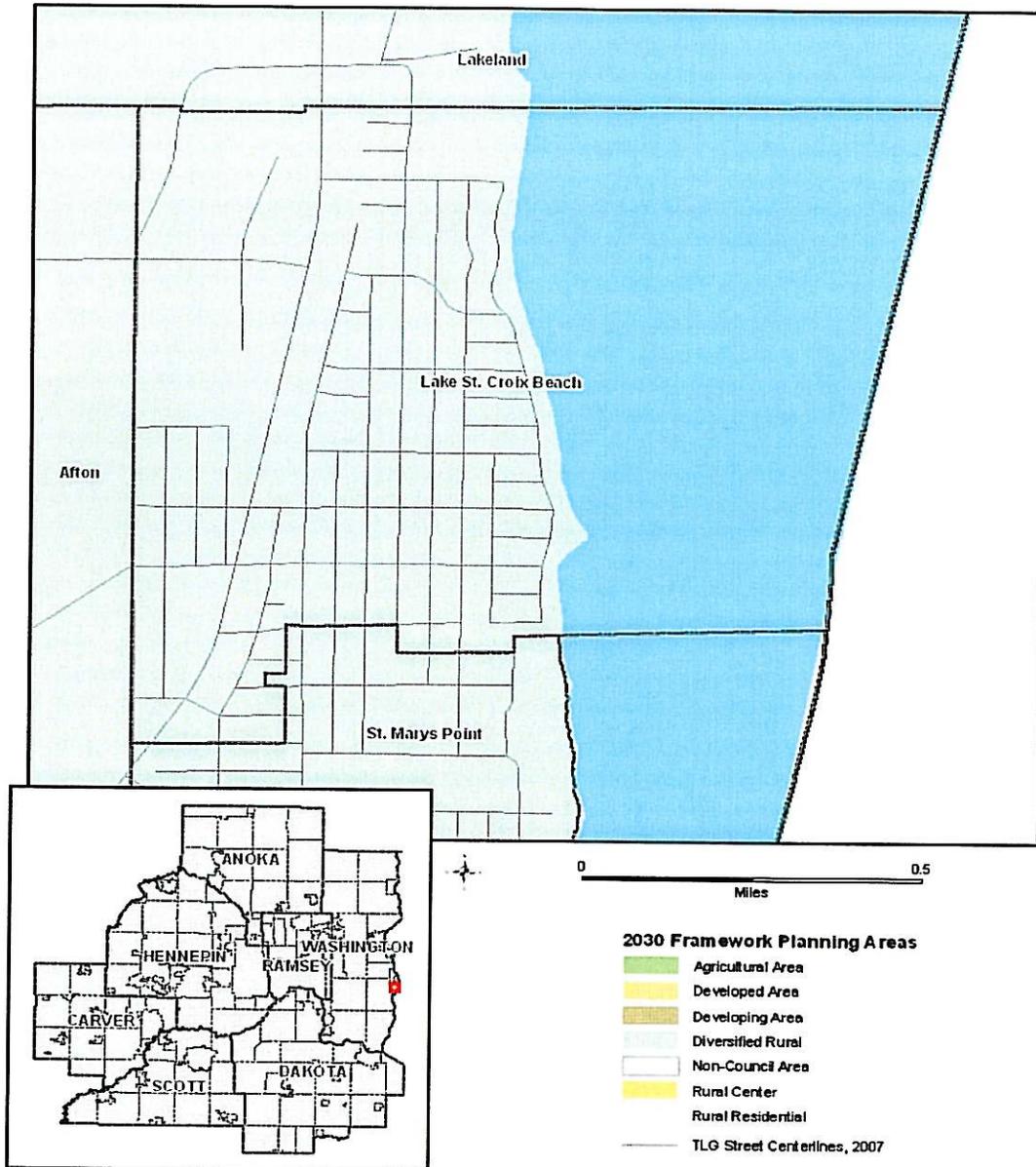
This map depicts the general layout of the system; it is not intended for use as a plan map.
Revised April 1996
Revised May 2008

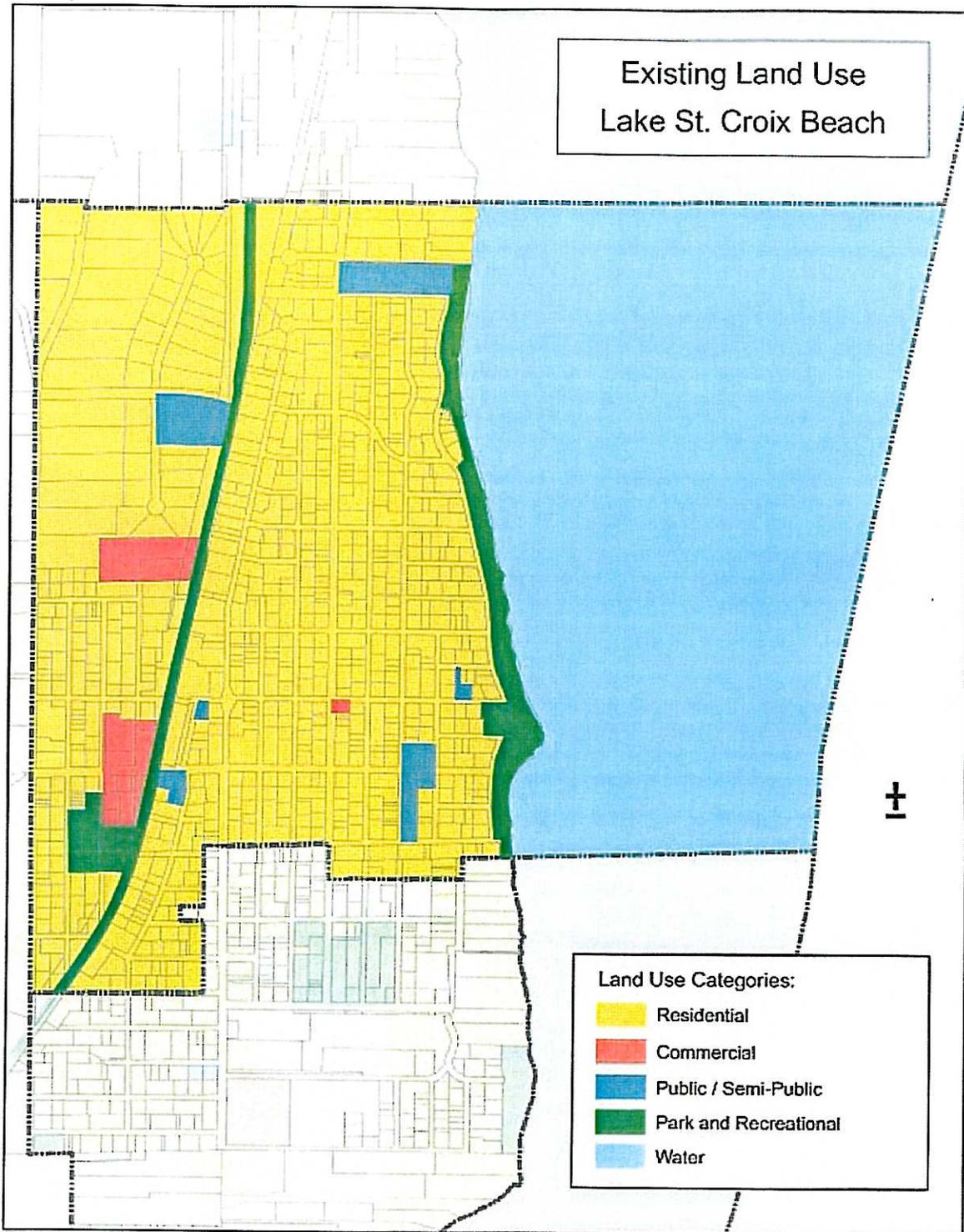
<p>lake st. croix beach</p>	<p>drainage map</p> <p>--- major drainage boundary</p> <p>- - - minor drainage boundary</p> <p>○ catch basin</p> <p>○ storm structure boundary</p>	<p>○ major drainage boundary</p> <p>○ minor drainage boundary</p> <p>○ catch basin</p> <p>○ storm structure boundary</p>	<p>○ major drainage boundary</p> <p>○ minor drainage boundary</p> <p>○ catch basin</p> <p>○ storm structure boundary</p>	<p>N</p> <p>500 0</p> <p>250</p> <p>SCALE IN FEET</p>	
	<p>1997 Road map</p> <p>Legend</p>	<p>near drainage boundary</p> <p>near drainage boundary</p> <p>near drainage boundary</p> <p>near drainage boundary</p>	<p>near drainage boundary</p> <p>near drainage boundary</p> <p>near drainage boundary</p> <p>near drainage boundary</p>	<p>near drainage boundary</p> <p>near drainage boundary</p> <p>near drainage boundary</p> <p>near drainage boundary</p>	

**Figure 1. Location Map Showing Regional Systems
 Lake St. Croix Beach**



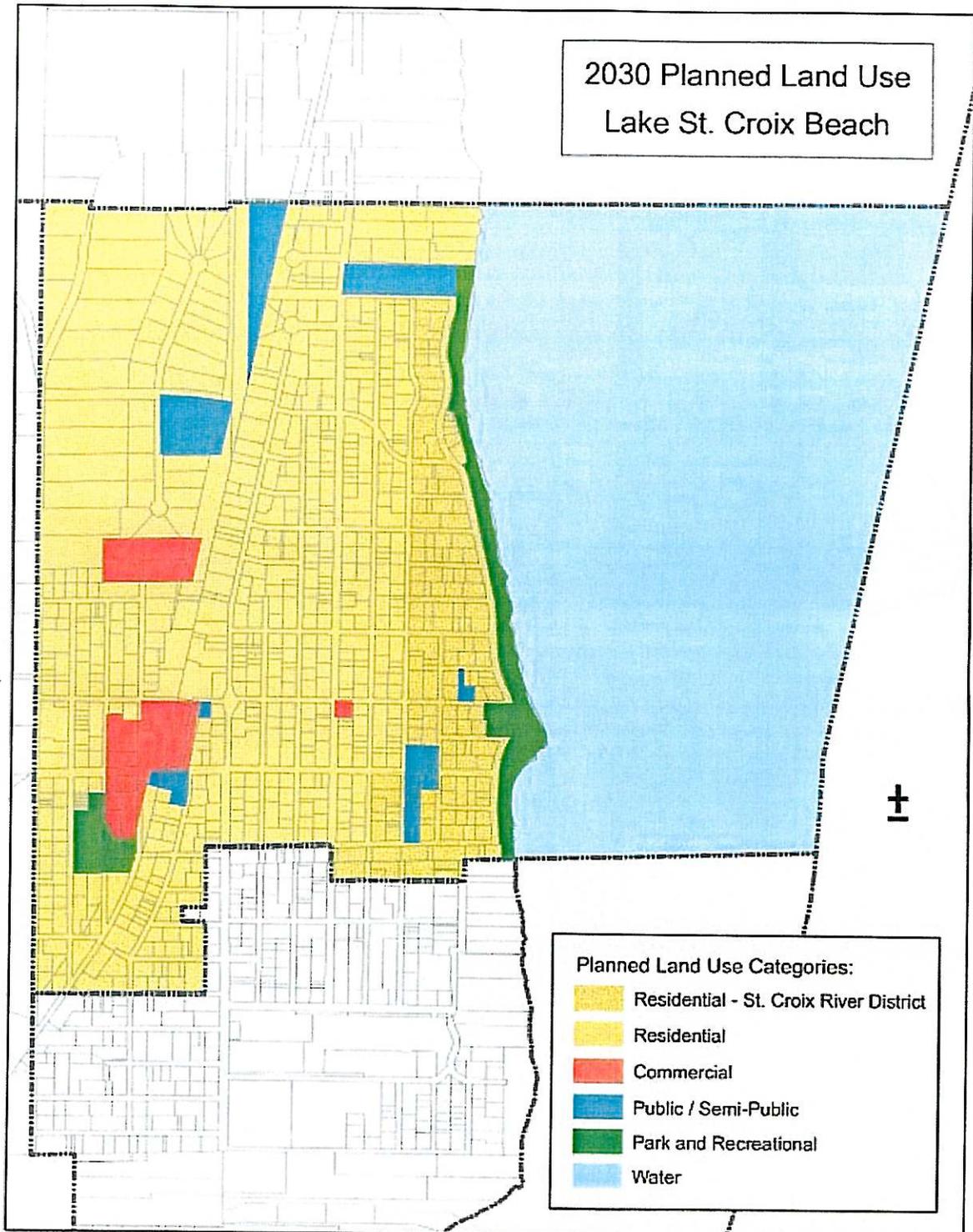
**Figure 2. 2030 Regional Development Framework Planning Areas
 Lake St. Croix Beach**





Sources: Land Use - City of Lake St. Croix and Metropolitan Council;
Parcel Boundaries - Washington County

Metropolitan Council
Map printed March 8, 2010



Sources: Land Use - City of Lake St. Croix and Metropolitan Council;
Parcel Boundaries - Washington County

Metropolitan Council
Map printed March 8, 2010