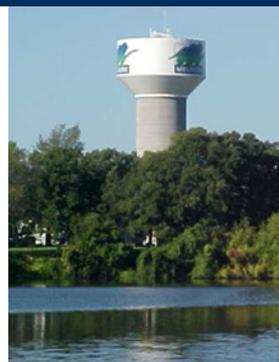




CITY OF MELROSE

2030 Comprehensive Plan Update





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| | |
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| Kevin Thomes | Vice-Chair: Planning and Zoning Commission |
| Tony Klasen | Planning and Zoning Commission; Council |
| Randy Dufner | Planning and Zoning Commission |
| Tim Gillet | Planning and Zoning Commission |
| Jeanne Kraemer | Planning and Zoning Commission |
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| Tim Vogel | Mayor; Melrose Area Development Authority |
| Dick Christenson | Council; Melrose Public Utilities Commission |
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CHAPTER 1: Introduction Chapter..... 1-1 to 1-18

- Comprehensive Plan 1-1
- History of Melrose 1-1
- Recent Planning History 1-1
- Planning Process..... 1-3
 - Public Participation 1-3
 - Community Wide Participation..... 1-4
 - Community Survey 1-4
 - Summary of Survey Responses 1-4
 - Impact on the Comprehensive Planning Process 1-5
 - General Public Comments 1-7
- General Demographics..... 1-8
 - Population and Households 1-8
 - Population by Age 1-10
 - Population by Race/Ethnicity 1-11
 - Education 1-12
 - Land Use 1-13
 - Existing Land Use..... 1-13
- Community Facilities 1-16
 - City/Government..... 1-16
 - Medical/Seniors..... 1-17
 - Schools 1-17

CHAPTER 2: Land Use 2-1 to 2-22

- Introduction 2-1
- Goals and Policies 2-1
- Immediate Goals and Policies 2-1
- Land Use - Commercial/Industrial 2-3
- General Goals and Policies 2-4
- Existing Land Use Inventory 2-7
 - Agriculture 2-7
 - Residential 2-7
 - Commercial 2-7
 - Industrial 2-8
 - Public/Semi-Public/Institutional 2-8
 - Parks/Open Space 2-8
 - Right-of-Way 2-8
 - Water 2-10
 - Vacant..... 2-10
- Future Land Use Inventory..... 2-10
 - Basic Planning Provisions 2-11
 - Residential Land Use Categories..... 2-16
 - Multi-Family Residential..... 2-16
 - Commercial 2-17

| | |
|---|-------------|
| CHAPTER 2: Land Use (cont'd) | 2-1 to 2-22 |
| General Commercial | 2-17 |
| Downtown Commercial | 2-18 |
| Mixed Use (Residential and Commercial) | 2-18 |
| Industrial | 2-19 |
| Summary of Changes to the Future Land Use Plan Update | 2-20 |
| Growth Area Plan | 2-21 |
| Stages of Growth | 2-21 |
| | |
| CHAPTER 3: Natural Resources | 3-1 to 3-5 |
| Introduction | 3-1 |
| Goals and Policies | 3-1 |
| Environmental | 3-1 |
| The Melrose Area | 3-1 |
| Geology | 3-1 |
| Shoreland Regulation | 3-2 |
| Floodplain | 3-2 |
| Wetlands | 3-2 |
| Army Corps of Engineers | 3-3 |
| Minnesota DNR | 3-3 |
| WCA LGU | 3-4 |
| Soils | 3-4 |
| | |
| CHAPTER 4: Housing | 4-1 to 4-9 |
| Introduction | 4-1 |
| Goals and Policies | 4-1 |
| Housing | 4-1 |
| Household Type | 4-2 |
| Household Tenure | 4-3 |
| Building Permit Trends | 4-4 |
| Growth Projections and Land Availability | 4-7 |
| Land Needed for Residential | 4-7 |
| Residential Character | 4-8 |
| | |
| CHAPTER 5: Economic Development | 5-1 to 5-11 |
| Introduction | 5-1 |
| Goals and Policies | 5-1 |
| Commercial/Industrial | 5-2 |
| Economic Overview | 5-2 |
| Employers and Employees | 5-2 |
| Commuting | 5-4 |
| Household Income | 5-5 |
| Construction | 5-6 |
| Industrial Park | 5-7 |
| Market Analysis | 5-7 |
| Land Needed for Commercial Development | 5-7 |
| Land Needed for Industrial Development | 5-8 |
| Downtown Parking | 5-8 |
| Economic Development Activities | 5-9 |

| | |
|---|-------------|
| CHAPTER 5: Economic Development (cont'd) | 5-1 to 5-11 |
| Development Tools..... | 5-9 |
| Finance Tools | 5-9 |
| Tax Increment Financing Overview | 5-10 |
| Tax Abatement..... | 5-10 |
| Revolving Loan Fund (RLF) | 5-11 |
| Job Opportunity Building Zone (JOBZ)..... | 5-11 |
| | |
| CHAPTER 6: Parks, Trails, & Open Space | 6-1 to 6-9 |
| Introduction | 6-1 |
| Goals and Policies | 6-1 |
| Community Facilities and Recreation | 6-2 |
| Park Classifications..... | 6-2 |
| Neighborhood Parks..... | 6-2 |
| Community Parks..... | 6-3 |
| Community Play Fields | 6-4 |
| Open Space Parks or Natural Parks | 6-4 |
| Existing Parks and Trails | 6-5 |
| Neighborhood Parks..... | 6-5 |
| Community Parks..... | 6-5 |
| Community Play Field..... | 6-5 |
| Lake Wobegon Regional Trail..... | 6-5 |
| Future Parks and Trails | 6-6 |
| Demographics/Community Growth | 6-6 |
| Acres/1,000 People..... | 6-6 |
| Future Parks..... | 6-7 |
| Future Trail and Sidewalk Connections | 6-8 |
| | |
| CHAPTER 7: Transportation | 7-1 to 7-5 |
| Introduction | 7-1 |
| Goals and Policies | 7-1 |
| Transportation Objectives..... | 7-1 |
| Functional Classification..... | 7-2 |
| Traffic Counts | 7-4 |
| | |
| CHAPTER 8: Water Resources | 8-1 to 8-4 |
| Introduction | 8-1 |
| Water | 8-1 |
| Wastewater | 8-1 |
| Storm Sewer | 8-1 |
| | |
| CHAPTER 9: Implementation | 9-1 to 9-11 |
| Introduction | 9-1 |
| Implementation Tools | 9-1 |
| Official Controls | 9-1 |
| Action Steps | 9-1 |
| Transportation Intersection Improvements | 9-2 |
| Capital Improvement Plan..... | 9-2 |
| Action Steps | 9-2 |

| | |
|---|-------------|
| CHAPTER 9: Implementation (cont'd) | 9-1 to 9-11 |
| Intergovernmental Coordination..... | 9-3 |
| Action Steps | 9-3 |
| Resident Involvement..... | 9-3 |
| Action Steps | 9-3 |
| Review and Revision | 9-3 |
| Action Steps | 9-3 |
| Major Implementation Items | 9-4 |
| Immediate Goals and Policies | 9-4 |
| General Goals and Policies..... | 9-6 |
| Land Use - Commercial/Industrial..... | 9-8 |
| Land Use - Housing | 9-9 |
| Community Facilities/Recreation | 9-10 |
| Transportation | 9-10 |
| Environmental | 9-11 |

FIGURES & TABLES

| | |
|---|-----------------|
| CHAPTER 1: Introduction Chapter..... | 1-1 to 1-18 |
| Table 1.1 - Age of Survey Respondents | 1-5 |
| Figure 1.1 - Most Challenging Issues | 1-6 |
| Figure 1.2 - Most Valuable Resources..... | 1-6 |
| Table 1.2 - Population History and Projections..... | 1-8 |
| Figure 1.3 - Population Growth Rates 1970-2030..... | 1-8 |
| Table 1.3 - Household History and Projections..... | 1-9 |
| Figure 1.4 - City of Melrose Population and Household Growth Trends 1970-2030..... | 1-9 |
| Table 1.4 - Melrose Age of Population, 2000 and 2010..... | 1-10 |
| Table 1.5 - Melrose Race and Ethnicity, 2010 | 1-12 |
| Table 1.6 - Educational Attainment, 2005-2009 | 1-12 |
| Table 1.7 - Existing Land Use 2011 | 1-13 |
| Table 1.8 - Existing Land Use 1998 | 1-14 |
| Figure 1.5 - Existing Land Use..... | 1-15 |
| Figure 1.6 - Community Facilities | 1-18 |
| CHAPTER 2: Land Use | 2-1 to 2-22 |
| Table 2.1 - Existing Land Use | 2-6 |
| Figure 2.1 - Existing Land Use..... | 2-9 |
| Table 2.2 - Future Land Use Acreages | 2-11 |
| Table 2.3 - Future Land Use Designations..... | 2-12 |
| Figure 2.2 - Future Land Use..... | 2-13 |
| Table 2.4 - Vacant Parcel Acreages | 2-14 |
| Figure 2.3 - Vacant Parcels Within City Boundary by Future Land Use..... | 2-15 |
| Figure 2.4 - Growth Areas | 2-22 |
| CHAPTER 4: Housing | 4-1 to 4-9 |
| Table 4.1 - Household Type, 2000 and 2010 | 4-3 |
| Table 4.2 - Household Tenure by Age, 2000 and 2010..... | 4-4 |
| Figure 4.1 - Homeownership by Age, 2010..... | 4-5 |
| Table 4.3 - Housing Units Permitted for Construction, City of Melrose 1990-2010 | 4-6 |
| Figure 4.2 - Housing Units Permitted for Construction, City of Melrose 1990-2010 | 4-6 |
| Table 4.4 - Household History and Projections..... | 4-7 |
| Table 4.5 - Estimate of Acreage Needed for Residential Uses Through 2030..... | 4-7 |
| CHAPTER 5: Economic Development..... | 5-1 to 5-11 |
| Table 5.1 - Major Employers | 5-3 |
| Table 5.2 - Number of Employees by Industry, 2000 and 2010 | 5-3 |
| Table 5.3 - Means of Transportation to Work..... | 5-4 |
| Table 5.4 - Commute Time, 2000 | 5-4 |

CHAPTER 5: Economic Development (cont'd)..... 5-1 to 5-11

- Table 5.5 - Household Income 5-5
- Table 5.6 - Comparison of Median Household Incomes..... 5-5
- Table 5.7 - Valuation of Non-Residential Construction (New or Additions)
City of Melrose, 2000-2009 5-6
- Figure 5.1 - Valuation of Non-Residential Construction (New or Additions)
City of Melrose, 2000-2009 5-6
- Table 5.8 - Estimate of Acreage Needed for Commercial Uses Through 2030 .. 5-7
- Figure 5.2 - Tax Increment Financing Districts 5-10

CHAPTER 6: Parks, Trails, & Open Space..... 6-1 to 6-9

- Table 6.1 - Melrose Park & Open Space Inventory 6-6
- Table 6.2 - Park Facility Needs 6-7
- Figure 6.1 - Parks & Pathways 6-9

CHAPTER 7: Transportation 7-1 to 7-5

- Table 7.1 - Street Hierarchy 7-3
- Table 7.2 - 2009 Average Daily Traffic Counts..... 7-4
- Figure 7.1 - Transportation Plan 7-5

CHAPTER 8: Water Resources..... 8-1 to 8-4

- Figure 8.1 - Existing City Water System 8-2
- Figure 8.2 - Existing Waste Water System..... 8-3
- Figure 8.3 - Existing Storm Sewer System 8-4



COMPREHENSIVE PLAN

A Comprehensive Plan is a long range planning document for the entire City. The document identifies the goals, objectives, and strategies for growth and development in the City. The Comprehensive Plan serves as a guideline for the City Council, Commissions and City staff for use in decision making relating to land use, park development, public facility planning and much more. The Comprehensive Plan guides the location, timing, and intensity of the various types of development in the City such as residential, commercial, industrial, location of parks, and more. It is important that the Comprehensive Plan remains current to address new challenges and the evolving needs of the community. Updating the Plan allows the community the opportunity to set a new vision and goals for the future, and update plans and maps (land use, transportation, parks) to guide and accommodate for new growth.

The purpose of this Introduction Chapter is to understand existing community characteristics and challenges facing the City of Melrose. This information will assist the comprehensive planning process and provide a guide for making decisions concerning the community's future. To facilitate effective and meaningful planning efforts, it is important to understand current conditions in the City. The following sections address the history of planning efforts in Melrose, demographics, and market analysis and provide a brief overview of existing land use and community facilities.

HISTORY OF MELROSE

Melrose is a City of 3,598 people covering three square miles situated in Stearns County in central Minnesota. Located on Interstate 94, Melrose is 35 miles from St. Cloud and 100 miles from Minneapolis/St. Paul. Melrose is a community with excellent employment, a strong quality work ethic, quality schools and healthcare facilities, good roadways and productive farm land. Its location adjacent to Interstate 94 in central Minnesota's lake country provides quick and easy access to business markets, abundant recreational opportunities,

and a sensibly paced lifestyle, all within an easy commute of major metro areas.

Melrose was settled in the late 1850's soon after the lands west of the Mississippi River were opened to settlement. In the 1860's natural features permitted the building of a dam across the Sauk River at the same location as the existing dam. Shortly after its construction, a flour mill and saw mill were built on the sides of the Sauk River using the dam as their source of power.

In addition to the water-based industries, the railroad played a large part in the development of Melrose as the City was the terminus for a branch of the early St. Paul and Pacific Railroad in the 1870's and a Division Headquarters of the St. Paul, Minneapolis and Manitoba Railroad in the late 1890's. The opening of the Division Headquarters caused the City's population to nearly triple in less than five years.

Over time Melrose has relied less and less on the railroad and more on highway transportation. Its location and easy access on Interstate 94 has helped secure a strong economy and employment base for the City through large employers including Jennie-O Turkey Store, Inc. and Melrose Dairy Proteins, LLC and many other industries that call Melrose home. In addition, Melrose has also become the commercial service and regional healthcare center to surrounding communities and townships.

RECENT PLANNING HISTORY

The City of Melrose last updated the Comprehensive Plan in 1998 with revisions made in 1999. It is important to maintain the Comprehensive Plan and update it at least every 10 years to keep vital and current to the population, economy, issues and opportunities available to the City. This update will renew the vision, goals and policies for the City for the next 20 years (with an anticipated update in ten years). The Plan will focus on updating mapping of land use, transportation, and public facilities including parks, trails, and water resources. The

Plan will identify necessary changes in land use and redevelopment areas fundamental to continue moving economic development forward, creating jobs, and improving properties. The Plan will update demographics and housing data with forecasts on population and housing needs. The Plan will also lay a foundation for implementation through regulatory tools, City budgeting, and other City actions.

Many activities have occurred and have been accomplished since the last Plan including:

- Completion of roadway extension of Kraft Drive
- Melrose Interstate 94 Industrial Park
- Guiding Meadowlark Acres to include Multi-Family
- Guiding of industrial land use north of County Road 65
- Annexations for future residential areas identified north of Fifth Street N and east of Melrose Area Public School campus and west of 9th Avenue NW.
- Completed various housing studies and house rehabilitation programs
- Construction of Lake Wobegon Regional Trail
- Improved 328th Avenue (now 12th Avenue SE) with asphalt, curb and gutter
- Expansion and total renovation of Sauk River Park
- Establishment of a Wellhead Protection Program

Other plans completed since the 1998 update include:

“City of Melrose Parks and Related Development Planning” dated October, 2000 – Project No. 906-99-108

“Comprehensive Sanitary Sewer Plan” dated November, 2003 – Project No. 906-02-104

“Water System Plan Update” dated November, 2003 – Project No. 906-02-105

In light of these accomplishments other items have been identified that will be considered as land use, growth areas and other system plans are updated:

- Consider additional industrial within growth areas (approximately 90 acres) northeast of Jennie-O Turkey Store Inc. staging area.
- Determine land use for the former airport property and surrounding property to the south.
- Change land use guidance for the former K-7 property to residential.
- Consider mixed use land use guidance for RiverView property.
- Change land use guidance on property east of Spiritz Liquor to commercial.
- Determine appropriate land use guidance for former Bohlig owned buildings.
- Complete 9th Street N road improvements upon expanded residential development.

PLANNING PROCESS

The process to update the Comprehensive Plan is divided into four phases: inventory and analysis, vision and goals, draft system plans, and final plan preparation including chapters focused on land use, housing, economic development, parks/trails and open spaces, transportation, water resources and implementation. The update started in spring of 2010 with preparation of a background report converted to this Introductory Chapter.

Extensive efforts were made to encourage public participation as described below. Open houses were held to display and receive input on draft system plans (May 2011) and ultimately the final plans and chapters (September/October 2011).

Public Participation

The Comprehensive Plan update process included multiple opportunities for public engagement. The process was also led by a Comprehensive Plan Committee consisting of representatives of the City's boards and commissions, including City Council, and residents and businesses. This Committee served as a sounding board, provided direction and reviewed all draft documents before presentation to the community, full Planning and Zoning Commission and City Council. Throughout the process the Committee has held six meetings and attended the first community wide kick off in summer of 2010 and the open houses in 2011.

During the Comprehensive Plan Committee's first meeting, members were asked to complete a Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise. Once ideas were listed under each of these categories, members voted on what they felt were the most important responses in each category. This information helped guide the updating of goals and policies by setting direction to priority areas. Top five results and votes in each category are as follows:

Strengths

- Great medical facility – 12
- Infrastructure, utilities, transportation – 11
- Lake Wobegon Regional Trail – 5
- Clean and well maintained neighborhoods – 4
- Number of large employers – 4

Weaknesses

- Lack of interstate appeal (gateway to town) – 14
- Landlocked businesses- reduces expansion potential – 10
- Certain areas need improvement: residential and commercial – 7
- Manufactured home park on west side of town – 6
- Lack of restaurants and night life in Melrose – 6

Opportunities

- Interstate 94 – draws people in – 14
- Quality infrastructure - ability to accommodate growth – 9
- Hospital - attracts other business, people and jobs – 7
- Maintain low crime, feeling of safety – 6
- Quality of life – 6

Threats

- Loss of major employers – 11
- Decline in City revenue and services – 10
- Deteriorating downtown area – 9
- Off-site owners and landlords – 9
- Higher tax rates than neighboring cities – 6

Community Wide Participation

The first community wide meeting was held June 21, 2010. It is important to hold events throughout the process to fully understand what the community values and cares about. During this event in June approximately 40 people attended including several Comprehensive Plan Committee members who assisted in leading tables through a similar SWOT exercise. Top five results and votes from this meeting are listed below:

Strengths

- Healthcare – 23
- Infrastructure, utilities –14
- Good churches –13
- Interstate 94 growth corridor –12
- Parks and green spaces –11

Weaknesses

- Lack of good restaurants – 18
- Rose Park – 16
- Drop in school enrollment – 13
- Lack of retail, variety and competition – 8
- Major industry in center of town near residential homes - odor, trucks, feathers – 8

Opportunities

- Expanded dining, retail – 21
- Industrial Park – 18
- Partnerships with other cities – 14
- Multi-cultural economic development – 11
- More parks with walkways along the river- save trees – 9

Threats

- Loss of major employers- 17
- More drugs entering Melrose- 15
- Outward population migration- 12
- Empty buildings/stores downtown- 10
- Cuts to Local Government Aid- 8

Community survey

In an effort to solicit more information and insight into what residents are thinking about in terms of the future of Melrose, a community-wide survey was prepared and sent to residents in August 2010. The survey questions centered on understanding what shaped residents' reasons for moving to and staying in Melrose, what assets they find most important about Melrose and what do they feel are the most serious issues facing Melrose. Results from the two SWOT exercises were used to help frame the survey questions. Responses aided in the update and creation of new goals and strategies addressing these items.

Summary of Survey Responses

When analyzing any community survey, it is important to understand that response rates can vary significantly by age bracket. Response rates are often higher among retired age brackets and can be lower for people that may be working and young people. The response rates in Melrose show that trend with response rates higher for residents 45 and over and lower for residents under the age of 45.

Table 1.1 Age of Survey Respondents

| Age Bracket | % of Population | % of Surveys | Difference |
|-------------|-----------------|--------------|------------|
| Under 25 | 37.4% | 1.4% | (36.0%) |
| 25 to 34 | 8.3% | 7.4% | (0.9%) |
| 35 to 44 | 17.9% | 11.6% | (6.3%) |
| 45 to 54 | 11.3% | 19.9% | 8.6% |
| 55 to 64 | 9.6% | 15.7% | 6.1% |
| 65 and over | 15.3% | 44% | 28.7% |

Impact on the Comprehensive Planning Process

The community survey asked several questions that help clarify the character of the community and key features that should be preserved or expanded. The City’s employment base is a key feature for respondents as almost two-thirds of the employed respondents work in the community. With so few people working outside of the community, any positive or negative events in local employment could have an amplified impact on the community as a whole. Only 4% of respondents reported themselves as unemployed or under-employed which shows good economic strength in the current recessionary conditions.

When residents were asked why they moved to Melrose, there was very little positive response to the community’s core attributes (location, quality of life, schools, health care, etc.). The highest responses were for “Always lived in Melrose” and “Job” which are relatively involuntary reasons for joining a community. However, when asked why they remained in Melrose, there were high responses for more quality of life attributes such as “Good place to raise a family” and “Health care system” among others. These responses could indicate that the City has a positive quality of life, but there is room for improvement in publicizing that quality of life to non-residents in the hopes of attracting them to Melrose. There does appear

to be room for continued improvement in quality of life issues as only 11.11% of respondents characterized the quality of life as “Excellent”. However, almost 64% of respondents did have a positive image of the community’s quality of life, which is promising.

The two quality of life factors that seemed to be of key importance across the community are “Schools” and “Health Care”. Not surprisingly, the quality of schools is a more valued resource in younger age brackets and health care is more valued in older age brackets, but there was good support for both across all age brackets.

The survey also placed emphasis in several locations on continued economic development. This is expressed in the low number of positive responses for “General availability of goods and services” and “Potential for growth” as reasons to live in Melrose, and the very high number of positive responses for “Preserving and expanding existing businesses and industries and creating new jobs”, “Limited local growth and development” and “Preserving the downtown business, community and its economy”.

One specific project seems to have a lot of support across all age groups “Addressing the conditions of Rose Park.”

A more detailed breakdown of responses by age bracket is contained below for the “Most Challenging Issues” and “Most Valuable Resources”:

Figure 1.1

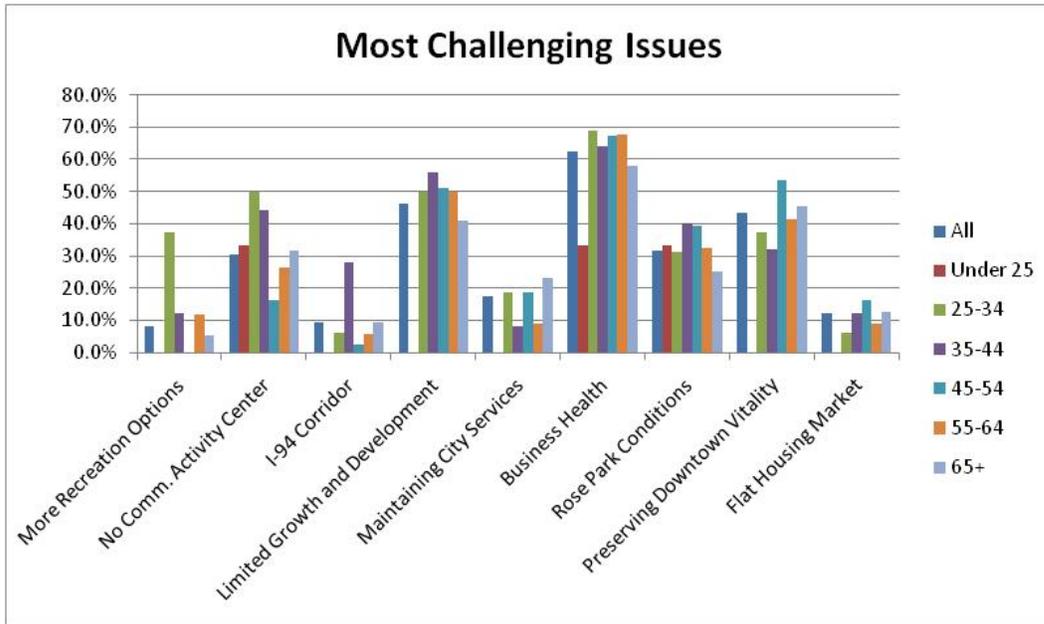
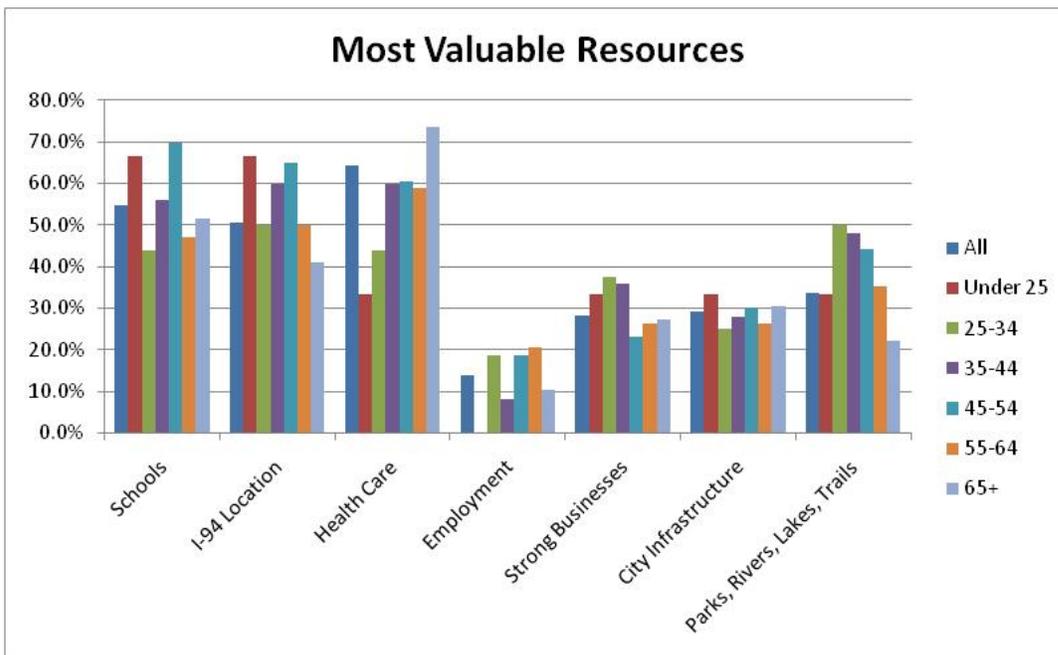


Figure 1.2



General Public Comments

The Community Survey also provided an opportunity for respondents to identify three essential needs facing the City over the next 20 years. Several of these comments were stated by multiple respondents and could be significant for the Comprehensive Plan development.

Under 25 (3 Respondents)

- More job opportunities
- Relocate Jennie-O Turkey Store, Inc. to the industrial park

25 to 34 (16 Respondents)

- Education quality/funding
- Need increased variety of services (retail, dining, entertainment, recreation, community center, churches)
- Business and industry growth/jobs
- Mobile home park aesthetics/maintenance

35 to 44 (25 Respondents)

- Need increased variety of services (retail, dining, entertainment, recreation, community center, churches)
- Education quality/funding
- Business and industry growth/jobs
- Loss of public safety
- Realign Main St. and 5th Ave E.
- Need to re-route trucks
- Support Downtown

45 to 54 (43 Respondents)

- Loss of public safety
- Business and industry growth/jobs
- Mobile home park aesthetics/maintenance

- Support Downtown
- Big industry should be relocated into industrial park
- Need increased variety of services (retail, dining, and community center)
- Mobile home park aesthetics/maintenance

55 to 64 (34 Respondents)

- Business and industry growth/jobs
- Support Downtown
- Park maintenance/damage
- Need increased variety of services (retail, dining, entertainment, recreation, arts)
- Code enforcement
- Education quality/funding
- Health care quality
- Loss of public safety

65+ (95 Respondents)

- Business and industry growth/jobs
- Loss of public safety
- Need increased variety of services (retail, dining, entertainment, recreation, community center, churches)
- Code enforcement
- Health care quality
- Education quality/funding
- Affordable housing (patio homes and new rental)
- Senior housing
- Infrastructure maintenance
- Transit
- More parking
- Keep Jennie-O Food Store, Inc. in town

GENERAL DEMOGRAPHICS

The identification of trends in population growth and other demographic data is a very important 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 chapter of the Comprehensive Plan contains information on Melrose’s population including age and race, as well as household, housing, and economic characteristics.

Demographic information was collected from the 2000 Census and the Minnesota State Demographic Center.

Population and Households

Table 1.2 shows the historical population of Melrose from 1970 to 2010 and the most recent projections prepared by the Minnesota State Demographic Center for 2020 and 2030. The table also contains population figures for Stearns County, Minnesota, and the United States. These additional figures help put into context the population growth of Melrose compared to its surrounding region, the state, and the nation.

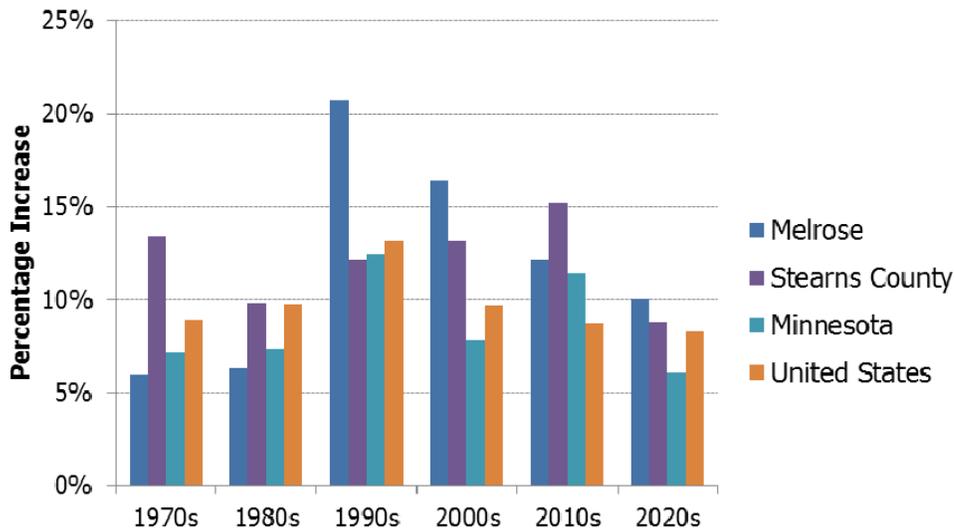
Figure 1.3 helps illustrate how Melrose’s growth

Table 1.2 Population History and Projections

| Area | Actual | | | | | Projection | |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 | 2030 |
| City of Melrose | 2,273 | 2,409 | 2,561 | 3,091 | 3,598 | 4,034 | 4,437 |
| Stearns County | 95,400 | 108,161 | 118,791 | 133,166 | 150,642 | 173,520 | 188,760 |
| Minnesota | 3,804,971 | 4,075,970 | 4,375,099 | 4,919,479 | 5,303,925 | 5,909,400 | 6,268,200 |
| United States | 207,976,452 | 226,545,805 | 248,709,873 | 281,421,906 | 308,745,538 | 335,805,000 | 363,584,000 |
| <i>Percentage Increase</i> | | | | | | | |
| City of Melrose | --- | 6.0% | 6.3% | 20.7% | 16.4% | 12.1% | 10.0% |
| Stearns County | --- | 13.4% | 9.8% | 12.1% | 13.1% | 15.2% | 8.8% |
| Minnesota | --- | 7.1% | 7.3% | 12.4% | 7.8% | 11.4% | 6.1% |
| United States | --- | 8.9% | 9.8% | 13.2% | 9.7% | 8.8% | 8.3% |

Sources: U.S. Census; Minnesota State Demographic Center; Bonestroo

Figure 1.3 Population Growth Rates 1970-2030



Sources: US Census; Minnesota Demographic Center; Bonestroo

rate compares to other areas. During the 1970s and 1980s, Melrose’s growth rate lagged behind Stearns County as well as the state and nation. During the 1990s, however, Melrose’s growth rate substantially exceeded that of the County, the state, and nation as rapid job expansion fueled growth in the City. During the 2000s, Melrose’s growth moderated and was more in line with Stearns County as a whole, though it still exceeded that of the state and nation. According to the State Demographic Center, Melrose’s growth is projected to continue to exceed that of the state and nation

into the 2010s and 2020s. It is projected that Melrose will add an additional 436 people between 2010 and 2020, an increase of 12.1 percent.

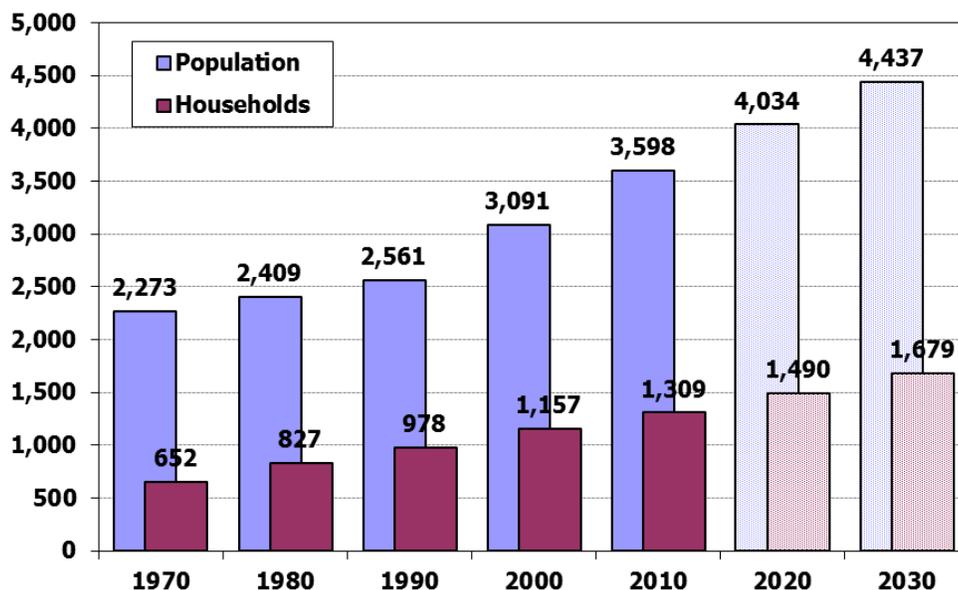
As a complement to Table 1.2, Table 1.3 outlines the historic and projected household growth of Melrose. Historically, Melrose’s household growth has occurred at a slightly slower rate than that of Stearns County, but exceeded that of the state and the nation. It is projected, though, that Melrose’s household growth rate will be close to the level of growth in the County during the next two decades.

Table 1.3 Household History and Projections

| Area | Actual | | | | | Projections | |
|----------------------------|------------|------------|------------|-------------|-----------|-------------|-------------|
| | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 | 2030 |
| City of Melrose | 652 | 827 | 978 | 1,157 | 1,309 | 1,490 | 1,679 |
| Stearns County | 23,168 | 32,113 | 39,776 | 47,604 | 56,232 | 65,770 | 73,370 |
| Minnesota | 1,153,946 | 1,447,310 | 1,647,853 | 1,895,127 | 2,087,227 | 2,440,800 | 2,652,600 |
| United States | 66,873,457 | 80,467,427 | 91,947,410 | 105,480,101 | N/A | 134,173,000 | 145,906,000 |
| <i>Percentage Increase</i> | | | | | | | |
| City of Melrose | --- | 26.8% | 18.3% | 18.3% | 13.1% | 12.1% | 12.7% |
| Stearns County | --- | 38.6% | 23.9% | 19.7% | 18.1% | 14.5% | 11.6% |
| Minnesota | --- | 25.4% | 13.9% | 15.0% | 10.1% | 14.5% | 8.7% |
| United States | --- | 20.3% | 14.3% | 14.7% | --- | --- | 8.7% |

Sources: U.S. Census; Minnesota State Demographic Center

Figure 1.4 City of Melrose Population and Household Growth Trends 1970-2030



Source: U.S. Census; Minnesota State Demographic Center

Figure 1.4 shows the relationship between population and household growth in Melrose. In 1970 there were nearly 3.5 persons for every household in Melrose. By 2030, that ratio is projected to decline to about 2.5 persons per household. This is the result of a variety of factors, including declining birth rates, longer life expectancy, and greater affluence resulting in increased household formation. Regardless of the reasons, it indicates that housing will be an important consideration in light of future population growth.

Population By Age

Table 1.4 shows Melrose’s population breakdown by age for the years 2000 and 2010 (displayed in population ranges provided in Census data). Thirty-

five to 44 year-olds make up the largest population segment in Melrose, comprising 13.1 percent of the City’s total population. Between 2000 and 2010, the City saw its largest population gain in the 55 to 64 year-old range, which gained 121 persons for 57.6 percent increase and reflects some of the larger Baby Boomer aging trends observed nationally. Of particular note is the 34.3 percent increase in the Under 5 Years population, indicating that the City is vibrant and creating a new generation of residents which supports schools, park programs, churches and other civic uses.

Generally, the 20 to 29 year-old age group (falls within 20 to 24 years and 25 to 34 years in the table above) is typically the group that is

Table 1.4 Melrose Age of Population, 2000 and 2010

| Age Group | 2000 | | 2010 | | 2000-2010 | |
|--------------|--------|---------|--------|---------|-----------|---------|
| | Number | Percent | Number | Percent | Change | %Change |
| Total | 3,091 | 100.0% | 3,598 | 100.0% | 507 | 16.4% |
| Under 5 | 233 | 7.5% | 313 | 8.7% | 80 | 34.3% |
| 5 to 9 years | 223 | 7.2% | 266 | 7.4% | 43 | 19.3% |
| 10 to 14 | 237 | 7.7% | 287 | 8.0% | 50 | 21.1% |
| 15 to 19 | 243 | 7.9% | 226 | 6.3% | -17 | -7.0% |
| 20 to 24 | 171 | 5.5% | 211 | 5.9% | 40 | 23.4% |
| 25 to 34 | 414 | 13.4% | 412 | 11.5% | -2 | -0.5% |
| 35 to 44 | 412 | 13.3% | 470 | 13.1% | 58 | 14.1% |
| 45 to 54 | 327 | 10.6% | 403 | 11.2% | 76 | 23.2% |
| 55 to 64 | 210 | 6.8% | 331 | 9.2% | 121 | 57.6% |
| 65 to 74 | 266 | 8.6% | 243 | 6.8% | -23 | -8.6% |
| 75 to 84 | 237 | 7.7% | 276 | 7.7% | 39 | 16.5% |
| 85 years and | 118 | 3.8% | 160 | 4.4% | 42 | 35.6% |
| Source: US | | | | | | |

starting out on its own and putting stakes into the community. Members of this age group, particularly in the upper end, are beginning to enter the family formation years, thus continued increases in this age group may indicate increasing school enrollments in the near future. In addition, this is typically the age when many are seeking higher education and broader employment opportunities.

Generally, the 30 to 49 year-old age groups (falls within the 25 to 34 years through 45 to 54 years in the table above) are often 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 tend to be active in the community and demand high quality services for their children and families. However, these age groups 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. It will be important to pay close attention in the future as this “baby bust” generation is now aging through these age groups and their numbers may decline from previous decades.

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

story. During the 1990s, there was a small decline in a portion of this age group. However, in the last decade, this age bracket has exploded as the baby boomers mostly comprise this group today.

While persons aged 85 and older comprise the smallest age cohort in Melrose, this segment of the population is growing rapidly. This is due partly to the fact that people are living longer than they did previously, but it may also be the result of older residents in surrounding rural areas moving to Melrose to be closer to services. A sustained 85+ population has several planning implications for the City. Park and recreational demands of this group tend to be for passive activities rather than ball fields and playgrounds. Also, social services, elderly housing and medical services will be in demand and will likely need to be located near one another.

Population by Race/Ethnicity

The City of Melrose is increasingly becoming more racially diverse as evidenced by Table 1.5. In 1990, the non-white population accounted for less than one percent of the total City population. During the 1990s, the City’s minority population increased more than 16 times, bringing the minority population up to 13.2 percent of the City’s total. In 2010, the non-white population is approximately 13.9 percent. However, these statistics are not directly comparable to the earlier data because the Census has modified the way it calculates race statistics. The primary changes in 2010 were to more clearly distinguish that Hispanic ethnicity is not a race according to the Census Bureau.

Table 1.5 Melrose Race and Ethnicity, 2010

| Race/Ethnicity | Number | percent |
|--|--------|---------|
| White | 3,098 | 86.1% |
| Black or African American | 33 | 0.9% |
| American Indian and Alaska Native | 7 | 0.2% |
| Asian | 22 | 0.6% |
| Native Hawaiian and Other Pacific Islander | 0 | 0.0% |
| Some Other Race | 386 | 10.7% |
| Two or More Races | 52 | 1.4% |
| Total | 3,598 | 100.0% |

Education

In addition to the age of the community, the educational attainment level also influences the community. Table 1.6 shows the educational attainment levels in the community. This information contributes to the local economy, influences economic development and also suggests potential demands of current residents. About 38.1 percent of the population has a high school diploma as the highest level of educational attainment.

Approximately 17.0 percent of the population went on after high school and attended some college, and 7.2 percent obtained an associate's degree. Another 9.4 percent completed a bachelor's degree, and 4.8 percent obtained a graduate or professional degree. In summary, approximately 76.6 percent of Melrose residents have a high school degree or higher educational attainment which is an increase from earlier periods. This compares to 89.8 percent for Stearns County overall.

Table 1.6 Educational Attainment, 2005-2009

| | Melrose | | Stearns County | |
|---|---------|---------|----------------|---------|
| | Number | Percent | Number | percent |
| Population 24 years and over | | | | |
| Less than 9 th grade | 355 | 17.9% | 4,525 | 5.3% |
| 9 th to 12 th grade, no diploma | 110 | 5.5% | 4,247 | 5.0% |
| High school graduate (includes equivalency) | 757 | 38.1% | 27,956 | 32.8% |
| Some college, no degree | 337 | 17.0% | 19,913 | 23.4% |
| Associate's degree | 143 | 7.2% | 8,610 | 10.1% |
| Bachelor's degree | 187 | 9.4% | 13,383 | 15.7% |
| Graduate or professional degree | 96 | 4.8% | 6,619 | 7.8% |
| Total | 1,985 | 100.0% | 85,253 | 100.0% |
| Source: American community Survey 2005-2009 | | | | |

Land Use

The purpose of the land use inventory is to identify existing development in the City. From this inventory and other background that is compiled, areas of potential development or redevelopment can be analyzed. The inventory can also help classify areas revealing development patterns, densities and trends that can provide direction for future development and redevelopment.

Existing Land Use

Table 1.7 identifies the current land uses within the City and the percentage of the overall land which is dedicated to that specific use. The table gives the gross acreage of each land use, which includes wetlands and right-of-ways. The table also gives

the net acreage of each which excludes water, wetlands and right-of-way. The current acreage of the City is 2,105 gross acres up from 1,818 in 1998 due to annexations. These existing land uses are illustrated on Figure 1.5, Existing Land Use.

The Table 1.7 shows that residential land uses make up the largest land use category with Single Family Residential leading at 22% net acres. Industrial follows at 13%, Public/Semi-Public/Institutional at 12% and Agriculture at 11%. Commercial areas account for only 3% of the total net acres. To compare where Melrose is today in terms of actual land use versus 1998, Table 1.8 displays the total and percent of total areas of land use from the 1998 Plan.

Table 1.7 Existing Land Use 2011

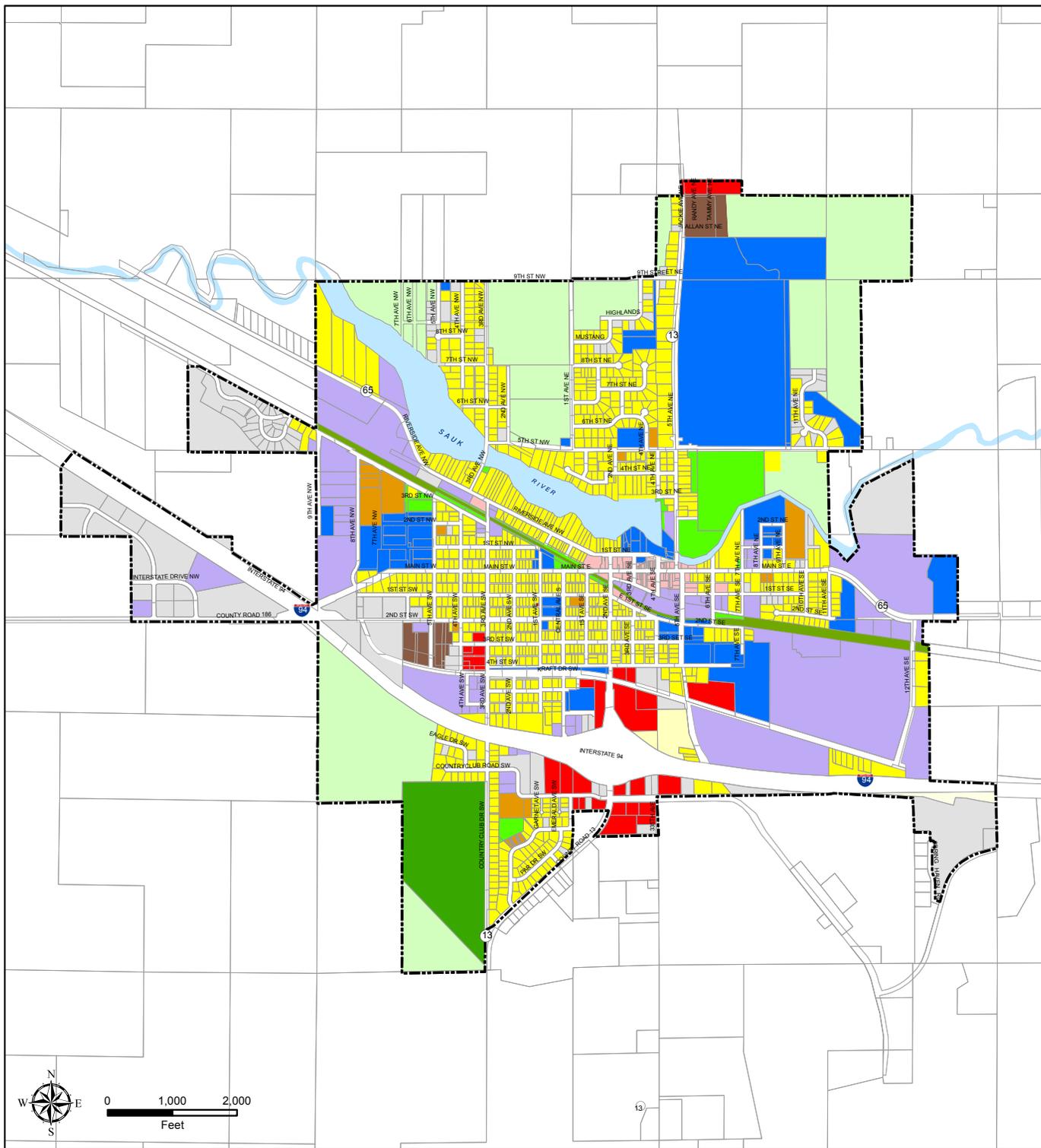
| 2011 EXISTING LAND USE | GROSS ACRES | PERCENT TOTALGROSS ACRES | PERCENT WETLANDS | NET ACRES | PERCENT TOTAL NET ACRES |
|----------------------------------|-----------------|--------------------------|------------------|-----------------|-------------------------|
| AGRICULTURE | 322.53 | 15% | 38.0% | 199.88 | 11% |
| DOWNTOWN COMMERCIAL | 11.87 | 1% | 0.0% | 11.87 | 1% |
| GENERAL COMMERCIAL | 49.15 | 2% | 17.0% | 40.80 | 2% |
| GOLF COURSE | 63.91 | 3% | 32.3% | 43.27 | 2% |
| INDUSTRIAL | 262.36 | 12% | 12.0% | 230.97 | 13% |
| MANUFACTURED HOUSING | 19.06 | 1% | 0.7% | 18.92 | 1% |
| MULTI-FAMILY RESIDENTIAL | 26.14 | 1% | 15.3% | 22.15 | 1% |
| PARKS/OPEN SPACE | 43.40 | 2% | 34.2% | 28.55 | 2% |
| PUBLIC/SEMI-PUBLIC/INSTITUTIONAL | 236.06 | 11% | 8.4% | 216.19 | 12% |
| RIGHT-OF-WAY | 366.22 | 17% | 4.2% | 350.94 | 20% |
| RURAL RESIDENTIAL | 9.19 | 0% | 13.3% | 7.97 | 0% |
| SINGLE FAMILY RESIDENTIAL | 392.13 | 19% | 2.7% | 381.53 | 22% |
| TRAIL | 20.10 | 1% | 0.0% | 20.10 | 1% |
| VACANT | 201.32 | 10% | 22.7% | 155.63 | 9% |
| WATER | 82.40 | 4% | 87.4% | 10.35 | 1% |
| Total City | 2,105.84 | 100% | 17% | 1,739.12 | 100% |

Table 1.8 Existing Land Use 1998

| 1998 EXISTING LAND USE | ACRES | PERCENT |
|----------------------------------|---------------|----------------|
| AGRICULTURE | 311.8 | 17.2% |
| DOWNTOWN COMMERCIAL | 7.3 | 0.4% |
| OFFICE COMMERCIAL | 6.0 | 0.3% |
| GENERAL COMMERCIAL | 41.0 | 2.3% |
| GOLF COURSE | 65.7 | 3.6% |
| INDUSTRIAL | 219.3 | 12.1% |
| MANUFACTURED HOUSING | 17.2 | 0.9% |
| MULTI-FAMILY RESIDENTIAL | 16.4 | 0.9% |
| PARKS/OPEN SPACE | 23.8 | 1.3% |
| PUBLIC/SEMI-PUBLIC/INSTITUTIONAL | 228.9 | 12.6% |
| RIGHT-OF-WAY | 314.2 | 17.3% |
| RURAL RESIDENTIAL | 35.2 | 1.9% |
| SINGLE FAMILY RESIDENTIAL | 324.3 | 17.8% |
| VACANT | 136.3 | 7.5% |
| WATER | 70.7 | 3.9% |
| TOTAL | 1818.1 | 100.0% |

Comparing the totals from each table, minor shifts in land use are evident from a reduction in agriculture and shifting to residential uses to a slight increase in total land area. However, there is not a significant difference in overall percents of each category in the past thirteen years. Total amount of vacant land accounts for 155 acres or 9% of total net. This remaining land will be guided as well as a review of other areas to assess highest and best use for possible shifts in land use to create opportunities for redevelopment.

Figure 1.5 Existing Land Use



Existing Land Use

2030 Comprehensive Plan Update
City of Melrose, MN

- | | |
|---------------------------|----------------------------------|
| RURAL RESIDENTIAL | PUBLIC-SEMI PUBLIC-INSTITUTIONAL |
| SINGLE FAMILY RESIDENTIAL | PARKS/OPEN SPACE |
| MULTI FAMILY RESIDENTIAL | GOLF COURSE |
| MANUFACTURED HOUSING | TRAIL |
| AGRICULTURE | VACANT |
| DOWNTOWN COMMERCIAL | WATER |
| GENERAL COMMERCIAL | RIGHT OF WAY |
| INDUSTRIAL | |



October 11, 2011

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COMMUNITY FACILITIES

The facilities owned and maintained by the City of Melrose and the other public buildings including those owned by the County and School District vary greatly in age and condition. Due to the extent and nature of the services that these public facilities must provide to the residents of Melrose, sound and functional structures are a necessity. This inventory identifies each building or facility, gives its location, describes its condition, and notes the facility's function and planned or needed improvements. This information was gathered by the appropriate City staff and others in summer of 2010.

City/Government

Melrose City Center: Located at 225 1st Street NE is home to City Government/Administrative Staff, Police Department, Public Library and Senior Activity Center. The Police Department consists of a Police Chief, Sergeant, (3) Police Officers, Secretary/Receptionist, and several Reserve Officers. The building was constructed in 1990 and provides for office space and meeting rooms.

Fire and Ambulance Station: Located at corner of Kraft Drive and 2nd Ave SE.

Public Utilities: Located at 21 Main Street W. This department provides electrical service for the City through the transmission and occasional generation of electricity. The Electric Utilities Department consists of an Electrical Supervisor and three full-time Journeymen Line Workers. There are 1332 Residential, 262 Commercial, 3 Industrial and 55 Rural Electrical Customers. The electrical load on the electric system has reached 18.8 megawatts. The Electric Utilities also has four diesel powered generators with a total of eight megawatts of capacity which can be used during an extended-length power outage. The generation capacity is also used by Missouri River Energy Services (MRES) for peaking and their electrical power needs. Melrose power suppliers are MRES and Western Area Power Administration (WAPA).

Wastewater Treatment Plant: Located at 116 8th Avenue NE. The Wastewater Treatment Facility is a three-million gallon per day state-of-the-art, Class "A" major mechanical treatment plant. The original facility was constructed in 1963 and has undergone numerous expansions and rehabilitation projects since then. The latest expansion and improvement project was completed in the summer of 2005. With the improvements completed, the facility has capacity for Jennie-O Turkey Store Inc., Melrose Dairy Proteins, LLC, and Proliant Dairy, Inc. industrial loadings. It can also accommodate the growth needs of the City of Melrose. A series of lift stations and wastewater lines convey the wastewater to the treatment facility.

Water System: The water system consists of five high capacity wells, two one-million gallon water towers, and a newly installed SCADA system to provide security and real-time controls to the wells dependent upon demand. Average daily pumping rates are greater than two million gallons per day.

Public Works: Located at 15 1st Avenue NW is home to utilities, streets and parks departments. The Streets/Parks Department consists of a Streets/Parks Supervisor, three full-time Streets/Parks Maintenance Workers, and one Seasonal Worker. The Streets/Parks Department is responsible for all maintenance, sweeping, and repairs of 29.49 miles of streets, 3.01 miles of alleys, all sidewalks within the City's sidewalk program, bituminous pedestrian & bike pathways, and City-owned parking lots. The department also performs maintenance, repairs, and cleaning of the City's storm sewer system, three (3) area parks, and conducts all snow plowing/removal operations.

The Streets/Parks Department, along with the Seasonal Worker, cut and trim approximately 150 acres of grass within the City, to including: the parks, street right-of-ways, Lake Wobegon Regional Trail, and City utility-owned property. During the winter season, the Seasonal Workers assists with the removal of snow from approximately 4 1/2 miles of sidewalks and cleaning of the skating rinks.

Melrose Area Historical Society: Located at 518 2nd Street SE. The facility is home to the area's historical society and its museum. It contains collections from Melrose's beginnings as a rail and agricultural center and from neighboring communities.

U.S. Post Office: Located at 304 1st Street NE. This brick and wood structure was built in 1996 and is in excellent condition.

Medical/Seniors

CentraCare Health System - Melrose: Located at 525 Main Street W. This facility is a 25-bed critical access hospital with an attached 75-bed skilled nursing home, which includes a 27-bed Alzheimer's unit plus a 42-unit senior apartment building. CentraCare Health System - Melrose employs more than 250 people providing a full range of health-care services to nearly 10,000 residents in and around western Stearns County.

Schools

Melrose Area Public Schools: Melrose Elementary, Middle and High School all share a campus area at 546 5th Avenue NE. Elementary School serves grades Kindergarten- 5th grade; Middle School serves 6-8th grades and High School serves 9-12th grades.

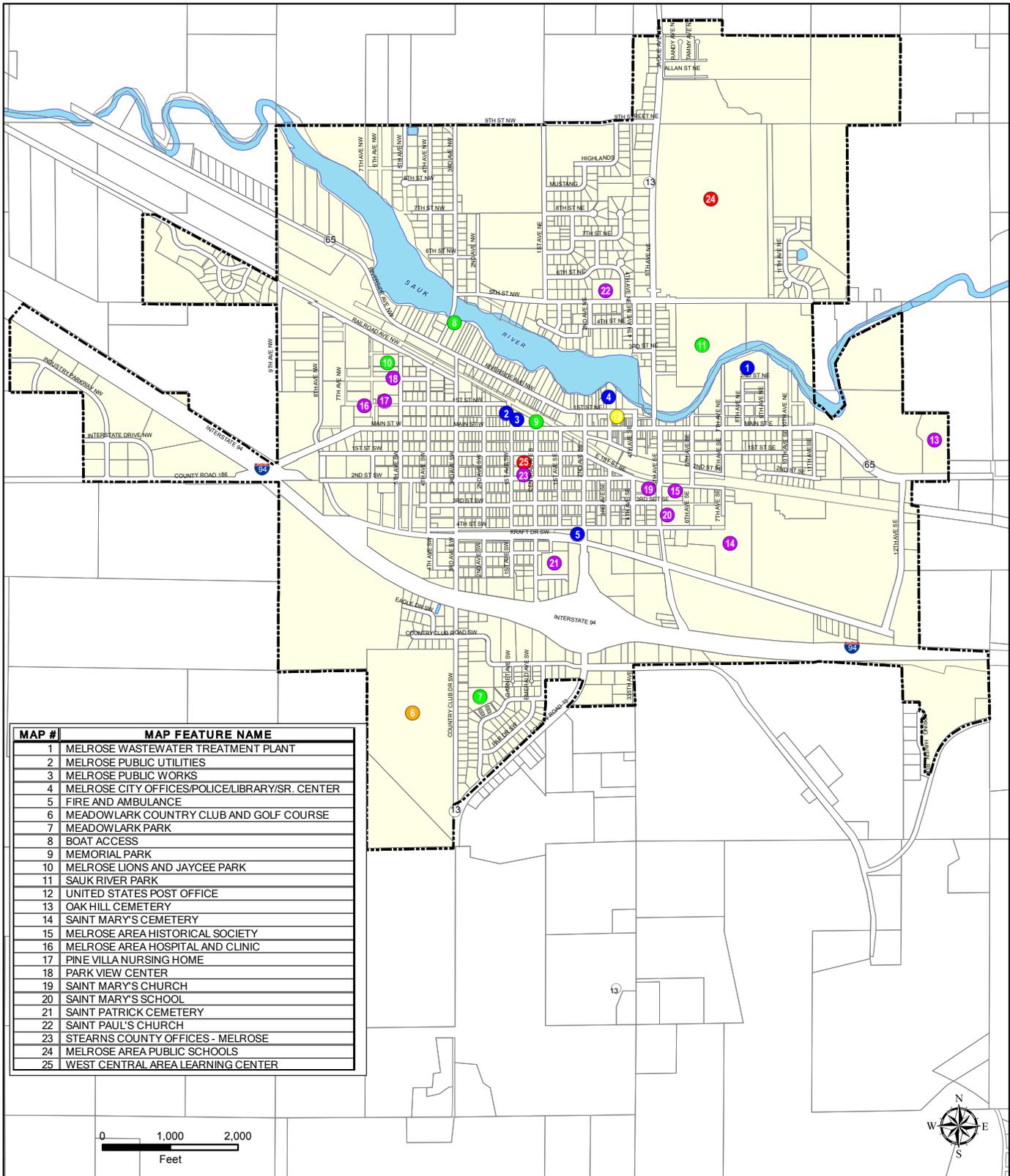
St. Mary's School: Located at 320 5th Avenue SE is a K-6 parochial school.

Montessori School of Melrose: This school is located at 207 5th Street NE where it leases space from St. Paul's Lutheran Church.

Parks, trails and open space facilities are described in Chapter 6- Parks, Trails & Open Space.

Community facilities are identified on Figure 1.6, Community Facilities

Figure 1.6 Community Facilities



Community Facilities

2030 Comprehensive Plan Update
City of Melrose, MN

- CITY FACILITY
- GOLF COURSE
- PARK
- POST OFFICE
- PUBLIC FACILITY
- SCHOOL
- ▭ CITY BOUNDARY
- ▬ WATER



October 11, 2011

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INTRODUCTION

The scenic beauty of the Melrose area, its location along the Sauk River and Interstate 94, combined with the presence of major industries, healthcare and educational systems, all contribute to making the City an attractive place to live and work. Melrose encompasses approximately three square miles of land in Stearns County in the central part of the State. While the area surrounding Melrose is predominately agriculture, the City itself contains a full range of land uses including residential, commercial, industrial and institutional development with single-family being the dominate land use form. The Sauk River runs through the northern half of the City and provides both environmental and recreational opportunities.



Growth is anticipated to continue further “urbanizing” the core of Melrose which poses the need to plan for land use growth within the core and beyond placing some development pressure on the two surrounding Townships. The balance of growth and preservation of prime agriculture land will become increasingly important for the City and Townships. Thus, careful planning and consideration of the City’s future land use and growth areas is very important.

This chapter will include goals and policies for future land use, an inventory and analysis of existing conditions, a discussion of development issues, and future land use and growth area plans for the City.

GOALS AND POLICIES

The following goals and policies were developed from input received from community meetings, a community survey and the Comprehensive Plan Committee to achieve the new vision for the community. The goals and policies are the foundation of this Plan, as they define what the

community should look like in the future. Four goals (and related policies) are suggested as “immediate” items that are of highest priority to continue guiding the City in important development and redevelopment related decisions in the near term. All land use related goals and policies are listed below:

IMMEDIATE GOALS AND POLICIES:

Goal 1: Promote a well-planned community with balanced land uses including residential, commercial, and industrial areas.

Rationale: A carefully created Comprehensive Plan will ensure the community’s ability to grow in a rational and responsible manner, preclude decision-making processes that overlook long-range land use implications, and help ensure fulfillment of residents’ desires for a well-planned community and preservation of their quality of life.

Policy 1: Create a land use plan that defines the types and locations of residential, commercial and industrial development that supports and enhances the City’s ability to attract quality development.

Policy 2: Prepare transportation and infrastructure plans that will direct and support future growth.

Policy 3: Identify planned growth areas within and outside the City that have the potential to be served with an appropriate range of public services in a cost effective manner.

Policy 4: Develop an orderly annexation plan with Melrose and Grove Townships for the City’s growth areas. This Plan should address the loss of tax base and other issues of concern to the Townships along with the provision of services and utilities.

Policy 5: Encourage a balanced strategy of “infilling” within the City rather than focusing solely on annexing and developing new areas.

Policy 6: Protect the sensitive natural features that make Melrose unique such as the river, streams/waterways, high quality wetlands, natural open space and local parks as development proceeds.

Policy 7: Work with Melrose and Grove Townships and Stearns County to identify prime agricultural areas and to develop effective strategies to ensure their preservation and viability.

Goal 2: Ensure that zoning and subdivision ordinances and official master plan documents are consistent with the intent and specific direction provided within the Comprehensive Plan.

Rationale: Sound land use plans and the official controls that implement them are essential tools that enable the community to attract specific uses while ensuring the quality development the community desires.

Policy 1: Provide clearly defined zoning ordinances to achieve public values by:

- a. Preserving adequate areas for recreational needs through park land and open space dedication.



- b. Promoting local storm water management techniques using natural filtration and other ecologically based approaches for the benefit of the City and to minimize downstream flooding.
- c. Providing housing that meets all stages in the lifecycle and affordability ranges.

- d. Expanding the tax base to lessen the tax burden on all properties.
- e. Providing infrastructure that benefits the community beyond the project site.
- f. Promoting communication between the City, Melrose and Grove Townships and agricultural users to effectively plan the growth areas of Melrose and avoid land use conflicts.

Policy 2: Ensure developments meet the standards specified within the land use plan and official controls, including zoning and subdivision ordinances and official maps.

Policy 3: Require adequate transitions between different land uses through appropriate land use planning, zoning and design standards.

Policy 4: Create opportunities for new commercial and industrial development in areas that avoid adverse impacts on residential areas and have access to major transportation systems.

Goal 3: Coordinate transportation with land use planning.

Rationale: Understanding the impact of land use on transportation systems is an important element to supporting growth and development.

Policy 1: Analyze the traffic generation characteristics of proposed land uses to avoid exceeding the capacity of local, county, and regional roadways.

Policy 2: Consider the impacts to neighborhoods when planning new or upgrading existing roadways.

Policy 3: Support transportation projects that maintain the compact, orderly development of the City.

Policy 4: Encourage shared parking facilities for commercial, industrial and mixed use

projects to reduce impervious surface, minimize land consumption and minimize traffic.

Goal 4: Attract and encourage a balance of new commercial, light industrial, office-industrial, heavy industrial and knowledge-based enterprises, along with professional services and the expansion of existing businesses.

Rationale: Melrose’s commercial, light industrial and heavy industrial development will be concentrated primarily along its existing business corridors and in its industrial parks. This provides opportunities for a diversified economic base, expanded employment opportunities and maintaining conformity with the existing commercial, light industrial and heavy industrial land use patterns.

Policy 1: Protect designated industrial areas from encroachment by residential development and marginal land uses that will preclude the highest economic use of land available for commercial, light industrial and heavy industrial development.

Policy 2: Work with local, county and regional business organizations to encourage high-end business park development that attracts medical, energy, technology, value-added agricultural and knowledge-based businesses which provide quality employment and higher wages.

Policy 3: Encourage development of new commercial nodes within identified redevelopment sites or within growth areas.

Policy 4: Work with property owners using available financial tools to redevelop existing commercial or industrial sites that are in disrepair, are obsolete with respect to design, have environmental concerns and/or are incompatible with neighboring land uses.

Policy 5: Encourage site upkeep and quality maintenance through code enforcement to support and promote the character of the City.

LAND USE – COMMERCIAL/INDUSTRIAL

Goal 1: Expand and diversify the City’s tax base by encouraging new commercial and industrial development.



Rationale:

Continued growth of commercial and industrial businesses supports the City’s residential population’s need for jobs and services while providing an increased tax base.

Policy 1: Provide for commercial land uses adjacent to downtown and the freeway and identify other potential commercial areas within identified growth areas.

Policy 2: Encourage performance standards for all commercial areas including building and signage design guidelines, streetscaping, and the inclusion of green space, trails and sidewalks that connect commercial areas to neighborhoods.

Policy 3: Promote the rehabilitation and redevelopment of under-utilized sites and the development of vacant land and buildings by continuing to pursue programs and assistance which might aid in this endeavor.

Policy 4: Work with all local business organizations to support and promote existing businesses and new businesses that are viable and responsive to the needs of the community.

Policy 5: Ensure, as areas are developed, that each specific development project bears its proportionate share of infrastructure improvement costs.

Goal 2: Promote development and redevelopment of downtown Melrose so it can continue to be a gathering place for the community's residents.

Rationale: Downtown is an important historical and commercial core of the City that provides a unique setting and community identity.

Policy 1: Maintain downtown as the center of commercial activity and social interaction through support of existing businesses and the attraction of new businesses to downtown.

Policy 2: Develop strategies, including financing mechanisms, to stimulate rehabilitation or redevelopment of under-utilized or vacant sites in the downtown.

Policy 3: Inventory and coordinate the planning of all parking facilities within the downtown. Define parking needs, allow joint utilization of parking, and plan for future public parking needs.

Policy 4: Develop guidelines for safe and attractive parking lots with improved access, landscaping, lighting and hard surfacing.

Policy 5: Explore the development of a town square amenity in downtown for City-wide events.

Goal 3: Support, enhance, and expand existing businesses and promote new businesses in Melrose.

Rationale: The local business community is already filled with businesses that understand the issues and advantages of the City's location and that most job creation occurs from existing businesses. By working closely with the local business community, the City will be able to understand and respond to changes in the market place more quickly and effectively.

Policy 1: Continue to understand and address existing business and industry needs and create ways to support and retain those existing businesses.

Policy 2: Work with local business organizations to recruit workers for local businesses.

Policy 3: Support healthcare and related medical providers in their expansion needs.

Policy 4: Support within the City the expansion, growth and relocation needs of all City businesses.

Policy 5: Explore potential commercial transition areas at the perimeter of downtown including the conversion of single-family homes to commercial uses along 2nd Avenue SE.

GENERAL GOALS AND POLICIES

Goal 1: Maximize the potential of the community of Melrose as a thriving center for business and recreation, while maintaining and enhancing its livability as a residential community.



Rationale: Melrose has a strong quality of life with opportunities through its increasing diversity and emphasis on planning to create opportunities for new growth and increased tax base that can provide greater enhancement to its residents.

Policy 1: Promote the development and implementation of a Comprehensive Plan that effectively plans for land use, community facilities, transportation, housing, economic development, environmental protection, and technological advancement for the Melrose area.

Policy 2: Update the Plan periodically, with an annual review for the Planning and Zoning Commission and City Council by City staff, and comprehensive updates to various elements as needed. Adhere to this Plan, which shall guide all zoning changes to ensure consistent development policy.

Policy 3: Formulate and enforce City ordinances to ensure development in accordance with the Comprehensive Plan, and consider including development standards for downtown, commercial, industrial and general residential areas.

Policy 4: Continue to plan for land uses to support and enhance Melrose’s ability to attract quality development by existing and new businesses by providing adequate areas for business growth and expansion.

Goal 2: Retain high quality infrastructure and visual attractiveness of properties evidencing the City’s aesthetic character to its residents and visitors.

Rationale: At the many entrances to Melrose and the main arterials that run through the City, it is important to portray a visually pleasing and attractive community to the residents and all visitors.



Policy 1: Create appealing gateways and entry points into the City with a particular focus on Interstate 94, CSAH 13, County Road 65 and County Road 186. Develop a plan to keep the City’s gateways attractive by maintaining and enhancing signage, lighting, landscaping or other features at City entrances.

Policy 2: Support efforts to improve the appearance of commercial developments along City highways, entry points and industrial parks through use of building rehabilitation, screening and landscaping.

Policy 3: Utilize signage to direct residents and visitors to key community features, activity areas and the downtown.

Goal 3: Work with properties that detract from or are contrary to the established image goals and quality of life.

Rationale: A few blighted properties can bring down a block or neighborhood. Enforcing community standards on the worst cases will do the most for community appearance.

Policy 1: Promote compliance with all building and zoning codes through effective enforcement strategies and follow through directly with the property and/or building owner.

Policy 2: Identify specific properties of nuisance and prepare action plans for compliance.

Policy 3: Consider the use of incentives, if available, for infill development, removal of substandard buildings, and consolidation of land.

Goal 4: Support a strong, ongoing working relationship among the City, Melrose and Grove Townships, Stearns County, and Melrose Area Public School District, in all matters related to planning and the provision of public services.

Rationale: Effective relationships with area jurisdictions are important to successful planning and the provision of public services.

Policy 1: Recognize the legitimate concerns regarding boundary issues by working cooperatively with Melrose and Grove Townships through the use of orderly annexation agreements, joint planning and other cooperative measures.

Policy 2: Pursue cooperative efforts with Melrose and Grove Townships, Stearns County, Melrose Area Public School District and other municipalities to effectively address community needs as they arise.

Goal 5: Promote community spirit and unity to enhance Melrose’s character and identity.

Rationale: Melrose has a dynamic and diverse population with strong community involvement by its residents providing opportunities to expand cross-culturally. This engagement should be fostered and encouraged to continue into the next generation.

Policy 1: Encourage volunteerism, participation in community activities and acceptance of City leadership positions.

Policy 2: Encourage and utilize residential participation in local decision-making processes.

Policy 3: Create opportunities through community, school or other civic events that provide for increased interaction and communication among residents of all ages and cultural heritages.

Policy 4: Continue to improve communication and interaction between the City and its business community through active participation with the Chamber of Commerce and other civic groups.

Policy 5: Protect and enhance important historical and natural resources as a means to maintain the integrity, heritage and local character of the City.

Policy 6: Protect both the general welfare and individual choices of Melrose residents. Insure that decisions that are made by the community reflect the needs of all current residents and business owners.

Goal 6: Enhance community and neighborhood safety and livability.

Rationale: A sense of security and livability is important to the quality of a neighborhood and maintaining housing values.

Policy 1: Maintain and ensure strong community support for the City’s public safety departments.

Policy 2: Promote effective cross cultural communication between residents and the City’s Fire, Ambulance and Police Departments

Policy 3: Encourage and promote neighborhood organizations in Melrose

Table 2.1 Existing Land Use

| 2011 EXISTING LAND USE | GROSS ACRES | PERCENT TOTALGROSS ACRES | PERCENT WETLANDS | NET ACRES | PERCENT TOTAL NET ACRES |
|----------------------------------|-----------------|--------------------------|------------------|-----------------|-------------------------|
| AGRICULTURE | 322.53 | 15% | 38.0% | 199.88 | 11% |
| DOWNTOWN COMMERCIAL | 11.87 | 1% | 0.0% | 11.87 | 1% |
| GENERAL COMMERCIAL | 49.15 | 2% | 17.0% | 40.80 | 2% |
| GOLF COURSE | 63.91 | 3% | 32.3% | 43.27 | 2% |
| INDUSTRIAL | 262.36 | 12% | 12.0% | 230.97 | 13% |
| MANUFACTURED HOUSING | 19.06 | 1% | 0.7% | 18.92 | 1% |
| MULTI-FAMILY RESIDENTIAL | 26.14 | 1% | 15.3% | 22.15 | 1% |
| PARKS/OPEN SPACE | 43.40 | 2% | 34.2% | 28.55 | 2% |
| PUBLIC/SEMI-PUBLIC/INSTITUTIONAL | 236.06 | 11% | 8.4% | 216.19 | 12% |
| RIGHT-OF-WAY | 366.22 | 17% | 4.2% | 350.94 | 20% |
| RURAL RESIDENTIAL | 9.19 | 0% | 13.3% | 7.97 | 0% |
| SINGLE FAMILY RESIDENTIAL | 392.13 | 19% | 2.7% | 381.53 | 22% |
| TRAIL | 20.10 | 1% | 0.0% | 20.10 | 1% |
| VACANT | 201.32 | 10% | 22.7% | 155.63 | 9% |
| WATER | 82.40 | 4% | 87.4% | 10.35 | 1% |
| Total City | 2,105.84 | 100% | 17% | 1,739.12 | 100% |

neighborhoods that provide opportunities for people to know one another, socialize, and come together to address common issues.

Policy 4: Embrace all cultural heritages present in Melrose through communication and interaction.

Policy 5 : Require the creation of parks, trails and green space within new developments to ensure that residential neighborhoods have adequate access to park and recreation facilities, open space and community amenities.

EXISTING LAND USE INVENTORY

The purpose of an existing land use inventory is to quantify and analyze existing development in the City. An examination of current land uses and available land reveals existing development patterns and potential development thereby providing direction for future development and redevelopment. This inventory and other background information are used together to determine where and at what intensity growth should occur.

Figure 2.1 shows the locations of existing land uses and Table 2.1 inventories generalized existing land use acres as of May 2011. Acreages are shown in gross and net. Gross refers to the total acreage, including water and wetlands whereas net excludes these features thus representing what is considered buildable.

Agriculture

Agriculture comprises approximately 200 net acres or 11 percent of the total land in the City. Agriculture is typically defined as land currently used for agriculture purposes, forest and other related activities. Agricultural areas are located in the northern and southwest portions of the City. Agriculture land will become a smaller percentage of the City's existing land use acreages as development occurs.

Residential

Comprising over 381 net acres or 22 percent of total acreage, Single-Family Residential is the largest existing land use category in the City.

Single-Family Residential is defined as single unit detached dwellings and duplexes. These dwelling units can be found throughout the community ranging in density from 5 to 6 units per acre in the core of the community to the less dense 2 to 4 units per acre in newer subdivisions. Existing housing styles are mixed, reflecting the era in which they were built. Overall the housing is in good condition; however, there are homes that are in need of maintenance or rehabilitation, especially in the older core of the City.

A second residential category is Multi-Family Residential which amounts to 22.15 net acres or just 1 percent of the City's acreage. Existing Multi-Family Residential is defined as any housing with three or more units. This category includes triplexes, townhomes, apartment and condominiums.

Another residential land use category is Manufactured Housing which comprises nearly 19 net acres or 1 percent of the City's acreage. Manufactured Housing is defined as manufactured homes located in mobile home parks and courts. There are two manufactured home parks located in the City; one located in the southwest corner along Kraft Drive SW and one on the north edge east of 5th Avenue NE. This housing type provides an important affordable housing option within the City.

The final and smallest residential land use category is Rural Residential which totals just over 7 net acres. This area amounts to the final area of "large lots" in the City.

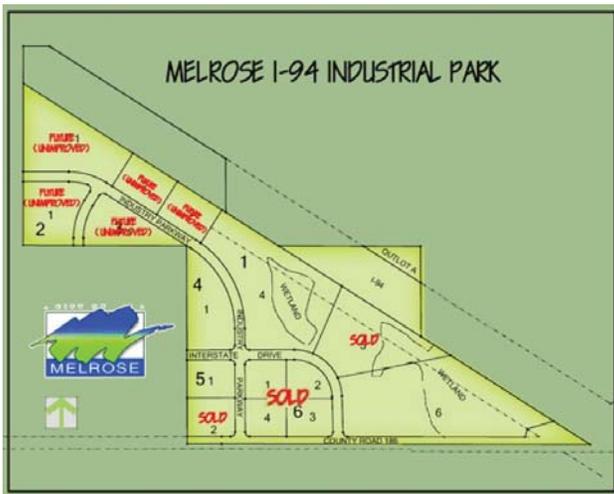
Commercial

Existing commercial uses overall make up a relatively small portion of the Melrose total land area. General Commercial totals 40 acres or 2 percent of the City's acreage. General Commercial is defined as retail, service, office and wholesale commercial uses, typically oriented to the automobile. General Commercial areas are located primarily close to the Interstate 94 Interchange on both the north and south sides. Other areas are scattered throughout the City to serve the surrounding area of businesses.

Downtown Commercial is a specialized commercial land use consisting of over 11 acres. Downtown Commercial comprises the heaviest concentration of retail and services in the City serving as the City’s focal point of activity.

Industrial

Industrial land use comprises approximately 231 net acres or 13 percent of the City’s total acreage. Industrial is defined as assembly, manufacturing, warehousing, light manufacturing, production and construction uses. Melrose contains two large industrial areas, one on the east side where the Melrose Dairy Proteins, LLC and Proliant Dairy Inc. plants are located with existing vacant land adjacent to them to accommodate expansion or other industrial users. A second area, the Melrose I-94 Industrial Park, is located in the western part



of the City between I-94 and CR 186. It was completed in 2005 and provides multiple lots for a variety of industrial users. This industrial park includes ten lots in Phase One. An additional five lots will be completed in Phase Two. Municipal services including electric, sanitary and storm sewers, water and streets, curb and gutter and bituminous road have been installed.

**Public/
Semi-Public/Institutional**

Comprising 216 net acres or 12 percent of the City, Public/Semi-Public/Institutional uses are defined as governmental, educational, church, non-profit, and cultural and historical buildings

and land, as well as water towers, treatment plants, and radio and television towers. The largest land user in this category is the



Melrose Area Public School District Campus located in the northeast quadrant of the 5th Street NE and 5th Avenue NE/CSAH # 13 intersection. Other major Public/Semi-Public/Institutional land uses include the former DNR Rearing Pond now park of the Sauk River Park, and the healthcare campus. CentraCare Health System - Melrose is



a 25-bed critical access hospital with an attached 75-bed skilled nursing home and 42-unit senior apartment building.

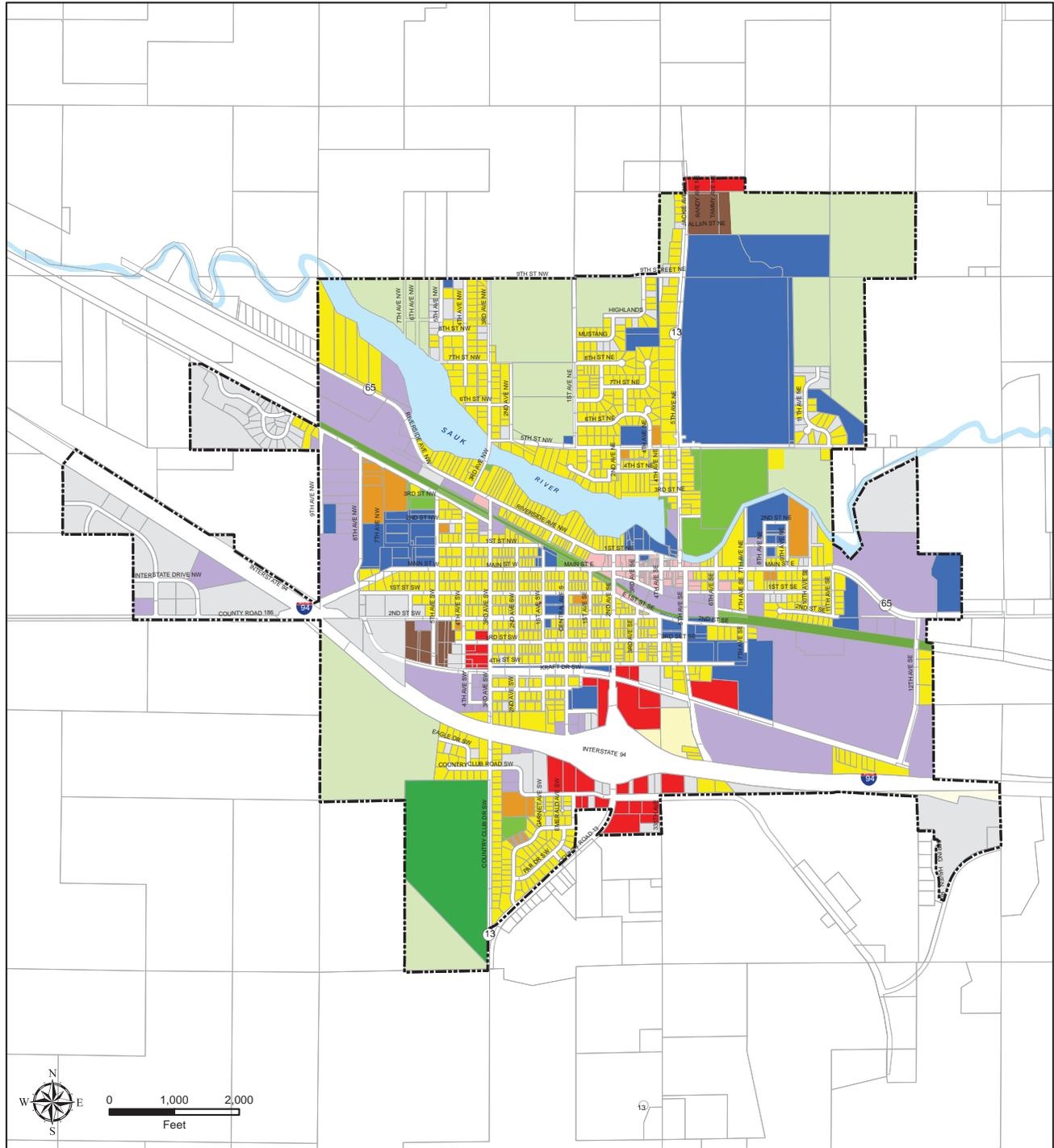
Parks/Open Space

Comprising 28.5 acres or 2 percent of the City, Parks/Open Space is defined as public parks, recreational facilities, and open spaces. There are a number of parks located in the City with each park being described in the Parks, Trails & Open Space Chapter. The Melrose Area Public School District property located north of the river also provides a number of recreational opportunities and play areas. In addition to parks, Melrose is home to a 65-acre golf course with a clubhouse located south of Interstate 94 that is indicated as Golf Course on the Existing Land Use Map.

Right-of-Way

With 351 net acres or 20 percent of the total City, Right-of-Way is one of the City’s largest land use categories. Right-of-Way is defined as streets, highways, roadways, and railroad corridor. Although comprising a seemingly high 20 percent of the City’s total land use, this Right-of-Way figure is similar to that of other communities with an interstate highway and a similar grid-system of local streets. The abandoned railroad right-of-way, owned by the State, also contributes to the Right-of-Way figure.

Figure 2.1 Existing Land Use



Existing Land Use

2030 Comprehensive Plan Update
City of Melrose, MN

Figure 2.1

- | | |
|---------------------------|----------------------------------|
| RURAL RESIDENTIAL | PUBLIC/SEMI-PUBLIC/INSTITUTIONAL |
| SINGLE FAMILY RESIDENTIAL | PARKS/OPEN SPACE |
| MULTI FAMILY RESIDENTIAL | GOLF COURSE |
| MANUFACTURED HOUSING | TRAIL |
| AGRICULTURE | VACANT |
| DOWNTOWN COMMERCIAL | WATER |
| GENERAL COMMERCIAL | RIGHT OF WAY |
| INDUSTRIAL | |



October 11, 2011

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Water

Comprising 82 gross acres or 4 percent of the City, Water consists of the Sauk River and Mill Pond areas. This river is the major environmental resource in the community and should continue to be protected. There are no other lakes or rivers in the community.

Vacant

Comprising 155 net acres or 9 percent of the total City (current boundary) this category includes vacant land, which could be available for development, including existing undeveloped, platted lots. Scattered throughout the City, especially on its periphery, vacant land should be looked at within the Agriculture category when determining potential areas for growth in the community. It should be noted that some vacant land is wetland and is unlikely to ever be developed.

FUTURE LAND USE INVENTORY

The City of Melrose future land use plan plays a key role in guiding growth in Melrose. The purpose of the future land use plan is to identify the location and intensity of all land uses and future development within the City and establish a framework in which future development will occur. This Plan is intended to guide redevelopment of the existing developed or urbanized area of the City as well as future development and growth to achieve the community's objectives for balanced and efficient growth and protection of natural resources. If land uses are inconsistent with surrounding properties or if redevelopment is anticipated, the future land use plan will reflect these desired changes on the future land use plan. By doing so, the future land use plan serves as the guide as to how land will be used when property turns over or redevelopment occurs. It is important to remember that the land use plan is different from zoning. Land use guides the future use of land whereas zoning regulates the use. Simply guiding

land use does not guarantee development will immediately follow, or that a specific use will be built as that is regulated by zoning. However, guiding land in a range of land use types provides a support to growth and development.



The City has a unique combination of more dense older neighborhoods, a traditional downtown area, as well as newer "suburban style" residential neighborhoods and expanding commercial and industrial areas. It is this blend of old and new opportunities in both the mature and new developing areas of the community that will shape the future of Melrose with continued residential and commercial/industrial growth.

The intent of the future land use plan is to guide how land shall be used in the future and the intensity of each land use. The future land use plan represents how the land is used today and guides the use of vacant land when future development occurs.

This Plan focuses on providing additional areas for residential, commercial, and industrial growth in the Melrose area while supporting and maintaining the existing developed core of the community. Figure 2.2, Future Land Use, illustrates future land use for the City and its planned Growth Areas. In summary, the key features of the land use component of the Plan are that it:

- Builds upon the established land use pattern;
- Identifies areas for residential, industrial, and commercial growth;
- Creates new land uses to support mixed residential and commercial uses;
- Provides for orderly and planned extension of municipal utilities;

- Describes the interrelationships between areas, types of projects, and improvements desirable within each area; and
- Describes techniques, strategies, and priorities for the implementation of the Plan.

It is the intent of this Plan to facilitate or create a community within which these elements exist: a variety of housing types, adequate parks and community facilities, an efficient transportation system, jobs that pay a decent wage, and ample business and commercial opportunities for residents and visitors alike. In addition to the recommendations for each of the Plan elements, there are a number of basic tactics that are important to the community as a whole. These are described below:

Basic Planning Provisions

Zone property in accordance with this Plan, with some exceptions when reuse is not anticipated immediately.

- Extend municipal services, when feasible, to all property in the City.
- Connect existing and new residential neighborhoods, parks and community facilities, schools, and other points of interests with a trail and sidewalk system.

- Ensure adequate street access to all existing and new developments in the City and in planned Growth Areas.



Work cooperatively with Melrose and Grove Townships, and Stearns County to plan and annex the City's designated Growth Areas.

- Work with Stearns County and Melrose and Grove Townships to prevent urban development in the City's planned Growth Areas and beyond until such time as those lands are annexed into the City.
- Once annexed, the entire Growth Area should be zoned in accordance with the existing land use until such time as development is proposed. Development proposals in those areas should adhere to the land use designated in the Land Use Plan.

Table 2.2 Future Land Use Acreages

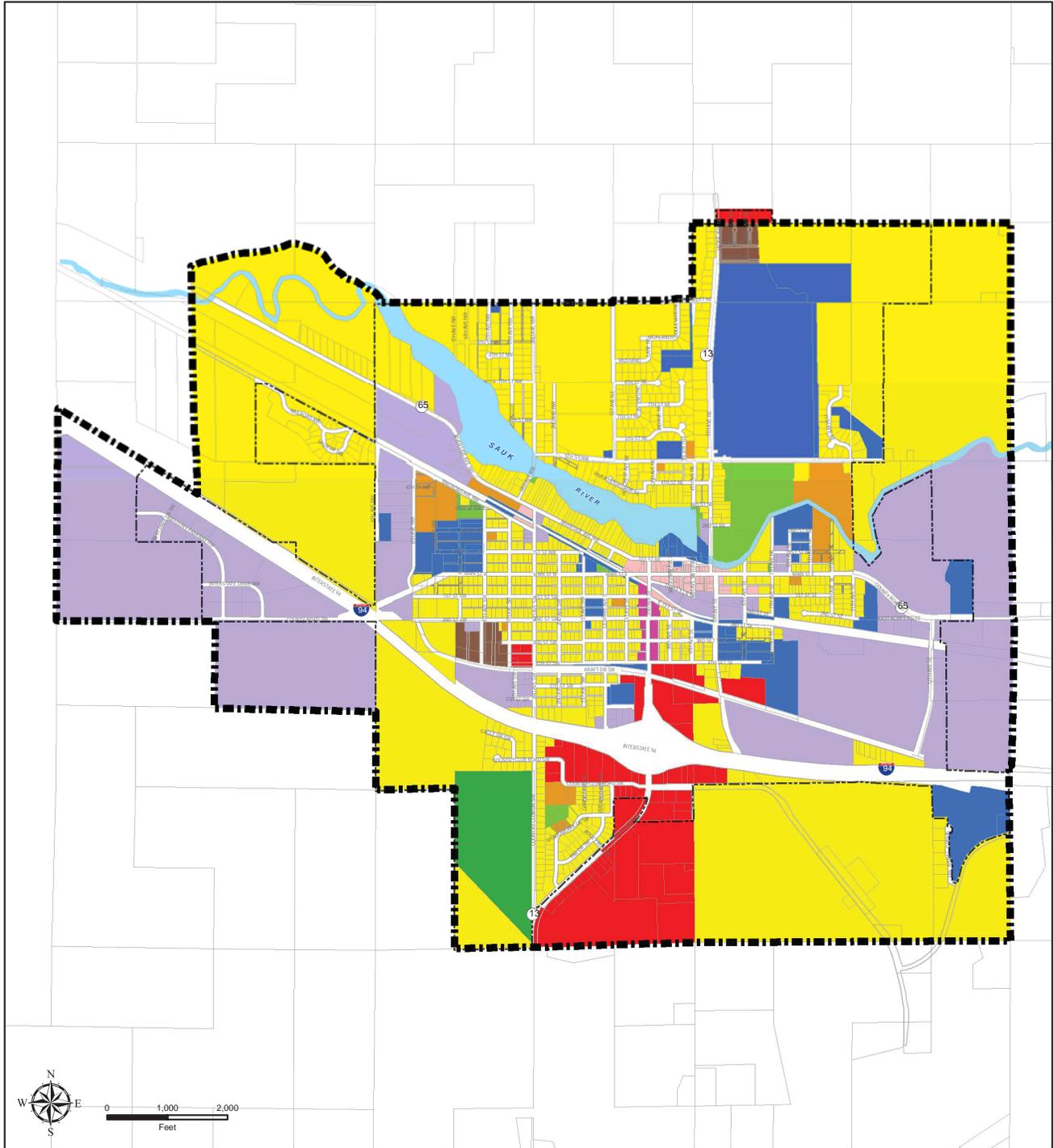
| FUTURE LAND USE ACREAGES | GROSS ACRES | NET ACRES | GROSS PERCENT | NET PERCENT |
|----------------------------------|---------------|---------------|---------------|--------------|
| DOWNTOWN COMMERCIAL | 12.1 | 12.1 | 0.4 | 0.4 |
| GENERAL COMMERCIAL | 166.3 | 125.3 | 5.0 | 3.8 |
| GOLF COURSE | 63.9 | 43.3 | 1.9 | 1.3 |
| INDUSTRIAL | 667.7 | 554.7 | 20.1 | 16.7 |
| MANUFACTURED HOUSING | 17.6 | 16.9 | 0.5 | 0.5 |
| MIXED USE | 5.5 | 5.5 | 0.2 | 0.2 |
| MULTI-FAMILY RESIDENTIAL | 43.5 | 39.2 | 1.3 | 1.2 |
| PARKS/OPEN SPACES | 37.2 | 22.7 | 1.1 | 0.7 |
| PUBLIC/SEMI-PUBLIC/INSTITUTIONAL | 264.9 | 246.4 | 8.0 | 7.4 |
| RIGHT-OF-WAY | 443.9 | 426.4 | 13.4 | 12.8 |
| SINGLE FAMILY RESIDENTIAL | 1474.0 | 1127.1 | 44.4 | 34.0 |
| WATER | 122.7 | 122.7 | 3.7 | 3.7 |
| NWI | | 576.9 | | 17.4 |
| TOTALS | 3319.2 | 3319.2 | 100.0 | 100.0 |

The City’s future land use categories and corresponding acreages (including the total land area in the current City boundary and growth area) are presented in Table 2.2, Future Land Use Acreages. The City’s Future Land Use Plan (FLU) is presented in Figure 2.2, Future Land Use Plan. The intent and how each land use category should develop are described in Table 2.3 Future Land Use Descriptions.

Table 2.3 Future Land Use Descriptions

| Land Use Category | Description |
|--|---|
| General Commercial | This category is intended to accommodate general commercial and highway-oriented businesses such as fast food restaurants, convenience stores, gas stations, big box retail, and other auto-oriented businesses. Limited office and service uses are also appropriate, depending on scale and location. |
| Downtown Commercial | This category is specific to the downtown area that includes uses such as a small grocery or restaurants, coffee shop/deli, personal and health services, offices and other services that supports downtown as the gathering place for the community. The site and architecture design should be of a scale and design compatible with traditional downtown buildings. |
| Industrial | The purpose of this category is to provide areas for industrial related businesses including manufacturing, warehousing, automotive, trucking, office and other related industrial uses. |
| Mixed Use (Residential and Commercial) | This category is intended to provide a mix of residential and commercial opportunities along 2nd Avenue SE. Typically, mixed use development of this style will occur in converted single-family homes to small commercial uses that will not rely on parking beyond what can be accommodated on the street. Once conversion of a home to commercial is made it shall remain a commercial use indefinitely. |
| Single-Family Residential | This land use category identifies areas for single family detached residential development at a density of 1 to 4 units per acre. |
| Multi-Family Residential | The purpose of this land use category is to accommodate the development of townhomes, apartment buildings or condominiums. Development will occur at a density of 5 units per acre or greater. Architecture and landscaping is important in multi-family residential areas to ensure that development is appropriate and consistent with the community’s character. |
| Manufactured Home Park | The purpose of this land use category is to accommodate manufactured homes within a manufactured home park setting. |
| Parks | Areas of public or private ownership that will remain undeveloped, or with limited development serving active and passive recreational purposes, that will be permanently preserved. |
| Water | Permanently flooded open water, rivers and streams, not including wetlands or periodically flooded areas. |
| Public/Semi Public | Primarily religious, governmental, medical, institutional or education facilities. |
| Golf Course | Area identified for existing golf course facilities |

Figure 2.2 Future Land Use



Future Land Use

2030 Comprehensive Plan Update
City of Melrose, MN

Figure 2.2

- GROWTH BOUNDARY
- CURRENT CITY BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- MANUFACTURED HOME PARK
- DOWNTOWN COMMERCIAL
- GENERAL COMMERCIAL
- INDUSTRIAL
- MIXED USE (RESIDENTIAL & COMMERCIAL)
- PARKS
- GOLF COURSE
- PUBLIC/SEMI-PUBLIC/INSTITUTIONAL
- RIGHT OF WAY
- WATER



October 11, 2011

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From Table 2.2 it is evident that the City is planning for the accommodation of new housing in a variety of life-cycle options with new commercial and industrial growth to support residential growth by providing services and jobs to existing and future residents. It is important to highlight areas of vacant (undeveloped) land in relationship to the overall FLU to understand how the City can support new growth.

Figure 2.3 displays the vacant parcels by land use type within the current City limits and the growth area to highlight future developable acreage. These total acreages, by land use type, within the current boundary (total of 524 acres) and within the growth area (total of 1,216 acres) are displayed in Table 2.4 below.

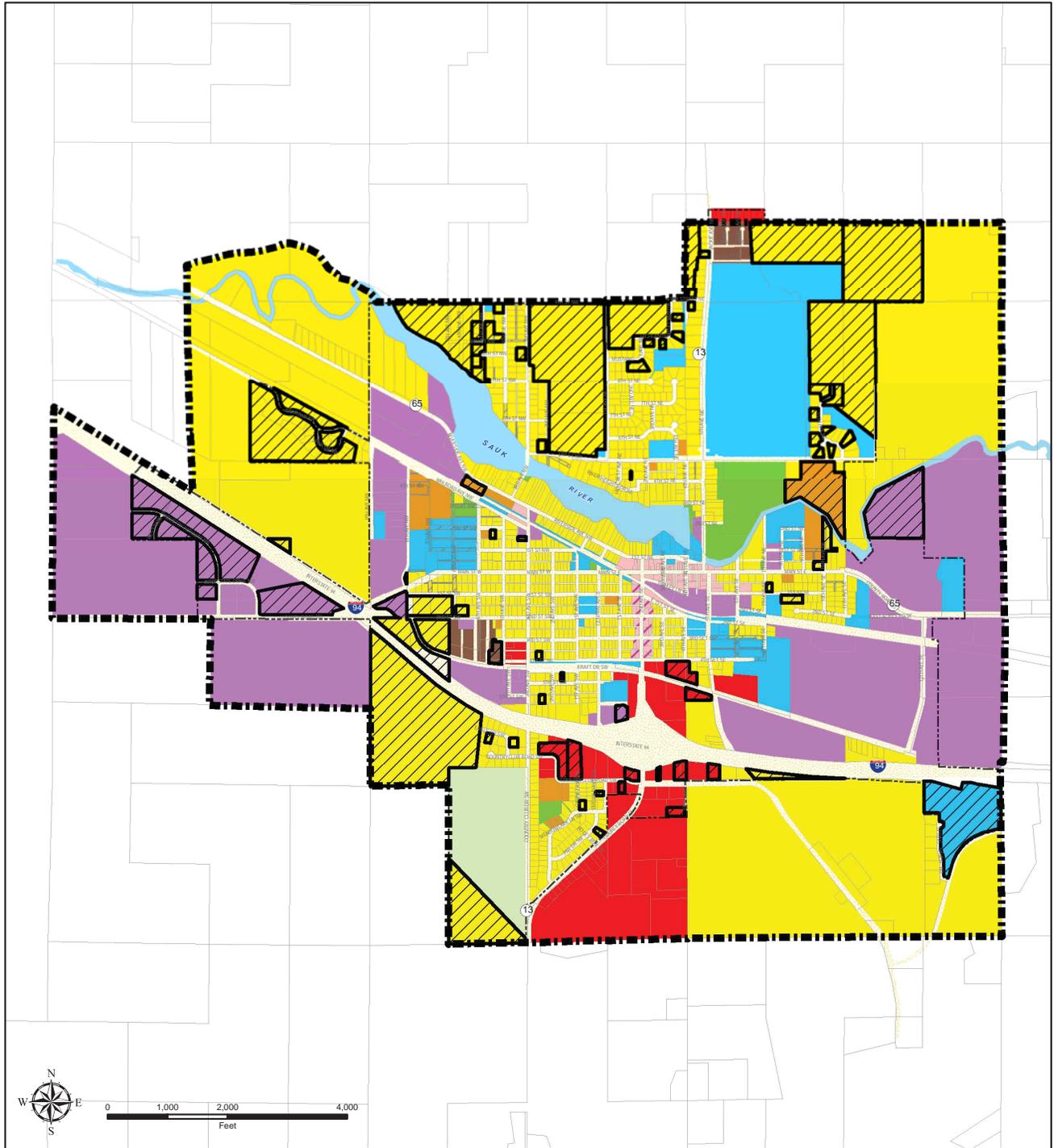
The predominate vacant land use type in the current boundary and growth area is singlefamily residential followed by industrial and then commercial. Vacant single family land in the current boundary is located on the northern portion of the City and around the school district property. These areas will continue being used for agricultural purposes until such time as development occurs. Single-family development should occur in these locations first prior to any consideration for expansion through annexation for new single family residential. Likewise, vacant commercial and industrial lands in the current boundary should be developed prior to any expansion. Further discussion on timing of growth into these new areas will be discussed later in this chapter.

Table 2.4 Vacant Parcel Acreages

| <i>VACANT PARCELS (current boundary)</i> | | | | |
|---|--------------------|------------------|----------------------|--------------------|
| FUTURE LAND USE | GROSS ACRES | NET ACRES | GROSS PERCENT | NET PERCENT |
| GENERAL COMMERCIAL | 16.5 | 14.5 | 3.1 | 2.8 |
| INDUSTRIAL | 76.3 | 64.2 | 14.5 | 12.2 |
| MANUFACTURED HOUSING | 1.6 | 1.0 | 0.3 | 0.2 |
| MULTI-FAMILY RESIDENTIAL | 16.3 | 15.8 | 3.1 | 3.0 |
| PUBLIC/SEMI-PUBLIC/INSTITUTIONAL | 25.7 | 25.5 | 4.9 | 4.9 |
| RIGHT-OF-WAY | 4.3 | 1.5 | 0.8 | 0.3 |
| SINGLE FAMILY RESIDENTIAL | 381.4 | 232.5 | 72.7 | 44.3 |
| WATER | 2.6 | 2.6 | 0.5 | 0.5 |
| NWI | | 167.0 | | 31.8 |
| TOTALS | 524.7 | 524.7 | 100.0 | 100.0 |

| <i>GROWTH BOUNDARY ONLY</i> | | | | |
|------------------------------------|--------------------|------------------|----------------------|--------------------|
| FUTURE LAND USE | GROSS ACRES | NET ACRES | GROSS PERCENT | NET PERCENT |
| GENERAL COMMERCIAL | 96.5 | 66.4 | 7.9 | 5.5 |
| INDUSTRIAL | 326.5 | 265.7 | 26.8 | 21.8 |
| PUBLIC/SEMI-PUBLIC/INSTITUTIONAL | 0.3 | 0.3 | 0.0 | 0.0 |
| RIGHT-OF-WAY | 53.6 | 51.0 | 4.4 | 4.2 |
| SINGLE FAMILY RESIDENTIAL | 713.1 | 512.7 | 58.6 | 42.1 |
| WATER | 26.4 | 26.4 | 2.2 | 2.2 |
| NWI | | 293.9 | | 24.2 |
| TOTALS | 1216.4 | 1216.4 | 100.0 | 100.0 |

Figure 2.3 Vacant Parcels Within City Boundary by Future Land Use



**Vacant Parcels
Within City Boundary by
Future Land Use**

2030 Comprehensive Plan Update
City of Melrose, MN

Figure 2.3

- | | |
|--------------------------------------|----------------------------------|
| DOWNTOWN COMMERCIAL | MULTI FAMILY RESIDENTIAL |
| GENERAL COMMERCIAL | PARKS |
| GOLF COURSE | PUBLIC/SEMI-PUBLIC/INSTITUTIONAL |
| INDUSTRIAL | RIGHT OF WAY |
| MANUFACTURED HOME PARK | SINGLE FAMILY RESIDENTIAL |
| MIXED USE (RESIDENTIAL & COMMERCIAL) | WATER |
| VACANT PARCELS | GROWTH BOUNDARY |
| CURRENT CITY BOUNDARY | |



October 11, 2011

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Detailed descriptions of the future land use categories are presented in the following discussion. Linkages to how these categories achieve the community's land use goals and policies is also explained.

Residential Land Use Categories

Currently Melrose's residential land use consists primarily of single-family residential. In fact, one of Melrose's strengths is its residential neighborhoods. Among the basic principles guiding this Plan is to accommodate and facilitate change throughout the City while preserving and protecting residential areas. It is important to note that the concept of protecting neighborhoods does not mean isolating them. In fact, the single most important guiding principle of this Comprehensive Plan is the recognition that the residential neighborhoods, commercial and industrial areas, and surrounding cities and townships are all one community.

Existing single family residential neighborhoods make up the backbone of the City and should be maintained and protected. Most of the existing housing stock is varied and diverse, ranging in density from three to four units per acre. These neighborhoods should be preserved and maintained with compatible infill development encouraged.

The development of new single-family residential neighborhoods is an important component to the future development of the City. Based on demographic and market analysis there is a need for 135 acres of land to accommodate growth in single family residential development through 2030. This Plan supports and encourages the development of additional residential neighborhoods to meet this demand.

Through the FLU, the City is planning for additional single-family Residential land use growth on the periphery of the City adjacent to newer existing single-family residential areas, particularly in the northern portion of the City around the Melrose Highlands Subdivisions; north and east of the Melrose Area Public School District campus, southwest of Interstate 94 and west of 9th Avenue NW.

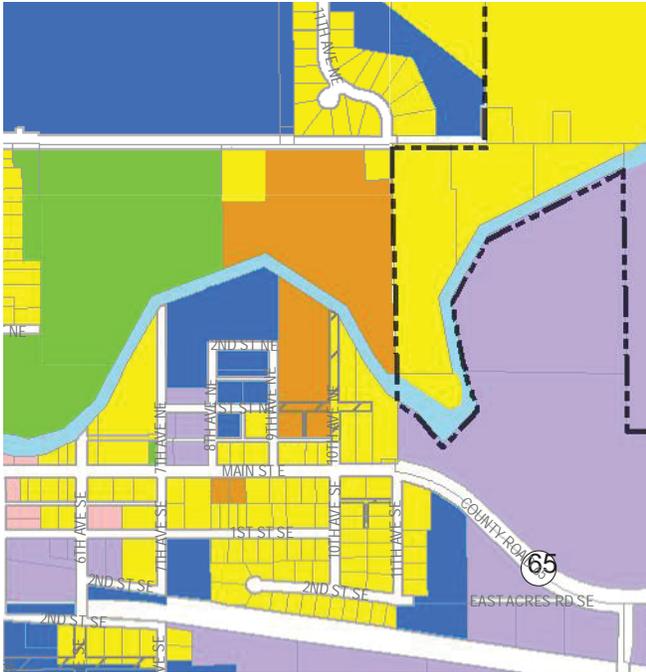
Additional single family residential land use is planned beyond this planning period within the growth areas extending to the south and west of the current boundary. These new singlefamily residential areas should develop in a manner that complements the nearby existing neighborhoods and at densities of one to four units per acre, depending on topography and other site constraints. Annexation of Growth Areas within Melrose and Grove Townships may be needed to accommodate some of this development in the future; however, most of the new single-family residential development can be accommodated within the current City borders to meet anticipated projections through 2030.

Multi-Family Residential

The purpose of this land use is to accommodate the development of any triplex, multiplex and low to mid-rise apartment buildings or condominiums. This residential land use type provides a transition between lower density uses and more intense or public uses. Architecture, landscaping, open space and resident recreation area are important in mid to higher density developments to ensure that development is appropriate and consistent with a community's character. The scale of the development, in terms of both height and density, relative to the surrounding environment is essential.

Within Melrose existing multi-family residential units comprise a small but important segment of the City's housing stock as they provide housing for those who choose not to own a home or are unable to do so due to cost and upkeep. In Melrose, multi-family residential development is typically comprised of apartment, townhouse developments and senior living accommodations. In addition, the City has two manufactured housing parks (designated manufactured home park).

Existing multi-family residential units will continue to be an important component of the City's housing stock and should continue to be maintained and improved in order to provide housing to those who choose to live in an apartment or townhouse environment. The manufactured housing park located north of the Melrose Area Public School



District property is in good condition and has land designated for further expansion. The park located along Kraft Drive SW is in need of maintenance and rehabilitation. The City should work with the owners of this manufactured housing park to explore ways to improve it. In addition, the City should continue to monitor all multi-family areas to ensure their continued maintenance and upgrading.

The City anticipates additional multi-family residential growth. Based on demographic and market analysis there is a need for 20 acres of land to accommodate growth in multi-family residential development through 2030. This Plan accommodates multi-family residential development in a new location south of Daylight Court and north of the river. The exact type of new multi-family housing is not yet defined but this area could accommodate a mix of townhomes or smaller apartment or condominium style buildings. Depending on the price point, this type of housing could attract a target market of young families without enough income to purchase a home and empty nesters who no longer want to maintain a single family home. Any new development shall be designed in a manner that complements the nearby existing neighborhoods and should develop at densities of about four to ten units per acre. Melrose’s Future Land Use Plan validates its goal

to provide a variety of housing types, densities and choices to meet the life-cycle housing needs of residents. The City’s land use plan guides for additional single family and multi-family land uses to accommodate the projected need to support life-cycle housing types. These decisions support the policy to maintain a balance, through land use, in the types, quantities, and densities of housing units available throughout the community.

Emphasis on the strength of existing neighborhoods will be carried out in this Plan to support the policy to *promote the improvement of the existing housing stock and encourage the rehabilitation or redevelopment of substandard housing*. This is imperative as a strong base of existing housing stock, in good condition, maintains value in neighborhoods while also providing an important source of moderate and affordable housing.

Commercial

Melrose has traditionally been a retail commercial center serving the needs of its residents and the nearby agricultural community. In addition with Interstate 94 passing through the City, a highway commercial area has developed to take advantage of the accessibility and visibility that this freeway provides. The existing and future land use classification system uses two commercial categories, General Commercial and Downtown Commercial. Commercial land uses total close to 4 percent of the City’s total acreage. The City is planning for an addition of 66 net acres of new commercial land within the General Commercial designation.

Other commercial establishments are scattered throughout the City to serve nearby or adjacent commercial or industrial users.

General Commercial

The purpose of this land use category is broad and is intended to accommodate larger commercial development to serve the entire community and surrounding region. This use is intended to accommodate highway oriented businesses such as fast food restaurants, convenience stores, gas stations, general retail, and other auto-oriented businesses.

As shown on the FLU (Figure 2.2) there are several areas identified as General Commercial. These



areas represent existing General Commercial and planned areas to support expanded retail development. New General Commercial land uses have been expanded within the growth boundary just south of existing General Commercial abutting Interstate 94. These areas will benefit from access and increased traffic as other commercial parcels develop. New commercial development should be of high quality and complement the City's existing retail and service base.

There are a total of 14.5 net acres of vacant General Commercial land use located in areas previously planned for commercial expansion from the 1998 Plan. These are located along Kraft Drive SE between 2nd Avenue SE and 5th Avenue SE. Other scattered vacant General Commercial areas are located just south of Interstate 94. Overall each of the General Commercial areas, including existing and planned, are located along strong transportation corridors. This is desirable, as commercial uses can be used to buffer residential areas from noise and traffic on major roadways while providing, access, visibility, and traffic volumes desirable for commercial businesses. Zoning codes should be established and enforced in commercial areas. Site development criteria, such as setbacks and buffering, will be important to ensure compatibility of the commercial areas with adjacent single family neighborhoods. Buildings in need of major redevelopment and rehabilitation should be identified and either improved or torn down. Bike parking facilities should also be incorporated into existing and new commercial developments.

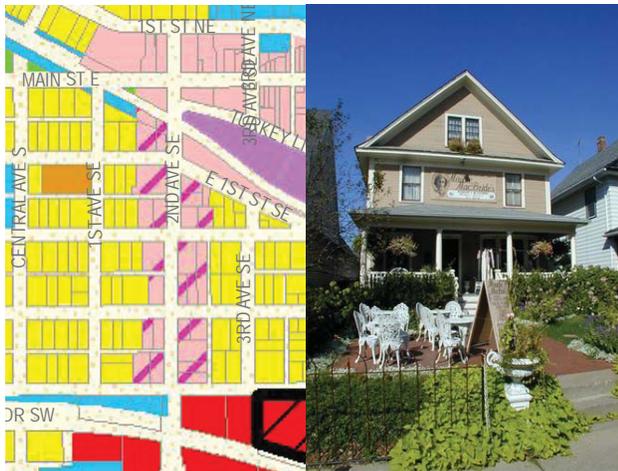
Downtown Commercial

The intent of this land use category is to reaffirm the uniqueness of the downtown by maintaining a specialized land use designation. The downtown

is an important focal point for Melrose and can be enhanced through cooperative efforts between the City, Chamber of Commerce and downtown business owners. The vision for the downtown is to serve as the commercial activity center and gathering place for the community. In order to support these uses including civic uses, office, small grocery or coffee shop/deli, professional and health type services are all important for drawing residents and visitors to the downtown. Likewise, site and architectural design should preserve the character of the downtown with streets and buildings designed around the pedestrian. Efforts to create trails, linkages and public amenities should be explored as further efforts to draw more businesses and customers to the downtown. The specialized C-1 Commercial Downtown Zoning district regulates uses but efforts to attract businesses that may be appropriate in the downtown area should be identified and pursued. A parking management plan should also be developed. This Plan should outline parking strategies and develop programs that maintain adequate parking for downtown visitors and employees.

Mixed Use (Residential and Commercial)

In this Comprehensive Plan Update a new land use designation was created for an approximately 3 1/2 block area of 2nd Avenue SE from downtown to 4th Street SE as shown on the figure on page 2-19. The purpose of this category is to support additional opportunities for commercial/retail development along 2nd Avenue SE that essentially connects traffic from Interstate 94 to the downtown. This land use supports 2nd Avenue SE in becoming a commercial transition area. Building types will be limited primarily to conversion of single family homes to commercial uses. A new Mixed Use zoning district and standards will be required to implement this new land use. Careful consideration of the uses that will be permitted will be essential so as to not compete with downtown commercial but support it in a manner that draws more activity to the downtown. Parking will be limited to on-street thus aiding in the attraction of less intense retail or more walkable retail that supports and will be compatible with the downtown. Once transitioned to commercial the structures shall remain commercial indefinitely. Design standards



will be created to regulate any potential building tear-down and to ensure new uses meet the intent of the ordinance and blend with the surrounding residential character.

Industrial

The purpose of this category is to provide areas for industrial related businesses including manufacturing, warehousing, processing and other related industrial uses. Due to potential impacts such as traffic, noise and dust, uses typically are not as compatible with residential uses or some commercial uses. The City has identified two fairly large industrial areas in the community to support existing industrial uses, to accommodate growing businesses, and to attract new industrial users.



The City supports the continued viability of its existing industrial sites. These industrial areas include Melrose Dairy Proteins, LLC, Proliant Dairy Inc., Stearns Electric Association, Jennie-O Turkey Store, Inc, on the east end of the City and the Melrose Interstate 94 Industrial Park on the west end of the City that contains developable sites. Expansion and development opportunities in the existing industrial areas should be pursued prior to expanding into newly guided industrial areas within the growth area boundary. Industrial

performance standards should also be reviewed to ensure their continued compatibility with adjacent land uses.

This Plan intends to strengthen and reinforce existing industrial areas. Performance standards should be reviewed and updated as needed and enforced in industrial areas to ensure compatibility with adjacent single family areas. Setbacks and increased buffering standards also should be considered in areas where industrial uses are adjacent to residential areas.

The area around the downtown Jennie-O Turkey Store, Inc live-haul facilities and vacant lands surrounding it to the south, north and east are guided Industrial consistent with the 1998 Plan. The purpose of this is to provide industrial land for future opportunities for the downtown Jennie-O Turkey Store, Inc. plant for expansion or relocation of part of its processing operation to a more modern facility. This industrial area will also support other industrial users that can benefit from this existing industrial presence as well as access and visibility.

This Industrial Land Use guidance includes three existing single family parcels along 12th Avenue SE along the east boundary line and Grove Township parcels just beyond the currently City boundary in the growth area. Guiding this area for industrial has been the long range plan since 1998 when the properties were annexed. However, it was agreed that they receive an R-2 Moderate Density Residential zoning at that time. In the 1998 Plan several additional areas were planned for industrial growth including these residential properties. The Plan acknowledges that the actual development to industrial might take some time but the land use should be reserved for industrial due to its proximity to existing industrial development, visibility and access to Kraft Drive SE and CSAH 65, and proximity to other vacant land guided for industrial. This Plan also speaks to that fact that existing single-family homes can remain until industrial development is imminent, but acknowledges that this land use will only support new industrial development.

Even with this proposed land use to Industrial, the zoning (currently R-2) can remain intact until industrial development occurs and a request for industrial zoning is made by a future industrial user. At that time a rezoning would be required to be consistent with the Comprehensive Plan.

Additional industrial growth is available on remaining platted sites within the Melrose Interstate 94 Industrial Park and also shown immediately south and west of the park within the growth areas. Industrial growth areas are planned so that the City has the opportunity to react should a larger industrial owner consider a location in Melrose. Without having land guided in an area where municipal services are possible, it is difficult for the City to market and attract companies and subsequent new jobs to Melrose.

Melrose's Future Land Use Plan supports its goal to *attract and encourage a balance of new commercial, light industrial, office-industrial, heavy industrial and knowledge-based enterprises, along with professional services and the expansion of existing businesses* by maintaining areas guided for commercial and industrial land use and determining appropriate areas for growth. Emphasis on downtown and creation of the new Mixed Use Land use offers support to *maintain downtown as the center of commercial activity and social interaction through support of existing businesses and the attraction of new businesses to downtown.*

Sustaining commercial and industrial land uses reinforces the City's goal to *support, enhance, and expand existing businesses and promote new businesses in Melrose.* This is important as the local business community is already filled with businesses that understand the issues and advantages to the City's location and that most job creation occurs from existing businesses. By working closely with the local business community, the City will be able to understand and respond to changes in the market place more quickly and effectively.

Summary of Changes to the Future Land Use Plan Update

The Future Land Plan identifies the location and intensity of future growth and development. The forecasted population for 2030 is estimated at 4,437. Key changes in the Future Land Use Plan focuses on the following elements:

- Provides land use guidance for the remaining vacant land within the City's current boundary. Vacant land within the current boundary totals 524 acres with single-family serving as the predominate land use (44%).
- Existing homes on 12th Avenue SE are guided Industrial but will remain R-2 zoned until such time as industrial development occurs.
- Provides land use guidance for growth area boundary. New growth area totals 1,216 acres with single family residential and industrial being the predominant land uses in the growth area.
- Maintains two residential land use categories: Single Family Residential and Multi-Family Residential. The multi-family category accommodates townhome, small apartment, condominium or senior developments.
- A new area of multi-family has been added just south of Daylight Court, east of the Sauk River Park and north of the river
- Commercial and industrial categories remain the same but have been expanded into growth areas.
- A new Mixed Use Residential and Commercial area is identified along 2nd Avenue SE from downtown to 4th Street SE. This new land use, and subsequent zoning district, would support (but not require)

conversion of existing single family homes to commercial uses. Single family would remain a permitted use.

- The proposed Future Land Use Plan guides all schools and churches within a Public/Semi Public/Institutional Category.

GROWTH AREA PLAN

The City anticipates further residential, commercial, and industrial development in and adjacent to the City. In order to accommodate that growth, the City has designated areas within and outside of the current City limits as “Growth Areas.” The Growth Area Plan identifies the anticipated location and timing of the City’s growth. The Growth Area boundaries are based on the City’s water and sanitary sewer infrastructure, current development patterns, transportation, infrastructure, and land needed for forecasted growth. The Growth Area Plan establishes the pattern, timing, and location of future growth with four stages. The Growth Area Plan cannot force development to occur; rather it manages the sequence of growth and designates land use for when annexation occurs within these stages as requested by the property owners. The Growth Area Plan is displayed in Figure 2.4.

The Growth Area Plan illustrates that growth is proposed to extend to the south, west and the northwest corner while areas to the north are not indicated due to location of higher quality agricultural lands. With a minor forty acre exception in the northeast corner, the east growth area line remains consistent with the boundary in the 1998 Plan.

Stages of Growth

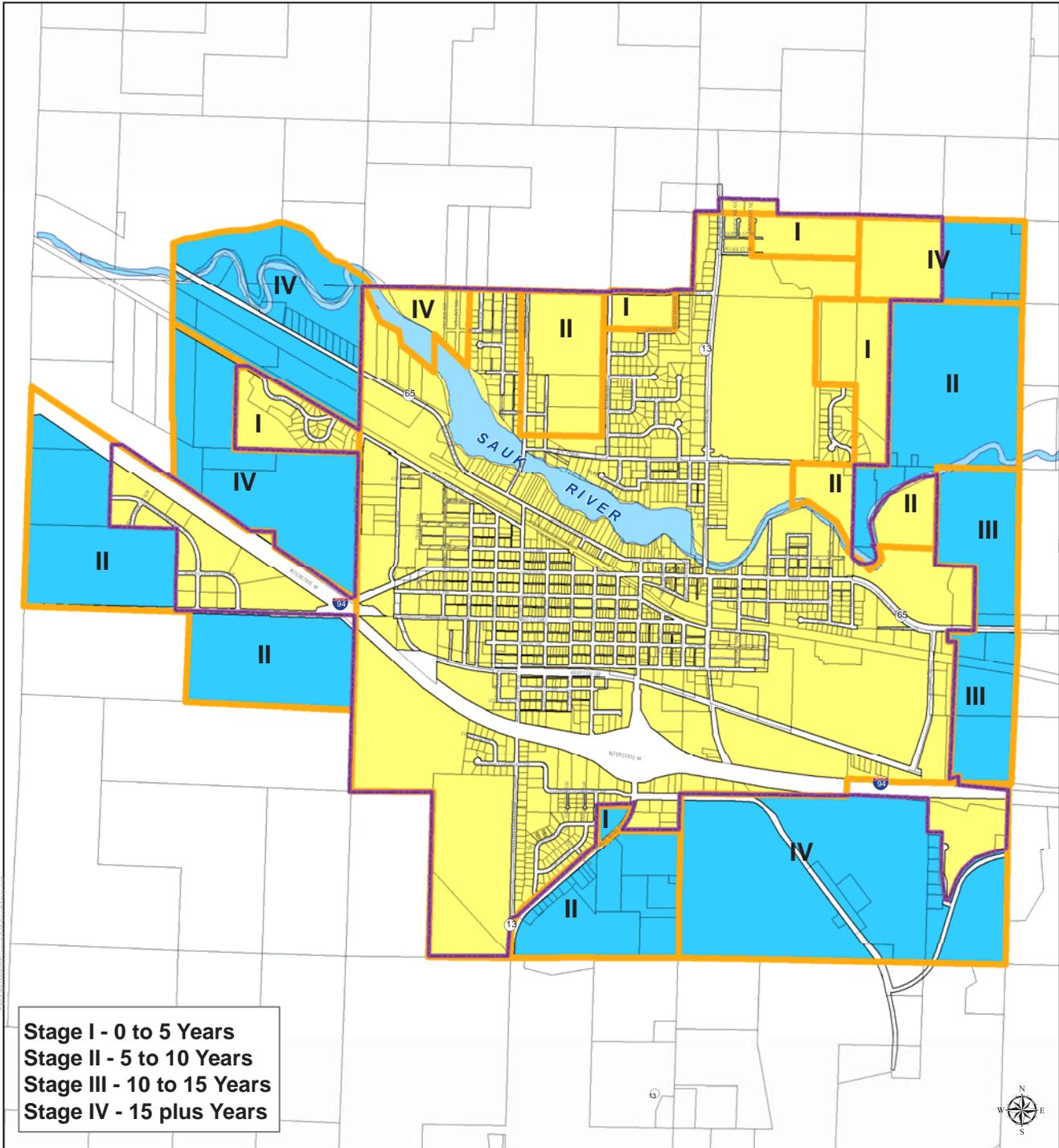
Anticipated staging of growth areas for the City were developed based upon their ability to be served by water and sanitary sewer infrastructure and their development potential. The City realizes that not all land within the City’s Growth Areas will develop immediately or at the same time. Therefore, the City has divided the Growth Areas into stages. These stages indicate future development priorities and are typically areas that are easiest to provide with municipal infrastructure

such as sanitary sewer and water. However, the areas identified by stages should be considered flexible, because many elements that determine when a parcel of land may be developed are not easily predictable, including landowner intention. The important consideration is that growth in Melrose should be orderly, sequential, and contiguous to already developed areas. These staging areas indicate where development is anticipated to occur and where the City is willing to extend water and sanitary sewer infrastructure if development does occur and annexation is requested by the property owner. These stages are shown in the following time frames in Figure 2.4.

- Stage I (0 to 5 years)
- Stage II (5 to 10 years)
- Stage III (10 to 15 years)
- Stage IV (15 plus years)

As development occurs and additional lands are needed to support growth beyond the City’s current boundary, the City should also work with Melrose and Grove Townships to develop orderly annexation agreements for the designated Growth Areas which could include timing and criteria for any annexation, development controls prior to annexation, and zoning and land use issues. In addition, the City should be prepared to extend water and sanitary sewer infrastructure to the Growth Areas when annexation occurs at the property owner’s request.

Figure 2.4 Growth Areas



Stage I - 0 to 5 Years
 Stage II - 5 to 10 Years
 Stage III - 10 to 15 Years
 Stage IV - 15 plus Years

Growth Areas

2030 Comprehensive Plan Update
 City of Melrose, MN

Figure 2.4

Growth Areas

- Current City Boundary
- City Growth Area Boundary



October 11, 2011

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INTRODUCTION

The purpose of this section is to identify areas of high environmental and natural resource value. Many times these features will determine



what kind of land use may occur and the intensity of that use. While there is a substantial portion of the Melrose area that is inherently suitable for urban development, other areas have intrinsic natural value. These areas function best if left in a natural state because they contain limitations to development such that they should not be urbanized or irrevocably altered. Preservation of significant natural resources is a legitimate goal for any local government. By doing so, recreational opportunities and a high quality of life can be maintained for area residents. Included in this inventory is a discussion of geology, topography, wetlands, surface waters, soils, and historical landmarks.

GOALS AND POLICIES

The following goals and policies related to the environment were developed from input received from community meetings, a community survey and the Comprehensive Plan Committee to achieve the new vision for the community.

Environmental

Goal 1: Promote environmental stewardship for the community's long-term benefit.

Rationale: Protecting natural resources is an important sustainability effort for the benefit of future generations.

Policy 1: Conserve existing public open spaces along the Sauk River and enhance them by adding amenities for public use.

Policy 2: Acquire for preservation when financially practical any available lands in the City's portion of the Sauk River corridor.

Policy 3: Require all development to be designed so as to preserve and be compatible with the important natural features of its site.

Policy 4: Encourage all residents to plant trees, gardens and other landscaping improvements for environmental and beautification benefits.

The Melrose Area

The City is located on generally flat prairie land bordered by mixed hardwood forests (oak, maple, and basswood) to the east. The Sauk River and its Mill Pond form precious water resources and are home to various plants and animals. Protection of these environmentally sensitive areas in Melrose promotes the quality of life for the residents and preserves the natural resources for future generations to enjoy.



Geology

Melrose is located in an area where the prairie meets a glacially created lake district. The land form is generally flat with a low point of 1,197 feet at the Mill Pond basin rising to a high of 1,250 feet to the north. The terrain of the City can be divided into three distinct land forms: the hilly district north of the Sauk River; the level portion in the built up area south of the river; and the Sauk River basin.

Most of Stearns County is covered by a veneer of unconsolidated glacial deposits. This layer of glacial sediments ranges from tens of feet to over a hundred feet in the Melrose area. This glacial cover is a complex composite of gravel, sands, silts, and clays that were deposited by different southward advances of the Laurantide Ice Sheet from northern Canada.

Glacial deposits are the primary source of groundwater in Stearns County as well as in the Melrose area. The value of individual glacial deposits as an aquifer is primarily dependent upon the lithology (gravel, sands, silts, clay) of the deposit. In general, glacial deposits that contain large quantities of sand and gravel can yield large volumes of water relatively quickly, while those that contain significant amount of silt and clay generally produce much less water. The sandy nature of the surficial deposit and the complex composition of the general glacial deposits in the area produce high water yields in Melrose.

Shoreland Regulation

The Minnesota Department of Natural Resources (DNR) is administering changes to the shoreland management rules affecting rivers, lakes, and streams throughout



Minnesota. The shoreland management program provides for orderly development of the shoreland and protects lakes and rivers from pollution from individual sewage treatment systems and non-point sources. The intent of this program is to encourage development of shorelands in ways that enhance the water quality and preserve scenic resources. The City has not had to adopt a shoreland ordinance and the Area Hydrologist for the DNR sees no need or advantage for the City to do so because nearly all of its disposable shoreline has been developed.

Floodplain

Floodplains also determine land use around a waterbody. The DNR administered Floodplain Management Program is intended to minimize the threat to life and property resulting from flooding. This program restricts development in a floodplain by preventing structures from being built at too low an elevation in areas that have a high risk of flooding. It also controls encroachment so that the floodplain's capacity to hold water will not be reduced, causing flooding of properly located structures.

The Melrose area as a whole drains toward the Mississippi River via the Sauk River and underground flow. The Sauk River is controlled by a series of lakes



which act as "natural" dams. Because of this, little flooding occurs along the course of the river. In the Melrose area, small, local, intense storms have little effect on the Sauk River due to the large upstream watershed. The flooding problems in the area are generally caused by a quick spring thaw or by a slow moving widespread frontal storm passing over the headwaters. Large floods have passed through Melrose in the past but the water damage has been limited by the relatively steep banks upstream of the dam and the lack of development below the dam. The Mill Pond is small in relation to the 450 square mile area draining to the dam. Therefore, the dam and reservoir have little effect on the flood peaks that pass through Melrose.

Melrose has adopted the DNR's Floodplain Management Program and has joined the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). As part of this program, Specialized Flood Hazard Areas (SFHA) are identified and permits are required for any developments within the SFHA. In exchange for being a member of NFIP and adopting floodplain management standards, the federal government makes flood insurance available for all property within the community.

Wetlands

Wetlands have generally been regarded as obstacles to development rather than opportunities. Only recently have public attitudes changed and brought the destruction of these productive areas to an end. Most wetlands are valuable for storing essential



surface waters and stabilizing surface waters to alleviate the danger of droughts and floods and to support wildlife habitat areas. They also serve as the primary method of recharging aquifers to ensure a continued supply of water to serve an area's needs. Wetlands also serve to cleanse and purify the water by removing nutrients and other contaminants in storm water runoff.

There are a number of wetlands in the City, primarily in the western part of the City and along Interstate 94. There are also a few scattered wetlands along 4th Street S, 1st Street SE, Kraft Drive SW and at the corner of 12th Avenue and Kraft Drive SE. The wetlands are typically shrub swamps although marshy wetlands and basin wetlands can be found as well. In addition, high water tables can be found primarily south of the Sauk River.

Wetland regulations depend upon the characteristics of the individual basin and what, if anything, the land owner intends to do with the wetland. Two of the regulatory bodies having jurisdiction over wetlands, the Army Corp of Engineers and the DNR, regulate them differently. In addition, Minnesota's Wetland Conservation Act (WCA) is administered by a local unit of government (LGU). For the City of Melrose, the WCA LGU is Stearns County. The LGU may develop and apply its own wetland protection regulations to administer the intent of the WCA. Below is a brief overview of wetland regulations:

Army Corps of Engineers

The Army Corps of Engineers is solely concerned with one aspect of wetland alterations. They require a permit (404 Permit) if a land owner intends to discharge fill or dredged material into a wetland. In general, permit applications are denied when alternatives to the proposed project are found to be practicable and have less adverse impact on the aquatic environment. In addition, permit applications are denied when the proposed discharge does one of the following:

1. Violates State water quality standards.
2. Violates toxic effluent standards.

3. Jeopardizes the continued existence of an endangered species.
4. Violates requirements enacted to protect Federally designated marine sanctuaries.

Discharges will not be allowed when there are significant adverse effects on:

1. Human health or welfare including, but not limited to, effects on municipal water supplies, fish, shellfish, and special aquatic sites.
2. Life stages of aquatic life and other wildlife dependent on aquatic ecosystems.
3. Aquatic ecosystem diversity, productivity, and stability.
4. Recreational, aesthetic, and economic values.

Finally, all appropriate and practicable measures to minimize potential harm to the aquatic ecosystem should be taken. Although the Army Corps of Engineers uses the U.S. Fish and Wildlife National Wetlands Inventory (NWI) as a source to determine wetlands, the Corps does not consider the NWI maps as an "Official Wetlands Map", thus, the Corps could consider some areas as wetlands that are not delineated as wetlands on the NWI maps, or conversely, ignore areas that have been identified as wetlands by the U.S. Fish and Wildlife Service.

Minnesota DNR

All public waters and public waters wetlands are regulated below the Ordinary High Water mark (OHW) and are considered protected waters by the DNR.

Any project that alters the course, current, or cross-section of a protected water or protected water wetland is subject to the regulatory jurisdiction of the DNR. The DNR implemented rules for the permit program essentially outlines deregulated, permitted,



and prohibited types of projects. The rules for the protected waters and wetland permit program are contained in Minnesota Rules, Parts 6115.0150 to 6115.0280. In general, deregulated projects include activities that either have been determined to be categorically beneficial to public waters or wetlands or have been determined to have minimal environmental impact. Permitted activities include projects that require review and analysis, including:

1. Filling
2. Excavation
3. Structures (Docks, Retaining Walls)
4. Water Level Controls
5. Bridges, Culverts
6. Stormwater Outfall, Water Intakes
7. Mining
8. Drainage

Prohibited activities are those that typically have either no public beneficial impacts, including filling for development and excavating to eliminate aquatic vegetation for aesthetic desires.

WCA LGU

The state has passed wetlands protection legislation (WCA) making it illegal as of January 1, 1992 to fill or drain a wetland without replacing it, unless that wetland activity was exempt. Exempted wetland activities are specified in Minnesota Rules 8420.0420 and include:

1. Certain agricultural activities.
2. Some specific agricultural drainage and drainage maintenance activities.
3. Impacts authorized under section 404 of the Federal Clean Water Act, United States Code, title 33, section 1344, or section 10 of the Rivers and Harbors Act of 1899, United States Code, title 33, section 403, and regulations that meet minimum state standards under this chapter and that

have been approved by the board, the Department of Agriculture, the Department of Natural Resources, and the Pollution Control Agency.

4. Certain wetlands restored or created for conservation purposes.
5. Certain activities related to the installation and repair of minor utilities.
6. Certain forestry activities.
7. De minimis impacts.
8. Certain wildlife habitat improvement projects.

Minnesota's WCA was significantly rewritten in 2009 and includes a list of exemptions as well as requirements for wetland banking and mitigation. In addition, as mentioned above, either the County or City must accept responsibility and designate itself as the Local Governmental Unit (LGU) in charge of the program. Failure to do so would cause a moratorium to go into effect on all non-exempted draining, filling, and burning activities. The WCA also established an appeals process through the Board of Water and Soil Resources (BWSR) for landowners and affected parties who disagree with a decision by the LGU.

Soils

The nature of the soils is the most fundamental environmental criterion for development. The soils of the majority of the land inside the City belong to a type called Hubbard Sandy Loam. This soil type usually forms gentle slopes and is excessively drained. This soil has low available water capacity and generally has problems in planting because of draughtiness. It is well suited for building site development but not so for buildings with septic tanks. It absorbs the effluent in the sewer but does not filter it well. This could cause pollution of the groundwater in areas with septic tanks.

Land in the northern part of the City has a soil type called Nebish Sandy Loam. This soil generally forms slopes of 2 to 15 percent. It has good water capacity and is good for most crops. It is also good for buildings but special attention

needs to be given to protection of the foundations as well as roads. As the water level in the soil rises and falls, the soil may swell or shrink, which may cause damage to building foundations and paved roadway surfaces. Most buildings and roads, however, are built at standards to mitigate against this swelling and shrinking.

There are a few small areas in the City, mostly along the Sauk River, that contain soils poorly suited for buildings and crops. These areas are usually good for natural vegetation and wildlife preservation. Proper planning and protection of such areas can turn them into valuable natural amenities and part of the City's environmental assets. Most of these areas are in the floodplain or are wetland areas.



INTRODUCTION

As a maturing community Melrose has many challenges and opportunities to maintain and provide housing choice and life-cycle housing for its residents. Melrose considers its housing stock to be a critical building block of its neighborhoods, especially in its core neighborhoods, and community development efforts. The livability and appearance of neighborhoods, and the housing within them, are very important to the community.

Melrose historically has had a wide variety of housing types to serve the needs of residents of different ages and income levels. Housing densities and types can be found in a wide range from smaller more compact lots in the core neighborhoods of Melrose to a more suburban style in the developing edges of the community. Demographic trends suggest that the area will see an increased demand for smaller, more efficient housing units as baby boomers retire and make different housing choices.

This chapter is intended to provide updated demographics related to housing and provide a market analysis for new housing needs.

GOALS AND POLICIES

The following goals and policies were developed from input received from community meetings, a community survey and the Comprehensive Plan Committee to achieve the new vision for the community. The goals and policies are the foundation of this Plan, as they define what the community should look like in the future. Four goals (and related policies) are suggested as “immediate” items that are of highest priority to continue guiding the City in important development and redevelopment related decisions in the near term. All land use related goals and policies are listed on the right:

Housing

Goal 1: Provide a variety of housing types, densities and choices to meet the life-cycle housing needs of residents.

Rationale: Incorporating a wide variety of densities that also supports a range of housing styles for home ownership and rental in attached and detached formats increases the opportunities for meeting life-cycle, market and workforce housing needs.

Policy 1: Maintain a balance, through land use, in the types, quantities, and densities of housing units available throughout the community.

Policy 2: Encourage private development through the use of federal, state, county, local and other available resources and incentives to promote varied housing opportunities.

Policy 3: Develop zoning districts and standards to correspond to the land use plan to ensure developers can prepare plans to meet the intended densities.

Policy 4: Promote creative use of site planning, building design and flexible development of infill lots to increase density and provide greater housing opportunities.

Goal 2: Improve availability of workforce and life-cycle housing.

Rationale: Melrose will respond to the housing needs, from entry level through retirement and beyond, to meet the needs of its residents.

Policy 1: Work with developers to identify innovative strategies and incentives for providing entry-level and life-cycle housing.

Policy 2: Use redevelopment tools made possible by various federal, state and non-profit programs or City-funded activities to revitalize aging residential properties.

Policy 3: Explore ways, methods and resources to create and preserve long-term affordable housing ownership, such as housing trust funds.

Policy 4: Explore opportunities for housing ownership made available by various federal, state, local government and other non-profit agencies.

Goal 3: Maintain existing housing stock to insure a high-quality environment in all residential neighborhoods.

Rationale: A strong base of existing housing stock, in good condition, maintains value in neighborhoods while also providing an important source of moderate and affordable housing.

Policy 1: Promote the improvement of the existing housing stock and encourage the rehabilitation or redevelopment of substandard housing.

Policy 2: Encourage in-fill housing where appropriate.

Policy 3: Prepare a City-wide housing maintenance code utilizing staff inspectors to maintain housing stock.

Policy 4: Encourage the preservation of historic structures.

Policy 5: Encourage the owners of Rose Park along with the residents to improve the appearance and maintenance of the property.

HOUSEHOLD TYPE

Table 4.1 displays the breakdown of households by type for the years 2000 and 2010. In 2000, about an equal proportion of Melrose households were married couples with children, married couples without children, and persons living alone, each representing between 28 and 29 percent of households. By 2010, the number of married couples with children had remained basically the same as in 2000 (- 5 households), but every other household type increased in size, with large percentage gains in the "Roommates" and "Other Families" categories.

Changes in household composition will impact the demand for certain types of housing. If the number of non-family households continues to decline, this will likely decrease the need for multi-family housing. Conversely, if the number of married couples with children continues to increase, there will be stronger demand for single family homes with three or more bedrooms.

Table 4.1 Household Type, 2000 and 2010

| Area | Total Households | | Family Households | | | | | | Non-Family Households | | | |
|--|------------------|-----------|-------------------|---------|-------------------|---------|-----------------|---------|-----------------------|---------|-----------|---------|
| | 2000 | 2010 | Married w/Child | | Married w/o Child | | Other Families* | | Living Alone | | Roommates | |
| | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 |
| City of Melrose | 1,157 | 1,309 | 326 | 321 | 338 | 402 | 133 | 167 | 323 | 368 | 37 | 51 |
| Stearns County | 48,775 | 56,232 | 13,335 | 12,317 | 13,487 | 17,266 | 5,307 | 7,119 | 11,244 | 14,128 | 3,452 | 5,402 |
| Minnesota | 1,895,127 | 2,087,227 | 477,615 | 443,212 | 540,630 | 617,297 | 236,896 | 288,506 | 509,468 | 584,008 | 130,518 | 154,204 |
| Percent of Total | | | | | | | | | | | | |
| City of Melrose | 100.0% | 100.0% | 28.2% | 24.5% | 29.2% | 30.7% | 11.5% | 12.8% | 27.9% | 28.1% | 3.2% | 3.9% |
| Stearns County | 100.0% | 100.0% | 27.3% | 21.9% | 27.7% | 30.7% | 10.9% | 12.7% | 23.1% | 25.1% | 7.1% | 9.6% |
| Minnesota | 100.0% | 100.0% | 25.2% | 21.2% | 28.5% | 29.6% | 12.5% | 13.8% | 26.9% | 28.0% | 6.9% | 7.4% |
| Change 2000-2010 | | | | | | | | | | | | |
| Area | No. | Pct. | No. | Pct. | No. | Pct. | No. | Pct. | No. | Pct. | No. | Pct. |
| City of Melrose | 152 | 13.1% | -5 | -1.5% | 64 | 18.9% | 34 | 25.6% | 45 | 13.9% | 14 | 37.8% |
| Stearns County | 7,457 | 15.3% | -1,018 | -7.6% | 3,779 | 28.0% | 1,812 | 34.1% | 2,884 | 25.6% | 1,950 | 56.5% |
| Minnesota | 192,100 | 10.1% | -34,403 | -7.2% | 76,667 | 14.2% | 51,610 | 21.8% | 74,540 | 14.6% | 23,686 | 18.1% |
| * Single-parent families, adult children, adult siblings, etc. | | | | | | | | | | | | |
| Source: U.S. Census | | | | | | | | | | | | |

HOUSEHOLD TENURE

Table 4.2 shows household tenure (i.e., own versus rent) by age for years 2000 and 2010. Homeownership tends to rise rapidly during the early adult years, peaking when reaching the late 50s, and then slightly declining throughout retirement. Melrose is no exception. As a matter of fact, Melrose has a higher than average homeownership rate for every age group, except the oldest age groups (Figure 4.1). It is particularly high among the younger age groups, especially compared to Stearns County and the state. High homeownership can be indicative of a housing market with a variety of ownership options at relatively affordable prices. However, it can also suggest that there is an inadequate supply of rental housing, in which case many persons who work in Melrose may not be able to live there because of a lack of housing choice. It should be noted that the recent recession, however, may have dampened homeownership rates in Melrose and elsewhere.

Table 4.2 Household Tenure by Age, 2000 and 2010

| Area / Household Age | 2000 | | 2010 | | Change 2000-2010 | | | | Ownership Rate | |
|-----------------------|-----------|---------|-----------|---------|------------------|--------|---------|--------|----------------|-------|
| | Own | Rent | Own | Rent | Number | | Percent | | 2000 | 2010 |
| | | | | | Own | Rent | Own | Rent | | |
| <i>Melrose</i> | | | | | | | | | | |
| 15 to 24 years | 18 | 32 | 20 | 36 | 2 | 4 | 11.1% | 12.5% | 36.0% | 35.7% |
| 25 to 34 years | 137 | 49 | 110 | 64 | -27 | 15 | -19.7% | 30.6% | 73.7% | 63.2% |
| 35 to 44 years | 193 | 33 | 194 | 53 | 1 | 20 | 0.5% | 60.6% | 85.4% | 78.5% |
| 45 to 54 years | 162 | 17 | 192 | 32 | 30 | 15 | 18.5% | 88.2% | 90.5% | 85.7% |
| 55 to 64 years | 108 | 20 | 155 | 28 | 47 | 8 | 43.5% | 40.0% | 84.4% | 84.7% |
| 65 to 74 years | 145 | 20 | 119 | 29 | -26 | 9 | -17.9% | 45.0% | 87.9% | 80.4% |
| 75 years and over | 137 | 86 | 169 | 108 | 32 | 22 | 23.4% | 25.6% | 61.4% | 61.0% |
| Total | 900 | 257 | 959 | 350 | 59 | 93 | 6.6% | 36.2% | 77.8% | 73.3% |
| <i>Stearns County</i> | | | | | | | | | | |
| 15 to 24 years | 779 | 3,813 | 673 | 4,118 | -106 | 305 | -13.6% | 8.0% | 17.0% | 14.0% |
| 25 to 34 years | 5,366 | 2,971 | 5,686 | 3,942 | 320 | 971 | 6.0% | 32.7% | 64.4% | 59.1% |
| 35 to 44 years | 9,055 | 1,936 | 7,239 | 2,062 | -1,816 | 126 | -20.1% | 6.5% | 82.4% | 77.8% |
| 45 to 54 years | 7,757 | 1,257 | 9,636 | 2,029 | 1,879 | 772 | 24.2% | 61.4% | 86.1% | 82.6% |
| 55 to 64 years | 4,700 | 673 | 7,932 | 1,356 | 3,232 | 683 | 68.8% | 101.5% | 87.5% | 85.4% |
| 65 to 74 years | 4,162 | 637 | 4,686 | 831 | 524 | 194 | 12.6% | 30.5% | 86.7% | 84.9% |
| 75 years and over | 3,305 | 1,193 | 4,413 | 1,629 | 1,108 | 436 | 33.5% | 36.5% | 73.5% | 73.0% |
| Total | 35,124 | 12,480 | 40,265 | 15,967 | 5,141 | 3,487 | 14.6% | 27.9% | 73.8% | 71.6% |
| <i>Minnesota</i> | | | | | | | | | | |
| 15 to 24 years | 23,513 | 84,249 | 19,639 | 79,588 | -3,874 | -4,661 | -16.5% | -5.5% | 21.8% | 19.8% |
| 25 to 34 years | 200,820 | 133,169 | 192,401 | 150,477 | -8,419 | 17,308 | -4.2% | 13.0% | 60.1% | 56.1% |
| 35 to 44 years | 362,414 | 90,901 | 276,241 | 91,851 | -86,173 | 950 | -23.8% | 1.0% | 79.9% | 75.0% |
| 45 to 54 years | 326,757 | 56,857 | 374,959 | 83,878 | 48,202 | 27,021 | 14.8% | 47.5% | 85.2% | 81.7% |
| 55 to 64 years | 206,869 | 30,343 | 317,264 | 57,304 | 110,395 | 26,961 | 53.4% | 88.9% | 87.2% | 84.7% |
| 65 to 74 years | 157,570 | 27,764 | 187,129 | 33,344 | 29,559 | 5,580 | 18.8% | 20.1% | 85.0% | 84.9% |
| 75 years and over | 134,922 | 58,979 | 156,226 | 66,926 | 21,304 | 7,947 | 15.8% | 13.5% | 69.6% | 70.0% |
| Total | 1,412,865 | 482,262 | 1,523,859 | 563,368 | 110,994 | 81,106 | 7.9% | 16.8% | 74.6% | 73.0% |

Source: U.S. Census

BUILDING PERMIT TRENDS

Table 4.3 shows the annual number of housing units permitted for construction in Melrose since 1990. Single family construction has averaged just over 12 units per year since 1990. Most of the 1990s was characterized by stable levels of construction from year-to-year. In the 2000s, however, the pace of construction increased significantly. In 2001, 25 single family homes were built, more than double the annual average. By 2006, construction dropped off substantially and by 2009 only three single family homes were permitted for construction. A small increase of up to five single family homes was permitted for construction in 2010.

Construction of multi-family housing follows a pattern more characterized by sharp spikes. This is because bigger buildings with multiple units are built at one time and often accommodate several years of demand. Therefore, in only six of the 20 years since 1990 has there been any multi-family construction activity. Nonetheless, these six years add up to a total of 122 units, which averages out to a little over six units per year or one-half the rate of single family construction. Figure 4.2 illustrates the difference between the construction patterns of single family versus multi-family.

Figure 4.1 Homeownership by Age, 2010

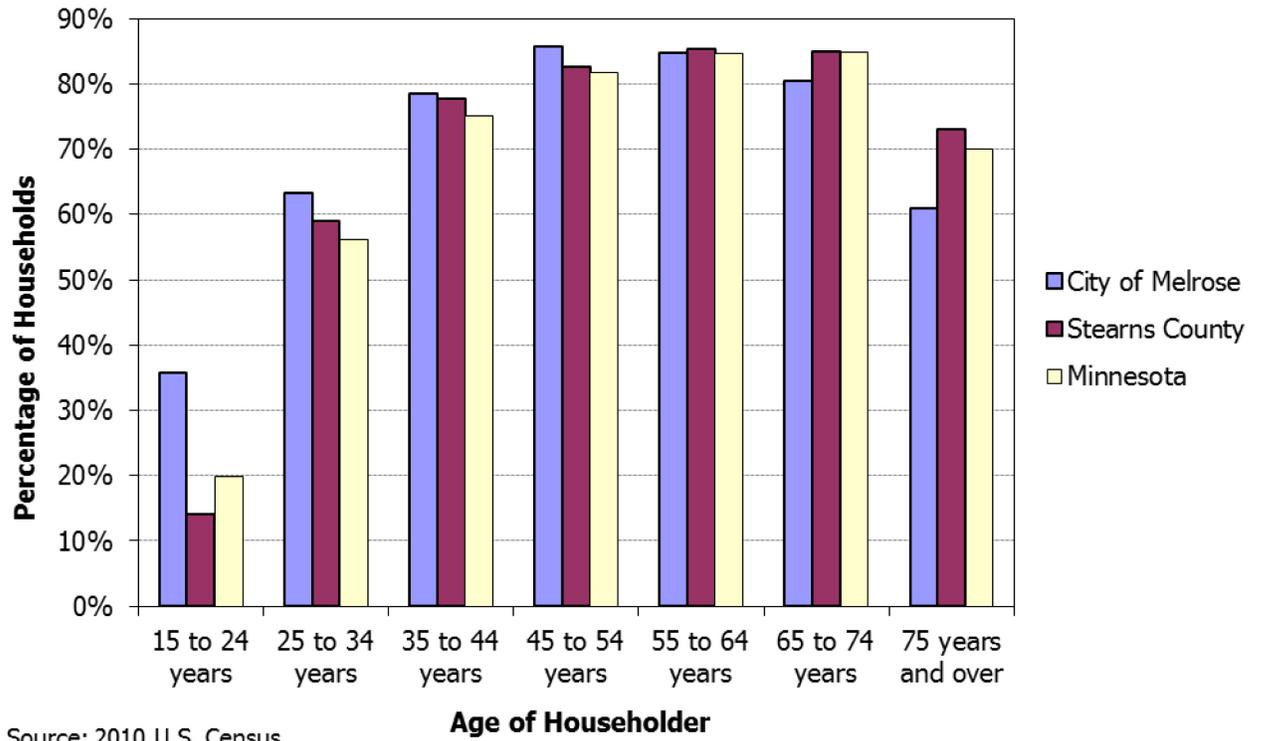
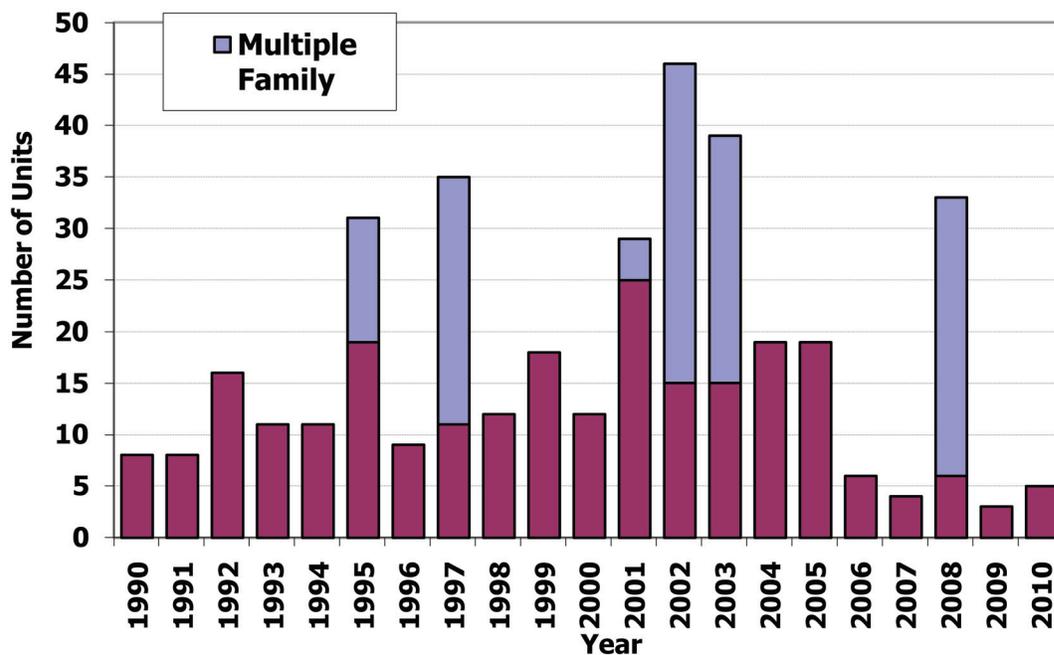


Table 4.3 Housing Units Permitted for Construction
City of Melrose 1990-2010

| Year | Single family Units | Multi-family Units | | | Total Units |
|---------------|---------------------|--------------------|--------------------|-------------------|-------------|
| | | Bldgs w/ 2 units | Bldgs w/ 3-4 units | Bldgs w/ 5+ units | |
| 1990 | 8 | | | | 8 |
| 1991 | 8 | | | | 8 |
| 1992 | 16 | | | | 16 |
| 1993 | 11 | | | | 11 |
| 1994 | 11 | | | | 11 |
| 1995 | 19 | | | 12 | 31 |
| 1996 | 9 | | | | 9 |
| 1997 | 11 | | | 24 | 35 |
| 1998 | 12 | | | | 12 |
| 1999 | 18 | | | | 18 |
| 2000 | 12 | | | | 12 |
| 2001 | 25 | 4 | | | 29 |
| 2002 | 15 | | 31 | | 46 |
| 2003 | 15 | | | 24 | 39 |
| 2004 | 19 | | | | 19 |
| 2005 | 19 | | | | 19 |
| 2006 | 6 | | | | 6 |
| 2007 | 4 | | | | 4 |
| 2008 | 6 | | 27 | | 33 |
| 2009 | 3 | | | | 3 |
| 2010 | 5 | | | | 5 |
| Total '90-'10 | 252 | 4 | 58 | 60 | 374 |

Source: City of Melrose

Figure 4.2 Housing Units Permitted for Construction
City of Melrose 1990-2010



GROWTH PROJECTIONS AND LAND AVAILABILITY

Historically, Melrose’s household growth has occurred at a slightly slower rate than that of Stearns county, but exceeded that of the state and the nation. It is projected, though, that Melrose’s household growth rate will be in line with that of the county during the next two decades. Table 4.4 outlines the historic and projected household growth of Melrose.

This section builds upon forecasts of the land needed to accommodate the City’s growth and redevelopment goals. Land forecasts, based on market-driven forces, can help the City capitalize on opportunities to capture future growth or, conversely, avoid overextending resources in anticipation of growth that may never occur.

Table 4.4 Household History and Projections

| Area | Actual | | | | | Projections | |
|----------------------------|------------|------------|------------|-------------|-----------|-------------|-------------|
| | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 | 2030 |
| City of Melrose | 652 | 827 | 978 | 1,157 | 1,309 | 1,490 | 1,679 |
| Stearns County | 23,168 | 32,113 | 39,776 | 47,604 | 56,232 | 65,770 | 73,370 |
| Minnesota | 1,153,946 | 1,447,310 | 1,647,853 | 1,895,127 | 2,087,227 | 2,440,800 | 2,652,600 |
| United States | 66,873,457 | 80,467,427 | 91,947,410 | 105,480,101 | N/A | 134,173,000 | 145,906,000 |
| <i>Percentage Increase</i> | | | | | | | |
| City of Melrose | --- | 26.8% | 18.3% | 18.3% | 13.1% | 12.1% | 12.7% |
| Stearns County | --- | 38.6% | 23.9% | 19.7% | 18.1% | 14.5% | 11.6% |
| Minnesota | --- | 25.4% | 13.9% | 15.0% | 10.1% | 14.5% | 8.7% |
| United States | --- | 20.3% | 14.3% | 14.7% | --- | --- | 8.7% |

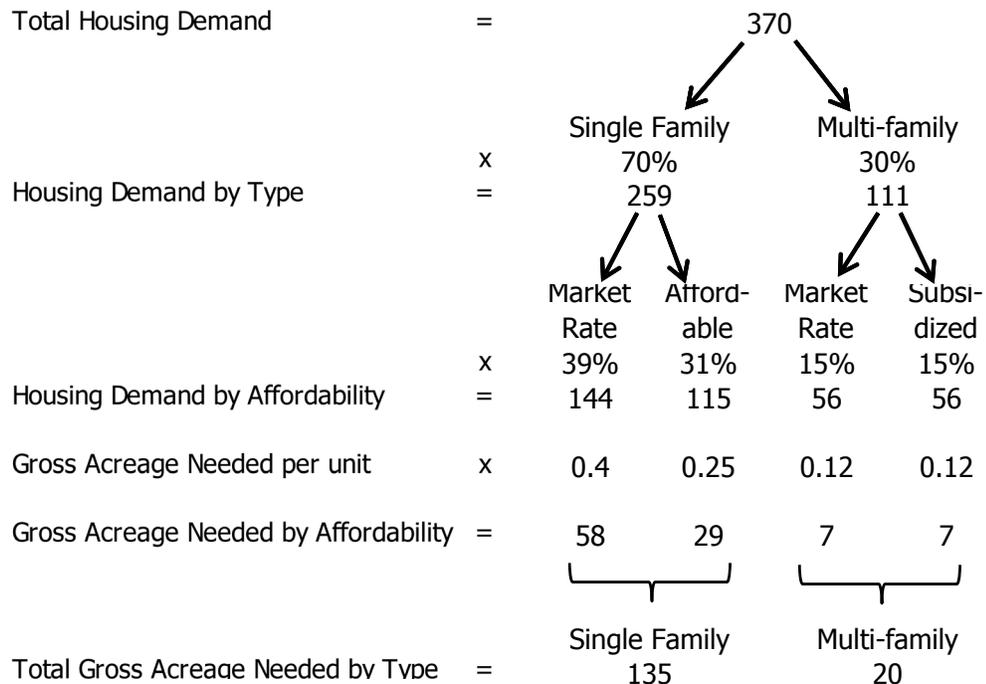
Sources: U.S. Census; Minnesota State Demographic Center

Land Needed For Residential

Estimating the amount of land needed to accommodate new residential development depends not only on the amount of housing demanded, but also on the type of housing

demanded because not all housing requires the same amount of land. By applying the modified version of the 2006 Housing Plan methodology, we can estimate the amount of land needed for future residential needs as follows in Table 4.5:

Table 4.5 Estimate of Acreage Needed for Residential Uses Through 2030



The amount of acreage needed for each new unit of housing was based on the amount of residential land developed since the 1998 Comprehensive Plan. Since 1998 there has been a net increase of approximately 68 acres of land classified as single family residential. At the same time, 154 new single family homes were built, which results in a ratio of 0.44 acres for every new single family home. However, because of the impact of the recession and the overall aging of the population, this ratio was modified slightly. For multi-family housing, there has been a net increase of approximately 10 acres of land classified as multi-family residential since 1998. Based on the number of multi-family units built since then (86), this translates to 0.12 acres for every new multi-family unit.

It should be noted that for housing markets to function efficiently, a roughly three to five year supply of land should be available for immediate development. This amount of land should prevent a lack of supply that can result in sharp increases in the price of land and ultimately the cost of housing. Conversely, an excess supply of land available for immediate development can result in unnecessary infrastructure costs and thus pressure to develop product that may not align with the community's vision.

Due to the fact that Melrose is nearing full development, new growth in residential units will occur in remaining vacant sites in the northern and southern portions of the current boundary. There are currently 232 net acres of residentially guided land in the current City boundary and just over 500 net acres of residentially guided land in the growth boundary. Any new residential development will occur first in the current boundary prior to consideration of any annexations.

Residential Character

The existing housing stock in Melrose is an important part of the City's character and livability. This existing housing stock is also an important source of affordable housing, thus maintaining the existing housing stock is just as important as providing growth areas for new housing to

maintain the vitality of the City. Below are some considerations for how the City can promote housing maintenance and rehabilitation:

- Adopt stricter design regulations and performance standards, as ordinance requirements, for all neighborhoods and homes.
- Support and actively promote housing rehabilitation programs for existing owner-occupied homes and rental buildings or units in historic neighborhoods. This includes promotion of county, state and non-profit programs.
- Utilize the City's website, newsletter/utility billings and other sources for promotion and advertising of housing programs.

Likewise, new residential development is an opportunity for the City to promote and provide for a wide range of housing types, styles, densities and choices to meet life-cycle housing needs. Below are some considerations for ways the City can promote quality housing choices for existing and future residents:

- Utilize the land use plan as a tool to provide a variety of residential land uses in a range of densities, concentrating higher density opportunities along major transportation and transit corridors and around future job centers.
- Update the Zoning and Subdivision Ordinances to remove impediments to affordable housing.
- Periodically review land use regulations to determine the effectiveness of current ordinances in encouraging additional affordable units as well as encouraging modifications to keep the existing housing stock desirable and livable.

- Ensure that all new housing, including high density, adheres to the highest possible standards of planning, design and construction.
- Allow the creative use of site planning or Planned Unit Developments (PUDs) that provides flexibility for development containing affordable housing such as a reduction in lot size, setbacks, street width, floor area and parking requirements.
- Encourage innovative subdivision design including clustering techniques to preserve open space or natural features.



INTRODUCTION

Economic vitality is an important component of a healthy and thriving community. A strong commercial and industrial base provides jobs to community residents, contributes to a City's tax base, and can be a source of psychological strength for a community. This can best be explained when one compares a downtown area consisting of boarded-up buildings with one that has a thriving business sector. A community with vacant or boarded-up buildings appears listless and drab, while the strong downtown community is lively, busy, and thriving.

This chapter provides an overview of the employment and economic conditions in Melrose and describes efforts to enhance economic activity. This chapter will then discuss the array of economic development tools and techniques available to the City to support business retention and expansion and the attraction of new businesses.

GOALS AND POLICIES

Melrose recognizes the importance of economic development for the overall health of the city. The following are some goals and strategies of Melrose related to economic development and land use decisions that affect economic development. Because these goals affect land use, several of the goals/policies listed below are also included in the Land Use Chapter to provide a consistent framework of future land use decisions. These express the community's aspirations related to economic development for citizens and businesses of, and new economic growth for, the City.

Goal 1: Support, enhance, and expand existing businesses and promote new businesses in Melrose.

Rationale: The local business community is already filled with businesses that understand the issues and advantages to the City's location and that most job creation occurs from existing

businesses. By working closely with the local business community, the City will be able to understand and respond to changes in the market place more quickly and effectively.

Policy 1: Continue to understand existing business and industry needs and create ways to support and retain those existing businesses.

Policy 2: Work with local business organizations to recruit workers for local businesses.

Policy 3: Support healthcare and related medical providers in their expansion needs.

Policy 4: Support within the City the expansion, growth and relocation needs of all City businesses.

Policy 5: Explore potential commercial transition areas at the perimeter of downtown including the conversion of single family homes to commercial uses along 2nd Avenue SE.

Goal 2: Promote development and redevelopment of downtown Melrose so it can continue to be a gathering place for the community's residents.

Rationale: Downtown is an important historical and commercial core of the City that provides a unique setting and community identity.

Policy 1: Maintain downtown as the center of commercial activity and social interaction through support of existing businesses and the attraction of new businesses to downtown.

Policy 2: Develop strategies, including financing mechanisms, to stimulate rehabilitation or redevelopment of under-utilized or vacant sites in the downtown.

Policy 3: Inventory and coordinate the planning of all parking facilities within the downtown. Define parking needs, allow joint utilization of parking, and plan for future public parking needs.

Policy 4: Develop guidelines for safe and attractive parking lots with improved access, landscaping, lighting and hard surfacing.

Policy 5: Explore the development of a town square amenity in downtown for city-wide events.

Policy 3: Promote the rehabilitation and redevelopment of under-utilized commercial and industrial sites and the development of commercial and industrial vacant land and buildings by continuing to pursue programs and assistance which might aid in this endeavor.

Policy 4: Work with all local business organizations to support and promote existing businesses and new businesses that are viable and responsive to the needs of the community.

Policy 5: Ensure, as areas are developed, that each specific development project bears its proportionate share of infrastructure improvement costs.

Commercial/ Industrial

Goal 1: Expand and diversify the City's tax base by encouraging new commercial and industrial development.



Rationale: Continued growth of commercial and industrial businesses supports the City's residential population for jobs and services while providing an increased tax base.

Policy 1: Provide for commercial land uses adjacent to downtown and the freeway and identify other potential commercial areas within identified growth areas.

Policy 2: Encourage performance standards for all commercial areas including building and signage design guidelines, streetscaping, and the inclusion of green space, trails and sidewalks that connect commercial areas to neighborhoods.

ECONOMIC OVERVIEW

The economic health of a community plays a critical role in encouraging and maintaining a high standard of living and a desirable place to live for existing residents but even more importantly for attracting new residents. The City has experienced continued growth that is forecast to carry forward. The following information and tables identify current employment trends and other applicable factors.

Employers and Employees

There are several major employers within the community as shown in Table 5.1. The largest employer in the community is Jennie-O Turkey Store, Inc, with 800 total employees.

Table 5.1 Major Employers

| Business | Products/Services |
|-----------------------------------|--|
| Jennie-O Turkey Store, Inc. | Animal Slaughtering & Processing |
| Melrose Area School District | Elementary & Secondary Schools |
| CentraCare Health Service-Melrose | General Medical & Surgical Hospital, Clinic |
| Melrose Dairy Proteins LLC | Dairy Product Manufacturing |
| Central MN Credit Union | Depository Credit Intermediation/Financial Institution |
| Diversicon/Melrose Telephone Co. | Telecommunications Service Provider |
| Stearns Electric Association | Electric Power, Transmission, & Distribution |
| Coborn's Foods | Grocery Stores |
| Proliant Dairy Inc | Dairy Product Manufacturing |
| City of Melrose | Executive, Legislative, & other Government Support |
| Melrose Metalworks, Inc. | Other Miscellaneous Manufacturing/CNC Job Shop |
| Melrose Electric, Inc | Electrical Contractors |
| Carstens, Inc. | Resin, Synthetic Rubber & Fibers, Filament Manufacturing |

Source: City of Melrose

According to the Minnesota Department of Employment and Economic Development (DEED), there were 2,439 employed, non-farm workers in the City of Melrose in 2010. Table 5.2 demonstrates the number of employees per industry. The industries most heavily represented in Melrose are manufacturing (41%) and health and educational services (20%). No other industry accounts for more than 9 percent of employed workers. Clearly, the Jennie-O operation has a profound impact on the Melrose community. In Minnesota, for example, which represents a more diversified economy, manufacturing represents only 11 percent of employed workers.

Between 2000 and 2010, employment in Melrose declined by 99 workers or 3.9 percent. This is not surprising since we have been in a recession. Industries that experienced the sharpest employment declines over the last decade, include Information (-46.4%), Public Administration (-31.0%), Professional and Business Services (-28.1%), Leisure and Hospitality (-23.5%), and Financial Activities (-20.3%). Conversely, strong increases were experienced in Health and Education Services (+19.9%) and Construction (+11.3%).

Table 5.2 Number of Employees by Industry, 2000 and 2010

| INDUSTRY | Melrose | | Change 00-10 | | Distribution | | Minnesota | | Change 00-10 | | Distribution | |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|-------------|------------------|------------------|-----------------|--------------|--------------|-------------|
| | 2000 | 2010 | No. | Pct. | 2000 | 2010 | 2000 | 2010 | No. | Pct. | 2000 | 2010 |
| Goods Producing Domains | | | | | | | | | | | | |
| Natural Resources & Mining | - | 25 | 25 | - | 0.0% | 1.0% | 21,910 | 23,762 | 1,852 | 8.5% | 0.8% | 0.9% |
| Construction | 80 | 89 | 9 | 11.3% | 3.2% | 3.6% | 130,294 | 95,005 | (35,289) | -27.1% | 4.9% | 3.7% |
| Manufacturing | 1,068 | 1,010 | (58) | -5.4% | 42.1% | 41.4% | 395,849 | 292,044 | (103,805) | -26.2% | 14.9% | 11.4% |
| Service Producing Domains | | | | | | | | | | | | |
| Trade, Transportation, & Utilities | 346 | 362 | 16 | 4.6% | 13.6% | 14.8% | 574,624 | 507,458 | (67,166) | -11.7% | 21.7% | 19.8% |
| Information | 69 | 37 | (32) | -46.4% | 2.7% | 1.5% | 74,656 | 57,830 | (16,826) | -22.5% | 2.8% | 2.3% |
| Financial Activities | 79 | 63 | (16) | -20.3% | 3.1% | 2.6% | 166,626 | 170,591 | 3,965 | 2.4% | 6.3% | 6.7% |
| Professional & Business Services | 235 | 169 | (66) | -28.1% | 9.3% | 6.9% | 333,018 | 317,586 | (15,432) | -4.6% | 12.6% | 12.4% |
| Health & Education Services | 407 | 488 | 81 | 19.9% | 16.0% | 20.0% | 517,205 | 634,981 | 117,776 | 22.8% | 19.5% | 24.8% |
| Leisure & Hospitality | 166 | 127 | (39) | -23.5% | 6.5% | 5.2% | 234,535 | 251,859 | 17,324 | 7.4% | 8.9% | 9.8% |
| Other Services | 46 | 40 | (6) | -13.0% | 1.8% | 1.6% | 88,958 | 82,764 | (6,194) | -7.0% | 3.4% | 3.2% |
| Public Administration | 42 | 29 | (13) | -31.0% | 1.7% | 1.2% | 110,265 | 123,097 | 12,832 | 11.6% | 4.2% | 4.8% |
| Total, All Industries | 2,538 | 2,439 | (99) | -3.9% | 100% | 100% | 2,647,940 | 2,556,977 | (90,963) | -3.4% | 100% | 100% |

Source: Minnesota Department of Employment and Economic Development

Commuting

Table 5.3 identifies the mode of transportation that Melrose workers use to access their jobs. A majority of residents (75.6%) travel to work alone and access employment by car, truck or van. Because Melrose is an important employment center, a significant number of residents regularly commute to work by carpooling (17%), and walking (4.4%). Another 2.6% of residents work from home. This is in contrast to Stearns County as a whole, which has substantially lower rates of carpooling.

Table 5.4 demonstrates the travel time of Melrose residents who do not work at home. Many of Melrose's residents work in the City, resulting in considerably shorter commute times than residents in neighboring communities. The average worker spends less than 17 minutes commuting to their place of employment. More impressive is that more than 50 percent of Melrose residents spend less than 10 minutes commuting to work. This is in contrast to Stearns County in which roughly 25 percent of residents spend less than 10 minutes commuting to work. This data is from the 2000 Census because the 2010 data has not yet been released.

Table 5.3 Means of Transportation to Work

| Means of Transportation | Melrose | | Stearns County | |
|---------------------------------|-------------------|---------|-------------------|---------|
| | Number of Workers | Percent | Number of Workers | Percent |
| Car, truck or van - drove alone | 1,142 | 75.6% | 59,773 | 78.0% |
| Car, truck or van - carpoled | 257 | 17.0% | 6,389 | 8.3% |
| Public Transportation | 0 | 0.0% | 1,067 | 1.4% |
| Walked | 67 | 4.4% | 3,371 | 4.4% |
| Other Means | 6 | 0.4% | 967 | 1.3% |
| Worked at home | 39 | 2.6% | 5,110 | 6.7% |
| Workers age 16 and over | 1,511 | 100.0% | 76,677 | 100.0% |

Source: American Community Survey: 2005-2009

Table 5.4 Commute Time, 2000

| Travel Time to Work | Melrose | | Stearns County | |
|------------------------------------|-------------------|---------|-------------------|---------|
| | Number of Workers | Percent | Number of Workers | Percent |
| Workers who did not work at home | 1,437 | 100.0% | 67,303 | 100.0% |
| Less than 10 minutes | 728 | 50.7% | 17,098 | 25.4% |
| 10 to 14 minutes | 235 | 16.4% | 14,142 | 21.0% |
| 15 to 19 minutes | 74 | 5.1% | 11,919 | 17.7% |
| 20 to 24 minutes | 69 | 4.8% | 8,083 | 12.0% |
| 25 to 29 minutes | 21 | 1.5% | 3,031 | 4.5% |
| 30 to 34 minutes | 63 | 4.4% | 4,989 | 7.4% |
| 35 to 44 minutes | 145 | 10.1% | 1,995 | 3.0% |
| 45 to 59 minutes | 48 | 3.3% | 2,338 | 3.5% |
| 60 to 89 minutes | 19 | 1.3% | 2,390 | 3.6% |
| 90 or more minutes | 35 | 2.4% | 1,318 | 2.0% |
| Mean travel time to work (minutes) | 16.8 | (X) | 19.3 | (X) |

Source: U.S. Census

Household Income

The following tables describe the income levels of households in Melrose as of 2009. As shown in Table 5.5, approximately 25.7 percent of households in Melrose make less than \$25,000 a year, 50.2 percent make between \$25,000 and \$75,000 a year, and 24.1 percent make more than \$75,000 a year. The proportion of middle income households is similar to Stearns County. The proportion of lower income households is

slightly higher in Melrose and, conversely, the proportion of higher income households is slightly lower, suggesting that despite Melrose's position as an important center for employment, it tends to lack higher paying jobs. This situation could be changing as previously, the City only had 10.5% of its population making at least \$75,000 per year.

Table 5.5 Household Income

| Income | Melrose | | Stearns county | |
|------------------------|------------|---------|----------------|---------|
| | Households | Percent | Households | Percent |
| Less than \$10,000 | 76 | 6.3% | 3,505 | 6.4% |
| \$10,000 to \$14,999 | 102 | 8.5% | 2,921 | 5.3% |
| \$15,000 to \$24,999 | 130 | 10.9% | 5,889 | 10.7% |
| \$25,000 to \$34,999 | 161 | 13.4% | 6,188 | 11.3% |
| \$35,000 to \$49,999 | 181 | 15.1% | 8,112 | 14.8% |
| \$50,000 to \$74,999 | 260 | 21.7% | 11,862 | 21.6% |
| \$75,000 to \$99,999 | 194 | 16.2% | 7,911 | 14.4% |
| \$100,000 to \$149,999 | 51 | 4.3% | 5,575 | 10.2% |
| \$150,000 to \$199,999 | 9 | 0.8% | 1,386 | 2.5% |
| \$200,000 or more | 34 | 2.8% | 1,504 | 2.7% |
| Total | 1,198 | 100.0% | 54,853 | 100.0% |

Source: American Community Survey 2005-2009

As demonstrated in Table 5.6, the 2009 median household income in Melrose is lower than the median incomes of Stearns County and the State of Minnesota. The median household income in

Melrose is \$47,326, which is 91.8 percent of the Stearns County median income of \$51,559.

Table 5.6 Comparison of Median Household Incomes

| | Melrose | Stearns County | % of County | State of Mn | % of State |
|---------------|----------|----------------|-------------|-------------|------------|
| Median Income | \$47,326 | \$51,559 | 91.8% | \$57,007 | 83.0% |

Source: American Community Survey: 2005-2009

Construction

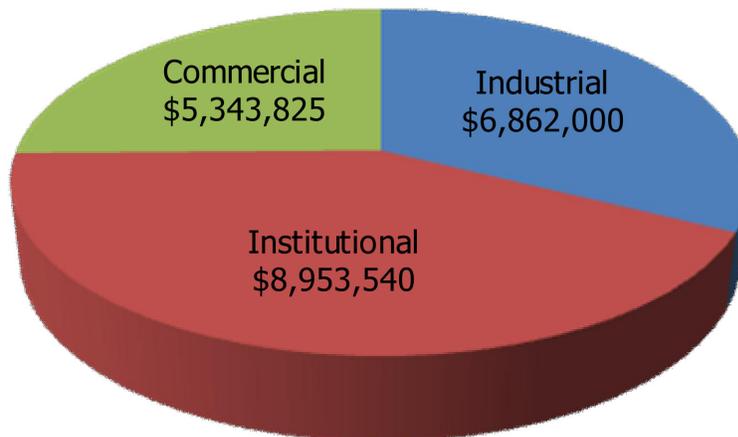
Table 5.7 displays the annual valuation of non-residential construction, including new buildings and additions, in Melrose from 2000 to 2009. According to the table, Melrose has averaged about \$2.1 million worth of new non-residential construction, including major additions, each year since 2000. Clearly, for some years the dollar amount can be well above the average as large projects can often skew amounts from year to year. Of the categories included in the table, medical

projects have accounted for over one-third of the valuation since 2000. This is due to a large addition by CentraCare Health Systems - Melrose in 2009. The other major category is industrial agriculture projects, which have accounted for over \$4.1 million worth of construction since 2000. Again, this is due mostly to a large project by Proliant Dairy in 2008. Figure 5.1 illustrates the relative breakdown of project costs among the three main non-residential categories.

Table 5.7 Valuation of Non-Residential Construction (New or Additions)
City of Melrose 2000 - 2009

| Year | Industrial | | | Institutional | | Commercial | | | | Total Valuation | |
|-----------|-------------------|-------------|---------------|---------------|-------------|-------------|-------------|--------------|------------|-----------------|--------------|
| | Storage/Warehouse | Agriculture | Manufacturing | Public | Medical | Bank | Office | Liquor Store | Laundromat | | Trucking |
| 2000 | \$26,000 | \$150,000 | | \$26,000 | | | | \$200,000 | | | \$402,000 |
| 2001 | \$16,500 | \$205,000 | | | | | | | | | \$221,500 |
| 2002 | \$216,000 | \$1,000 | | \$344,000 | | | | | | | \$561,000 |
| 2003 | \$2,000 | | \$255,000 | | | | \$2,000,000 | | | | \$2,257,000 |
| 2004 | \$110,500 | | \$110,000 | | | | | | | \$133,825 | \$354,325 |
| 2005 | \$320,000 | | \$315,000 | | | | | | \$100,000 | | \$735,000 |
| 2006 | \$530,000 | | | | | \$2,800,000 | | | | | \$3,330,000 |
| 2007 | \$261,000 | | | | | | | | | | \$261,000 |
| 2008 | \$607,000 | \$3,500,000 | | \$1,383,540 | | | | | | | \$5,490,540 |
| 2009 | \$33,000 | \$306,000 | \$8,000 | | \$7,200,000 | | | | | | \$7,547,000 |
| 2000-2009 | \$2,122,000 | \$4,162,000 | \$688,000 | \$1,753,540 | \$7,200,000 | \$2,800,000 | \$2,000,000 | \$200,000 | \$100,000 | \$133,825 | \$21,159,365 |

Figure 5.1 Valuation of Non-Residential Construction (New or Additions)
City of Melrose 2000 - 2009



Source: City of Melrose

The business mix of a city can reveal a lot about its economic climate. A city that is lacking basic retail or service establishments such as a bank or clothing store will find it difficult to attract enough local residents to shop in the city, causing them to go elsewhere for needed goods and services. An economically successful city usually has a healthy mix of both retail and service businesses along with selected professional/office jobs.

An inventory of the businesses in Melrose shows that there is a pretty even split among retail businesses, professional/offices, and service businesses. As can be expected, there are a number of businesses that cater to Melrose’s agricultural surroundings such as feed mills, implement dealers, and lumber yards while other businesses cater to providing Melrose residents with goods and services. It should be noted that there is not a full line clothing store in the City.

Industrial Park

The City owns the Melrose I-94 Industrial Park located at the west end of the City between Interstate 94 and County Road 186. This industrial park includes ten developed lots in Phase One. An additional five lots will be developed in Phase two. Municipal services including electric, sanitary and storm sewers, water and streets, curb and gutter and bituminous road were installed in 2005.

Since the City owns the industrial park, parcels are reasonably priced to be competitive with

competing industrial parks in the region. Two of the lots have been developed by individual businesses. A group of four adjoining lots have recently been sold to a boat manufacturing company.

MARKET ANALYSIS

This section builds upon forecasts of the land needed to accommodate the City’s growth and redevelopment goals. Land forecasts, based on market-driven forces, can help the City capitalize on opportunities to capture future growth or, conversely, avoid overextending resources in anticipation of growth that may never occur.

Land Needed for Commercial Development

Land needed for commercial development will be strongly tied to household growth because most commercial space in Melrose consists of retail and small offices that cater primarily to the local population. A typical household will support about 250 square feet of commercial space. It is projected that Melrose will increase by approximately 370 households between 2010 and 2030. Multiplying 250 square feet times 370 equals a total of 92,500 square feet of new commercial space that could be supported over the next 20 years based on new household growth. Translating these projections into land area needed for commercial uses yields about 9.7 acres of land. A floor area ratio (FAR) of 0.22 is assumed, which means the floor area of a commercial building is equal to 22 percent of the total lot area.

Table 5.8 Estimate of Acreage Needed for Commercial Uses Through 2030

| | | |
|---|---|---------------|
| Projected Household Growth through 2030 | = | 370 |
| Commercial Space Supported per HH (sq ft) | x | 250 |
| Total Commercial Space Supported (sq ft) | = | 92,500 |
| Typical Floor Area Ratio (FAR) for Commercial Space | ÷ | 0.22 |
| Land Needed for Commercial Uses (sq ft) | = | 420,455 |
| <u>Square Feet per Acre</u> | ÷ | <u>43,560</u> |
| Acreage Needed for Commercial Uses | = | 9.7 |

It should be noted that the assumptions used in Table 5.8 may likely change over time. For example, historically as noted, each household supports about 250 square feet of commercial space. However, with more Internet shopping and less overall consumer spending due to an aging population and changes in the credit industry, spending at traditional retail stores may likely decline over time. Counterbalancing this, however, is that many Melrose businesses serve not only residents of Melrose, but also persons living in smaller communities surrounding Melrose. Growth in these surrounding communities was not factored into this analysis.

Land Need for Industrial Development

Demand for industrial land is closely related to the expansion of existing businesses and the attraction of new businesses. For this reason, it is extremely difficult to forecast industrial land needs with any certainty. Moreover, many businesses that occupy industrial properties often times acquire large acreages with the intent of expanding over time. Therefore, what may appear to be vacant or underutilized land can actually be part of a business's long-term expansion plans. Nonetheless, many communities, lured by the tax base potential of industrial development, are often overly aggressive in planning for growth. Although it is somewhat imperfect, a forecast of land need based on rational assumptions can provide the City at least a modicum of direction in how best to plan for the future.

In order to estimate the land needed for future industrial development, it is best to rely on recent experience. From 1998 to 2010, the amount of developed industrial land in Melrose increased from 219.3 acres to 262.4 acres, a net increase of 43.1 acres. This is an average of 3.6 acres per year. Assuming this average rate of demand continues, then it is expected that 72 acres of industrial land will be needed through 2030. Keep in mind, however, that a significant amount of vacant land is included within the City's industrial park. Therefore, it may not be necessary to plan for any significant additions of industrial land until more of the industrial park is developed.

There are currently 14.5 net acres of vacant commercial guided land in the current City boundary and an additional 66 net acres guided commercial within the growth boundary. Any new commercial development will occur first in the current boundary which, based on the market analysis, should be adequate to support project growth.

There are currently 64 net acres of vacant industrial guided land in the current City boundary with an additional 265 net acres guided in the growth boundary. This new growth will help support the fulfillment of new industrial land to meet demand based on the market analysis while also positioning the City to be able to respond, from a land use perspective, to a large industrial uses looking for significant amount of contiguous industrial guided land.

Downtown Parking

As with most downtown areas, parking is seen as a commodity in short supply. This is the case with Melrose as well. There are essentially three sources for parking in the downtown area. They include on-street parking, public parking, and private parking. On-street parking spaces include those areas along the street where a car may be legally parked. Virtually all of the streets in the downtown area provide some on-street parking. These spaces are typically used for short-term parking for shoppers and users of downtown services. Public parking includes lots owned by the City for the purpose of providing parking for downtown visitors and workers. Private parking includes those lots on private property for use by the employees and clientele of business. These lots typically provide both long-term parking for employees as well as short-term parking for visitors to the business. These spaces can usually be found throughout the downtown area as well.

Excluding the Jennie-O Turkey Store, Inc. parking lot according to a 2003 count, there are about 590 parking spaces in the downtown area. These spaces are nearly evenly split between on-street and off-street parking. These numbers indicate there appears to be adequate parking in downtown Melrose. The location of the Jennie-O Turkey

Store, Inc. processing facility in the downtown complicates the parking issue. While there are over 400 spaces in the Jennie-O Turkey Store, Inc. lot and other spaces located on its property, there is concern that expansions in the company's work force may cause a parking shortage in the downtown area. The City should work closely with Jennie-O Turkey Store, Inc. to ensure that there is adequate parking for company employees.

Most customers of Diversicom/Melrose Telephone Company use short-term parking while its employees use one of two company parking lots. Central Minnesota Credit Union provides on-site parking for its customers. It is in the process of developing off-site parking for its employees who presently utilize a moderate portion of the available public parking downtown.

ECONOMIC DEVELOPMENT ACTIVITIES

The City utilizes Tax Increment Financing (TIF) as a major resource for economic development. In addition, it continues working with local banks and Melrose Public Utilities to operate a revolving loan fund to assist business relocations to the community as well as the expansion of existing ones.

The City's development districts are located along the former railroad corridor, at the Interstate 94 interchange, and near the Melrose I-94 Industrial Park. TIF District projects include Jennie-O Turkey Store, Inc. (formerly Jennie-O Foods, Inc), in which increment goes to the City for improvements to 2nd Street SE and 6th Avenue SE, Central Minnesota Credit Union, Park Place Townhomes of Melrose and Meadowlark Apartments.

Economic Development Organizations

The Melrose Area Development Authority (MADA) is dedicated to fulfilling the economic and community development needs of the City's residents, businesses, and industries, as well as those interested in relocating to the area. In addition to staff, MADA uses its development resources to assist with the retention and expansion of existing businesses, the creation of new ones, and the recruitment of others.

DEVELOPMENT TOOLS

The following section provides a brief discussion of the tools currently available in the City.

Finance Tools

Economic development actions require a framework for financial-decision making. The investment of public dollars to achieve economic development objectives should be guided by several key principles:

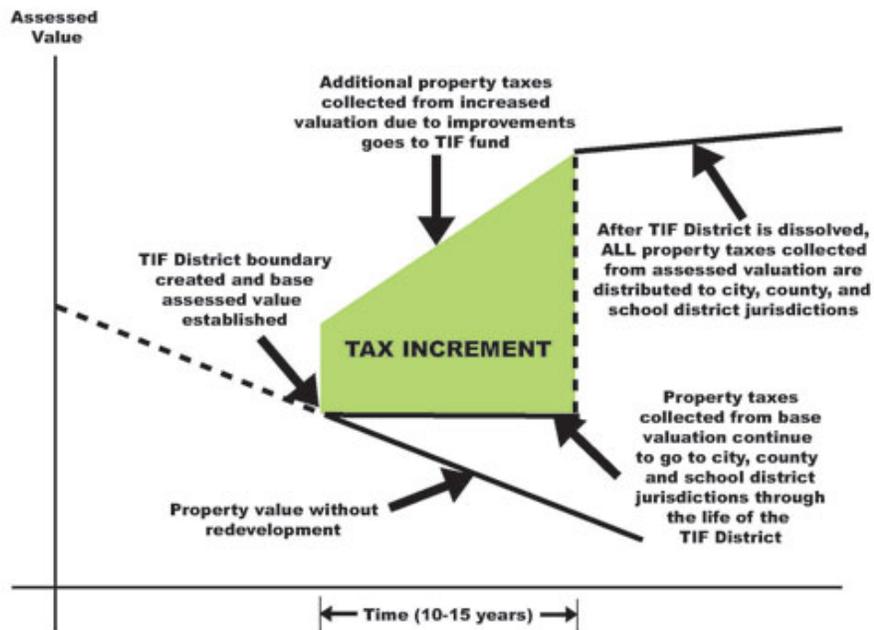
- **Financial resources are limited.** Because the City has limited funding to apply to economic development initiatives, the use of resources must be targeted to achieve the greatest effect on the community.
- **Financial decisions require long-term perspective.** The current use of financial resources may reduce monies available in the future. In evaluating short-term opportunities, it is important to question the long-term impact on community development.
- **Public funds should lead to private investment.** While this section focuses on public finance actions, economic development cannot become reality without private investments. The use of public funds should be targeted to actions that encourage private investment in Melrose.

A complete examination of the tools available to the City is not possible in this document, but providing an overview of the most commonly used finance tools is helpful. This discussion focuses on the highlights of those tools.

Tax Increment Financing Overview

TIF is simple in concept, but complex in its application. Through TIF, the property taxes created by new development (or redevelopment) are captured and used to finance activities needed to encourage the development. The challenge in using TIF lies with the complex and ever-changing statutory limitations.

Figure 5.2 Tax Increment Financing Districts



Uses

TIF can be used to finance all of the important implementation actions facing the City: land acquisition, site preparation, parking, and public improvements. In addition, TIF creates a means to borrow money needed to pay for redevelopment costs. The City can issue general obligation bonds without an election if 20% or more of the debt is supported by tax increment revenues. These bonds are not subject to any debt limit. However, in practice the City has never issued bonds for TIF projects and it is expected that projects will continue to also be pay-as-you-go TIF projects.

The City's development districts are located along the former railroad corridor, at the Interstate 94 interchange, and near the Melrose Industrial Park. TIF district projects include Jennie-O Turkey Store, Inc., Park Place Townhomes of Melrose, GCI (Meadowlark Apartments) and Central Minnesota Credit Union.

Tax Abatement

Tax abatement acts like a simpler and less powerful version of TIF. With TIF, the City controls the entire property tax revenue from new development. Under the abatement statute (Minnesota Statutes, Sections 469.1812 through 469.1815), the city, county, and school district have independent authority to grant an abatement of each's own portion of the property taxes.

Uses

Abatement in Minnesota works more like a rebate than an abatement. The City (and other units abating taxes) adds a tax levy equal to the amount of taxes to be abated. The revenue from the abatement levy can be returned to the property owner or retained and used to finance development activities. Tax abatement can be used to finance key redevelopment actions in the downtown including land acquisition, site preparation, and public improvements.

Tax abatement is perhaps best suited as an incentive for reinvestment in existing property. While TIF deals with only the value from new development, abatement can apply to both new and existing value. This power provides the means to encourage rehabilitation of commercial buildings and housing. The City could agree to abate all or part of the municipal share of taxes to encourage reinvestment tied to the Plan.

The statute grants the authority to issue general obligation bonds supported by the collection of abated taxes. The proceeds of the bonds may be used to pay for (1) public improvements that benefit the property, (2) land acquisition, (3) reimbursement to the property owner for improvements to the property, and (4) the costs of issuing the bonds. These bonds can be issued without an election and are not subject to the debt limit. As with TIF, in practice the City prefers pay-as-you-go projects versus bond projects.

Limitations

State law places several important limitations on the use of tax abatement:

- In 2003, the State Legislature increased the total taxes abated by a political subdivision in any year to an amount that may not exceed the greater of 10% of the current levy or \$200,000.
- If one political subdivision declines to abate, then the abatement levy can be made for a maximum of 15 years. If the city, county, and school district all abate, then the maximum period drops to 10 years.
- The duration of the abatement can be extended to 20 years if it is for a “qualified business” as defined in the statute. This provision is targeted towards industrial development applications.
- Taxes cannot be abated for property located within a tax increment financing district.

Revolving Loan Fund (RLF)

The purpose of the City’s Revolving Loan Fund (RLF) is to provide gap financing to eligible businesses for expansion or modernization of existing or new facilities that create or retain jobs. Manufacturing, industrial, commercial and retail businesses within the City are eligible to apply for these funds. Preference is given to applications paying a living wage. Participation loans with a lead lending institution can be made to eligible businesses meeting the loan fund criteria and receiving approval of the City’s Revolving Loan Fund Committee, MADA and City Council.

Job Opportunity Building Zone (JOBZ)

The goal of the State’s JOBZ program is to stimulate economic development activity in Greater Minnesota by providing local and state tax exemptions. JOBZ tax incentives are designed to help new and expanding companies lower their overall costs and help facilitate their growth and prosperity. To qualify for the JOBZ tax exemptions, a business must start-up in a sub-zone, relocate from outside of a sub-zone or expand into a sub-zone. Non-retail commercial or industrial businesses must create at least one new full-time job. The living wage floor for wages and health benefits to be paid for the job(s) created shall be 110% of the most current National Poverty Guideline for a family of four, as established in the Federal Register by the US Department of Health and Human Services. The City will seek to have the applicant create jobs with higher wages as appropriate for the overall public purpose of the subsidy. The City has approximately 172 vacant JOBZ acres and the City has the flexibility to relocate JOBZ acres within the community to accommodate business development. Because the JOBZ Program sunsets December 31, 2015, interest in this development program has declined significantly.



INTRODUCTION

Melrose’s parks, trails, and open space system is an important element of the community’s life. The system offers residents recreational opportunities, while it preserves and makes accessible unique natural resources such as the Sauk River that are part of the City’s identity. Parks and trails can be key factor in unifying the City’s neighborhoods and building a sense of common identity and interest among old and new residents.



It is crucial to have a clear framework of how to develop, maintain, and grow the park system so it can best serve current and future residents. Goals become a useful tool in communicating the steps the City will take to achieve its desired park and trail system. The City will be able to prioritize these goals throughout the years to ensure stewardship of financial, natural, and recreational resources. By utilizing this plan’s goals and carrying out the implementation strategies, the park and trail system can become a great amenity for the community. Diligent park-related planning now can have tremendous results that include the following:

- Provides opportunities for healthy lifestyles of all ages;
- Presents attractive quality for new development/businesses and potential residents;
- Builds community by giving residents a place to gather and interact;

- Protects key natural resources before development occurs;
- Promotes an increase in property values;
- Promotes a high quality of life.



The 2030 Comprehensive Plan update will serve as a guide for future growth and development. Melrose has plans for future expansion that is expected to bring new development and new residents, as well as an opportunity to shape the community’s downtown, neighborhoods, infrastructure, and parks and trails.



GOALS AND POLICIES

The following goals and policies were developed from input received from community meetings, community survey and the Comprehensive Plan Committee to achieve the new vision for the community. The goals and policies are the foundation of this plan, as they define what the community should look like in the future.

COMMUNITY FACILITIES AND RECREATION

Goal 1: Promote the creation and use of community facilities for all Melrose residents.

Rationale: Facilities serving a variety of legitimate public needs are a hallmark of successful communities and will serve to enhance Melrose’s quality of life.

Policy 1: Promote the use of all existing athletic and community facilities in a manner that distinguishes them as gathering places for Melrose residents and visitors from around the region.

Policy 2: Promote, possibly in conjunction with the Melrose Area Public Schools District, a year-round indoor community recreational facility for all area residents.

Policy 3: Explore funding for new facilities and the maintenance of existing facilities using creative approaches including public-private partnerships.

Policy 4: Involve the youth of the community in determining the types of youth recreational programs and facilities most needed.

Policy 5: Cooperate with other governmental agencies, to provide the highest level of services, and to avoid duplication.

Goal 2: Preserve and promote a park system that meets the needs of all residents of the City.

Rationale: Areas for active and passive recreation and open space enjoyment is essential to the quality of life for residents of Melrose.

Policy 1: Ensure that there is an equitable distribution of parks, open spaces and trails with a balance of active and passive recreational facilities throughout the City.

Policy 2: Expand the hiking/biking path system to better connect the community.

Policy 3: Create plans and funding mechanisms to acquire and reserve sufficient amounts of park, trail and open space land to fulfill the needs of the present and projected future population of the City.

Policy 4: Develop a trail head amenity at the Lake Wobegon Regional Trail.

PARK CLASSIFICATIONS:

A variety of standards for park facilities are used by communities all over the country. Most communities have adopted park system standards based on population and/or desired geographic distances from some facilities. The City of Melrose recommends that the following park types and standards be developed:

Neighborhood Parks

The neighborhood park is the most local unit of the park system, providing for the passive and active recreational needs of neighborhood residents. These parks should be accessible to a wide variety of user groups living in the neighborhood. These parks typically do not provide organized athletic programs.



Example of a Neighborhood Park with a playground and seating

Site. Sites should allow for both active and passive park uses. The site should contain natural features such as views and shade trees, etc., that make for a pleasant outdoor experience. These parks should not be sited on “left-over” parcels of developments. Locating neighborhood parks adjacent to trails and greenway corridors is desirable and will expand the function of both types of open space. Locating

neighborhood parks adjacent to both new and existing neighborhoods can encourage old and new residents to get acquainted and ensure that the new park does not function as a “private” facility for new neighborhoods only.

- About 2-3 acres of Neighborhood Park space should be developed per 1,000 people.
- These parks should be located so that they are within about 1/4-1/2 mile of any residence in the designated neighborhood
- Neighborhood parks should be about 3-6 acres in size.
- Typical Neighborhood Park elements include the following:
 - Play equipment
 - Open turf areas with informal play fields for softball, soccer, and /or football
 - Hard court (half-court basketball or game area)
 - Internal trails and connections to the neighborhood
 - Landscape plantings
 - Limited off-street parking area
 - Site furnishings such as benches, bike racks, drinking fountains, trash containers, and signs

Community Parks

Community parks provide recreational opportunities for people of all ages and serve several neighborhoods. These parks also preserve unique landscapes and natural areas. Community parks are intended to be multipurpose parks that provide a broader range of services than neighborhood parks. However, the Community Park may serve the neighborhood playground needs of immediate residents, or may be integrated with community play fields.



Example of a Community Park with amphitheater, playground, trails, and restroom building

Sites

Sites used for community parks should include interesting terrain and natural areas, such as woodlands and wetlands. They should be easily accessible from a major transportation route, and may be located near other community facilities. Community parks should be linked to the City trail system to provide optimum access for residents.

- About 5-8 acres of Community Park space should be developed per 1,000 people.
- These parks serve a larger area than Neighborhood Parks, from a 1/2 mile-2 mile radius depending on the size of the community.
- About 3 acres of this total should be for “active” recreation.
- For Melrose, these parks should each be at least 7 acres or more in size. Typical community parks can range from 7-30 acres in size depending on how much natural resource land they include.
- Typical Community Park elements include the following:
 - Building/shelter
 - Picnic area
 - Internal trail system
 - Play equipment (may be more extensive than for neighborhood park)
 - Play fields for baseball, soccer, football
 - Hockey rink/skating rink
 - Tennis court(s)

- o Site furnishings such as benches, water fountains, bike racks, trash containers, and signs
- o Landscape plantings
- o Specialized play areas, such as Frisbee golf courses
- o Parking area

Community Play Fields

Community play fields are designed for athletic activities, providing facilities for organized sports and games that require more space than is available at neighborhood park playgrounds. Play fields may be integrated into community parks, or co-located with school athletic facilities. The Melrose Area Public Schools District owns at least 46 acres of open space, playgrounds, and play fields. The District’s athletic facilities are met at this time. The District owns additional land for future expansion when needed.



Example of a Community Play Field adjacent to a school building

Sites

Sites should be level, with suitable soils and good drainage for athletic field development.

- 2-3 acres of Community Play Field space should be developed per 1,000 people.
- Play fields may be co-located and developed in cooperation with school play fields.
- Play field facilities may include the following:
 - o Baseball, soccer, football or other sport fields
 - o Hockey/skating rinks
 - o Volleyball court(s)

- o Basketball and/or tennis courts
- o Small play equipment area
- o Site furnishings such as benches, water fountains, bike rack, trash containers, and signs
- o Internal trails
- o Equipment building
- o Concession/multi-purpose building
- o Parking area



Open Space Parks or Natural Parks

These parks contain high quality natural resource areas, such as lakes, rivers, wetlands, or woodlands. Recreational uses are secondary to the preservation of natural open space and the conservation functions of these areas. Compatible recreational uses include hiking, picnicking, camping, and nature study.

An example of an open space park is the Sauk River Park site. Sites are typically within the high quality natural community areas. Open space parks should serve to aid in capturing stormwater runoff before pollutants reach the Sauk River or other water bodies. Public open space should be accessible for mental relief, reflection, and wildlife observation thus these parks should be connected to the City’s trail and sidewalk system.

- These parks serve a City-wide audience.
- The size of the parks may vary based on the natural resources or other special features in the community.

- Facilities development at these parks should be minimal, but may include the following:
 - Trails
 - Site furnishings such as benches, picnic tables, scenic overlooks, bike racks, trash containers, and signs
 - Parking area



Melrose Lions and Jaycee Community Park is home to the community’s only outdoor hockey rink. It has many amenities extending from horseshoe pits, kitchen facilities, picnic shelter, volleyball court, playground, and trails.

EXISTING PARKS AND TRAILS

Neighborhood Parks

Melrose has five neighborhood parks that serve residential areas and the downtown. These parks mostly include sidewalks, trails, benches, open space, and play structures. Melrose Highlands is mostly open space and trails with seating areas. The two private school/church playgrounds are open to the public when school is not in session.

Community Parks

The City of Melrose’s main community park is Sauk River Park that has a variety of amenities located along the Sauk River. With approximately 27.5 acres and owned by the City, Sauk River Park serves as the City’s gathering area and includes a variety of amenities for residents to enjoy including shelters, horseshoes, kickball, basketball, baseball, soccer, softball, camping, and trails to name a few. In addition, as the central gathering area Sauk River Park is home to summer music/entertainment activities and many other community events.

Community Play Field

The Melrose Area Public School District owns 98.52 acres in the northeast portion of the community. Some of this land is vacant leaving room for the school to eventually expand along with its athletic fields. The City currently works with the school district in utilizing park facilities and reserving field space when needed.

Existing parks and amenities and proposed parks and potential amenities are inventoried in Table 6.1.

Lake Wobegon Regional Trail

This regional trail runs through the heart of Melrose. Lake Wobegon Regional Trail consists of several sections including:

- St Joseph to Todd County Line / Sauk Centre - 41 miles
- Albany to Morrison County Line / Holdingford - 13 miles

Total Wobegon Regional Trail stretches 54 miles and is used for walking, jogging, rollerblading, and biking.



Meadowlark Park is a small community park but is frequently used by the community as it has an array of play fields, playground, tennis courts, picnic shelters, and restrooms.

Table 6.1: Melrose Park & Open Space Inventory

| Melrose Park and Open Space Inventory 2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------|-------------------|---------------------|---------|-----------|-----------|----------|-------------|--------------------|-------------|--------------------|------------|---------|-------------------------|--------------------|----------------|-----------|---------------|-------------|-------------|-----------|-----------------|-------------------|--------|-----------------|--------|-------------|
| Name/Location | Amenity | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Acres | Baseball Field(s) | Basketball Court(s) | Benches | Campsites | Disc Golf | Dog Park | Hockey Rink | Horseshoe Court(s) | Ice Skating | Kitchen Facilities | Open Space | Parking | Pavilion/Picnic Shelter | Picnic Area/Grills | Play Structure | Restrooms | Running Track | RV Dumpsite | Scenic Area | Sidewalks | Soccer Field(s) | Softball Field(s) | Tables | Tennis Court(s) | Trails | Undeveloped |
| Neighborhood Parks | 9.65 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Girl Scout Park | .25 | | | X | | | | | | | | | | | | | | | | X | | | X | | | | |
| Melrose Highlands Plat V & 7 - Outlot A | 4.55 | | | X | | | | | | | | | | | | | | | X | X | | | X | | X | | |
| Memorial Park | 1.00 | | | X | | | | | | | X | | | | | | | | X | X | | | | | X | | |
| St. Mary's School Playground | 4.00 | | X | X | | | | | | | X | X | | | X | | | | | X | | X | | | | | |
| St. Paul's Lutheran Church Play Area | 0.10 | | | X | | | | | | | | X | | | X | | | | | X | | | | | | | |
| Community Parks | 21.55 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Meadowlark Park | 2.60 | | X | X | | | | | | | X | X | X | X | X | X | | | | X | | X | X | X | | | |
| Melrose Lions & Jaycee Community Park | 3.45 | | | X | | | | X | X | X | X | X | X | X | X | X | | | | X | | | X | | | | |
| Sauk River Park | 15.50 | X | X | X | X | | | X | X | X | X | X | X | X | X | X | | X | X | X | X | X | X | X | X | X | X |
| School Community Playfields | 46.00 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAPS District 740 - Athletic & Play Areas | 46.00 | X | X | | | | | | | | X | X | | | X | | X | | | X | X | X | | X | X | X | X |
| Open Space Park | 7.15 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Daylight Court - Outlot B (Wetlands) | 6.14 | | | | | | | | | | X | | | | | | | | | | | | | | | | |
| Lake Wobegon Regional Trail - Melrose Portion | 6.00 | | | X | | | | | | | | | | | | | | | | X | | | | | | X | |
| Sauk River Dam Walkway | 1.00 | | | X | | | | | | | | | | | | | | | X | X | | | X | | | | |
| Third Avenue NW Boat Landing | 0.15 | | | | | | | | | | | | | | | | | | X | X | | | X | | | | |
| Hellerman Park | NA | | | X | | | | | | | | | | | | | | | | | | | | | | | |
| Total Acres | 84.35 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Potential Future Parks | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fire & Ambulance Station Area (Open Space) | .25A | | | X | | | | | | | | | | | | | | | | | | | | | | | |
| Daylight Court 3/Dufner/Weichmann Area | 3-5 | | | X | | | | | | | X | X | X | | | | | | | | | | X | | X | | |
| West Melrose Township | 3-4 | | | X | | | | | | | | X | X | | X | | | | | | | | X | | X | | |
| Water Tower / Middendorf Area | 5-7 | X | X | | X | | | | | | X | X | X | X | X | X | | | | | | X | X | X | X | | |
| Growth Area Boundary Park | 3-5 | | | X | | | X | | | | X | X | X | | X | X | | | | | | X | | | | | |
| Community Playfield (On School Property) | 6-8 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Acres | 20-29 | | | | | | | | | | | | | | | | | | | | | | | | | | |

FUTURE PARKS AND TRAILS

Demographics/Community Growth

The estimated Melrose population in 2010 was 3,598. Future projections for the year 2030 estimate the population to be 4,437. The addition of people and housing will put greater demand on the park and trail system. This plan provides guidance for the development of new parks and trails based on the future land use, park distribution, and accessibility.

For the past couple decades, Melrose’s steady growth has been coupled with an increase in racial and ethnic diversity. The current percentage of Hispanic residents in the community is

approximately 24% which has greatly increased in the past few decades. Changes in ethnicity will continue to impact park facility needs and program preferences as different cultures bring evolving needs forward. Considerations for flexible play field space for sporting events such as soccer, rugby, and lacrosse should be made while planning for future park needs. Picnic shelters that can host large family gatherings and celebrations are also recommended to support the evolving population.

Acres/1,000 People

Currently, the City has a total of 84.35 acres in park and open space. By dividing this number by 3.6 (for 3,598 people), a total of 23.4

acres/1,000 people exists in the City. Based on population projections and growth areas, it is recommended the City plan for new park and or open space to meet a goal of 24.5 acres of park and open space land per 1,000 people. Other Minnesota small communities have utilized a planning goal of 15-40 acres of total park and open space per 1,000 people. Award winning park and recreation communities aim for 25-30 acres/1,000 people. Melrose will be well positioned for an accessible and diverse park, trail, and open space system to serve its residents for generations to come.

The above projections serve as a guide to future growth and development. Recreation trends and community preferences will ultimately affect the number of specific parks and facilities. Preserving open space now, especially along the Sauk River will benefit the community in the long run as development occurs. The City should also work closely with the local school district in the future planning of athletic fields and courts, and additional park facilities. As a need for flexible field space will increase, working with the school district on the number and placement of these spaces will help guide an equal distribution.

Based on the forecasts in the following table, the City of Melrose should aim to add an additional six parks by the year 2030. Five of the six parks are located within current city limits. One park labeled "R" is located within the growth area boundary to serve the south side of the City's future single family development. These parks total an addition of approximately 24 acres. As new development increases, the City can use this chart and map as a tool to strategically locate parks to service future neighborhoods and the community.

The Table 6.2 below lays out existing and future park needs which can be used as a tool for guiding the number of additional parks and designating the type that is needed for the City.

Future Parks

Typical service needs for parks are set at 1/4-1/2 mile radius for neighborhood parks and 1/2 mile radius for community parks. Considering future residential development is zoned for several places in the community in the east, north, south, and west portions, three additional neighborhood parks and one community park that include open space are needed to service future growth. The future open space park labeled on the map as

Table 6.2: Park Facility Needs

| 2030 Park Facility Needs | | | | | | | |
|------------------------------|-------------------------------------|--------------------------------|---------------------------------------|------------------------|-----------------------------|-------------------------------|--------------------------|
| | Existing Parks | | Future Parks | | | Additional Needs | |
| Parks | Total # of Existing Park Facilities | Total # of Existing Park Acres | Total # of Additional Park Facilities | Approx. acres per park | Total # of Additional Acres | Total # of Park Acres by 2030 | Total # of Parks by 2030 |
| Neighborhood Parks | 5 | 9.65 | 3 | 3 | 9 | 18.65 | 8 |
| Community Parks | 3 | 21.55 | 1 | 7 | 7 | 28.55 | 4 |
| School Community Play Fields | 1 | 46.00 | 1 | 6 | 6 | 52.00 | 2 |
| Open Space Park | 3 | 7.15 | 1 | 2 | 2 | 9.15 | 4 |
| Totals | 12 | 84.35 | | | 24 | 108.35 | 18 |

Notes:

1. Approximate acres per park are based on park classifications and can change based on development opportunities. These numbers are suggestions to help guide park planning efforts. A range of 20-29 acres of additional park and open space by 2030 is a desirable goal for City planning.
2. This estimate is based on a forecast population of 4,437 by the year 2030.
3. The above acreage estimates would provide 24.5 acres/ 1,000 people by the year 2030.
4. The Melrose Area Public Schools District currently owns the existing Community Play Field.

“N” is approximately .25 acres. The remaining 1.75 acres could be combined with a new neighborhood or community park. Open space could also be preserved along the Sauk River for stormwater management and picnicking. Finally, when the school needs to expand its athletic facilities approximately 6 acres are estimated to be used to add future play fields.

On the Parks and Pathways plan (Figure 6-1), there are five future parks listed and marked in an approximate location. Based on future development plats, the locations may change but will remain in the general area to service additional neighborhoods. The City can work with future developers to locate the park and provide pathway connections.

Future Park O (Open Space Park): The Fire and Ambulance Station Area has benches in a small green space. This gathering area could service small events and serve as a resting spot for visitors.

Future Park P (Neighborhood Park): Daylight Court 3/Dufner/Wiechmann park search area would service the future zoned single family residential development in the northeast growth area of the City. Future amenities could include a picnic pavilion, benches, trail, and play amenities.

Future Park Q (Neighborhood Park): West Melrose Township park search area would also service the future zoned single and multi-family residential development in the northwest growth area of Melrose. This park could be located adjacent to the Lake Wobegon Regional Trail and provide amenities such as benches, trails, playground, parking, and a potential performance area for summer music and theater performances.

Future Park R (Community Park): Water Tower/Middendorf park search area would serve an existing and future neighborhood that is zoned for single family residential. This park may contain parking, benches, trails, playground, picnic pavilion, and restroom facility. There are no current parks servicing the existing residential area west of 1st Avenue NE. This park could become a larger community destination depending on the land available at the time of development.

Future Park S: Growth Area Park (Neighborhood Park): The future growth area boundary outlines where future development will occur. Single family residential land use is slated for the southern portion of the city where currently there are no parks east of County Road 13. A future neighborhood park with a playground, picnic shelter, a flexible play field, trails, and benches would service the area well.

Future Trail and Sidewalk Connections

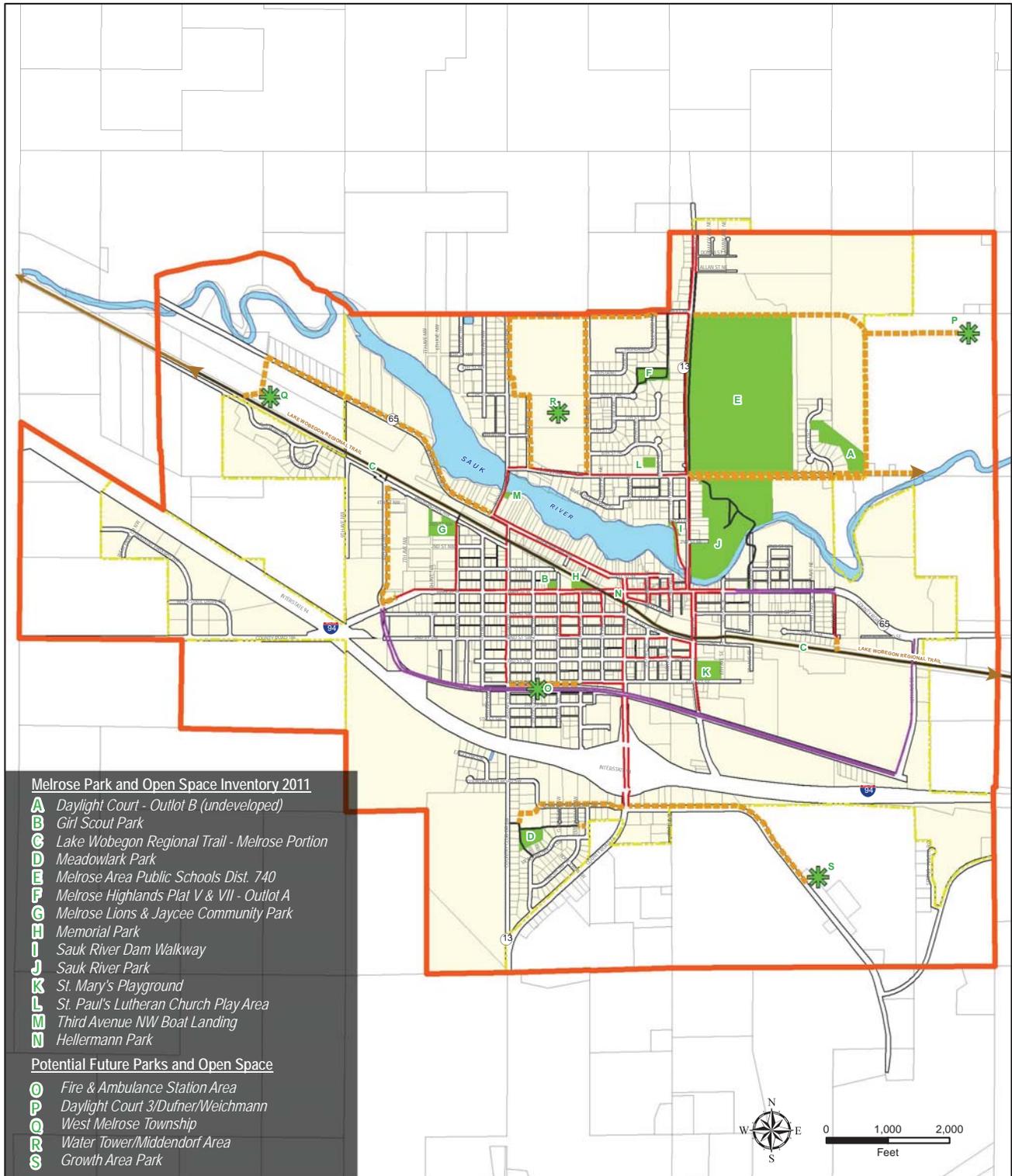
All proposed trail and sidewalk connections shown on the map serve to connect existing pathways to future parks or complete pathway loops. The total future pathways shown on the map total 6.71 miles. Before development occurs in the City, these pathways can be planned for in street development and reconstruction projects. The City may also consider adding a policy or ordinance implementing sidewalks along one side of new streets to provide additional walking opportunities and greater connection among City amenities.

The City of Melrose will provide safe, convenient, and coordinated trail facilities for a variety of users throughout the community. The City will provide trail facilities that are scenic, recreationally satisfying, and in harmony with the City’s natural resources.

Park and trail design should enhance outstanding natural areas by discouraging development of prominent or highest quality landscape features, and conservation of natural resource areas. Wetlands, rivers, and woodlands should be protected from undesirable impacts, and restored to a high quality condition when possible.

Park and trail design should avoid or minimize undesirable impacts to natural resources. Plans should avoid fragmenting natural communities and habitats. If hard surfaces such as parking lots are required, surfaces should be disconnected from storm drain systems where feasible, and strategies such as rain gardens/bioretenion areas, grassed swales, and created wetland should be used to filter and clean storm water runoff as close to its source as possible.

Figure 6.1: Parks & Pathways



Parks & Pathways

2030 Comprehensive Plan Update
City of Melrose, MN

Figure 6.1



October 11, 2011

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INTRODUCTION

A City's transportation system is one of its most important elements because the network of streets in a community determines land use configurations and relationships. It is essential that the City balance the access needs of everyone living, working and visiting the City. Likewise, the City needs to maintain and plan its street system for the community in a way that balances the sometimes conflicting needs of pedestrian and automobile.

Melrose has a transportation system typically found in older communities which is a grid-like pattern of streets in the older core of the City with some "suburban" street layouts in the newer subdivisions of the City. Interstate 94 passes through the City connecting Melrose with the rest of the region. Due to the grid system serving the community, east-west access is good; however, north-south access is less direct due to the Sauk River, the MnDOT-owned former railroad corridor containing the Lake Wobegon Regional Trail and Interstate 94 all running east-west through the City which cut off most of the City's north-south streets.

GOALS AND POLICIES

The following goals and policies were developed from input received from community meetings, a community survey and the Comprehensive Plan Committee to achieve the new vision for the community. The goals and policies are the foundation of this plan, as they define what the community should look like in the future. All transportation related goals and policies are listed below:

Goal 1: Develop and maintain a roadway system that accommodates the safe and efficient movement of people and goods.

Rationale: Because Melrose is approaching full development but has the potential for new growth, policy makers will face decisions that

will affect the existing and future roadway facilities in addition to other transportation modes.

Policy 1: Plan for, design, and construct roadways to accommodate existing traffic demand and future traffic growth.

Policy 2: Integrate pedestrian and bicycle trails into the design of roadway facilities, where appropriate and feasible, that provide links to parks, cultural and historic resources, and public uses.

Policy 3: Continue to cooperate with Melrose and Grove Townships, Stearns County, MnDOT, and other agencies involved in transportation planning to provide the most efficient transportation system for Melrose.

Policy 4: Review assessment policies for the financing of street, sidewalk, hiking/biking, nature walk and trail construction, replacement and maintenance.

TRANSPORTATION OBJECTIVES

The existing transportation system should continue to be well maintained and serve the needs of residents, businesses and visitors. Collectors and Arterials should be constructed and maintained in a manner consistent with their traffic loads. Sidewalks and/or pedestrian/bike lanes should also be provided along all Minor Arterials and Collector streets in developed residential and commercial areas. The following objectives should be considered in order to ensure the proper maintenance of the existing transportation system:

- Continue to maintain and improve existing streets in an effective and timely manner.
- Work on trail improvements through the City.

- Create and enforce subdivision standards that provide adequate access to all property.
- Create streetscape standards and design guidelines for heavily traveled streets.
- Adopt street standards that meet current street carrying capacity.

Functional Classification

Melrose has approximately 26.3 miles of surfaced roads, most of which are local streets. The City’s thoroughfare system consists of all the various streets and highways designed to accommodate vehicular movement within its corporate limits. A typical City thoroughfare system serves the needs of two general types of traffic:

Through-Traffic. This is traffic that has its origin and destination outside the community and merely travels through it, typically on Principal and Minor Arterials.

Local Traffic. This is traffic that has its origin and destinations inside the community and utilizes the local street system.

To aid in the understanding of the City’s thoroughfare system, all of the City’s roadways have been classified by function and summarized on Table 1. They are illustrated on Figure 1, Transportation Plan. The function and basic characteristics of each of these types of roadways are as follows:

Principal Arterial. These roadways serve moderate to long trip lengths and provide a system to distribute traffic making external trips. Turning movements are often handled with channelized turn lanes or signal systems. Their very nature causes them to divide neighborhoods and to have negative effects on adjacent residential land uses. Principal Arterials are characterized by an emphasis on traffic mobility rather than land access and by traffic counts in excess of 8,000 vehicles per day. Typical speeds are between 45 and 70 miles per hour (MPH). Principal Arterials typically have access to Minor Arterials and Collectors. Typically there is no direct land access to these Arterials with the exception of major traffic generators.

Minor Arterial. These thoroughfares either augment the Arterial system in more densely or intensively developed areas requiring a closer spacing of arterial facilities or provide service in lieu of Principal Arterials in less densely or intensively developed areas where trip lengths are relatively short. Minor Arterials provide a somewhat lower level of mobility than that provided by Principal Arterials and should not penetrate identifiable neighborhoods. They may, however, provide slightly greater direct access to abutting properties than a Principal Arterial. Traffic volumes on Minor Arterials are generally in excess of 3,000 vehicles per day. Access to these arterials should be limited to Principal and Minor Arterials and Collectors. Direct land access to Minor Arterials is typically restricted. However, in an urban setting like Melrose, where the speeds are posted at 35 MPH or less, Local Streets typically access a Minor Arterial.

Collectors. These streets serve as connections between local streets and Minor Arterials. Their principal function is to carry short trip lengths and to serve adjacent land. At the same time, they must be capable of moving relatively large traffic volumes for limited distances. They may also carry traffic to and from dispersed major traffic generators. Access to Collectors includes other Collectors, Minor Arterials, Local Streets, and direct land access.

Local Streets. Residential streets carrying less than 100 vehicles per day with speeds averaging less than 20 MPH are the best example of residential streets. They serve almost exclusively to collect and distribute traffic by connecting blocks within neighborhoods and specific activities within similar land uses. Access to Local Streets is through Collectors, other Local Streets, and direct land access.

In summary, Melrose’s street hierarchy is shown on Table 7.1.

With each step upward in the street hierarchy comes an increase in the size and carrying capacity of the roadway. Because large trucks would soon destroy Local Streets if they were

Table 7.1 Street Hierarchy

| |
|---|
| Principal Arterial |
| Interstate 94 |
| Minor Arterial |
| CSAH 65/Main Street East/County Road 186 |
| CSAH 13 (2nd Avenue SE/Main Street/5th Avenue NE) |
| Collector |
| 12th Avenue SE south of CSAH 65 |
| Kraft Drive |
| 5th Avenue SE south of Main Street |
| 5th Street |
| County Road 170/3rd Avenue NW |
| County Road 168 east of CSAH 13/5th Avenue NE |
| CSAH 65 west of 2nd Avenue |
| 3rd Avenue SW |

allowed to use them and it is counter-productive to imagine building major thoroughfares in front of every house, it is necessary to properly determine the size, location, and timing of roadway construction which is the focus of transportation planning.

The relationships between streets in this system are hierarchical. Each street type has been designed specifically for a separate and distinct function. Local Streets are intended to collect traffic from and distribute traffic to residential areas and other low traffic generators. Local Streets channel traffic to Collectors which in turn channel it to Minor Arterials, and so on. While the system can be seen as a hierarchy, an interconnected network of Local Streets, such as that found in Melrose, serves an important function as well. This network of streets distributes traffic throughout the transportation system and allows multiple access points to the rest of the system, taking the stress off one or two hierarchical access points.

One basic principle of land use planning, tied directly to traffic, is that land uses that generate heavy traffic loads and require efficient access to function properly, such as industrial facilities, should be located near major thoroughfares. Conversely, land uses that generate very little traffic and which would not be benefitted by through-traffic, such as residential neighborhoods, should be located away from the noise, pollution, and bustle of busy Arterials.

At this time it is not anticipated that additional Arterial roadways are necessary to support the growth areas either in the current boundary or within the growth area. New development will be dependent on new local roads being accessible from Collectors and planned internally to support their respective development. Three new Collectors are shown on Figure 7.1, Transportation Plan, to provide necessary links within the overall system. The first is County Road 170/9th Street N between Highlands Boulevard NE and 3rd Avenue NW. This addition will complete an east/west connection on the north side of the community. A second Collector is actually an extension of 1st Avenue NE connecting the existing Collector street with the proposed 9th Street N Collector. A third Collector expansion is proposed just south of CSAH 65 connecting to Railroad Avenue NW immediately west of the current City boundary. This connection may not occur for some time but it is critical to display necessary roadway improvements to ensure systems are in place to support growth and development.

While not a lot of roadway enhancement is necessary to support existing or planned growth, there are three intersections identified on Figure 1, Transportation Plan, that are in need of study and improvements. These included:

1. 1st Street NE and 5th Avenue NE

Traffic movement is difficult in this intersection, especially with the high traffic volume on Fifth Avenue NE and the short distance to the intersection on Main Street. The proximity to the bridge also makes site line visibility difficult. It is being explored to turn 1st Street NE into a one-way. Traffic would be allowed to move westerly only on 1st Street NE.

2. Main Street E and 5th Avenue NE

5th Avenue NE is offset at the intersection with Main Street and therefore has traffic flow problems. The City’s vision would be to re-align the intersection to provide a straight flow-through for 5th Avenue N. There are several key issues that would need to be addressed for the re-alignment, such as relocation of the bridge, property acquisition, and impacts to the Sauk River Park.

3. Kraft Drive SE and CSAH 13/2nd Avenue SE

This intersection experiences large amounts of traffic congestion due to its location near Interstate 94 and the fact that it is the primary truck route to Melrose Dairy Proteins, LLC, Proliant Dairy Inc. and Jennie-O Turkey Store, Inc. CSAH 13/2nd Avenue SE has traffic counts greater than 7,000 ADT (Average Daily Traffic). Residents have expressed concerns and City staff has identified that several accidents occur at this intersection each year. Currently stop signs are on Kraft Drive SE and at various times of the day left turns onto Second Avenue SE are difficult. The City will need to monitor this intersection and if the traffic flow deteriorates, a study of this intersection may be required to see if a 4-way stop or stoplights would help with traffic flow. CSAH 13/2nd Avenue SE is a County Highway and the Stearns County Highway Department would need to validate any improvement to the intersection based on its own criteria.

Traffic Counts

Table 7.2 shows that CSAH 13/2nd Avenue SE and Main Street carry much of the north-south and east-west traffic through the City. CSAH 13/2nd Avenue SE takes the traffic from Interstate 94 and distributes it through the City, including truck traffic to Jennie-O Turkey Store, Inc., Melrose Dairy Proteins, LLC and Proliant Dairy, Inc. As the primary east-west access through the City, Main Street also is an important thoroughfare, although the traffic levels are not as high as on CSAH 13/2nd Avenue SE. The other Minor Arterials and Collectors distribute local traffic from these two Arterials to the residential and commercial sections of the City.

Pedestrian walking and biking are popular modes of transportation in the Melrose area. People ride their bikes for a variety of reasons including transportation, sport, exercise, and recreation. Recreation constitutes the largest number of users although riding to and from work, home, and school is increasing.

Stearns County has completed the Lake Wobegon Regional Trail through the Melrose area that connects St. Joseph with Sauk Centre/Todd County via the abandoned Burlington Northern Railroad Right-of-Way. The 54 miles of the Lake

Wobegon Regional Trail connects at the Sauk Centre/Todd County like with an additional 62 miles of continuous trails ending in Fergus Falls. This regional recreational trail is open to walkers, bikers, rollerbladers, and snowmobilers. Eventually this trail will be integrated with other regional trails giving users access to the St. Cloud area and the recreational areas north of Little Falls.

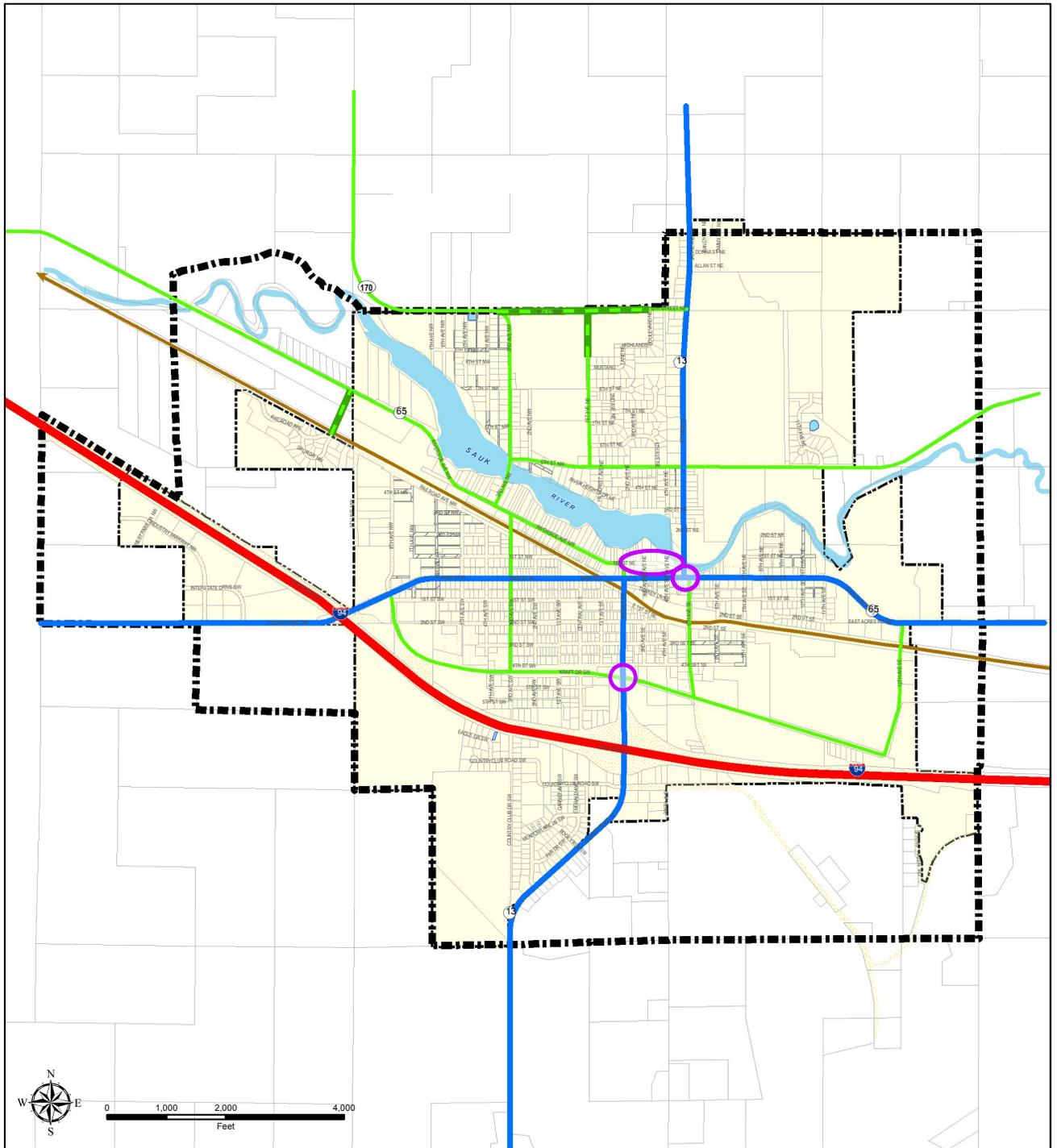
Table 7.2
2009 Average Daily Traffic Counts

| 2009 Average Daily Traffic Counts | |
|-----------------------------------|---------|
| Location | Traffic |
| Interstate 94 | |
| West of Interchange | 27,000 |
| East of Interchange | 24,440 |
| CSAH 13/2nd Avenue SE | |
| South of County Club Road | 2,250 |
| South of Interchange | 5,200 |
| North of Interchange | 7,100 |
| Main Street | |
| West of Second Avenue W | 2,950 |
| West of First Avenue E | 3,000 |
| West of Fifth Avenue E | 4,850 |
| East of Seventh Avenue E | 2,700 |
| West of Eleventh Avenue E | 2,250 |
| Riverside Avenue NW | |
| East of 3rd Avenue NW | 1,400 |
| Fifth Avenue NE | |
| North of Dam | 5,500 |
| North of 5th Street n | 3,600 |
| Third 3rd NW | |
| North of Riverside Avenue NW | 1,360 |
| 9th Street | |
| West of 4th Avenue W | 200 |
| 5th Street North | |
| East of 5th Avenue NE | 1,300 |

Transportation Improvements

The City is in an enviable position in that its street system is in relatively good condition with no immediate needs for improvements, expansions, or corrections beyond general maintenance. As it grows and develops, the City will have to monitor certain streets to ensure that they are of adequate capacity to serve their intended use.

Figure 7.1
Transportation Plan



Transportation Plan
2030 Comprehensive Plan Update
City of Melrose, MN

Figure 7.1

-  Intersection Improvements
-  Principal Arterial
-  Minor Arterial
-  Collector
-  Future Collector
-  Lake Wobegon Regional Trail
-  Growth Boundary
-  Current City Boundary



INTRODUCTION

WATER

The City completed a Water System Plan Update in November of 2003 that provides a guide for expanding and upgrading the trunk water system to meet the long term needs. There have been several additions and/or revisions to the system have been constructed that should be evaluated with respect to the 2003 update. The City should consider the need for updating the Water System Plan in 2014 when it has become 10 years old.



In 2010 the City completed a water system pressure study for the transmission lines from the well field to the distribution system. They also completed a well house renovation study for Wells 4 and 5. As a result of these studies, the City in 2011 increased the size of the water transmission lines which carry water from the wells to the intersection of East County Club Road and County Road 173.

Figure 8.1 displays the Water System.

WASTEWATER

A Comprehensive Wastewater Sewer Plan was completed in November of 2003 by the City. The recommendations in the 2003 Plan are still relevant and the City should continue to use it as a guide. However, since 2003 several additions and/or



revisions to the system, including new lift stations, have been constructed that should be evaluated with

respect to the 2003 Plan. The City should consider the need for updating the Wastewater Plan in 2014 when it has become 10 years old.

Figure 8.2 displays the Waste Water System.

STORM SEWER

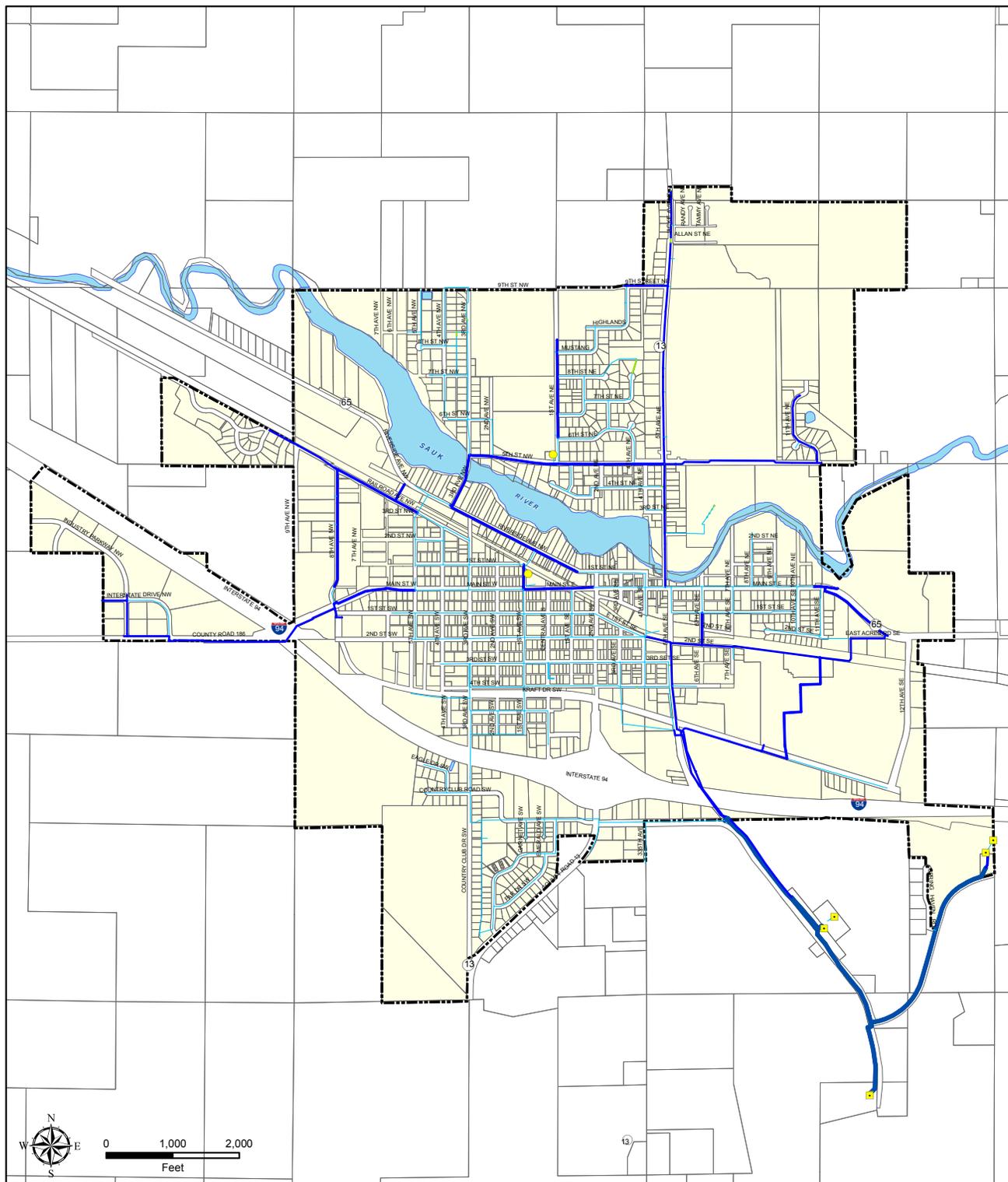
The City manages the storm sewer system on a per project basis. The City’s Zoning Ordinance sets forth requirements in developing land that requires the owner/developer to develop a grading and storm water management plan for the site. The storm water management plan will need to meet the requirements of the Minnesota Pollution Control Agency’s (MPCA) National Pollutant Discharge Elimination System (NPDES) construction stormwater permit.

The City of Melrose is part of the Sauk River Watershed District that was established under the authority of Minnesota Statutes, Chapter 112, the Watershed Act, on July 22, 1986. The District’s primary purpose is conservation of the quality and quantity of water within the watershed. The City having territory in the District forwards to the District a copy of all preliminary plats and accompanying drainage and grading plans whenever all or part of such plans affect land within the District. The District may provide recommendations to the City on the site’s suitability for the proposed land use based on soil and water conditions.

The City has mapped the storm sewer system thru a geographical information system that identifies the catch basin, storm manholes, storm ponds and storm pipes (length and size). The system is updated on a yearly basis and records changes or addition to the storm sewer system.

Figure 8.3 displays the Storm Sewer System

Figure 8.1 Existing City Water System



Existing City Water System

2030 Comprehensive Plan Update
City of Melrose, MN

Figure 8.1

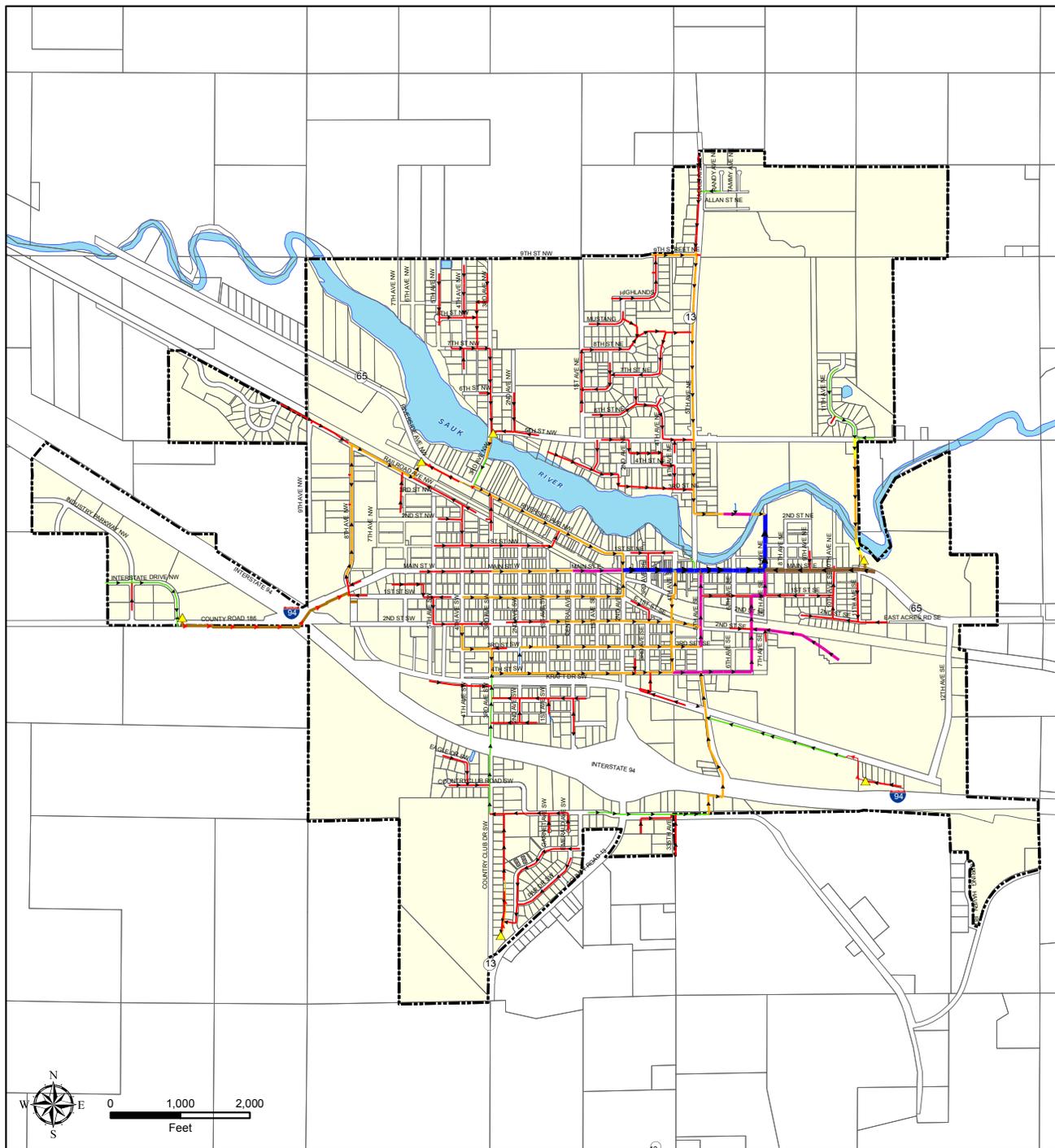
- TOWER
- WELL
- WATERMAIN (Size Unknown)
- 2" to 8" WATERMAIN
- 10" to 12" WATERMAIN
- 16" WATERMAIN
- Water
- City-Boundary



October 11, 2011

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Figure 8.2 Existing Waste Water System



Existing Waste Water System

2030 Comprehensive Plan Update
City of Melrose, MN

Figure 8.2

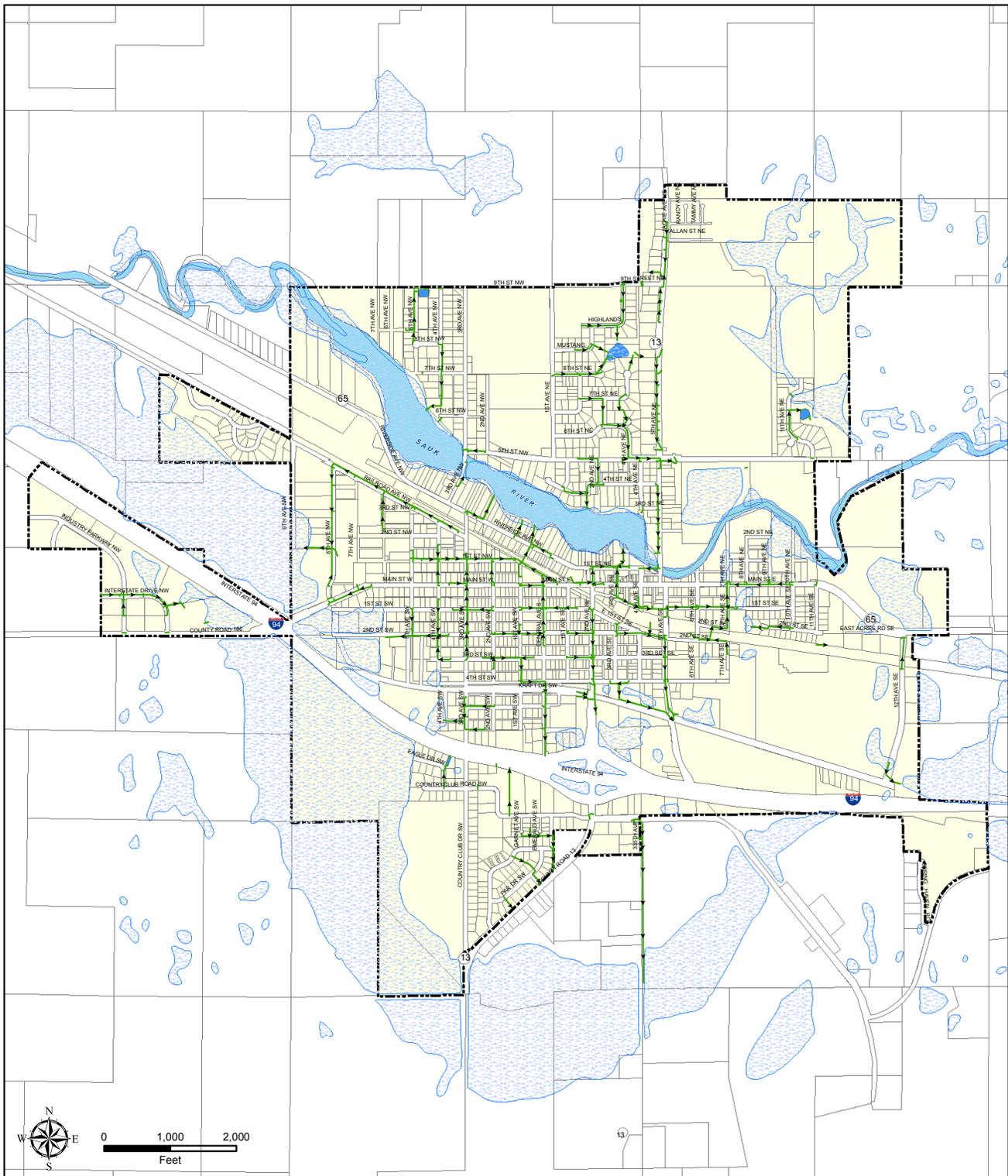
- | | | |
|--------------------------------|-----------------------|---------------|
| ▲ LIFT STATION | → 8" SANITARY SEWER | Water |
| → 2" FORCEMAIN | → 10" SANITARY SEWER | City-Boundary |
| → 4" FORCEMAIN | → 12" SANITARY SEWER | |
| → 6" FORCEMAIN | → 14" SANITARY SEWER, | |
| → 8" FORCEMAIN | → 15" SANITARY SEWER | |
| → SANITARY SEWER, SIZE UNKNOWN | → 18" SANITARY SEWER | |
| → 4" SANITARY SEWER | → 21" SANITARY SEWER | |
| → 6" SANITARY SEWER | → 24" SANITARY SEWER | |



October 11, 2011

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Figure 8.3 Existing Storm Sewer System



Existing Storm Sewer System

2030 Comprehensive Plan Update
City of Melrose, MN

Figure 8.3

- Storm Sewer
- Storm Pond
- National Wetlands Inventory
- Water
- City Boundary



October 11, 2011

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INTRODUCTION

The planning process for Melrose has just begun. In many ways, formal adoption of the Comprehensive Plan is the first step, not the last. Formal adoption of the Plan establishes the policy direction for the community, including both a description of what the objectives are and how they are to be achieved. Without continuing action to implement and update the Plan, City efforts up to this point will have minimal lasting impact.

The Comprehensive Plan is a valuable tool to guide the development and redevelopment of land in the City provided the visions, goals and policies identified in the Plan are implemented. The purpose of this Implementation Chapter is to identify the specific strategies and action items that the City will undertake, during the next twenty years, to ensure that the programs and policies established in the Plan are reflected in the decisions of the City.

Most chapters of the Comprehensive Plan contain implementation items through goals and policies. These chapter-specific items are the detailed policies and programs that are proposed to carry out the goals and objectives of the individual chapters. The purpose of this Implementation Chapter is to provide a single source of the collected implementation strategies identified throughout the Plan.

These steps are in need of attention due to the fact that the City will continue to see development pressure within its City limits as well as outside its borders for both single family and multi-family housing growth. By dealing with these issues now, the City will be in a good position to guide development in a well-planned, efficient, and financially prudent manner.

IMPLEMENTATION TOOLS

Official Controls

Official controls, such as zoning regulations, subdivision regulations, and the zoning map, are most useful for implementation when consistent with the Comprehensive Plan. These controls represent the rules and regulations that govern City decisions related to growth and development.

Action Steps

Amend the official zoning map to be consistent with the land use designations of the 2030 Future Land Use Map except in areas where residential zoning along 12th Avenue SE remains acceptable (Figure 2.2).

- Review and update, if necessary, the existing residential zoning district requirements and subdivision regulations to ensure that the densities envisioned in the Plan can be achieved.
- Prepare a new Mixed Use Ordinance.
- Review and update design standards, if needed, to ensure high-quality residential, commercial and industrial development in the community.
- Review and update, as necessary, the park/open space and trail dedication requirements to ensure an appropriate amount of land dedication for developing parks/open space and trails.
- Review, update, and refine the Land Subdivision Ordinance to implement and enforce the guidelines of the updated Plan. This may include the provision for streets and the system requirements for sanitary sewer, water, and storm drainage.

Transportation Intersection Improvements

While not a lot of roadway enhancement is necessary to support existing or planned growth, there are three intersections identified that are in need of study and improvements. These include:

- **1st Street NE and 5th Avenue NE**
Traffic movement is difficult in this intersection, especially with the high volume on 5th Avenue NE and the short distance to the intersection on Main Street. The proximity to the bridge also makes site line visibility difficult. It is being explored to turn 1st Street NE into a one-way. Traffic would be allowed to move westerly only on 1st Street NE.
- **Main Street E and 5th Avenue NE**
5th Avenue is offset at the intersection of Main Street and therefore has traffic flow problems. The City's vision would be to re-align the intersection to provide a straight flow-through for 5th Avenue. There are several key items that would need to take place for the re-alignment, such as relocation of the bridge, property acquisition, and impacts to the Sauk River Park.
- **Kraft Drive SW and 2nd Avenue SE**
This intersection experiences large amounts of traffic congestions due to its location near Interstate 94 and the fact that it is the primary truck route to Melrose Dairy Proteins, LLC, Proliant Dairy, Inc. and Jennie-O Turkey Store, Inc. 2nd Avenue SE has traffic counts greater than 7,000 ADT (Average Daily Traffic). Residents have expressed concerns and City staff has identified several accidents that occur at this intersection each year. Currently stop signs are on Kraft Drive SE and at various times of the day left turns onto 2nd Avenue SE are difficult. The City will need to monitor this intersection and if the traffic flow deteriorates, a study of this intersection

may be required to see if a 4-way stop or stoplights would help with traffic flow. 2nd Avenue SE is a County Highway and the Stearns County Highway Department would need to validate any improvement to the intersection based on its own criteria.

Capital Improvement Plan

Another potential tool for implementation is the City's Capital Improvement Plan (CIP), which establishes schedules and priorities for a five-year period. The City first prepares a list of all public improvements that will be required in the next five years, including transportation and community facilities projects. Then all projects are reviewed, priorities are assigned, cost estimates are prepared, and potential funding sources are identified. The City can determine which projects should be financed through annual tax receipts, which will require public borrowing, and which may be eligible for outside sources of assistance or revenue.

The City's financial resources will always be limited and there will always be competition for community resources. The CIP allows the City to provide the most critical public improvements while staying within budget constraints. Many of the recommendations of this Plan can be articulated in a CIP. Through the CIP, the recommendations can be prioritized, budgeted, and programmed into the City's decision-making process. The discussion of community facilities in the Inventory and Analysis Section of this Plan will be helpful in determining capital priorities.

Action Steps

- Continue to maintain and update the City's Capital Improvement Plan that includes elements of the Comprehensive Plan. Priorities include sanitary sewer, water distribution, and storm water systems serving the City and its Growth Areas, an adequate transportation system in the growing areas of the community, and downtown and overall community redevelopment funding.

Intergovernmental Coordination

Implementing the Plan will require coordination with other municipalities, Stearns County, and other agencies and organizations. Coordination of development and annexation plans with Stearns County and Melrose and Grove Townships is necessary. The Comprehensive Plan identifies certain Growth Areas as those places where it expects urban development to occur and is willing to extend sanitary sewer and water. The City will have to work with the adjacent Melrose and Grove Townships to develop orderly annexation agreements for these areas. Upon annexation, land will be guided and zoned according to the Future Land Use Plan.

Action Steps

In addition to the action steps described above, there are also several critical requirements to be undertaken by City officials to ensure effective implementation of the Plan:

- Review and revise several of the City's regulatory measures, such as the zoning ordinance and land subdivision regulations, which enforce the Plan's recommendations.
- Develop a plan to deal with vacant residential properties as a result of foreclosures or other abandonment.
- Monitor housing needs for life-cycle housing opportunities for all residents.
- Ensure that local residents are actively involved in planning discussions and decisions.
- Subject the Plan to an on-going monitoring process including regular reviewing and updating as needed to reflect local aspirations and changing opportunities.

Resident Involvement

This comprehensive planning effort has begun to establish a healthy dialogue among local residents concerning the future of the Melrose community. Wide publicity has been given to this Comprehensive Plan with resident involvement in

the planning discussions. Because this Plan has the potential to affect everyone in the community, each resident should have the opportunity to contribute to its planning decisions.

Action Steps

- Make copies of this Plan available for the public to review and discuss. This may include copies for review at the City Administrative Offices, the City's website, the Melrose Branch of the Great River Regional Library, and the Stearns County Administration Center. Individual sections of the Plan may be suitable for copying and distribution to those interested in moving to or doing business in the City.

Review and Revision

The Comprehensive Plan is not a static document. The planning process must be continuous. The Plan should be monitored and updated when necessary. If community attitudes change or new issues arise that are beyond the scope of the current Plan, the document should be reviewed and updated. From time to time, certain changes to the Plan document will be required. The Planning and Zoning Commission and the City Council should carefully review proposed changes and their implications and actively seek residents' comments on such proposals. If changes are found to be appropriate, they should be formally added by amending the Plan.

All proposed Plan amendments should be submitted to the Planning and Zoning Commission for review. After a public hearing has been held, the Planning and Zoning Commission should make a recommendation to the City Council which then makes the final decision. The City Council may hold another public hearing before deciding to approve or disapprove the proposed Plan amendment. Criteria to use when deciding upon the acceptability of a Plan amendment include:

- A mistake in the Plan;
- A change in the community; or
- An issue not anticipated by the Plan.

Also, at five or ten year intervals, the entire Plan should be reviewed and modified to ensure that it continues to be an up-to-date expression of community goals and intentions.

Action Steps

- The City’s Planning and Development Director and/or City Administrator will regularly brief the Planning and Zoning Commission and the City Council on the “State of the Comprehensive Plan.” This briefing should refresh the recollection of the Commission and the Council on the content of the Plan, discuss emerging facts that have a bearing on the accuracy of the Plan projections, discuss land use and development activities within the community over the past year, and summarize those that are scheduled for the upcoming year. The Planning and Zoning Commission would then suggest an annual agenda of planning activities to assist in the implementation of the Plan.
- Review the Plan in five years and again in ten years to determine whether the Plan recommendations are still current. Revise those sections that are determined to be in need of an update.

Major Implementation Items

Implementation items are identified in each of the Comprehensive Plan’s chapters through goals and policies. These goals and policies are being presented once more in this Implementation Chapter to provide a single source of these important statements which become action steps to implement the City’s vision and plan.

The following goals and policies were developed from input received from community meetings, a community survey and the Comprehensive Plan Committee to achieve the new vision for the community. The goals and policies are the foundation of this plan, as they define what the community should look like in the future. Four goals (and related policies) are suggested as “immediate” items that are of highest priority to continue guiding the City in important development

and redevelopment related decisions in the near term. All land use related goals and policies are listed below:

The terms “Goal” and “Policy” are subject to a wide range of interpretation and application. Since it is desirable to have a common frame of reference, the following definitions are included:

Goal: A general statement of community aspirations and desired objectives indicating broad social, economic or physical conditions to which the community officially agrees to try to achieve in various ways, one of which is the implementation of the Comprehensive Plan.

Policy: An officially adopted course of action or position to implement the community goals.

Goals and policies assume various roles and responsibilities for the City. To better understand the City’s role for each goal and policy, a number of the key terms are defined below, along with the City’s corresponding responsibility:

IMMEDIATE GOALS AND POLICIES

Goal 1: Promote a well-planned community with balanced land uses including residential, commercial, and industrial areas.

Rationale: A carefully created Comprehensive Plan will ensure the community’s ability to grow in a rational and responsible manner, preclude decision-making processes that overlook long-range land use implications, and help ensure fulfillment of residents’ desires for a well-planned community and preservation of their quality of life.

Policy 1: Create a land use plan that defines the types and locations of residential, commercial and industrial development that supports and enhances the City’s ability to attract quality development.

Policy 2: Prepare transportation and infrastructure plans that will direct and support future growth.

Policy 3: Identify planned growth areas

within and outside the City that have the potential to be served with an appropriate range of public services in a cost effective manner.

Policy 4: Develop an orderly annexation plan with Melrose and Grove Townships for the City's growth areas. This plan should address the loss of tax base and other issues of concern of the Townships along with the provision of services and utilities.

Policy 5: Encourage a balanced strategy of "infilling" within the City rather than focusing solely on annexing and developing new areas.

Policy 6: Protect the sensitive natural features that make Melrose unique such as the river, streams/waterways, high quality wetlands, natural open space and local parks as development proceeds.

Policy 7: Work with Melrose and Grove Townships and Stearns County to identify prime agricultural areas and to develop effective strategies to ensure their preservation and viability.

Goal 2: Ensure that zoning and subdivision ordinances and official master plan documents are consistent with the intent and specific direction provided within the Comprehensive Plan.

Rationale: Sound land use plans and the official controls that implement them are essential tools that enable the community to attract specific uses while ensuring the quality development the community desires.

Policy 1: Provide clearly defined zoning ordinances to achieve public values by:

- a. Preserving adequate areas for recreational needs through park land and open space dedication.
- b. Promoting local storm water management techniques using natural filtration and other ecologically based approaches for the benefit of the City and to minimize down-stream flooding.

- c. Providing housing that meets all stages in the lifecycle and affordability ranges.
- d. Expanding the tax base to lessen the tax burden on all properties.
- e. Providing infrastructure that benefits the community beyond the project site.
- f. Promoting communication among the City, Melrose and Grove Townships and agricultural users to effectively plan the growth areas of Melrose and avoid land use conflicts.

Policy 2: Ensure developments meet the standards specified within the land use plan and official controls, including zoning and subdivision ordinances and official maps.

Policy 3: Require adequate transitions between different land uses through appropriate land use planning, zoning and design standards.

Policy 4: Create opportunities for new commercial and industrial development in areas that avoid adverse impacts on residential areas and have access to major transportation systems.

Goal 3: Coordinate transportation with land use planning.

Rationale: Understanding the impact of land use on transportation systems is an important element to supporting growth and development.

Policy 1: Analyze the traffic generation characteristics of proposed land uses to avoid exceeding the capacity of local, county, and regional roadways.

Policy 2: Consider the impacts to neighborhoods when planning new or upgrading existing roadways.

Policy 3: Support transportation projects that maintain the compact, orderly development of the City.

Policy 4: Encourage shared parking facilities for commercial, industrial and mixed use projects to reduce impervious surface, minimize land consumption and minimize traffic.

Goal 4: Attract and encourage a balance of new commercial, light industrial, office-industrial, heavy industrial and knowledge-based enterprises, along with professional services and the expansion of existing businesses.

Rationale: Melrose’s commercial, light industrial and heavy industrial development will be concentrated primarily along its existing business corridors and in its industrial parks. This provides opportunities for a diversified economic base, expanded employment opportunities and maintaining conformity with the existing commercial, light industrial and heavy industrial land use patterns.

Policy 1: Protect designated industrial areas from encroachment by residential development and marginal land uses that will preclude the highest economic use of land available for commercial, light industrial and heavy industrial development.

Policy 2: Work with local, county and regional business organizations to encourage high-end business park development that attracts medical, energy, technology, value-added agricultural and knowledge-based businesses which provide quality employment and higher wages.

Policy 3: Encourage development of new commercial nodes within identified redevelopment sites or within growth areas.

Policy 4: Work with property owners using available financial tools to redevelop existing commercial or industrial sites that are in disrepair, are obsolete with respect to design, have environmental concerns and/or are incompatible with neighboring land uses.

Policy 5: Encourage site upkeep and quality maintenance through code enforcement to support and promote the character of the City.

GENERAL GOALS AND POLICIES

Goal 1: Maximize the potential of the community of Melrose as a thriving center for business and recreation, while maintaining and enhancing its livability as a residential community.

Rationale: Melrose has a strong quality of life with opportunities through its increasing diversity and emphasis on planning to create prospects for new growth and increased tax base that can provide greater enhancement to its residents.

Policy 1: Promote the development and implementation of a Comprehensive Plan that effectively plans for land use, community facilities, transportation, housing, economic development, environmental protection, and technological advancement for the Melrose area.

Policy 2: Update the Plan periodically, with an annual review for the Planning and Zoning Commission and City Council by City staff, and comprehensive updates to various elements as needed. Adhere to this Plan, which shall guide all zoning changes to ensure consistent development policy.

Policy 3: Formulate and enforce City ordinances to ensure development in accordance with the Comprehensive Plan, and consider including development standards for downtown, commercial, industrial and general residential areas.

Policy 4: Continue to plan for land uses to support and enhance Melrose’s ability to attract quality development by existing and new businesses, by providing adequate areas for business growth and expansion.

Goal 2: Retain high quality infrastructure and visual attractiveness of properties evidencing

the City's aesthetic character to its residents and visitors.

Rationale: At the many entrances to Melrose, and the main arterials that run through the City, it is important to portray a visually pleasing and attractive community to the residents and all visitors.

Policy 1: Create appealing gateways and entry points into the City with a particular focus on Interstate 94, CSAH 13, County Road 65 and County Road 186. Develop a plan to keep the City's gateways attractive by maintaining and enhancing signage, lighting, landscaping or other features at City entrances.

Policy 2: Support efforts to improve the appearance of commercial developments along City highways, entry points and industrial parks through use of building rehabilitation, screening and landscaping

Policy 3: Utilize signage to direct residents and visitors to key community features, activity areas and the downtown.

Goal 3: Work with properties that detract from or are contrary to the established image goals and quality of life.

Rationale: A few blighted properties can bring down a block or neighborhood. Enforcing community standards on the worst cases will do the most for community appearance.

Policy 1: Promote compliance with all building and zoning codes through effective enforcement strategies and follow through directly with the property and/or building owner.

Policy 2: Identify specific properties of nuisance and prepare action plans for compliance.

Policy 3: Consider the use of incentives, if available, for infill development, removal of substandard buildings, and consolidation of land.

Goal 4: Support a strong, ongoing working relationship among the City, Melrose and Grove Townships, Stearns County, and Melrose Area Public Schools District, in all matters related to planning and the provision of public services.

Rationale: Effective relationships with area jurisdictions are important to successful planning and the provision of public services.

Policy 1: Recognize the legitimate concerns regarding boundary issues by working cooperatively with Melrose and Grove Townships through the use of orderly annexation agreements, joint planning and other cooperative measures.

Policy 2: Pursue cooperative efforts with Melrose and Grove Townships, Stearns County, Melrose Area Public Schools District and other municipalities to effectively address community needs as they arise.

Goal 5: Promote community spirit and unity to enhance Melrose's character and identity.

Rationale: Melrose has a dynamic and diverse population with strong community involvement by its residents providing opportunities to expand cross-culturally. This engagement should be fostered and encouraged to continue into the next generation.

Policy 1: Encourage volunteerism, participation in community activities and acceptance of City leadership positions.

Policy 2: Encourage and utilize residential participation in local decision-making processes.

Policy 3: Create opportunities through community, school or other civic events that provide for increased interaction and communication between residents of all ages and cultural heritages.

Policy 4: Continue to improve communication and interaction between the City and its business community through

active participation with the Chamber of Commerce and other civic groups.

Policy 5: Protect and enhance important historical and natural resources as a means to maintain the integrity, heritage and local character of the City.

Policy 6: Protect both the general welfare and individual choices of Melrose residents. Insure that decisions that are made by the community reflect the needs of all current residents and business owners.

Goal 6: Enhance community and neighborhood safety and livability.

Rationale: A sense of security and livability is important to the quality of a neighborhood and maintaining housing values.

Policy 1: Maintain and ensure strong community support for the City's public safety departments.

Policy 2: Promote effective cross-cultural communication between residents and the City's Fire, Ambulance and Police Departments

Policy 3: Encourage and promote neighborhood organizations in Melrose neighborhoods that provide opportunities for people to know one another, socialize, and come together to address common issues.

Policy 4: Embrace all cultural heritages present in Melrose through communication and interaction.

Policy 5: Require the creation of parks, trails and green space within new developments to ensure that residential neighborhoods have adequate access to park and recreation facilities, open space and community amenities.

Land Use – Commercial/Industrial

Goal 1: Expand and diversify the City's tax base

by encouraging new commercial and industrial development.

Rationale: Continued growth of commercial and industrial businesses supports the City's residential population for jobs and services while providing an increased tax base.

Policy 1: Provide for commercial land uses adjacent to downtown and the freeway and identify other potential commercial areas within designated growth areas.

Policy 2: Encourage performance standards for all commercial areas including building and signage design guidelines, streetscaping, and the inclusion of green space, trails and sidewalks that connect commercial areas to neighborhoods.

Policy 3: Promote the rehabilitation and redevelopment of under-utilized sites and the development of vacant land and buildings by continuing to pursue programs and assistance which might aid in this endeavor.

Policy 4: Work with all local business organizations to support and promote existing businesses and new businesses that are viable and responsive to the needs of the community.

Policy 5: Ensure, as areas are developed, that each specific development project bears its proportionate share of infrastructure improvement costs.

Goal 2: Promote development and redevelopment of downtown Melrose so it can continue to be a gathering place for the community's residents.

Rationale: Downtown is an important historical and commercial core of the City that provides a unique setting and community identity.

Policy 1: Maintain downtown as the center of commercial activity and social interaction through support of existing business and the attraction of new businesses to downtown.

Policy 2: Develop strategies, including financing mechanisms, to stimulate rehabilitation or redevelopment of under-utilized or vacant sites in the downtown.

Policy 3: Inventory and coordinate the planning of all parking facilities within the downtown. Define parking needs, allow joint utilization of parking, and plan for future public parking needs.

Policy 4: Develop guidelines for safe and attractive parking lots with improved access, landscaping, lighting and hard surfacing.

Policy 5: Explore the development of a town square amenity in downtown for City-wide events.

Goal 3: Support, enhance, and expand existing businesses and promote new businesses in Melrose.

Rationale: The local business community is already filled with businesses that understand the issues and advantages to the City's location and that most job creation occurs from existing businesses. By working closely with the local business community, the City will be able to understand and respond to changes in the market place more quickly and effectively.

Policy 1: Continue to understand existing business and industry needs and create ways to support and retain those existing businesses.

Policy 2: Work with local business organizations to recruit workers for local businesses.

Policy 3: Support healthcare and related medical providers in their expansion needs.

Policy 4: Support within the City the expansion, growth and relocation needs of all City businesses.

Policy 5: Explore potential commercial transition areas at the perimeter of downtown including the conversion of single family homes to commercial uses along 2nd Avenue SE.

Land Use – Housing

Goal 1: Provide a variety of housing types, densities and choices to meet the life-cycle housing needs of residents.

Rationale: Incorporating a wide variety of densities that also supports a range of housing styles for home ownership and rental in attached and detached formats increases the opportunities for meeting life-cycle, market rate and workforce housing needs.

Policy 1: Maintain a balance, through land use, in the types, quantities, and densities of housing units available throughout the community.

Policy 2: Encourage private development through the use of federal, state, county, local and other available resources and incentives to promote varied housing opportunities.

Policy 3: Develop zoning districts and standards to correspond to the land use plan to ensure developers can prepare plans to meet the intended densities.

Policy 4: Promote creative use of site planning, building design and flexible development of infill lots to increase density and provide greater housing opportunities.

Goal 2: Improve availability of workforce and life-cycle housing.

Rationale: Melrose will respond to the housing needs, from entry level through retirement and beyond, to meet the demands of its residents.

Policy 1: Work with developers to identify innovative strategies and incentives for providing entry-level and life-cycle housing.

Policy 2: Use redevelopment tools made possible by various federal, state and non-profit programs or City-funded activities to revitalize aging residential properties.

Policy 3: Explore ways, methods and resources to create and preserve long-term affordable housing ownership, such as housing trust funds.

Policy 4: Explore opportunities for housing ownership made available by various federal, state, local government and other non-profit agencies.

Goal 3: Maintain existing housing stock to insure a high-quality environment in all residential neighborhoods.

Rationale: A strong base of existing housing stock, in good condition, maintains value in neighborhoods while also providing an important source of moderate and affordable housing.

Policy 1: Promote the improvement of the existing housing stock and encourage the rehabilitation or redevelopment of substandard housing.

Policy 2: Encourage in-fill housing where appropriate.

Policy 3: Prepare a City-wide housing maintenance code utilizing staff inspectors to maintain housing stock.

Policy 4: Encourage the preservation of historic structures.

Policy 5: Encourage the owners of Rose Park along with the residents to improve the appearance and maintenance of the property.

Community Facilities/Recreation

Goal 1: Promote the creation and use of community facilities for all Melrose residents.

Rationale: Facilities serving a variety of legitimate public needs are a hallmark of successful communities and will serve to enhance Melrose's quality of life.

Policy 1: Promote the use of all existing athletic and community facilities in a manner that distinguishes them as gathering places for Melrose residents and visitors from around the region.

Policy 2: Promote, possibly in conjunction with the Melrose Area Public Schools District, a year-round indoor community recreational facility for all area residents.

Policy 3: Explore funding for new facilities and the maintenance of existing facilities using creative approaches including public-private partnerships.

Policy 4: Involve the youth of the community in determining the types of youth recreational programs and facilities most needed.

Policy 5: Cooperate with other governmental agencies, to provide the highest level of services, and to avoid duplication.

Goal 2: Preserve and promote a park system that meets the needs of all residents of the City.

Rationale: Areas for active and passive recreation and open space enjoyment is essential to the quality of life for residents of Melrose.

Policy 1: Ensure that there is an equitable distribution of parks, open spaces and trails with a balance of active and passive recreational facilities throughout the City.

Policy 2: Expand the hiking/biking path system to better connect the community.

Policy 3: Create plans and funding mechanisms to acquire and reserve sufficient amounts of park, trail and open space land to fulfill the needs of the present and projected future population of the City.

Policy 4: Develop a trailhead amenity at the Lake Wobegon Regional Trail.

Transportation

Goal 1: Develop and maintain a roadway system that accommodates the safe and efficient movement of people and goods.

Rationale: Because Melrose is approaching full development but has the potential for new growth, policy makers will face decisions that will affect the existing and future roadway facilities in addition to other transportation modes.

Policy 1: Plan for, design, and construct roadways to accommodate existing traffic demand and future traffic growth.

Policy 2: Integrate pedestrian and bicycle trails into the design of roadway facilities, where appropriate and feasible, that provide links to parks, cultural and historic resources, and public uses.

Policy 3: Continue to cooperate with Melrose and Grove Townships, Stearns County, MnDOT, and other agencies involved in transportation planning to provide the most efficient transportation system for Melrose.

Policy 4: Review assessment policies for the financing of street, sidewalk, hiking/biking, nature walk and trail construction, replacement and maintenance.

Environmental

Goal 1: Promote environmental stewardship for the community's long-term benefit.

Rationale: Protecting natural resources is an important sustainability effort for the benefit of future generations.

Policy 1: Conserve existing public open spaces along the Sauk River and enhance them by adding amenities for public use.

Policy 2: Acquire for preservation when financially practical any available lands in the City's portion of the Sauk River corridor.

Policy 3: Require all development to be designed so as to preserve and be compatible with the important natural features of its site.

Policy 4: Encourage all residents to plant trees, gardens and other landscaping improvements for environmental and beautification benefits.

