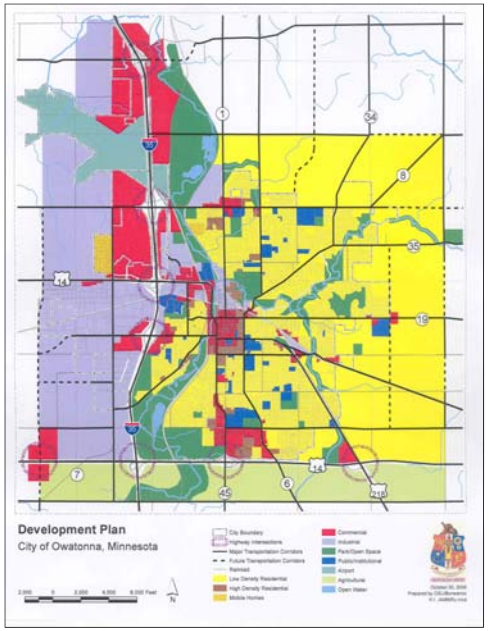
Owatonna Development Plan



City of Owatonna
November 2006

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INTRODUCTION

The Owatonna Development Plan is a comprehensive plan that sets forth a framework for growth and development of Owatonna through general development principles and appropriate maps and plans.

The primary objectives of the Plan are to:

- Provide a basis on which the people of Owatonna, both in a private capacity and as a government body, may form decisions that will insure the orderly growth of the community;
- Inform the public of the likely extent, pattern and form of future development of Owatonna;
- Facilitate orderly and efficient development of Owatonna taking into account likely development demands;
- Preserve and protect the long-term urban growth potential of the city;
- Preserve, protect and enhance environmental resources and systems; and
- Identify major roadway and other infrastructure improvements that support the orderly growth of the city.

The Plan is designed to be specific enough to guide day-to-day planning activities, within the context of a long-range future framework.

- It is long-range: The Plan attempts to provide for the future needs of the city during the period of 2006 to 2025.
- It is general: The Plan does not address issues in great detail, but rather outlines a desirable future development scenario by showing the general location, character and extent of physical development and the relationship of those elements.

PLAN ORGANIZATION/OUTLINE

The plan is organized in the following way:

1. **Plan Setting** – Maps show Owatonna's location with respect to its surrounding townships and regional competitors.
2. **Owatonna's Population and Economy** – Background information related to Owatonna's population and economy is described.
3. **Inventory and Analysis** – Additional background information is provided related to the city's land use, transportation, parks, trails, sanitary and stormwater systems.
4. **Planning Assumptions** – Population growth and land consumption projections are stated.
5. **Long Range Development Plan** – The plan includes sections on land use, transportation, parks, trails, recreation, sanitary sewers, and stormwater management.
6. **Implementation** – Key implementation actions are described.

RELATIONSHIP WITH OTHER PLANS AND STUDIES

The results of several planning and infrastructure capacity studies have been incorporated into this development plan. The studies include the following.

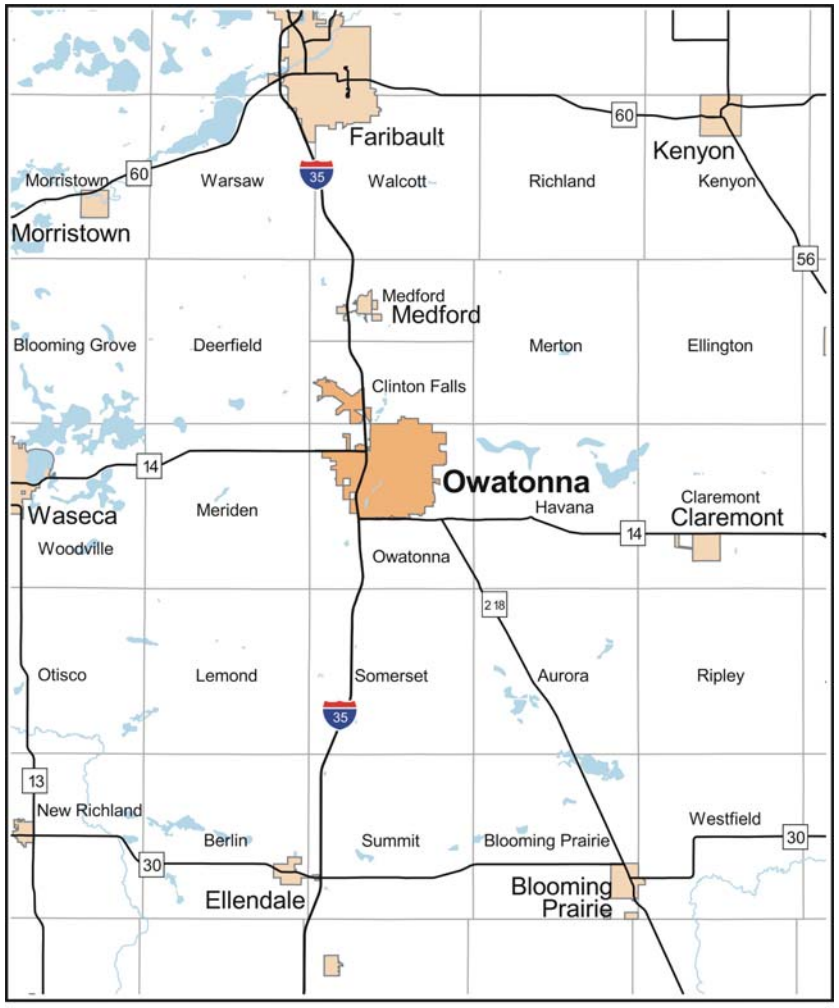
- *U.S. Highway 14 – Owatonna Beltline Study* by Bonestroo, Rosene, Anderlik & Associates, 2004.
- *Sanitary Sewer System Study* by Bonestroo Rosene, Anderlik & Associates, 2004.
- *Stormwater Management Plan* by McCombs Frank Roos Associates, Inc., 2004.
- *Commercial Market Study: Owatonna, Minnesota*
- *Steele County Transportation Plan 2005-2025 by SRF, 2006*

The city also prepares additional detailed plans and studies from time to time including a Housing Demand Analysis and Parks and Recreation plan. When applicable, the Owatonna Development Plan should serve as the basis or framework for these future efforts.

PLAN SETTING

Owatonna is a community of over 24,000 persons covering approximately 9,000 acres, or 14 square mile area. It is in the center of Steele County bordered by Owatonna Township and Clinton Falls Township, as shown in Figure 1.

FIGURE 1
County Context



Located along Interstate 35, Owatonna lies approximately 65 miles south of Minneapolis. It also lies on US Highway 14, approximately midway between Mankato and Rochester. This is indicated on Figure 2.

FIGURE 2
Regional Context

Regional Location
2005 Comprehensive Plan
Owatonna, Minnesota

DAHLGREN SHARDLOW AND · UBAN

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OWATONNA'S POPULATION AND ECONOMY

The identification of trends in population growth and other demographic data is a vital part of the comprehensive planning process. It can provide clues to future growth patterns and indicate what types of housing and public facilities may be needed in the future. For example, an increase in young couples with children would require starter housing, new parks and schools, and new or upgraded community facilities; whereas, an increase in the elderly population would lessen the need for schools and increase the need for specialized housing. This section of the *Owatonna Development Plan* contains information on Owatonna's population and household characteristics.

Population growth

Owatonna is growing at a faster rate than Steele County and the State of Minnesota.

Table 1 shows the changes in population from 1990 to 2000 in the city of Owatonna, surrounding communities, Steele County, and the state of Minnesota.

Table 1
Population Trends
Owatonna Area
1990 & 2000

	1990	2000	Change	Percent Change
Owatonna	19,386	22,434	3,048	15.7%
Clinton Falls Township	518	452	-66	-12.7%
Owatonna Township	991	771	-220	-22.2%
Steele County	30,729	33,680	2,951	9.6%
Minnesota	4,375,099	4,919,479	544,380	12.4%

Source: US Census

During the 1990s the city of Owatonna grew by 3,048 persons, or 15.7 percent. The county as a whole grew at a slower rate than Owatonna, at 9.6 percent. Owatonna's growth outpaced the state as well, which increased by only 12.4 percent.

Owatonna's faster growth than the county as a whole and the State of Minnesota has continued since the 2000 census. Between 2000 and 2004, the city of Owatonna added an estimated 1,409 persons, a 6.3 percent increase. Owatonna grew at a faster rate than Mankato/North Mankato, Albert Lea, Austin, and Faribault between 1970 and 2000. In southern Minnesota only Rochester's growth rate exceeded Owatonna's.

Owatonna's nearest competitive cities are Faribault, Mankato/North Mankato, Albert Lea, Austin, and Rochester. Rochester led this group of cities with a growth rate of 60% during the 1970 to 2000 period. Owatonna's growth was far behind Rochester's but well ahead of Faribault and Mankato/North Mankato. Albert Lea and Austin experienced population losses during the time period.

Owatonna started the 1970s as the smallest of these six cities, but grew larger than Albert Lea and Faribault by the year 2000. However, Faribault grew faster in the 1990s than Owatonna did.

The Table 2 below shows the changes in population.

Table 2
Population Trends
Owatonna and Surrounding Communities
1970 – 2000

	1970	1980	1990	2000	1970-2000
Owatonna	15,341	18,632(20%)	19,386(4%)	22,434(16%)	7,093(46%)
Rochester	53,766	57,890(8%)	70,745(22%)	85,806(22%)	32,040(60%)
Faribault	16,595	16,241(-2%)	17085(5%)	20,818(22%)	4,223(25%)
Mankato/N. Mankato	38,242	37,787(-1%)	41,632(10%)	44,225(6%)	6,183(16%)
Albert Lea	19,418	19,200(-5%)	18,310(-5%)	18,356(0%)	-1,062(-5%)
Austin	26,210	23,020(-5%)	21,907(-5%)	23,314(6%)	-2,896(-11)%

The table also reveals that growth occurs in spurts and is not at a steady rate. Therefore, it is difficult to predict future growth.

Population Share

Owatonna and the two closest townships comprise 70% of Steele County's population.

Table 3 shows the increasing proportion of the Owatonna area population in the overall growth of the county. Owatonna and surrounding townships comprised 68 percent of the county's total population in 1990 as shown on Table 3. Their share increased to 70.2 percent by 2000. This trend reflects the county's current land use policy which is to preserve farmland and encourage growth to occur in urban areas.

Table 3
Population Share
City of Owatonna vs. Surrounding Communities
1990 & 2000

	1990	% of Tri-Community Area	% of County	2000	% of Tri-Community Area	% of County
Owatonna	19,386	92.8%	63.1%	22,434	94.8%	66.6%
Clinton Falls Township	518	2.5%	1.7%	452	1.9%	1.3%
Owatonna Township	991	4.7%	3.2%	771	3.3%	2.3%
Tri Community Total	20,895	100%	68.0%	23,657	100%	70.2%
	1990	Tri-Community % of County	% of County	2000	Tri-Community % of County	% of County
Steele County	30,729	68.0%	100%	33,680	70.2%	100%

Source: US Census

Household Growth and Size

Owatonna is increasing the total number of households, but its household size is dropping and is smaller than in the surrounding areas. Owatonna is aging on the inside and growing on the outside.

The character of households can change over time in two ways as it relates to a city's population growth: by number and by size. If over time population growth is coupled with an increase in both the number and size of households, it generally indicates a community is growing from within (i.e. a high birth rate). However, if population growth is reflected by an increase in the number of households and a decrease in the size of the household, then it may indicate that the community is growing due to an influx of new residents.

Tables 4 and 5 show the City of Owatonna growing in population along with an increase in the number of households from 1990 to 2000. However there was a decrease in the number of persons per household. This indicates Owatonna is growing due to an influx of new residents. Steele County and Minnesota as a whole experienced the same trend during the 1990s.

Table 4
Household Trends
Owatonna Area
1990 & 2000

	1990	2000	Change	Percent Change
Owatonna	7,382	8,704	1,322	17.9%
Clinton Falls Township	174	158	-16	-9.2%
Owatonna Township	349	289	-60	-17.2%
Steele County	11,342	12,846	1,504	13.3%
Minnesota	1,647,853	1,895,127	247,274	15.0%

Source: US Census

Table 5
Household Characteristics
Owatonna Area
1990 & 2000

	1990			2000		
	Households	Population	Persons / Household	Households	Population	Persons / Household
Owatonna	7,382	19,386	2.63	8,704	22,434	2.58
Clinton Falls Township	174	518	2.98	158	452	2.86
Owatonna Township	349	991	2.84	289	771	2.67
Steele County	11,342	30,729	2.71	12,846	33,680	2.62
Minnesota	1,647,853	4,375,099	2.66	1,895,127	4,919,479	2.60

Source: US Census

Population by Age

Owatonna is a mature community. Its fastest growing age group is between 45 and 54.

Trends in age significantly impact a community's planning needs. It gives clues as to the types of housing, parks and community facilities and services that may be needed in the future. It also indicates what demands may be placed on the school system in the future.

The population in Minnesota and the nation is steadily aging as the baby boomer generation reaches maturity. There has also been a recent increase in the younger age groups in many communities – known as the baby boomer echo.

Table 6 shows the median age in Owatonna and surrounding communities. The table shows that Owatonna's population is younger than the surrounding townships, Steele County and the state as a whole, but slightly older than the Minneapolis-St. Paul metro area.

Table 6
Median Age
Owatonna Area
2000

Owatonna	34.9
Clinton Falls Township	39.5
Owatonna Township	38.4
Steele County	35.7
Minneapolis--St. Paul, MN--WI MSA	34.2
Minnesota	35.4

Source: US Census

The largest age group in Owatonna is the 35 to 44 year-old group, followed by the 25 to 34 and the 45 to 54 year-olds as shown in Table 7. These groups, combined, comprise 45 percent of the city's population. From 1990 to 2000, Owatonna saw its largest population gain in the 45 to 54 year-old group, which added 1,122 persons for a 63 percent increase. During the same time period, there was a decline in 15 to 19, 20 to 24 and 25 to 34 year-olds.

Table 7
Population by Age
City of Owatonna
2000

	1990		2000		Change	
Age Cohort	Number	Percent	Number	Percent	Number	Percent
Under 5	1,581	8%	1,636	8%	55	3%
5 - 9	1,572	8%	1,734	8%	162	10%
10 - 14	1,430	7%	1,928	9%	498	35%
15 - 19	1,352	7%	611	3%	-741	-55%
20 - 24	1,328	7%	1,264	6%	-64	-5%
25 - 34	3,331	17%	3,058	14%	-273	-8%
35 - 44	2,838	15%	3,637	17%	799	28%
45 - 54	1,790	9%	2,912	14%	1,122	63%
55 - 59	714	4%	925	4%	211	30%
60 - 64	800	4%	829	4%	29	4%
65 - 74	1,342	7%	1,417	7%	75	6%
75-84	950	5%	1,042	5%	92	10%
85 +	358	2%	437	2%	79	22%
Total	19,386	100%	21,430	100%	2,044	11%

Source: US Census

The 20 to 29 year old age group is typically the group that is starting out on its own and putting stakes into the community. Those in the lower end of these age groups are often seeking higher education and broader employment opportunities, and may leave the community to do so. Members of this age group, particularly in the upper end, are beginning to enter the family formation years, thus continued drops/increases in this age group may indicate declining/increasing school enrollments in the near future. The 25 to 29 year-old group, along with the 30 to 34 year olds, are also the typical first time homebuyer groups, while 20 to 24 year olds are typically renters. In Owatonna, there were declines in both the 20 to 24 and 25 to 34 year-old groups from 1990 to 2000.

The 30 to 49 year old age groups tend to be looked at as the new generation of community leaders and business owners, and their children are found throughout the school system from kindergarten to 12th grade. These age groups also tend to be active in the community and demand high quality services for their children and families. However, these age groups also tend to be highly mobile and may move away from a community to find better opportunities. Within this population range, the 30 to 34 year olds are typically first-time homebuyers while the 35 to 49 year olds are typically included in the move-up homebuyer market.

In Owatonna, there are mixed indicators within these groups. The 35 to 44 year-olds comprise the largest age group in the city, and increased in population from 1990 to 2000 by 28 percent. The 25 to 34 year-olds comprise the largest age cohort in the city, but there was a decline in the group from 1990 to 2000. The city's 45 to 54 year olds comprise the third largest cohort in the city, and saw the greatest increase during the 1990s.

Persons in the 50 to 64 year age group tend to be empty nesters and may move to smaller homes, or townhomes, while young seniors aged 65 to 74 often seek a variety of housing options. Empty nesters in these age groups begin to sell their old homes with several bedrooms and two or more stories for lower maintenance, two bedroom units, often on one story.

The 45 to 54 year-olds comprise the third largest share of the city's population and experienced the highest rate of growth during the 1990s. The 55 to 59 and 60 to 64 year-old groups also saw increased growth as well, but still comprise a relatively smaller proportion of the city's population. The 65 to 74 year-old group comprises a small percentage of the city's population, and saw relatively small growth from 1990 to 2000.

There was a 32 percent increase in the 75+ population in Owatonna between 1990 and 2000. Although in 2000 this segment of the population only encompassed 7 percent of the total population in Owatonna, future growth of this segment may have several planning implications for a city. Park and recreational demands of this group tend to be for

passive activities rather than ball fields and playgrounds. Social services, elderly housing and medical services will be in demand and will most likely need to be located near one another.

Population by Race and Ethnicity

The table below shows that Owatonna is an overwhelmingly White community with a growing minority population. Whites constitute 94% of the population. However, the White percentage dropped from 97% in 1990 despite an increase of 2,294 persons during the decade. The number of minority persons grew faster than the White population. The Black population increased by 260 and the Hispanic/Latino population by 576 persons in the 1990s.

Table 8
Population by Race and Ethnicity
City of Owatonna
2000

	2000 Census	% of 2000 Total	1990 Census	% of 1990 Total	Change from 1990 to 2000
Race					
White Alone	21,108	94.17%	18,814	97.05%	+2,294
Black Alone	351	1.57%	91	.47%	+260
Am. Indian Alone	29	.13%	57	.29%	-18
Asian Alone	230	1.03%	172	.89%	+58
Other Race Alone	430	1.92%	252	1.30%	+178
More than one race	286	1.28%			
Hispanic/Latino Origin					
Hispanic/Latino	967	4.31%	391	2.02%	+576
White not Hispanic	20,604	91.92%	18,675	96.33%	
Percent Minority	8.08%		3.67%		

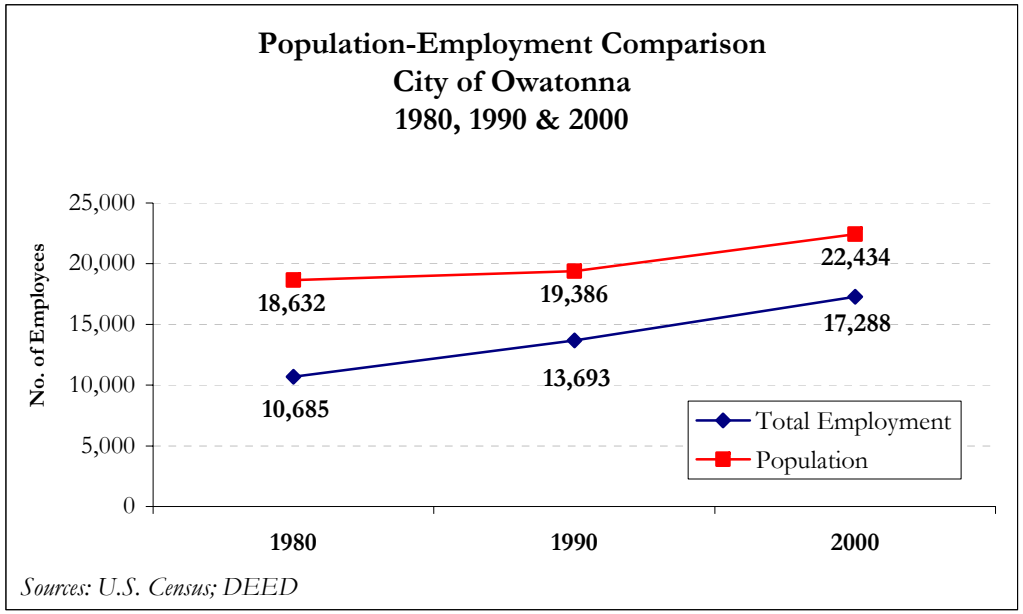
Source: 2000 U.S. Census as reported by the League of Minnesota Cities.

Employment Growth

Owatonna's job composition is changing, but still growing at a healthy pace.

Owatonna's employment grew at a very healthy rate of 28% in the 1980s and 26% in the 1990s. The Minnesota Department of Employment and Economic Development reported a total of 17,288 jobs in the city in the year 2000.

Job growth has actually exceeded population growth in Owatonna. The graph below compares job growth and population growth.



The employment growth rate indicates that there are jobs for Owatonna's residents and that there should be a strong demand for housing growth.

Table 9 below shows employment gain or loss by industry in Owatonna between 1980 and 2000.

Table 9
Employment Growth by Industry
City of Owatonna
1980, 1990 and 2000

	1980		1990		2000	
	No.	Pct.	No.	Pct.	No.	Pct.
Total Employment	**10,685**	**100.0%**	**13,693**	**100.0%**	**17,288**	**100.0%**
Manufacturing	4,655	43.6%	5,313	38.8%	6,476	37.5%
Services	1,710	16.0%	2,799	20.4%	3,626	21.0%
Retail Trade	1,689	15.8%	2,117	15.5%	2,938	17.0%
FIRE[1]	1,361	12.7%	1,554	11.3%	1,923	11.1%
TCU[2]	115	1.1%	546	4.0%	751	4.3%
Construction	342	3.2%	472	3.4%	623	3.6%
Public Administration	332	3.1%	407	3.0%	495	2.9%
Wholesale Trade	236	2.2%	376	2.7%	344	2.0%
Agriculture	245	2.3%	106	0.8%	110	0.6%

[1] Finance, Insurance and Real Estate
[2] Transportation, Communications and Utilities

Source: Minnesota Department of Employment and Economic Development (DEED)

The table shows that all sectors of the economy increased in each decade except for wholesale trade, which decreased between 1990 and 2000.

While manufacturing is not as dominant in Owatonna as it once was, it still accounted for the largest number of jobs at 6,476 in 2000. This sector actually increased by 1,821 jobs from 1990 to 2000. Over 1/3 of all jobs in the city are in the manufacturing sector.

The fastest growing sector of the economy is in transportation, communications, and utilities (TCU). This sector increased from 115 jobs in 1980 to 751 jobs in 2000, a 553% increase.

A recent study comparing Steele County with Freeborn, Mower, and Rice County provides some insight into the effects of the 2001 to 2003 recession. The statistics are based on review of 1st Quarter of 2000, 2003 and 2005 from the Quarterly Census Employment and Wages (QCEW) program. The highlights of the study are shown below. The numbers are for Steele County, not Owatonna. So, the statistics are not directly comparable to the employment statistics in the paragraphs above. However, the numbers reveal that the county has done well in recovering from the recession of 2001 to 2003 in all employment sectors except manufacturing.

- Unemployment Rates for Steele County (LAUS DATA—place of residence) showed an increase from 2.6% in April 2000 to 5% in April 2003. It fell back to 4% by April 2005. Note: 5-5 1/2 % unemployment is considered full employment.

- There was a decrease in employment between 2000 and 2003. In 2000, there were a total of 19,593 employees. There were 18,650 employees in 2003, a 5% drop of 943 employees during the three-year period.

- The total number of employees has been rising since 2003. In 2005, there were a total of 19,405 employees. There was a 4% increase of 755 employees between 2003 and 2005.

- There has been a 16% decrease in the total number of manufacturing jobs between 2000 and 2005, a decline of 1,145 jobs. In 2000, there were a total of 6,954 manufacturing jobs that made up 35% of all jobs. In 2005, manufacturing jobs accounted for 30% of all jobs with 5,809 jobs.

- In 2000, retail jobs accounted for 14% of all jobs. There were 345 more retail jobs in 2005, which accounted for 16% of total employment.
- Employment in finance and insurance has remained steady over the five-year period, making up 9% of the total jobs.
- Educational jobs increased by 181 employees from 2000 to 2005, but only gained 1% of the total.
- Health care related jobs have increased by 414 employees from 2000 when they accounted for 7% of all jobs, to 2005 when they accounted for 10% of all jobs.
- The overall average weekly wage rose from $541 in 2000 to $619 in 2005, a 14% increase (of $78).
- The average weekly wage for manufacturing employees rose from $654 in 2000 to $813 in 2005, a 24% increase (of $159).
- The average weekly wage for retail employees rose from $310 in 2000 to $339 in 2005—a 10% increase (of $29).
- The average weekly wage for finance and insurance employees rose from $782 in 2000 to $1,027 in 2005, a 31% increase (of $245).
- The average weekly wage for education-related employees rose from $575 in 2000 to $604 in 2005, a 5% increase (of $29).
- The average weekly wage for health care employees rose from $496 in 2000 to $620 in 2005, a 25 % increase (of $124).

INVENTORY AND ANALYSIS

Land Use

Owatonna's existing land use pattern can generally be described as follows:

1. The area west of I-35 has developed as a primarily industrial area with some new, big-box and related commercial developments near the major freeway interchanges.

2. The area between the Straight River and I-35 is divided between industrial and commercial uses north of Hoffman and residential to the south.

3. The traditional downtown occupies the center of town.

4. Older residential neighborhoods occupy the areas to the west, north, east, and south of downtown.

5. New residential subdivisions are growing north, northeast, east and southeast of the established neighborhoods.

6. A commercial area initially developed in the 1960's and '70's occupies the south side of the city north of TH 14.

The biggest land use changes in the last 20 years have been the development of the land next to the freeway for commercial and industrial purposes and the growth of the new residential subdivisions generally to the east of the city. In the mean time, the downtown area has become less attractive to certain types of business and presents redevelopment opportunities and challenges for the city. Older residential neighborhoods are generally doing well.

Transportation

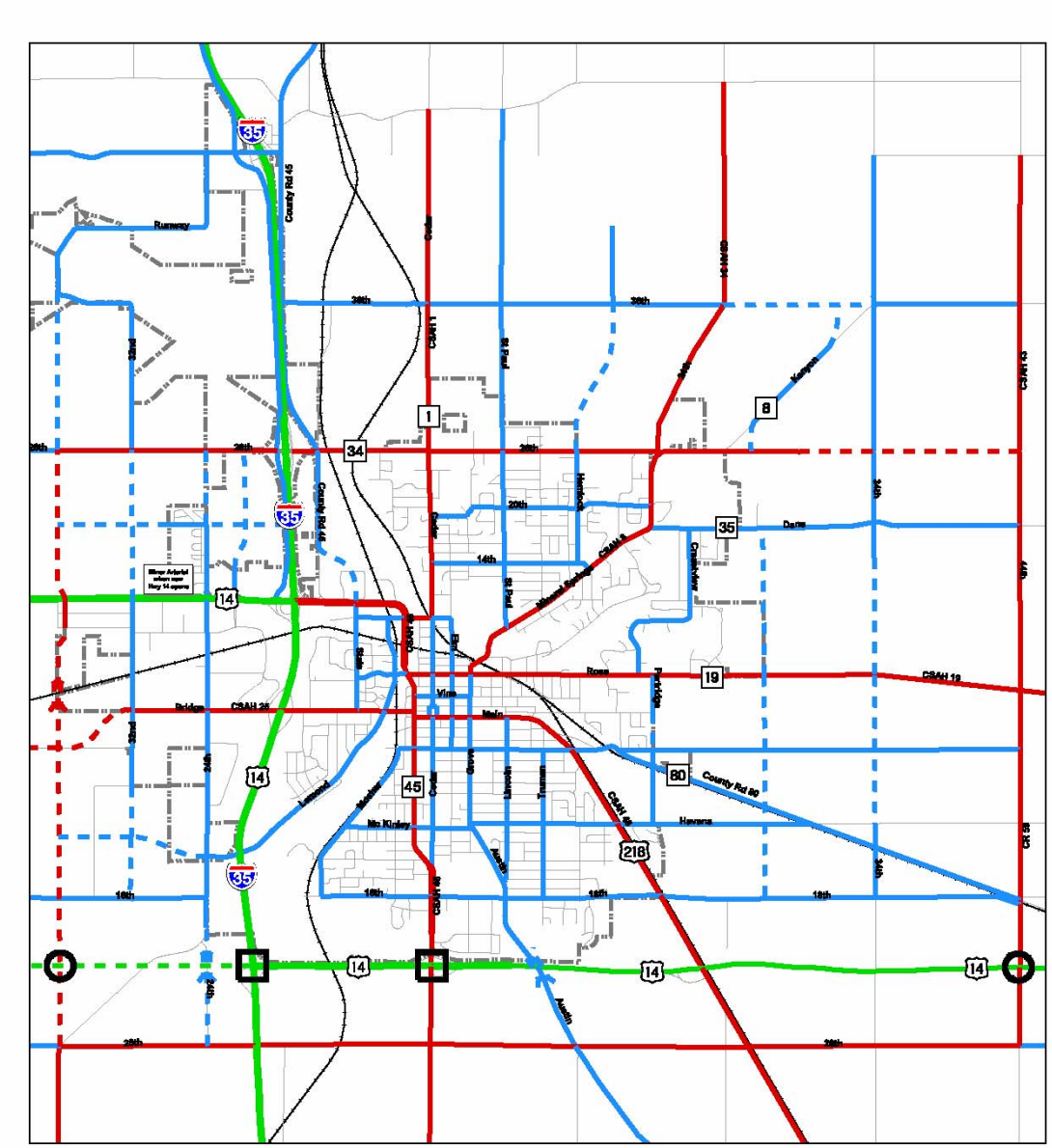
The City of Owatonna has a major arterial and collector system that has been revised over the years as growth has been occurring as shown in Figure 4. Many of the major streets comprise a radial pattern that converges in and around the downtown area. This system has served the City well but the city's continued growth has overburdened segments of this system. The city in conjunction with Steele County has planned for and is in the process of developing a beltline roadway system designed to accommodate new development and reduce pressure on the existing major street system. Another major change that will occur in the future is the extension of U.S. Highway 14 on the south side of the City. This extension will eliminate the Highway 14 jog that presently exists and create a new interchange at the southwest corner Owatonna. This interchange will tie into the west beltline and is positioned to serve the growing Owatonna industrial area. As future growth continues to occur, the functional classification plan discussed in this comprehensive plan needs to be adhered to and revisions may be necessary due to land use changes.

The City has a series of Steele County roadways that comprise a number of the major facilities. Continued cooperation with Steele County needs to be maintained in order that these important roadways help to provide efficient traffic operations.

Owatonna is served by three railroads. The Union Pacific provides a north/south connection, while the Dakota, Minnesota and Eastern (DM&E) operates an east to west route from Wyoming to the Mississippi River. The DM&E also owns and connects to the Iowa, Chicago and Eastern Railroad in Owatonna for access to markets in Minneapolis and Chicago.

Owatonna has developed one of the premier small airports in Minnesota. Owatonna Regional Degner Airport has a primary runway of 5,500 feet. The runway is lighted and equipped with al all weather precision instrument landing system. Construction of a secondary crosswind runway is scheduled to occur in 2007. This 3,000 foot runway will be paved and lighted and allow for increased safety and airport utilization in all weather conditions.

FIGURE 3
Transportation



Parks, Trails and Recreation

The City of Owatonna has numerous parks and recreational lands. To better understand the types of parks within the City, the following classification system had been previously adopted:

1. Mini-Park
    a. Is usually less than one acre in size
    b. Serves an area ¼ mile or less in radius
    c. Contains picnic areas and passive recreation
    d. Is easily accessible by pedestrians and bicyclists
2. Neighborhood Park
    a. Is two to 14 acres in size
    b. Serves an area ¾ mile or less in radius
    c. Contains picnic areas, passive recreation, athletic fields, hard surface play areas, and restroom facilities
    d. Is easily accessible by pedestrians and bicyclists; however, may have some off-street parking
3. Neighborhood Playground
    a. Is generally adjacent to or on public school grounds and is one to five acres in size
    b. Serves an area ¾ mile or less in radius
    c. Contains play structures for elementary aged children, hard surface play areas, open space as play area, athletic fields for programmed athletics.
    d. Is easily accessible by pedestrians and bicyclists; however, may have some off-street parking
4. Community Park
    a. Is more than 15 acres in size
    b. Serves an area 1½ miles or less in radius
    c. Contains sheltered picnic areas, significant play structures, passive recreation, hard surface play areas, lighted athletic fields, community meeting rooms, indoor recreational facilities, and restroom facilities
    d. Is easily accessible by vehicles

5. Community Playfield
    a. Is more than five acres in size
    b. Serves an area 2 miles or less in radius
    c. Contains limited play structures, permanent restroom facilities, lighted athletic fields, spectator seating, picnic facilities, golf courses, concessions, trails
    d. Is easily accessible by pedestrians, bicycles, and has significant off-street parking facilities

6. Linear Park
    a. Is more than 50 feet wide
    b. Contains hiking, biking, cross country skiing, and horseback riding trails, small picnic sites, rest areas, and scenic overlooks
    c. Functions as linkage between areas of town
7. Regional Park
    a. Is more than 200 acres in size
    b. Serves an area within one hour of driving time
    c. Contains picnic areas, permanent restroom facilities, significant play structures, passive recreation, boating opportunities, fishing, swimming, a highly developed trail system, substantial natural areas, and limited camping sites
    d. Is easily accessible by vehicles with significant off-street parking facilities

The City currently has 740.6 acres of parks and open space. Table 10 lists the City's existing park facilities, their size, and classification.

Table 10
City of Owatonna Parks

Park Name	Entrance	Acreage	Classification
Brown Park	16th St. SW	7.4	Neighborhood Park
Brooktree Golf Course	Cherry St	135	Community Playfield
Buecksler Park	Smith Ave.	4.8	Neighborhood Park
Cashman Park	26th St. NW	8	Neighborhood Park
Central Park	Main St./E & W Park Sq./Broadway	1.5	Mini-Park
Crocus Park	Glendale St.	0.4	Mini-Park
Dartts Park	Mineral Springs Rd. or Cherry St.	18	Community Park
Fairgrounds Park	18th St. SE or Austin Rd.	22	Community Playfield
Falkland Meadow	Dane Rd.	5.8	Undeveloped
Fremont Park	Front St.	0.4	Mini-Park
Hammann Park	Rice Lake St.	11	Linear Park
Hazel Park	Kelly St	0.5	Undeveloped
Jaycee Park	Rice Lake St.	7	Neighborhood Park
Kaplan's Woods Pkwy.	Mosher Ave./18th St. SW/W School St.	225	Regional Park
Kriesel Park	26th St. NE	8	Undeveloped
Kriesel's Woods Park	Dane Rd.	NA	Undeveloped
Leo Rudolph Nature Reserve	Young Dr. or Jeffrey Dr.	57	Community Park
Manthey Park	3rd Ave. NE or Cedar Ave. N.	30	Community Park
Maple Creek Park	Elm St. or Mineral Springs Rd.	8	Linear Park
Mineral Springs Park	Cherry St./Mineral Springs Pkwy.	38	Community Park
Morehouse Park	School St./Mill St./Bridge St.	17	Neighborhood Park
Owatonna Soccer Complex	Smith Ave.	15	Community Playfield
Sid Kinyon Tennis Courts	Smith Ave. and Havana Rd.	1	Community Playfield
Straight River Park *	Straight River	90	Linear Park
Walter H. Gainey Park	Selby Ave. or Lemond Rd.	3.7	Neighborhood Park
West Hills	State Ave. or Florence Ave.	40	Community Park
Willow Park	Highland/Floral/Hillside	0.4	Mini-Park
** Construction in 2007*	Total Acres	754.9	
	Parks less Undeveloped Parks	740.6	

Table 11 lists the existing park classification, the total area of each park classification within the City, and the percentage of the total area for each park classification.

Table 11		
City of Owatonna Parks		
Classification Acreage	**Classification**	**Percentage**
2.7	Mini-Park	0.4%
47.9	Neighborhood Park	6.5%
183	Community Park	24.7%
173	Community Playfield	23.4%
109	Linear Park	14.7%
225	Regional Park	30.4%
NA	Neighborhood Playground	NA
740.6		100.00%

According to City staff, the current type, size, and distribution of parks are currently meeting the resident's needs. The Long Range Plan section of this document will use the above classification system and area percentages to recommend the type and size of proposed parks as the City grows.

Sanitary Sewer and Stormwater Management

Sanitary Sewer

The existing sanitary system consists of the wastewater treatment facility (WWTF) and the collection system. The WWTF has an existing capacity of 5 MGD with room for expansion to 7.5 MGD. The WWTF is currently near capacity and is scheduled for expansion in the near future.

The existing wastewater collection system is comprised of eight sanitary service districts, each defining the limits of service for a separate trunk system. The existing system currently services approximately 6,500 acres of developed area comprised of mixed land uses. An additional 3,400 acres are available for development within the existing sanitary sewer service area, resulting in a total existing service area of approximately 9,900 acres. In general, the existing system has been designed to convey forecasted ultimate peak future flows generated from within the existing service area.

Detailed information on the City's sanitary sewer system can be found in "Sanitary Sewer System Study" 2004.

Stormwater Management

The City is situated around the Straight River, to which all runoff generated within the City ultimately discharges. Several creeks are also located around the City, which drain to the Straight River, including Maple Creek, Crane Creek, Willow Creek, and Izaak Walton Creek.

Aside from the river and creeks, the City has few other natural waterbodies. Lake Kohlmeier is currently the sole waterbody listed as a protected water by the MNDNR within the City. Wetlands are sparsely located throughout the City, with the vast majority located adjacent to the river.

Runoff generated from developed areas within the City is conveyed to the aforementioned natural drainage features generally either via the County ditch and tile system or City storm sewer system. The County ditch and tile system was originally designed and constructed to serve agricultural areas and is typically replaced as development occurs. The City storm sewer system is generally constructed as development occurs. In the past, storm sewer has been constructed to discharge directly to the natural drainage features. As awareness of resource protection has increased through the years, newer developments are required to treat runoff prior to discharge. Treatment of runoff from developed areas is typically accomplished through construction of ponds, which are also included in the inventory of the City's storm sewer system. Detailed information on the City's stormwater management system can be found in the "Stormwater Management Plan" 2004.

PLANNING ASSUMPTIONS

Owatonna and the other major surrounding cities have experienced significantly different growth rates and peak growth in different decades since 1970. It is not possible to accurately predict growth pressure in Owatonna from 2005 to 2025.

The Minnesota State Demographic Center released growth projections for Owatonna for the period of 2005 to 2025, and this plan offers two other growth scenarios. Since 1990, the actual annual growth rates have been about 1.5%. The Demographer's projections show annual growth of 1% or less – somewhat less than recent experience – while the other two scenarios in this plan assume 1.5% and 3% annually, or equal to and slightly higher than recent experience. The table below compares population growth in these three scenarios.

Table 12
Growth Projections - City of Owatonna
1.5% and 3% Growth Scenarios

Year	Population Projection By State of Minnesota*	1.5% Growth Scenario	3% Growth Scenario
2005	24,255	24,255	24,255
2010	25,486	26,074	27,893
2015	26,649	28,030	32,077
2020	27,671	30,132	36,889
2025	28,472	32,392	42,422

*The growth rate from 2005 to 2015 is about 1% per year while the growth rate from 2015-2025 is predicted to about 0.7% per year.

Growth Projections/Scenarios

Owatonna added approximately 1,300 households and 3,000 people between 1990 and 2000. It is not certain what the growth rate will be in the planning period of 2005 to 2025. In order to assist in planning for future growth, alternative growth scenarios have been developed for Owatonna. The scenarios were based on the following assumptions:

1. Growth rates of <1%, 1.5%, and 3% per year.

2. Gross residential density at 3 dwelling units per acre versus 2 dwelling units per acre. It was assumed that the residential land consumption would account for 70% of the land that was developed. Persons per household would remain at 2.54.

Growth Rates

The slower growth rate scenario suggested by the State Demographers numbers of less than 1% per year is less than the 1995-2005 numbers. The1.5% per year is comparable to the growth rate in the period from 1990 to 2005; the 3% rate is double that. The 1% growth rate scenario would result in 1,643 new housing units from 2005-2025; the 1.5% scenario would almost double that to 3,187 new housing units between 2005 and 2025. The faster growth rate scenario of 3% would more than double that again, resulting in 7,136 new housing units between 2005 and 2025. This compares to an estimated total of 9,566 households in the City in 2005. Table 13 below shows the growth rate in households over the next twenty years in five-year increments.

Population Projections And Residential Land Needs, 2005-2025

		Projected Growth					Change
		2005	2010	2015	2020	2025	2005-2025
<1% Population Growth Rate	Total Population	24,255	25,486	26,649	27,671	28,472	4,217
	(divided by) Persons by HH	2.54	2.54	2.54	2.54	2.54	2.54
	(equals) Total Households	9,566	10,034	10,492	10,894	11,209	1,643
	5-year Change in HHs	-	468	458	402	315	1,643
	(divided by) Res.Units per Acre	-	3	3	3	3	3
	(equals) Res. Land Needs	-	156	153	134	105	548
1.5% Population Growth Rate	Total Population	24,255	26,074	28,030	30,132	32,392	8,137
	(divided by) Persons by HH	2.54	2.54	2.54	2.54	2.54	2.54
	(equals) Total Households	9,566	10,265	11,035	11,863	12,753	3,187
	5-year Change in HHs	-	699	770	828	890	3,187
	(divided by) Res.Units per Acre	-	3	3	3	3	3
	(equals) Res. Land Needs	-	233	257	276	297	1,062
3% Population Growth Rate	Total Population	24,255	27,893	32,077	36,889	42,422	18,167
	(divided by) Persons by HH	2.54	2.54	2.54	2.54	2.54	2.54
	(equals) Total Households	9,566	10,981	12,629	14,523	16,702	7,136
	5-year Change in HHs	-	1,415	1,647	1,894	2,178	7,136
	(divided by) Res.Units per Acre	-	3	3	3	3	3
	(equals) Res. Land Needs	-	472	549	631	726	2,379

Land Consumption

The lowest demand for land results from the State's projections coupled with a higher gross density of 3 dwelling units per acre. The highest demand for land results from the higher 3% growth rate at the lower 2 dwelling units per acre gross density. Gross density is calculated by dividing the number of dwelling units by the total amount of land being developed including streets, utilities, parks, and all other uses. The results of three assumptions above over the planning period from 2005 to 2025 are described below.

East of the Straight River

Residential land consumption alone ranges from 548 acres (3 dwelling units per acre at <1% growth rate) to 3,568 acres (2 dwelling units per acre @3% growth rate. This translates to a total demand for developed land around the fringe of the city east of the Straight River from a low of less than 800 acres to over 5,000 acres. Table 14below shows the land consumption east of the Straight River for the four different combinations of growth and density assumptions.

Table 14
Owatonna Growth Projections to 2025
East of the Straight River

	Scenario 1a Acres Needed <1% growth/yr 3 DU/A 1,643 units	**Scenario 1b** Acres Needed <1% growth/yr 2 DU/A 1,643 units	**Scenario 2a** Acres Needed 1.5% growth/yr 3 DU/A 3,187 units	**Scenario 2b** Acres Needed 1.5% growth/yr 2 DU/A 3,187 units	**Scenario 3a** Acres Needed 3% growth/yr 3 DU/A 7,136 units	**Scenario 3b** Acres Needed 3% growth/yr 2 DU/A 7,136 units
Residential Acres	548	822	1,063	1,594	2,379	3,568
Parks (10% of Res.)	55	82	106	159	238	357
Ponding (8% of Res.)	44	66	85	128	190	285
Right of Way (11-15%)	82	123	159	239	357	535
Schools (2% of Res.)	11	16	21	32	48	71
Churches (2% of Res.)	11	16	21	32	48	71
Convenience Commercial	11	16	21	32	48	71
Misc. development	22	33	43	64	95	142
Undevelopable Open Space						
Total Acres Needed for Development	784	1,175	1,520	2,279	3,402	5,102

The 3,187 new dwelling units that are projected to be needed by 2025 under the 1.5% growth scenario would be about equal to adding the 150 units a year that the city has been adding in the 2000-2005 period. There would have to be construction of about 355 units a year to meet the 7,136 units projected under the 3% growth scenario.

West of the Straight River

The area west of the Straight River is designated primarily for industrial, commercial, and civic related development. This reinforces development patterns that have occurred over the last 20 years. Most of the land between existing development and the proposed West Beltline has been designated for industrial or commercial development as shown on the Land Use Plan Map. Industrial land absorption over the last 15 years has averaged about 20 acres per year so it is likely that industrial development will not occur at a fast enough pace to fill all the designated land by 2025. However, the City must reserve all this land for industrial development and not allow the introduction of residential uses that make it difficult, if not impossible, for the City to expand its industrial base.

A retail market analysis completed for the city in 2005 indicated a need for up to 135 acres of commercial land through 2015. Commercial land indicated on the Land Use Map should be sufficient to meet needs through that time period and beyond. While most of the future commercial development will develop as expansions of existing commercial areas, it is expected that there will be demand for highway related commercial uses (restaurants, gas, convenience store) at the intersection of the proposed West Beltline and the re-aligned TH Hwy. 14. It also should be noted that there may be demand for high density residential in portions of the designated commercial areas. This should be encouraged if located on marginal commercial land and the housing does not present conflicts or impediments to future commercial or industrial development in the area. The area west of the Straight River also includes the Cabelas area. It is expected that there will be additional specialty shopping, entertainment and hospitality uses that will cluster around the Cabelas store.

DEVELOPMENT PLAN MAP

The Development Plan Map shows both existing and anticipated land use. The plan indicates general areas of proposed land use; it does not delineate on a lot by lot basis what land can or cannot be used for. The plan map is a guideline for the city's development and as such it is anticipated that land use boundaries will change over time.

- Additional properties may be added to a designated commercial or industrial area to accommodate a proposed development or as a reaction to a market demand for additional land. In such cases the city should review such requests to insure that public infrastructure is adequate to support the expansion of the specific land use area and that impact on adjacent properties is assessed and minimized.

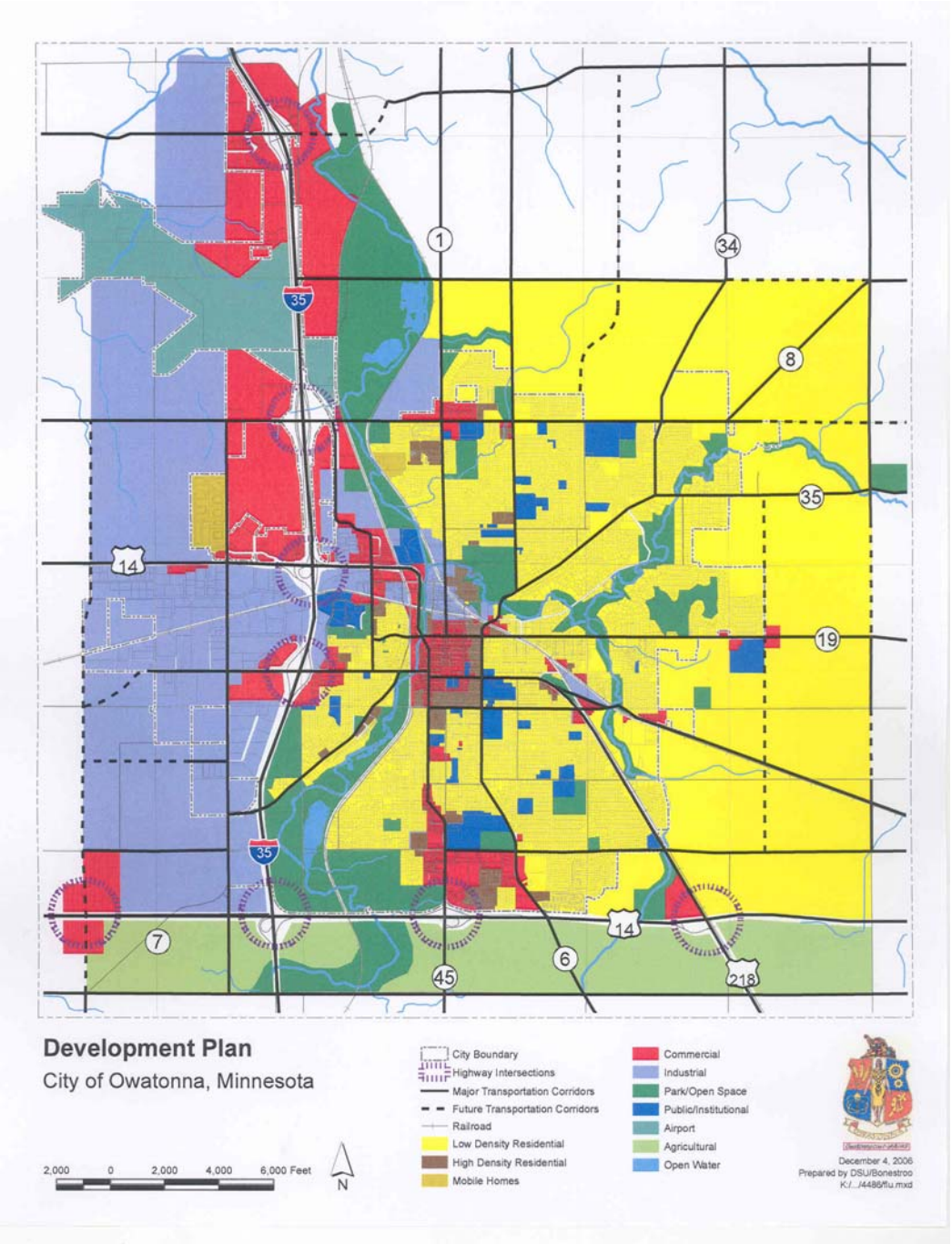
- Creating a new land use area within a designated area should be approached with even more diligence. Besides the above noted criteria of infrastructure and impact, the request should be reviewed on the basis of conformance with plan policies; that the request is based on a true market demand and not just the desire of an individual developer; and that the integrity of the overall plan is not compromised. In almost all such cases a more formal plan amendment procedure should be undertaken.

- The nature of high density residential development in the Owatonna market presents certain unique problems in locating such development areas. A relatively low and sporadic demand for lots as well as the fear that such developments will compromise single family development often discourages developers from including high density lots as part of a residential development. While a portion of high density residential demand will be accommodated in commercial areas, we should also consider that high density housing within designated single family areas may certainly be legitimate when such proposals are integrated into a larger development plan, the higher density housing is buffered from adjacent single family areas or provides a transition between major thoroughfares or more intense land uses and low density housing, and that public infrastructure, especially streets can adequately service the development.

The Development Plan Map indicates a study area that includes land area that most likely exceeds the growth needs of the City of Owatonna through the plan horizon of 2025 and therefore how the city will grow within the plan area will depend on the extension of key city services such as sanitary sewer. Detailed studies by the city have indicated how best to extend facilities to serve development but the timing of construction of such facilities will be determined by the City Council based on development demands, cost, and feasibility. Once such services are extended city policy will

encourage and guide growth to occur in a fashion that will best utilize this infrastructure capacity and discourage development patterns that demand additional service extensions until the newly created capacity is utilized.

FIGURE 4
Development Plan



LONG RANGE PLAN

Land Use

Future land use will be influenced by the following:

1. Continuing evolution of retailing and other commercial uses to occur in areas that provide access to major highways and streets including development of big-box stores and the commercial clusters that occur around those developments.

2. The development of the new hospital and clinic expansion south of the airport.

3. Relatively inexpensive land, compared to what it costs in the Twin Cities area that can be developed for residential uses .This land could be attractive to potential buyers who work in the Twin Cities fringe and Rochester, as well as in the greater Owatonna area.

4. Job growth in Owatonna, especially those jobs that provide a "livable wage".

5. Gasoline prices that may limit the ability of workers to commute to jobs in the Twin Cities, Rochester, or other southern Minnesota communities.

Primary Land Use Objectives and Principles

Owatonna is a growing community and there will need to be areas in and around Owatonna to accommodate residential, commercial, industrial, school, and open space needs created by growth demands.

- Provide sufficient land area to satisfy needs of anticipated moderate, but steady residential, commercial, and industrial growth.

- Provide and protect enough land for the city's industrial sector, thereby insuring additional employment opportunities and a broader tax base.

- Provide conveniently located and economically sound commercial service areas to meet the needs of the consumer and businessperson.

- Provide new high quality residential areas that are a prominent Owatonna characteristic.

- Assure that new growth is compatible with the existing development pattern and that development occurs in a fashion that best utilizes existing infrastructure and minimizes public costs.

- Discourage unnecessary urban sprawl into the rich agricultural areas surrounding the city and encourage the county and townships to maintain a policy of protecting agricultural uses and directing urban levels of development into cities where such growth can best be accommodated.

Provide the general public, the development community, and governmental jurisdictions a broad perspective of the city's future development within which private and public decision-making can operate in confidence.

Residential Growth Areas

Three of the four growth scenarios can be accommodated within an area bounded by 39th Street on the north, the 34th Avenue Beltline boundary on the east, and Highway 14 on the south. There are 4,500 acres in this ring around the northeast and east sides of the city.

Only a small portion of the city's residential growth will occur on infill sites in the developed part of the city. Most of the property within city limits has been developed. There is a potential for some multi-family uses to be developed near downtown along the Straight River and around other open spaces or in redevelopment areas near the downtown. Most of the city's residential growth will occur to the north and east of the city limits. It is assumed that the majority of future growth will be single-family homes on lots of about the same size as those being developed in 2005. Some townhouses or apartments could be developed along the major streets and around the future convenience commercial uses.

Residential growth south of Hwy 14 is restricted by the high cost of utility service extension.

Policy – The city will encourage developers of new subdivisions to provide some housing types that are suited to the needs of the city's aging population.

Policy – The city will require that subdivisions be connected to one another so that pedestrians and vehicles can move freely between subdivisions.

Policy – The city will consider establishing a maximum lot size that is comparable to those already being platted so that land is developed consistent with the three dwelling units per gross acre.

Policy – The city will support annexation of land for residential development when there is less than a five-year supply of lots based on recent land consumption patterns or it is determined that other benefits to the city are gained by the annexation.

Policy – The city will support multi-family residential uses in areas where there is proximity to major thoroughfares, commercial areas, open space or other amenities, or in areas that are an extension of existing multi-family use.

Industrial Growth Areas

The plan designates a large amount of land for industrial use and it is most likely more than can realistically be developed in the plan's time frame. Virtually all of the area between the future West Beltline and the existing industrial area along I-35 is designated for industrial expansion. This includes areas north and south of the airport except that occupied by the clinic and proposed hospital. The area north of Hoffman Drive between I-35 and the Straight River open space corridor is also designated for industrial expansion.

Older industrial areas on the edge of downtown will continue to function but could be redeveloped as residential or other less intensive uses especially where the location is adjacent to solid residential areas or amenities that might attract residential uses.

Policy – In those key designated industrial areas west of I-35 the city will resist efforts to develop land to other uses, especially residential.

Commercial Areas

The emergence of big-box retailers such as Lowe's, Mills Fleet Farm, Target, Kohls and Wal-Mart as well as Cabelas has made Owatonna the retail hub of the area between Mankato and Rochester and from Albert Lea to Faribault. It is unlikely that many more of the general merchandise big-box retailers will develop in Owatonna. However, their presence

will likely spawn more of the specialty big box clothing, electronics, or office supply stores and additional smaller scale commercial developments will occur adjacent to the big-boxes north of TH 14W. It is also likely that the construction of a new hospital will spur additional commercial development on the south side of 26th Street NW. The Three Corners commercial area anchored by Cabelas has developed with restaurants, and motels and other highway service types of business. This trend is likely to continue.

Owatonna has developed as a full service retail center and Owatonna retailers are likely capturing as much in retail sales as residents have to spend. However, continued residential growth will generate increased demand and the plan designates significant acreage to accommodate continued commercial development including retail.

There is also a need for a limited amount of new commercial space in the form of convenience uses such as gasoline station/convenience food stores, dry cleaning drop-offs, hair salons and barber shops situated adjacent to residential areas.

A recent commercial market study completed for the city indicated the need for between 75 and 135 additional acres to accommodate new commercial development between the years 2005 and 2015. This was further broken down projecting 20 to 30 acres of retail service space demand from trade area growth; 20 to 40 acres for additional big box development; 10 to 15 acres for new smaller space office development; 5 to 10 acres for new hospitality uses; and 20 to 40 acres for develop generated by hospital development on 26th Street NW.

Policy – Encourage the development of land for additional big-box stores and uses that generally develop around big boxes near those that already exist in Owatonna.

Policy – Provide space for convenience commercial uses near the developing residential subdivisions on the north and east sides of the city.

Policy – Allow commercial developments providing gasoline, car service, restaurants, and convenience goods at the existing and proposed Hwy. 14 interchanges for motorists traveling along the highway.

Policy - Encourage and support the continued redevelopment of the south end commercial area to insure its continued viability as retail and service area.

Policy - Efforts should be made to sustain and strengthen the downtown's position as a mixed use commercial, entertainment, and residential center.

Transportation

Owatonna's developing fringe will require major upgrades to the rural road system. The city's engineering consultant completed a study of the transportation demands in 2004. Their suggested major road improvements are described below.

Primary Transportation Objectives and Principles Related to the Circulation of People and Goods

- Insure the availability of future rights of way by anticipating demands created by projected land use.
- Relate future circulation facilities to the existing street system and to integrate both into the existing and projected regional system.
- Insure efficient and convenient access from freeways and major thoroughfares to downtown Owatonna and other major sections of the city.
- Provide a functional street system for efficient and economical service designated to minimize intrusion of heavy traffic into residential areas.
- Provide safe and attractive sidewalks, pathways, and bikeways that encourage people to walk and ride bicycles.
- Incorporate transportation issues into land use considerations recognizing that the transportation system impacts land use and vice versa.

Parks, Trails and Recreation

Population growth will result in demands for preservation of open space and creation of parks and trails. The City should develop policies and ordinances requiring the dedication of land or cash in lieu of land as part of the subdivision and development process. This will help insure that the development of additional parks and recreational facilities will meet the future needs of the city. The location of potential parks and trails is indicated on the Development Map. The map will serve as a guideline for the more detailed parks planning undertaken by the Park and Recreation Board.

The existing parks system is meeting the recreational and open space needs of the residents. Maintaining the park classification ratios shown in Table 11 should continue meeting the needs of the residents. Table 15 lists each park classification and the size of park that should be added based on population projections. The table compares a growth rate of 1.5% and 3.0% population at 3 development units per acre.

Table 15
Park Needs Based on Population Growth

		Projected Growth					Change
		2005	**2010**	**2015**	**2020**	**2025**	**2005-2025**
1.5% Population Growth Rate @ 3 DU/A	Total Population	23,755	25,591	27,569	29,699	31,995	8,240
	Residential Land Needs in Acres		233	251	270	291	1,045
	Parks Needed (10%) in Acres		23.3	25.1	27	29.1	104.5
	Existing Park Acreage	*740.6*					
	Mini-Park (.4%) *		0.1	0.1	0.1	0.1	0.4
	Neighborhood Park (6.5%) *		1.5	1.6	1.8	1.9	6.8
	Community Park (24.7%) *		5.8	6.2	6.7	7.2	25.8
	Neighborhood Playground (NA)		NA	NA	NA	NA	NA
	Community Playfield (23.4%) *		5.5	5.9	6.3	6.8	24.5
	Linear Park (14.7%) *		3.4	3.7	4.0	4.3	15.4
	Regional Park (30.4%) *		7.1	7.6	8.2	8.8	31.8
	** Park Percentage Based on 2005 Park Distribution*						

		Projected Growth					Change
		2005	**2010**	**2015**	**2020**	**2025**	**2005-2025**
3.0% Population Growth Rate @ 3 DU/A	Total Population	23,755	25,591	27,569	29,699	31,995	8,240
	Residential Land Needs in Acres		480	557	645	748	2,431
	Parks Needed (10%) in Acres		48	55.7	64.5	74.8	243
	Existing Park Acreage	*740.6*					
	Mini-Park (.4%) *		0.2	0.2	0.3	0.3	1.0
	Neighborhood Park (6.5%) *		3.1	3.6	4.2	4.9	15.8
	Community Park (24.7%) *		11.9	13.8	15.9	18.5	60.0
	Neighborhood Playground (NA)		NA	NA	NA	NA	NA
	Community Playfield (23.4%) *		11.2	13.0	15.1	17.5	56.9
	Linear Park (14.7%) *		7.1	8.2	9.5	11.0	35.7
	Regional Park (30.4%) *		14.6	16.9	19.6	22.7	73.9
	** Park Percentage Based on 2005 Park Distribution*						

The cost to develop each park facility will vary greatly depending on topography, soils, vegetation, access, and facilities. As each park is being considered for development, a master plan and construction cost estimate should be prepared based on site specific features. However, for planning purposes, the following development guidelines can be applied:

1. Mini-Park
   - Typical features: picnic tables, benches, trash receptacles, sidewalks.
   - Development costs: $10,000 to $25,000
2. Neighborhood Park
   - Typical features: picnic tables, benches, trash receptacles, sidewalks, athletic fields (no lighting), play equipment, and restroom facilities.
   - Development costs: $100,000 to $500,000
3. Neighborhood Playground
   - Typical features: benches, play equipment, basketball courts, tennis courts, athletic fields (no lighting).
   - Development costs: $100,000 to $500,000
4. Community Park
   - Typical features: picnic tables, benches, trash receptacles, trails, play equipment, lighted athletic fields, community building, and restroom facilities.
   - Development costs: $1,000,000 for ballfields to $10,000,000 for ballfields and community building
5. Community Playfield
   - Typical features: picnic tables, benches, trash receptacles, trails, play equipment, lighted athletic fields, spectator seating, concessions, golf course, and restroom facilities.
   - Development costs: $1,500,000 for ball fields with concessions to $8,000,000 for golf course
6. Linear Park
   - Typical features: trails, benches, interpretive signs.
   - Development costs: $100,000 to $750,000 depending on the length of trails
7. Regional Park
   - Typical features: picnic tables, benches, trash receptacles, trails, restrooms, boat landing, swimming beach, fishing pier, open space, and camp sites.
   - Development costs: $2,000,000 to $10,000,000

Sanitary Sewer and Stormwater Management

The growth area boundary has been determined largely by the city's ability to provide cost effective sanitary sewer service to this area. Trunk sanitary sewer and stormwater management plans have been developed for the city's expansion area. The plans are described in detail in the City of Owatonna "Sanitary Sewer System Study" dated November 2004 and the City of Owatonna "Stormwater Management Plan" dated January 2006.

IMPLEMENTATION SUMMARY

There are several ways to implement this development plan. The City can use annexation agreements with the adjacent townships; its subdivision regulations; the zoning code; capital improvements programming; maintenance, redevelopment, code enforcement, marketing, and intergovernmental cooperation to implement the plan. The various directions for each of these implementation programs are stated below as a quick reference for plan implementation.

The City should annually review each of these implementation programs when developing its annual budget to make sure that the City is taking steps to implement the plan. In some cases, such as capital improvements, a five or six year program should be updated each year so that projects that will take multiple years to be implemented can be staged in the City's budget.

Orderly Annexation

The City needs to do the following.

1. Discuss this plan with township officials and maintain a continuing dialogue with the townships on development related issues.
2. Request that they accept the plan's general direction and the projected growth boundaries.
3. Develop annexation agreements with the townships providing for the staging and terms of future annexations.

Official Map

The City may want to consider utilizing an Official Map to preserve the rights-of-way of future streets, and possibly future parks and trail corridors. This will preserve the rights-of-way and park areas from being developed in a manner that would jeopardize the implementation of the street and open space plans. The City also needs to maintain communication with Steele County and the adjacent townships to make sure any development that occurs in the areas around the city prior to annexation is compatible with the Development Plan.

Subdivision Regulations
There are no major changes that have to be made to the city's subdivision regulations to implement the plan. .

Zoning Code
The City must zone the annexed areas appropriately to assure that the right kinds of land uses are developed. The city may want to consider changes in the ordinance in order to maintain current development densities and discourage unnecessarily low densities that will require larger areas to accommodate projected growth.

Redevelopment
The City must continue to encourage, and when appropriate actively participate in the redevelopment of certain areas in the city. Specifically, redevelopment potential exists in and around the downtown area, the industrial area north of downtown and portions of the south side commercial area on South Cedar.

Intergovernmental Relations and Communication
The City must continue to talk with all governmental jurisdictions that are impacted by this plan.

Townships – Provide updates on growth and projected timetable for city expansion.

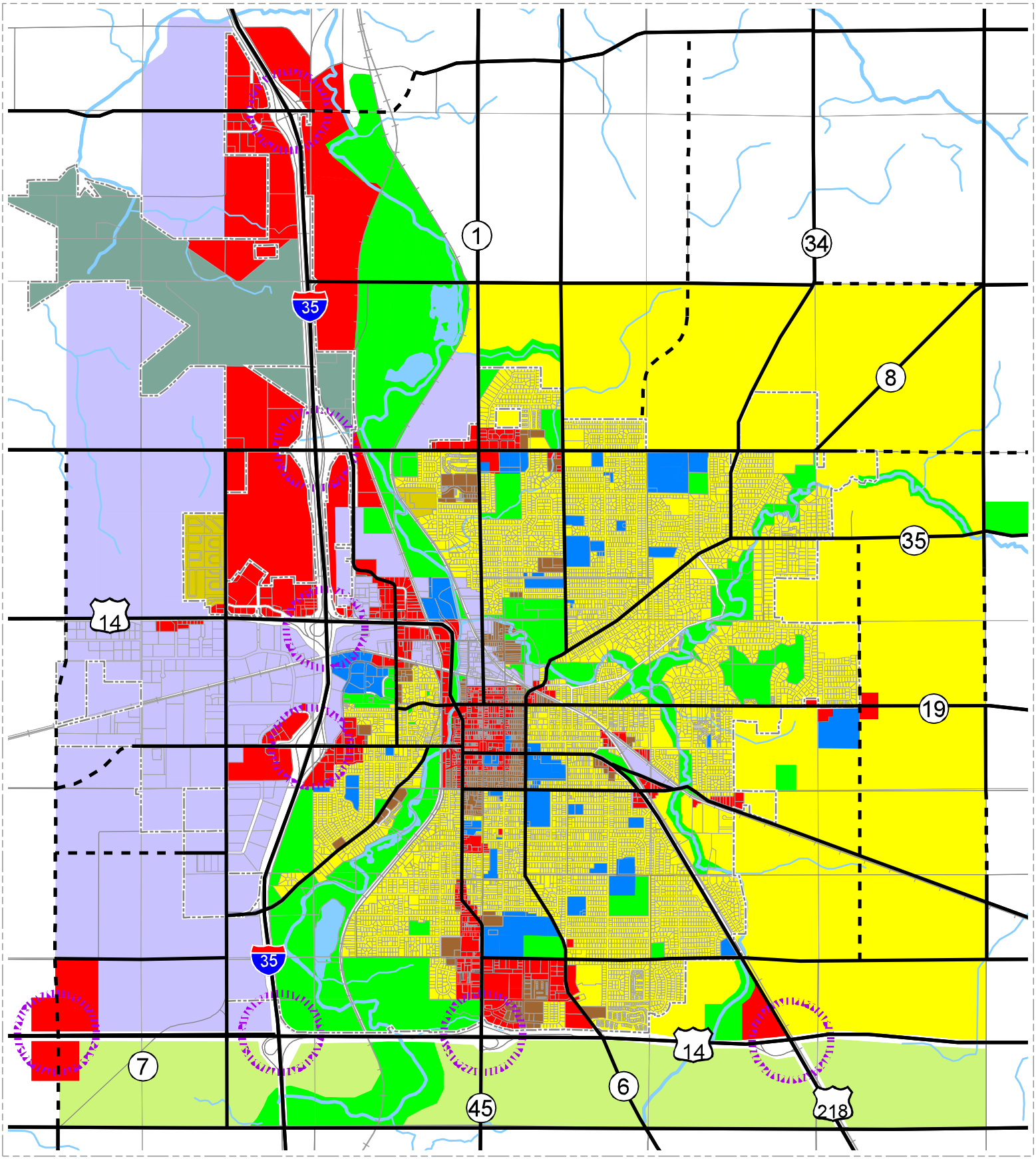
County – Provide updates on growth and projected timetable for city expansion. Discuss road needs and routes.

MnDOT – Maintain a dialogue about road needs including Hwy. 14 upgrades and the westerly extension.

Owatonna School District – Continue to discuss school enrollment changes and projections. Share information on new subdivisions and house types.

Capital Improvements Program (CIP)
A capital improvement is the acquisition of property, a major construction project, or the purchase of long lasting, expensive equipment. The capital improvements program is a budgeting tool which lists all the projected capital improvements expenditures anticipated to occur in a specific period of time listed in order of priority of by year, together with the cost estimated and sources of funding. Capital expenditures directly related to development include major

utility and road related projects and acquisition and development of parks. The Development Plan should serve as a guide in developing and prioritizing the CIP.



Development Plan

City of Owatonna, Minnesota

- City Boundary
- Highway Intersections
- Major Transportation Corridors
- Future Transportation Corridors
- Railroad
- Low Density Residential
- High Density Residential
- Mobile Homes
- Commercial
- Industrial
- Park/Open Space
- Public/Institutional
- Airport
- Agricultural
- Open Water

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