



**CITY OF WAITE PARK**

*"THE CITY WITH A SMILE"*



# **Waite Park**

## **Comprehensive Plan**

# **February, 2005**

**Prepared By:**



## **ACKNOWLEDGEMENT**

The Comprehensive Plan was created with input from various community leaders and residents, the Planning Commission, City Council and city staff. Following is a list of participants who participated in the 2005 Comprehensive Plan for the City of Waite Park:

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# INTRODUCTION

## I. PURPOSE

The City of Waite Park Comprehensive Plan is a dynamic planning tool intended to guide the future growth and development of the city. The Comprehensive Plan is based on local and regional historical facts, trends, and governmental planning standards. This document presents the Comprehensive Plan for Waite Park, Minnesota; reflective of the community planning process conducted in 2003 and 2004.

As a means of discerning, classifying, and analyzing historical information this inventory of pertinent data has been compiled. The Comprehensive Plan identifies the type, amount, and pattern of growth that has taken place within the City and utilizes this information for the planning of future growth. Accordingly, the Comprehensive Plan provides a knowledge base for instituting a hierarchy of policies that will assist the community in processing a variety of development issues on a defined policy level. This information and policy base will allow decision-makers to evaluate and guide proposals benefiting the residents of Waite Park, and fulfilling the City's goals and objectives.

## II. SCOPE OF PLAN

This Comprehensive Plan encompasses eleven (11) general categories of information:

1. A review of the **Physical Characteristics of the Community**, which indicates the geographical nature of the community in terms of a regional context along with an evaluation of the physical aspects of the City such as soils information, topographical elements and physical barriers to development.
2. A review of **Demographic Characteristics and Trends** contains historic and projected population information as it relates to growth, age characteristics, education, occupation, and income level.
3. A **Housing Section** evaluates the current housing stock, identifies housing opportunities, establishes policies for future housing development and identifies housing financing programs to achieve the goals established.
4. **Land Use Section** that includes elements that inventory existing land uses, identify potential infill or redevelopment areas and evaluate future land use. This section also categorizes the city into various land use districts for more detailed land use planning.
5. A section on **Transportation** includes information on the current transportation system; goals and policies for future transportation planning and a transportation plan.
6. A section pertaining to **Sanitary Sewer Services**. This includes historic wastewater generation rates, the service area of the system, the system design and long-term treatment facility and service strategies.
7. The **Water Element** section includes system information including water demand and analysis, treatment and storage capacity and the system as it relates to historic and future demand.
8. A section on **Municipal or Administrative Buildings and Public Services** includes information relating to government, health care, churches and educational facilities.

9. The **Parks, Trails and Recreation Section** includes an inventory of existing park and recreational amenities an analysis of future needs and policies relating to the future parks, trails and other recreational offerings.
10. An **Economic Development Section** details Economic Development policy statements relative to Commercial, Industrial and Housing growth.
11. An **Implementation Section** describes and summarizes local controls pertaining to land use; the subdivision of land, and the City's Capital Improvement Plan process.

### III. METHODOLOGY

This Comprehensive Plan is the product of several entities and systematic, ongoing, forward-looking processes including:

- Development of a community survey instrument made available to the public at City Hall, via the City of Waite Park website ([www.waitepark.org](http://www.waitepark.org)) and available for downloading from the Municipal Development Group website ([www.municipaldevelopmentgroup.com](http://www.municipaldevelopmentgroup.com));
- Distribution of a community survey to business and civic leaders and one-to-one personal interviews with several of these participants;
- Meeting with the business community; notices mailed to over 350 business establishments (police department mailing list used); press release to local papers regarding business meeting;
- Neighborhood meeting(s);
- Gathering of historical data from the city, county, state and U.S. Census;
- Analysis of opportunities and constraints leading to the formation of goals and objectives;
- Review of City Ordinances;
- Public meetings, both neighborhood and business, providing perspectives from residential/business communities;
- Review of the previous Waite Park Comprehensive Plan and Area Planning Organization Comprehensive Plan;
- Inventory of pertinent information, statistical data, and existing structures;
- Assistance from the City Engineer, the City Attorney and the City Building Inspector.
- Input from City agencies/commissions, including the Planning Commission, the Park Board, and the City Council; and,
- City staff participation.

#### IV. COMMUNITY'S UNIQUE STRENGTHS AND OPPORTUNITIES

The City of Waite Park residents and businesses were asked to identify the best aspects of day-to-day living in Waite Park, or the most positive attributes. Following are the most common responses received during the public input process. **Please note the following comments are those received from the public and may not reflect the views of the City or the recommendations set forth within subsequent chapters of the Comprehensive Plan.**

- Friendly neighborhoods, cordial people good to work with, caring people and community;
- Proximity to St. Cloud commercial area;
- Quality of life – parks and recreation, Quarry Park;
- Small town feel and ability to retain that so far;
- Quality of public employees;
- Ability of the city to grow;
- Attractive tax base – commercial businesses;
- Inexpensive to live in Waite Park;
- Slower pace of life than the metro area;
- Waite Park identity versus suburb of St. Cloud;
- Sanitary Sewer District defined in 1972 with long range plans;
- Safe environment with low crime, public safety;
- Transportation system improvements;
- Administrative services are improving;
- Economic potential;
- Low taxes.

Approximately 24 individuals participated in the initial Comprehensive Plan commencement public hearing. Most of those providing input in the Comprehensive Planning process through public meetings, surveys and special meetings indicated they would like to see steady growth in Waite Park over the next five years. Those responding indicated they felt the upper limit of population within the next ten years was not a factor as long as growth was managed; others indicated that an increase in population correlates with a more family-oriented community.

Survey participants indicated that over the past five years they have noted several major changes within the community including but not limited to the following. **Please note the following comments are those received from the public and may not reflect the views of the City or the recommendations set forth within subsequent chapters of the Comprehensive Plan.**

- Major upgrade in infrastructure;
- Attempt to change from a village to a City, hiring of Administrator, new Public Works Director, Police Chief and Finance Director;
- Creation of a comprehensive plan and zoning regulations, difficulty in implementation;
- Growth;
- Diversification of population;
- Utilization of City Hall and completion of expansion project;
- River's Edge Park;

- Slow development on former rail road property;
- City Services improved and equipment updated;
- Annexation agreement established with St. Joseph Township;
- Expansion of commercial, retail and office space within the community;
- Housing rehabilitation;
- Third Street corridor redevelopment;
- Expansion of housing sector, apartments and single family units;
- Establishment of Planning Commission.

As the City continues to grow and change, residents and businesses believe the community will be faced with a number of challenges or opportunities. Following are additional challenges meeting and survey participants identified. **Please note the following comments are those received from the public and may not reflect the views of the City or the recommendations set forth within subsequent chapters of the Comprehensive Plan.**

- Orderly growth, growth, contiguous growth;
- Overcome small town attitude transform to big town;
- How to grow proportionally with more residential single-family, including upscale owner-occupied housing;
- Lack of communication between businesses and City Council;
- Impact the economy may have on large number of businesses within the community;
- Welcoming diverse groups into the city;
- Providing services for those of poverty level;
- Managing changes in legislative funding;
- Division of old and new Waite Park;
- Extension of utilities to new residential subdivisions given the level of bedrock and numerous granite outcroppings;
- Looking to the future, beyond “next week”;
- Changes in leadership, very political atmosphere;
- Increases in traffic due to extension of 44<sup>th</sup> Avenue, need to specify who is providing leadership and/or coordinating project;
- Management of regional transportation system, congestion and noise issues;
- Maintaining infrastructure necessary to support economic development;
- Rehabilitation of older housing stock;
- Working with extractive use permit holder to create and implement a reclamation plan that promotes re-use of land post-mining in a fashion that benefits the City (i.e. greenways, paths along waterfront);
- Attracting high-paying jobs to the community vs. retail/accommodation/food service positions which pay minimum wage;
- Providing affordable, buildable lots not controlled by developers.

When asked what one major improvement would make living in Waite Park better for them, survey respondents noted the following items. **Please note the following comments are those received from**

**the public and may not reflect the views of the City or the recommendations set forth within subsequent chapters of the Comprehensive Plan.**

- Add higher end single-family housing, more housing options;
- Reduced tax rate (city portion);
- Good leadership (managers and council) with vision;
- Extending utilities to SW growth areas;
- Reduce traffic congestion by providing better major arterials; physically expand roadways to reduce congestion;
- Allowing city citizens and elected officials to run the City;
- A more open and honest government, open communication with City leaders;
- A bridge connection to 3<sup>rd</sup> Street to develop parallel to Hwy 23, possibly west of 10<sup>th</sup> Avenue by the Moose Lodge;
- Elimination of the quarrying industry within the City (City's tax base does not benefit from this use), or attention to hours of operation, dust emitted from operations and/or blasting at the site;
- Development at a slower pace.

Other comments received through the survey process, neighborhood meetings, from city staff members and consultants and from planning commission meetings are contained within the various chapters of this Plan.

# COMMUNITY CHARACTERISTICS AND SETTING

This Chapter provides background information on the City of Waite Park's history of development, physical profile including its setting and soil conditions which impact development and open spaces.

## I. History

The City of Waite Park incorporated as a village on March 20, 1893. Waite Park was named after Henry Chester Waite of St. Cloud, who was a local landowner, attorney, statesman and entrepreneur. Mr. Waite moved to Minnesota, from New York, in 1855 and became St. Cloud's first attorney. He was a member of the state constitutional convention in 1857, a representative in the legislature in 1863 and a state senator from 1870 to 1871 and again from 1883 to 1885.

The actual development of Waite Park began in the 1840s as travelers crossed the Sauk River between St. Paul and Breckenridge at a place which became known as "Waite's Crossing". As the population of the area increased, ox cart trails were upgraded to wagon trails and later to stagecoach lines. In 1890 James J. Hill purchased 300 acres of land which became home to the Great Northern Railway shops which were built between 1890 and 1891. The first street to be platted in Waite Park was 3<sup>rd</sup> Street, also known as Rockville Avenue. Early employment in Waite Park included jobs with the Great Northern Railroad, granite quarries and various public and commercial opportunities.

While there are approximately forty (40) places in Stearns County included on the National Register of Historic Places, none of these are within the corporate limits of the City of Waite Park.

## II. Location

The City of Waite Park is located on the western edge of the regional trade center, St. Cloud, approximately 70 miles northwest of the Twin Cities metropolitan area. Waite Park situated in west central Stearns County includes approximately 7.81 square miles of land or 4,998.4 acres (2000 Census) and has a population of 6,690 within its corporate limits (U. S. Census, 2002 population estimate). Important traffic corridors in the City include Stearns County Road 75, State Highway 23, State Highway 15 and Interstate 94 on the south connecting Highways 23 and 15. Stearns County is the seventh most populous county in the state. Figure 1-1 indicates the location of Waite Park in a regional context.

**Figure 1-1:  
Regional Context Map**



### Mileage from Larger Cities to Waite Park:

Duluth: 135 miles  
Fargo: 160 miles  
Minneapolis: 70 miles  
St. Paul: 80 miles  
St. Cloud: adjacent  
Mankato: 115 miles  
Rochester: 164 miles

### Waite Park

**Area:** 7.81 sq. miles  
**Population:** 6,690  
**Households:** 2,967  
**Incorporated:**  
March 20, 1893

SOURCE: U.S. Census Bureau; U.S. Census 2002 Estimated Population; Minnesota Demographer's Office

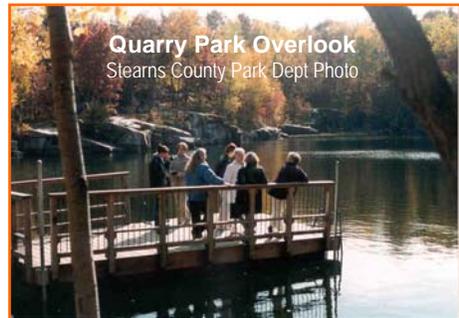
### III. Physical Profile

#### A. Area.

The 1990 Census reported 1.9 square miles of area within Waite Park (5.0 square kilometers). On December 30, 1995 the city of Waite Park and a portion of St. Cloud Township merged increasing the corporate limits to 7.7 square miles (4,950 acres). The 2000 Census identifies 7.81 square miles of area within Waite Park.

#### B. Topography.

A map at the close of this chapter illustrates topography within the Waite Park. Topography within the area features mild fluctuations in elevation from about 1,040 to 1,130 feet above sea level; the lowest elevations within the community occur within granite quarries. A majority of the City contains gentle slopes with scattered wetlands. Quarry Park, a 643-acre park which is located south of County Road 137 and west of Highway 15, consists of granite bedrock and high quality wet meadow, wet prairie, oak woodland and oak forest. The topography within Quarry Park ranges from 1,100 to 1,130 feet.



Most topography outside of Quarry Park and the granite mining areas are level to gently sloping, elevations conducive to urban development. Land re-use within extensively mined areas will be a crucial factor shaping the future of the City of Waite Park. Detailed and implemented reclamation plans for post-mined areas will be essential for determining future land use within extensively mined areas. The City and the extractive use permit holder should work closely to determine the highest and best use of the post-mined property to ensure the acreage becomes an asset to the community.

#### C. Surface/Ground Waters.

##### Surface Waters.

As illustrated on the Public Waters Map at the close of this chapter, the City of Waite Park features several surface waters of significant value, most of which are in areas adjacent to major roadways. The Department of Natural Resources (DNR's) Public Water Inventory has classified several wetlands, public waters and waterways within the City. Mud Lake (number 73-68) and Great Bel Clair Lake (number 73-67) and several wetlands (numbers: 73-556, 73-557, 73-558 and 73-594) adjacent to the intersections of Interstate 94 and Highway 15 and I-94 and Highway 23 are protected. The Sauk River (a "Transitional River") flows adjacent to the City of Waite Park. Two public ditches are located in the City. County Ditch Number Sixteen is located in the southeastern portion of the city (Sections 31 and 32) near the intersection of Highway 15 and Interstate 94. County Ditch Number Seventeen is located in the western portion of the City. Both ditches are classified as tributaries. Classification of waters by the DNR indicates shoreland and flood plain protection measures are mandatory and any proposed alteration requires a permit from the DNR, Division of Waters.

The City of Waite Park should work with developers and regulatory authorities to ensure the intrinsic value of all waters is maintained to the extent possible.

The watershed is divided between the Sauk River and the Mississippi River (St. Cloud) Hydrologic Units which run roughly east-west through the central highlands (Quarry Park area) of Waite Park. Most of the southern part of the City drains east through County Ditch No. 14 and eventually to the Mississippi River. The northern portion of the City drains to the Sauk River, which meets the Mississippi River north of St. Cloud.

### Hydrogeology.

Subsurface geology and ground water are important considerations for all communities as they are the source of potable (i.e. drinkable) water. Hydrogeology is the study of the interrelation of subsurface geology and water. Because the consequences of human actions and forces at work above ground have a direct impact upon our ground water resources it is important to consider hydrogeologic resources.

The Minnesota Geological Survey identifies the composition of the City's surficial geologic resources as outwash deposits (sand and gravel). The Survey indicates higher elevations within the City and areas adjacent to rock outcrops are composed of glacial till (sandy loam). The Survey notes substantial areas of granite outcrops and limited areas of organic and alluvial surface soils. The Geologic Atlas of Stearns County depicts bedrock depth of less than fifty feet throughout a majority of the City, however, a few areas have bedrock depths between fifty to one-hundred feet below the surface. Bedrock within the City of Waite Park is primarily classified as either St. Cloud Granite (central portion of the City) or Rockville Granite (western portion of the City). In a relatively small area in the City's northeastern quadrant, bedrock is classified as Reformatory Granite.

The abundance of rock outcrops and widespread levels of bedrock at less than fifty feet below the surface pose significant limitations to development and will significantly increase the cost of development. An exhaustive study of bedrock depths/corridors throughout undeveloped portions of the City may be necessary to ascertain the preferred route/method of utility extension. Precise analysis will also give City leaders direction in deciding to what extent development should pay for itself. The City may wish to work closely with Minnesota Geological Survey officials to determine the best approach to studying bedrock depths/corridors within the undeveloped portions of the City (i.e. seismic, soil borings, data from well logs, combination).

Geologic conditions and ground water hydrology also determine how sensitive ground water may be to contamination by chemicals and pollutants introduced at ground level. Sensitivity to pollution is described in terms of the length of time it takes for a drop of water to cycle from absorption into the ground to discharge (removal) from an aquifer. The pollution sensitivity of an aquifer is assumed to be inversely proportional to the time of travel: shorter cycle times may indicate a higher sensitivity, longer cycle times may represent a greater travel time and increased geologic protection. Contaminants are assumed to travel at the same rate as water.

There are four pollution sensitivity categories: Very High, High, Moderate, and Low. The pollution sensitivity of an aquifer is assumed to be inversely proportional to the time of travel. Very High sensitivity indicates that water moving downward from the surface may reach the ground-water system within hours to months leaving little time to respond to and prevent aquifer contamination. Low sensitivity where it takes decades to centuries for the cycle to be complete may allow enough time for a surface contamination source to be investigated and corrected before serious ground-water pollution develops. It is important to note higher pollution sensitivity categories do not mean water quality has been or will be degraded and low sensitivity does not guarantee that ground water is or will remain uncontaminated.

The Groundwater Sensitivity Map at the close of this chapter illustrates groundwater sensitivity in Waite Park. Ground water within the city has 'very high to 'moderate' sensitivity to pollution. Areas of very high sensitivity (takes only hours or months for water/contaminants to move through cycle) for the most part correspond to surface waters and areas with clusters of wetland communities. Areas of 'high' sensitivity to pollution (takes from weeks to years for water/pollution to move through cycle) are interspersed throughout the area. Ground water in the remaining portions of the City has been determined to be moderately sensitive to pollution (takes years to decades for water/contaminants to move through cycle).

The Public Works Director indicates ground waters in Waite Park primarily flow from west-northwest to east-southeast. The Director also reports well depths in the City between twenty and two hundred feet, supplied by three aquifers. Groundwater quality is generally good, however, it is treated for iron, manganese and volatile organic compounds. Groundwater in the area is generally thought to be free from contamination. The Minnesota Pollution Control Agency reports eight confirmed instances of leaking underground storage tanks identified in the following figure. Most files have been closed.

**Figure 2-1  
Leaking Underground Storage Tank Sites  
Within City of Waite Park**

<u>Leak ID</u>	<u>Site Name</u>
6121	St. Cloud Car Shops
8087	All American Auto
9645	Waite Park Nursing Home
11265	Former Tom Thumb
13138	City Maintenance Facility
13261	St. Cloud Cold Storage
13338	Former 3 Way Inn
11806	Auto Trim Design

**D. Soils.**

Soils are the basic resource upon which all terrestrial life depends. Many of the environmental decisions about using a resource are based on the kind of soil and the ability of the soil to support that resource use. The characteristics of the soils in the Waite Park area should be examined in order to make proper decisions on the use of the land and to protect the natural environment. Existing soils in the City have been principally responsible for the area's overall development pattern and may impose limitations or increased sensitivity to future urban development/redevelopment. The Stearns County Soil Survey reveals most surface soils within the City consist of sandy loams and loamy sands which are, by nature, relatively coarse and quite permeable. Soil permeability combined with bedrock elevation may pose significant limitations to the development of individual sewage treatment systems.

A fair amount of hydric soils exist within the City, roughly corresponding to the wetlands depicted on the map of public waters. A very limited amount of prime agricultural land (soils with best combination of physical and chemical characteristics for producing crops) is located in the southern portion of the City.

**E. Woodlands and Vegetation**

According to the Minnesota Department of Natural Resources, irregular topography and the presence of lakes and wetlands in the central Minnesota area provided a partial barrier to fire, resulting in pre-settlement vegetation of predominantly woodlands and forests rather than prairie vegetation. The eastern half of Stearns County is found within the deciduous forest biome.

In 1997, the DNR completed the Stearns County Biological Survey, identifying native plant communities and rare species within Stearns County, including the City of Waite Park. The Biological Survey map at the close of this chapter illustrates plant communities and rare species within the City.

The Biological Survey indicates massings/occurrences of:

- Deciduous woodlands of the subtype Oak Woodland Brushland type, described as dry woodlands on well-drained soils in glacial till or on glacial outwash often on south to west facing slopes. The canopy is dominated by open grown northern pin oak or bur oak with lesser amounts of paper birch and quaking aspen. The shrub layer is dense and dominated by American hazelnut, prickly gooseberry, chokecherry, prickly ash and gray dogwood. The ground layer is composed of summer-blooming species adapted to moderate shade including hog-peanut, woodland sunflower and Pennsylvania sedge. Prairie species may be present in small openings.

- Upland Oak Forest composed of patches of mesic oak forest (dominated by red oak) and oak woodland-brushland subtypes, typically located in areas of well-drained glacial till and rugged topography (i.e. quarries/granite outcrops). The canopy is co-dominated by red oak, northern pin oak, bur oak and paper birch. Shrub and ground layers feature a diverse array of species.
- Open wetlands of the Wet Prairie subtype, situated on poorly-drained mineral or shallow organic soils in shallow depressions. Wet prairies are common along margins of wet meadows in mostly level terrain. Major ground species in wet prairies are prairie cord-grass, big bluestem, bluejoint, sweet grass, tall cotton-grass, rigid sedge and Buxbaum's sedge. Scattered clumps of willows and red-osier dogwood are often present. The DNR reports findings of the small white lady's slipper, a rare species, within wet prairies in Quarry Park.
- Open wetlands of the Wet Meadow subtype, typical of wet, seasonally flooded mineral or thin organic soils in shallow basins, often part of larger marsh or swamp complexes. Ground vegetation is dominated by course-bladed sedges and bluejoint. Scattered clumps of willows and red-osier dogwood are often present.
- Shrub wetlands of the Alder Swamp subtype, which are shrub-dominated wetlands on saturated organic soils in shallow wetland basins. The shrub layer is typically tall and dominated by the speckled alder. Ground cover is dominated by coarse-leaved sedges like lake sedge.
- Rock outcrops consisting of dry rather sparsely vegetated communities on exposures of granite bedrock. Vegetation typically occurs as a complex growing on bare rock surfaces, in rock crevices and in shallow soils less than a couple of feet deep between and around exposures. Lichen-encrusted rock surfaces and rock crevices are subject to frequent and extreme drought. Vegetative species comprising the canopy, shrub and ground levels vary greatly.

In addition to vegetative communities, the Stearns County Biological Survey, identifies rare species/animal aggregations within the City of Waite Park. Three separate reports of rare animal aggregations are reported within Quarry Park including the Bald Eagle.

#### **IV. Recommendations.**

1. Natural and physical features/attributes of the City of Waite Park are simultaneously a bountiful resource and a factor limiting development/redevelopment. To the extent possible the City should promote, protect, enhance and preserve natural and physical features (including, but not limited to, woodlands, wetlands, soils, steep slopes, surface waters, groundwater) while managing requests for development and redevelopment.
2. All developments proposed for areas adjacent to or including potential wetlands should be required to have said wetlands delineated with proper permits secured as necessary. The City may wish to require proposed developments allow for a natural buffer adjacent to the perimeter of wetland communities.
3. Surface water management is crucial to the preservation and enhancement of the quality of waters within and adjacent to the community, the City should review all development plans to ensure storm water is discharged at a suitable rate and is of suitable quality.

# **DEMOGRAPHIC TRENDS & ASSUMPTIONS**

In order to analyze future housing, park and recreation, governmental, utility and transportation needs of the city it is important to review historic trends which have occurred and develop assumptions for the future growth of the community. Population projections, land use and housing needs are dependent upon a number of factors including numerous which are outside of the city's control; however, projections are necessary in order to assist the city in its long range planning for appropriate infrastructure and services and funding of those items. The Information contained in this Chapter has been obtained through statistical data released by the United States Census Bureau, the State Demographer's Office, Stearns County and City of Waite Park historical and current trend analysis, including building permit activity.

## **I. SOCIAL PROFILE SUMMARY**

- The U.S. Census Bureau calculated a City of Waite Park population of 6,568 in 2000 (2,967 households) an increase from 5,020 in 1990, representing a 30.8% increase over the ten-year period. This includes a slight increase in population due to a merger with a portion of St. Cloud Township on December 30, 1995.
- The average household size in 2000 was 2.19 (2.46 persons per owner-occupied household and 2.01 persons per renter-occupied household), illustrating a continued trend in small household sizes, as the 1990 Census reported 2.42 persons per household and 1980 household size was 2.77 persons. The average household sizes, reported in the 2000 Census in St. Joseph Township were 2.90, Stearns County 2.64 and Minnesota 2.52.
- City building permit activity trend analysis illustrates slight fluctuations in the number of new single-family residential units constructed annually over the past five years, with significant increases in multiple-family residential units (5 or more) in 1998 and 1999. This may be related to construction occurring in newly annexed areas as well as the growth throughout Stearns County.
- Age distribution statistics indicate the City of Waite Park has a comparatively young populace, with a median age of 29.2 years (2000 Census). This compared to a St. Joseph Township median age of 32.8 and county median age of 31.6 years. The largest age groups in Waite Park are the 25 to 34 years and 20 to 24 years at 18.6% and 17.2% of the total population respectively. The median age in the U.S. in 2000 was 35.3 years which was very similar to Minnesota's median age at 35.4 years. Stearns County had the fourth youngest median age in the state in 2000, following Blue Earth (29.9), Sherburne (31.4) and Beltrami (31.5). The presence of St. Cloud State, St. Cloud Technical College and other colleges in neighboring communities is believed to impact the median age as well as housing make-up in Waite Park.
- 2000 Census information identifies a gender distribution of 51.3% female to 48.7% male, illustrating a slightly higher female to male ratio as the county (49.7% to 50.3%), state (50.5% to 49.5% and nation (50.9% to 49.1%).
- 2000 Census household profile information reports 1,430 non-family households (48.2%) and 1,537 family households (51.8%). 67.5% of the households in Stearns County are family households and 32.5% are non-family households. 73.8% of the housing units in Stearns County are owner-occupied. This is significantly higher than the City of Waite Park where 39.2% of the housing units are owner-occupied and 60.8% are renter-occupied housing units.
- The Minnesota Work Force Center estimates 82,960 people in the labor force in Stearns County in August, 2003, with 79,943 employed, resulting in a 3.6% unemployment rate. During this same time period Minnesota had an unemployment rate of 4.4% and the United States unemployment rate was 5.8%.

- The 1990 Census and Minnesota Department of Economic Security estimates a 21.21% increase in projected employment for Stearns County for the period 1990-2020, with the largest percentage growth occurring in the 65+ years labor pool (137.73%) and 45-64 year old category (87.09%), as well as with additional females entering the labor force.
- The Housing and Urban Development (HUD) Section 8 Income Guidelines places the 2002 Median *Family* Income in St. Cloud area at \$56,300. The 2000 Census reports a median household income in Waite Park of \$33,803 and a median family income of \$43,415. It is estimated that 12.1% of the population in Waite Park is below the poverty level (2000 Census).

## II. POPULATION GROWTH – HISTORICAL & FUTURE PROJECTIONS

Census data demonstrates a rapid growth in Waite Park’s population over the past 40 years. The following table illustrates growth trends in Waite Park as compared to St. Joseph Township and the County as a whole.

**TABLE 3-1  
HISTORICAL POPULATION COMPARISON**

Year	City of Waite Park	% Change	St. Joseph Township	% Change	Stearns County	% Change
1970	2,824	40.1%	1,922		95,400	18.7%
1980	3,496	23.8%	2,916	51.7%	108,161	13.4%
1990	5,020	43.6%	2,567	-12.0%	118,791	9.8%
2000	6,568	30.8%	2,449	-4.8%	133,166	12.0%

Source: U.S. Census: Minnesota State Demographer’s Office

Waite Park experienced significant growth between 1980 and 1990 (43.6% increase). This trend is not fully consistent with Stearns County, which experienced growth, but at a slower rate between 1980 and 1990. The chart and Table 3-2, below, illustrate that while the city and county are both growing in population, the population of Waite Park as a percent of the total county population has been increasing over the past thirty years from 2.96% to 4.93%. St. Joseph Township has been decreasing in population since 1980, partly due to land, which is being annexed into adjoining cities.

**TABLE 3-2  
CITY POPULATION AS A PERCENT OF COUNTY**

Year	City of Waite Park	Stearns County	% of County Population	% Change City/County
1960	2,016	80,345	0.00%	-
1970	2,824	95,400	2.96%	-
1980	3,496	108,161	3.23%	0.27%
1990	5,020	118,791	4.23%	0.99%
2000	6,568	133,166	4.93%	0.71%

As indicated in the following Table 3-3, the State Demographer’s Office estimated the population of Stearns County to increase 8.2% over the next 20 years or from 133,166 (the 2000 Census population) to a 2020 estimated population of 144,050. These projections were completed in 1998 by the MN State

Demographic Center, MN Planning. Please note the actual 2000 census figures were slightly below the 2000 projections. It is important to note the significant increase in population in the 50+-year-old groups and significant decreases in the 0-19 year old age groups. The projected aging of the population will require changes in the types of housing available, public transportation and recreational opportunities.

**TABLE 3-3  
STEARNS COUNTY: POPULATION PROJECTIONS BY AGE GROUP**

Stearns County projections, 1995-2025								
Minnesota State Demographic Center, Minnesota Planning, June 1998								
Age	Sex	1995	Projected	Projected	Projected	Projected	Projected	Projected
		Population						
		Estimate	2000	2005	2010	2015	2020	2025
Total		126,912	134,730	139,750	142,480	143,630	144,050	144,980
0-4	Male	4,584	4,290	4,130	4,130	4,150	3,980	3,750
0-4	Female	4,320	4,100	3,980	3,980	4,000	3,840	3,610
5-9	Male	5,395	4,950	4,560	4,340	4,290	4,290	4,100
5-9	Female	5,025	4,630	4,340	4,170	4,130	4,130	3,950
10-14	Male	5,615	5,910	5,380	4,900	4,620	4,550	4,530
10-14	Female	5,226	5,500	5,030	4,660	4,450	4,390	4,370
15-19	Male	6,190	8,090	8,210	7,650	6,920	6,490	6,580
15-19	Female	6,304	7,810	7,790	7,200	6,540	5,920	6,300
20-24	Male	7,213	7,340	8,870	8,950	8,280	7,520	7,130
20-24	Female	6,460	7,350	8,690	8,690	8,050	7,320	7,040
25-29	Male	4,281	3,840	4,010	4,780	4,820	4,560	4,050
25-29	Female	4,069	3,430	3,580	4,300	4,090	3,880	3,530
30-34	Male	4,939	4,440	3,950	4,100	4,870	4,900	4,630
30-34	Female	4,849	4,190	3,550	3,680	4,400	4,170	3,950
35-39	Male	4,910	5,030	4,490	3,980	4,130	4,900	4,930
35-39	Female	4,768	4,920	4,260	3,610	3,730	4,450	4,210
40-44	Male	4,317	4,930	5,050	4,490	3,990	4,130	4,900
40-44	Female	4,037	4,830	4,980	4,300	3,640	3,750	4,470
45-49	Male	3,219	4,300	4,910	5,000	4,450	3,950	4,090
45-49	Female	3,281	4,060	4,850	4,980	4,290	3,630	3,740
50-54	Male	2,662	3,180	4,240	4,830	4,930	4,380	3,890
50-54	Female	2,715	3,280	4,050	4,820	4,940	4,260	3,600
55-59	Male	2,380	2,620	3,130	4,160	4,730	4,830	4,300
55-59	Female	2,309	2,720	3,270	4,040	4,790	4,910	4,230

60-64	Male	2,040	2,250	2,500	2,990	3,970	4,510	4,610
60-64	Female	2,130	2,280	2,660	3,200	3,940	4,660	4,780
65-69	Male	1,905	1,860	2,060	2,300	2,740	3,650	4,150
65-69	Female	2,060	2,010	2,160	2,520	3,030	3,740	4,430
70-74	Male	1,580	1,640	1,610	1,780	2,000	2,390	3,180
70-74	Female	1,846	1,890	1,850	1,990	2,320	2,800	3,450
75-79	Male	1,255	1,260	1,310	1,300	1,440	1,620	1,940
75-79	Female	1,604	1,620	1,660	1,630	1,760	2,050	2,480
80-84	Male	740	880	890	940	930	1,040	1,160
80-84	Female	1,109	1,280	1,300	1,350	1,330	1,440	1,680
85+	Male	504	700	890	980	1,060	1,090	1,190
85+	Female	1,071	1,330	1,600	1,770	1,890	1,950	2,060

Note: Due to rounding, the number of people in age groups by year may not add up to the total. The 1995 data is a U.S. Census Bureau estimate that was used to create the population projections through 2025.

### III. HOUSEHOLD GROWTH

Various data sources can be reviewed to provide a profile of the households in Waite Park. The State Demographer's Office, 1990 and 2000 census data indicates the number of households within the City increased 43.2% over the past decade from 2,072 in 1990 to 2,967 in 2000.

The City's average household size decreased from 2.42 persons per household in 1990 to an average of 2.19 persons per household in 2000. Stearns County had an average of 2.64 persons per household in 2000.

The 2000 Census reports a total of 1,805 rental units in the City of Waite Park. Of these, 692 units (38.2%) were occupied by two-person households, 680 units (37.7%) were occupied by one-person households and 258 units (14.3%) were occupied by three-person households. 9.8% of the units had four to seven individuals in the residential rental unit.

Residential new construction and remodeling has fluctuated over the past five years with drastic increases in multiple-family housing structures in 1998 and 1999. The following table includes residential construction for new single-family and multi-family buildings, residential remodeling projects, commercial and non-profit projects for the past five years. A total of 536 new single-family residential units were constructed between 1998 and 2003. Over the past five years residential construction in the community has averaged between \$7.4 million and \$10.7 million. In addition commercial/industrial construction has averaged between \$5,270,314 (total 2001) and \$20,275,200 (total 2003) with an average annual construction value of \$11,634,667.

**TABLE 3-4  
BUILDING PERMITS 1998-2003**

<b>Type of Construction</b>	<b>Value 1999</b>	<b>Value 2000</b>	<b>Value 2001</b>	<b>Value 2002</b>	<b>Value 2003</b>
Single-Family (new)	7,229,000	6,195,000	8,003,972	6,746,509	6,810,405
Single-Family (remodel, addt)	142,700	492,000	662,602	298,250	653,606
Multi-Family buildings (new)	2,100,000	0	0	0	0
Multi-Family (remodel)	0	0	87,767	0	228,974
Commercial Industrial New	3,614,000	6,518,000	2,925,000	10,029,540	18,997,199
Commercial Industrial addt. /rehab.	2,601,754	9,194,168	2,345,314	670,357	1,278,000
<b>Total</b>	<b>15,687,454</b>	<b>22,399,168</b>	<b>14,024,655</b>	<b>17,744,656</b>	<b>27,968,184</b>

Source: Waite Park Building Permit Reports

The following Table 3-5 illustrates the construction of single-family housing since 1996 along with their construction values. The average value per home has increased steadily over the past eight years with slight fluctuations in the actual number of single-family homes that were constructed.

**TABLE 3-5  
SINGLE-FAMILY HOUSING CONSTRUCTION SUMMARY**

<b>Year</b>	<b>Number</b>	<b>Total Value</b>	<b>Average Value Per Home</b>
1996	42	3,523,955	83,903.69
1997	66	6,097,428	92,385.27
1998	57	5,294,000	92,877.19
1999	76	7,349,000	96,697.37
2000	77	8,258,758	107,256.60
2001	68	7,358,596	108,214.65
2002	87	10,501,881	120,711.28
2003 (to August 31st)	63	7,404,829	117,536.97
<b>AVERAGE</b>	<b>67</b>	<b>6,973,556</b>	<b>104,082.92</b>
<b>TOTAL</b>	<b>536</b>	<b>55,788,447</b>	-----

Source: City of Waite Park Building Permit Records

Continued household growth within the City is expected over the next two decades. The State Demographer's Office anticipates the number of households within Stearns County to increase from

43,500 households to 51,040 or 17.3% over the next 20 years, with the largest increase in the number of individuals 65+ years old, living alone (a 74.39% increase).

The following table illustrates the projected age and gender characteristics for Waite Park's residents in 2010 and 2020. Historically, more senior age classes have more females than males due to the longer life expectancy of females. The largest age category is anticipated to remain at 20-24 years of age.

**TABLE 3-6  
STEARNS COUNTY POPULATION PROJECTIONS**

Age	2000 Census Population		2010 Population		2020 Population		2030 Population	
	Male	Female	Male	Female	Male	Female	Male	Female
0-4	4337	4172	4940	4720	5420	5180	5440	5200
5-9	4672	4442	4730	4520	5390	5150	5570	5320
10-14	5224	4823	4670	4481	5170	4940	5650	5400
15-19	6625	6810	6440	6124	6380	6100	7160	6840
20-24	7571	7045	9450	8004	8930	7670	9600	8250
25-29	4374	3819	6750	5611	6830	5520	6730	5470
30-34	4571	4316	5370	4820	6440	5480	6160	5280
35-39	5255	4974	4300	4060	6010	5450	6140	5450
40-44	5078	4956	4390	4270	4950	4620	5860	5260
45-49	4501	4334	4880	4800	4040	3950	5450	5170
50-54	3654	3437	4870	4860	4250	4210	4730	4520
55-59	2510	2589	4270	4120	4680	4590	3920	3810
60-64	2152	2264	3350	3230	4510	4560	4000	4000
65-69	2021	2129	2290	2380	3890	3800	4360	4310
70-74	1716	1964	1740	1970	2790	2880	3840	4110
75-79	1361	1680	1440	1750	1720	2050	3000	3330
80-84	815	1230	1010	1420	1100	1490	1850	2290
85+	552	1193	820	1640	1030	2000	1380	2530
<b>Gender Totals</b>	66,989	66,177	75,690	72,760	83,550	79,660	90,850	86,520
<b>Total Population</b>	133,166		148,450		163,200		177,370	

Source: MN State Demographic Center, October 2002.

#### IV. CITY OF WAITE PARK POPULATION AND HOUSEHOLD PROJECTION ASSUMPTIONS

It is understood the nature of the City's future with respect to housing, retail, commercial, and industrial market potentials depends to a great extent on the population growth that may take place in the coming years. As such, the confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. A second consideration of significance is the development of a viable approach to the provision of municipal services. In administering the construction of these increasingly costly systems, the City must constantly anticipate, if not control, the amount and location of their demand. Failure to maintain a managed approach would be fiscally irresponsible and could put the City in jeopardy of engaging a trade-off between environmental quality and financial solvency.

The role that population projections play in all of these areas is central. As such, the provision of high quality projections has been a basic aim for this report and for support of municipal service policy development.

Projections of population and households in Waite Park were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of residential building permits issued since 1992, trends in

city, township and county growth, and potential annexation of developed and undeveloped adjacent property.

Three methods of analyzing historic population trends (U.S. Census Data) to develop future projections were utilized. These include the “Top Down” method, the “ Linear Model” and the “Exponential Model”. The Top Down method calculates the city’s population as a percentage of the county’s population. As illustrated in Table 3-2, the city’s percentage of the county population has been increasing over the past 30 years, at an average annual rate of 0.66%. While both the city and county populations are increasing, the pace of development within Waite Park has been faster than the rate in the county resulting in an increased city to county growth ratio. The City of Waite Park and St. Joseph Township currently have a joint annexation agreement, which could significantly change the city’s population as a percent of the county’s population. The increase in population due to annexation should be included in future projections. Table 3-7 illustrates historical trends and population projections based on the Top Down method.

**TABLE 3-7  
HISTORICAL AND PROJECTED POPULATION PROJECTIONS – TOP DOWN METHOD**

<b>Top Down Method of Population Projection for the City Based on Lineal Approach for the County</b>								
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
<b>Stearns County</b>	<b>95,400</b>	<b>108,161</b>	<b>118,791</b>	<b>133,166</b>	141,223	148,205	153,893	158,097
% Growth Annual	<b>1.87%</b>	<b>1.34%</b>	<b>0.98%</b>	<b>1.21%</b>	0.99%	0.77%	0.55%	0.33%
<b>City of Waite Park</b>	<b>2,824</b>	<b>3,496</b>	<b>5,020</b>	<b>6,568</b>	7,430	8,284	9,108	9,876
% of County	2.96%	3.23%	4.23%	4.93%	5.26%	5.59%	5.92%	6.25%
Plus Annexation Total city with annexation								

\*Annexation Area is based on estimated 2.64 persons per household.

The Lineal Method of forecasting future growth within the city was also completed. The Lineal Method assumes that the historical rate of growth (percentage change) will continue in the future. The City of Waite Park’s population increased an average of 4.42% per year over that past 30 years and at an average rate of 3.08% per year over the past 10 years. Table 3-8 not only takes into account the historic growth in the city, but in St. Joseph Township and Stearns County as well. Again, a lineal approach alone cannot be used without analyzing the impact that annexation of already developed land in the township will have on the future population.

**TABLE 3-8  
POPULATION TRENDS AND FORECASTS- LINEAL MODEL**

<b>Geographical Area</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
<b>City of Waite Park</b>	<b>2,824</b>	<b>3,496</b>	<b>5,020</b>	<b>6,568</b>	7,581	8,748	10,095	11,650
with % Growth Annual based on past 10 years	-	<b>2.38%</b>	<b>4.36%</b>	<b>3.08%</b>	3.08%	3.08%	3.08%	3.08%
Estimate population with 30 yr. Ave growth rate				<b>6,568</b>	8,019	9,792	11,955	14,598
+Plus # of from Annexations				<b>4.42%</b>	4.42%	4.42%	4.42%	4.42%
<b>Total Forecast with Annexation Population</b>								
<b>St. Joseph Township</b>	<b>1,922</b>	<b>2,916</b>	<b>2,567</b>	<b>2,449</b>	2,393	2,338	2,284	2,231
% Growth Annual Estimated population w/ 30 yr ave. growth rate		<b>5.17%</b>	<b>-1.20%</b>	<b>-0.46%</b>	-0.46%	-0.46%	-0.46%	-0.46%
-Less # from Annexations				<b>2,449</b>	2,561	2,678	2,800	2,928
<b>Total Forecast - pop annexed from Township</b>				<b>0.91%</b>	0.91%	0.91%	0.91%	0.91%
<b>Stearns County</b>	<b>95,400</b>	<b>108,161</b>	<b>118,791</b>	<b>133,166</b>	141,223	148,205	153,893	158,097
% Growth Annual Estimated population w/ 30 yr ave. growth rate	<b>1.87%</b>	<b>1.34%</b>	<b>0.98%</b>	<b>1.21%</b>	0.99%	0.77%	0.55%	0.33%
<i>State Demographer's Estimate (completed in 1998)</i>				<b>32,821</b>	34,986	37,295	39,755	42,378
				<b>1.32%</b>	1.32%	1.32%	1.32%	1.32%
				<i>134,730</i>	<i>139,750</i>	<i>142,480</i>	<i>143,630</i>	<i>144,050</i>

Finally, the Exponential Model of forecasting future population was used. The Exponential Model incorporates the historical average number of residents per decade and utilizes this number increase to calculate future population. Analyses of historic average increases over the past 10 years and past 30 years were completed. Due to the significant fluctuations, the 30-year trend was used to calculate the total forecast with annexation.

**TABLE 3-9  
EXPONENTIAL METHOD OF POPULATION FORECASTS**

<b>Geographical Area</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
<b>City of Waite Park est. pop. Based on previous 10 years</b>	<b>2,824</b>	<b>3,496</b>	<b>5,020</b>	<b>6,568</b>	7,342	8,116	8,890	9,664
Ave. Annual Absolute change		67	152	155	155	155	155	155
Estimate population based on 30 Yr average Absolute Change				6,568	7,192	7,816	8,440	9,064
+Plus # of from Annexations				125	125	125	125	125
<b>Total Forecast with Annexation Population</b>								
<b>St. Joseph Township</b>	<b>1,922</b>	<b>2,916</b>	<b>2,567</b>	<b>2,449</b>	2,390	2,331	2,272	
Ave. Annual Absolute change		99	(35)	(12)	(12)	(12)	(12)	
Estimated population w/ 30 Yr average Absolute Change				2,449	2,537	2,625	2,713	
-Less # from Annexations				18	18	18	18	
<b>Total Forecast less population Annexed from Township</b>								
<b>Stearns County</b>	<b>95,400</b>	<b>108,161</b>	<b>118,791</b>	<b>133,166</b>	141,223	148,205	153,893	
		1,276	1,063	1,438	1,438	1,438	1,438	
Estimated population w/ 30 yr average Absolute Change				1,259	1,259	1,259	1,259	
<i>State Demographer's Estimate (completed in 1998)</i>					139,750	142,480	143,630	

A summary of the three methods of forecasting population is illustrated in Table 3-10, along with projected households and residential land use needs. Table 3-10 does not take into account the additional population and households resulting in the possible annexation of already developed land in the townships. Population projections and households with the potential annexation as determined by U.S. Census data indicates an average of 74 persons (26 households) per square mile within St. Joseph Township. A total of 4.68 square miles currently within St. Joseph Township are subject to a joint annexation agreement with the City. Therefore, it is estimated 346 people (123 households) are within the joint annexation area.

**TABLE 3-10  
SUMMARY OF POPULATION PROJECTIONS AND HOUSEHOLD GROWTH**

Year	Method of Calculating Population Projection				Projected Households
	Top Down	Lineal	Exponential	Average	
2000	6,568	6,568	6,568	<b>6,568</b>	<b>2,967</b>
2005	7,430	7,581	7,342	<b>7,451</b>	3,387
2010	8,284	8,748	8,116	<b>8,383</b>	3,811
2015	9,108	10,095	8,890	<b>9,364</b>	4,257
2020	9,876	11,650	9,664	<b>10,397</b>	4,727

\*Projected households= Population/2.2 people per household

\*Average lot size (sq. ft) = 11,000

**V. WAITE PARK POPULATION CHARACTERISTICS**

Of the 2,967 households, the U. S. Census data indicates a slightly higher percent of family households (51.8%) than non-family households (48.2%) within the City of Waite Park. Of the total 3,065 housing units, 96.8% were occupied (2,967 units), 3.2% of the units (98) were vacant and 0.2% were for seasonal or recreational use (5).

**TABLE 3-11  
HOUSEHOLDS – WAITE PARK AND GREATER WAITE PARK AREA**

AREA	FAMILY HOUSEHOLDS	NON-FAMILY HOUSEHOLDS	TOTAL
City of Waite Park	1,537	1,430	2,967
St. Joseph Township	637	208	845
Total Waite Park/Greater Waite Park Area	2,174	1,638	3,812

Source: 2000 Census, Minnesota State Demographer's Office

The unusually high number of non-family households may be attributed to a large student population from area colleges and the migration of single adults to the community for employment opportunities in the area. According to the 2000 Census, of the 1,430 non-family households, 952 (32.1%) of these are householders living alone.

The number of owner occupied units has continued to increase but at a slower rate than rental units. In 2000, the average household size for owner-occupied units was 2.46, while the average household size for renter-occupied units was 2.01. The homeowner vacancy rate was 0.9%, while the rental vacancy rate was 3.2%, both illustrating low vacancy rates.

**TABLE 3-12  
OWNER-OCCUPIED AND RENTAL STATISTICS**

Census Year	Owner-Occupied	% of Total Units	Renter Occupied	% of Total Units
1970	599	81%	144	19%
1980	740	59%	521	41%
1990	772	37%	1,300	63%
2000	1,805	39%	1,805	61%

Source: 1970, 1980, 1990 and 2000 Census data: Dwelling Units by Type

As depicted in the following table, 2000 statistics indicate 540 or 48.2% of all households and 75.8% of all family households consist of married couple households. Children 18 years and under reside in 38.2% of all family households. In the state of Minnesota, in 2000, 53.7% of all households were married couples, a decrease from 57.2% in 1990.

**TABLE 3-13  
2000 FAMILIES BY PRESENCE OF CHILDREN & FAMILY TYPE**

Households by Type	Number
Total Households	2,967
Total Family Households	1,537
Total Family Households with children under 18 years old	705 (45.9% of all Family Households)
Married Couple-Family Household With and without children	1,082 (70.4% of all Family Households)
Married Couple-Family Household with children under 18 years old	430 (39.7% of Married Couple-Family Households and 28.0% of all Family Households)
Female householder, no husband present with children under 18 years old	192 (12.5% of all Family Households)

From 1990 to 2000, the percent of residents less than nine years of age decreased slightly from 14.1% of the population in 1990 to 11.7% of the population in 2000. Similarly, the percent of residents aged 20-24 decreased slightly from 19% in 1990 to 17.1% in 2000. Meanwhile, increases were recorded in the population of persons aged 25-34 (13% in 1990; 18.5% in 2000) and 65-74 (3.0% in 1990; 6.2% in 2000). The percent of individuals 10-19 years of age and over 75 years of age remained relatively stable from 1990 to 2000. The 2000 median age was 29.2 years. Table 3-14 indicates age group distribution changes within the City between 1990 and 2000.

**TABLE 3-14  
WAITE PARK AGE GROUP DISTRIBUTION**

Age Group	1990 Population	Percent 1990	2000 Population	Percent 2000
Under 5	396	7.9%	445	6.8%
5-9	311	6.2%	322	4.9%
10-14	249	5.0%	328	5.0%
15-19	354	7.0%	457	7.0%
20-24	956	19.0%	1,127	17.1%
25-34	650	13.0%	1,219	18.5%
35-44	717	14.3%	758	11.5%
45-54	389	7.8%	600	9.1%
55-59	281	5.6%	236	3.6%
60-64	158	3.2%	236	3.6%
65-74	151	3.0%	407	6.2%
75-84	255	5.1%	327	5.0%
85+	153	3.1%	124	1.9%
<b>Total</b>	<b>5,020</b>	<b>100.0%</b>	<b>6,586</b>	<b>100.0%</b>

Source: U.S. Census- 1990 and 2000

Comparative analysis of age distributions within the City and the County (based on the 2000 Census) indicates there are significantly fewer children and persons aged 45-59 within the City than the County and significantly more persons aged 20-34 within the City when compared to Stearns County. Correspondingly, the majority of Waite Park's population is concentrated between the ages of 20 and 44. Table 3-15 indicates population age group characteristics.

**TABLE 3-15  
WAITE PARK AGE & STEARNS COUNTY GROUP DISTRIBUTION  
IN PERCENT**

<b>Age Group</b>	<b>Waite Park</b>	<b>Stearns County</b>	<b>Difference</b>
Under 5	7.9%	6.4%	1.50%
5-9	6.2%	6.8%	-0.60%
10-14	5.0%	7.5%	-2.50%
15-19	7.0%	10.1%	-3.10%
20-24	19.0%	11.1%	7.90%
25-34	13.0%	6.2%	6.80%
35-44	14.3%	12.9%	1.40%
45-54	7.8%	15.2%	-7.40%
55-59	5.6%	11.9%	-6.30%
60-64	3.2%	3.8%	-0.60%
65-74	3.0%	5.9%	-2.90%
75-84	5.1%	3.8%	1.30%
85+	3.1%	1.3%	1.80%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	

Source: U.S. Census- 2000

**Gender:** As defined in the latest Census, in 2000 there were 172 more females (51.3% of the population) than males (48.7% of the population) residing in Waite Park. The number of males in the community are greater than females in all age categories until 65+.

**Education:** Waite Park is a part of School District 742, which now includes the communities of Waite Park, St. Joseph, St. Cloud and the surrounding area. Waite Park has a population of 1,719, aged three years and older, enrolled in school. Of these students, 42.9% are enrolled in college or graduate school, 28.1% are enrolled in elementary school (grades 1-8), 16.8% are enrolled in high school (grades 9-12), 6.5% are in kindergarten and 6.1% are nursery school or preschool.

Educational facilities include: 11 elementary schools, two junior high schools, two high schools and three alternative schools. Discovery Elementary School is within Waite Park's corporate limits as is the former McKinley School. Discovery, a K-6 school, has a projected enrollment of 700 students. Average class size is 22-28 students. Other educational institutions within the community include the Minnesota School of Business and the Great River Educational Cooperative (GREC).

According to the 2000 Census, there were 3,902 people in Waite Park 25 years and younger. Of these, 85.9% graduated from high school. 10.6% or 415 individuals of the population obtained bachelors degrees and 5.5% or 213 individuals obtained graduate or professional degrees. Of those not graduating from high school, 8.6% (334) completed less than 9 years of education and 5.5% (215) completed between 9 and 12 years of education but did not obtain a diploma.

## VI. EMPLOYMENT CHARACTERISTICS

Employment statistics from the 2000 census indicates an available civilian workforce (over the age of 16) in Waite Park of 3,958 persons. The Census estimates a total of 5,382 persons within the community aged sixteen and over. This indicates 73.7 percent of persons over the age of 16 who reside in Waite Park are within the available civilian workforce. This rate is mid-line when compared with the number of person over age 16 within the available workforce in the neighboring communities of Sartell (78.6%), Sauk Rapids (76.2%), St. Cloud (71.5%) and St. Joseph (69.5%).

The 2000 Census estimated 3,752 of the available civilian workforce over the age of sixteen (94.8%) were employed, corresponding to a 5.2% unemployment rate within Waite Park. The annual average unemployment rate in 2000 for Stearns County was 3.5%, for the State of Minnesota 3.3%.

According to the most current data available at the time of the drafting of this chapter, the Minnesota Work Force Center estimates 82,960 people in the labor force in Stearns County in August, 2003, with 79,943 employed, resulting in a 3.6% unemployment rate. During this same time period Minnesota had an unemployment rate of 4.4% and the United States unemployment rate was 5.8%.

Table 3-16 summarizes data from the 1997 Economic Census, completed by the U.S. Census Bureau, for several employment sectors. The table includes comparative economic data for selected NAICS codes within the cities of Waite Park, Sauk Rapids and Sartell along with Stearns County. It is noted the 1997 Economic Census data is the latest available at this time. The 2002 Economic Census data collected last year is currently being processed by the Census Bureau with local estimates due out in 2006. Table 3-16 indicates a majority of employment establishments (31%) within the City are within the retail sector (NAICS Codes 44-45). Accommodations/food services (NAICS Code 72), and other services, except public administration (NAICS code 81) were also prevalent business establishments (31% combined) within the community. Remaining business/industrial establishments were represented in manufacturing, professional/scientific/technical services, administration/waste management/remediation services, educational services, health care/social services, and arts/entertainment/recreation sectors.

Table 3-16 also estimates a total of 166 business/industrial establishments are located within the community. Waite Park has a higher total of business/industrial establishments than the nearby communities of Sauk Rapids (150) and Sartell (39), both of which have significantly higher populations.

**TABLE 3-16  
COMPARATIVE ECONOMIC DATA - SELECTED NAICS CODES**

AREA	NAICS CODE	NUMBER OF ESTABLISHMENTS	SALES OR RECEIPTS	NUMBER OF EMPLOYEES
WAITE PARK	31-33: Manufacturing	16	M	M
SAUK RAPIDS	31-33: Manufacturing	24	M	M
SARTELL	31-33: Manufacturing	3	M	M
STEARNS CO.	31-33: Manufacturing	219	\$2,216,638	12,609
WAITE PARK	44-45: Retail Trade	51	\$250,000,000 or more	1000-2499
SSAUK RAPIDS	44-45: Retail Trade	42	\$50,000,000 to \$99,999,999	500-999
SSARTELL	44-45: Retail Trade	11	\$10,000,000 - \$24,999,999	250-499
SSTEARNS CO.	44-45: Retail Trade	661	\$1,664,299,000	9,866
WVAITE PARK	54: Prof., Sci., & Tech Servs.	19	\$10,000,000 - \$24,999,999	100-249
SSAUK RAPIDS	54: Prof., Sci., & Tech Servs.	15	\$5,000,000 - \$9,999,999	50-99
SSARTELL	54: Prof., Sci., & Tech Servs.	2	\$250,000 - \$499,999	5_9
SSTEARNS CO.	54: Prof., Sci., & Tech Servs.	224	\$100,820,000	1,325
WAITE PARK	56: Admin., Wste. Mgmt, Remediation Svc.	9	\$2,500,000 - \$4,999,999	100-249
SSAUK RAPIDS	56: Admin., Wste. Mgmt, Remediation Svc.	9	\$5,000,000 - \$9,999,999	100-249
SARTELL	56: Admin., Wste. Mgmt, Remediation Svc.	2	\$100,000 - \$249,999	1_4
STEARNS CO.	56: Admin., Wste. Mgmt, Remediation Svc.	113	\$58,141,000	2,338
WAITE PARK	61: Educational Services	2	\$100,000 - \$249,000	10_19
SAUK RAPIDS	61: Educational Services	0	N/A	N/A
SARTELL	61: Educational Services	0	N/A	N/A
STEARNS CO.	61: Educational Services	13	\$5,234,000	108
WAITE PARK	62: Health Care & Social Asst.	17	\$10,000,000 - \$24,999,999	250-499
SAUK RAPIDS	62: Health Care & Social Asst.	14	\$50,000,000 - \$99,999,999	100-249
SARTELL	62: Health Care & Social Asst.	5	\$10,000,000 - \$24,999,999	250-499
STEARNS CO.	62: Health Care & Social Asst.	238	\$239,502,000	3,178
WAITE PARK	71: Arts, Entertainment & Recreation	4	\$5,000,000 - \$9,999,999	20-49
SAUK RAPIDS	71: Arts, Entertainment & Recreation	5	\$1,000,000 - \$2,499,999	20-49
SARTELL	71: Arts, Entertainment & Recreation	2	\$500,000 - \$999,999	20-49
STEARNS CO.	71: Arts, Entertainment & Recreation	56	\$18,752,000	540
WAITE PARK	72: Accommodation & Foodservices	23	\$10,000,000 - \$24,999,999	500-999
SAUK RAPIDS	72: Accommodation & Foodservices	26	\$10,000,000 - \$24,999,999	250-499
SARTELL	72: Accommodation & Foodservices	10	\$1,000,000 - \$2,499,999	50-99
STEARNS CO.	72: Accommodation & Foodservices	309	\$150,448,000	5,558
WAITE PARK	81: Other Services (excpt public admin)	29	\$5,000,000 - \$9,999,999	100-249
SAUK RAPIDS	81: Other Services (excpt public admin)	15	\$5,000,000 - \$9,999,999	50-99
SARTELL	81: Other Services (excpt public admin)	4	\$100,000 - \$249,000	5_9
STEARNS CO.	81: Other Services (excpt public admin)	243	\$88,979,000	1,493
WAITE PARK	<b>TOTAL # OF ESTABLISHMENTS</b>	166		
SAUK RAPIDS	<b>TOTAL # OF ESTABLISHMENTS</b>	150		
SARTELL	<b>TOTAL # OF ESTABLISHMENTS</b>	39		
STEARNS CO.	<b>TOTAL # OF ESTABLISHMENTS</b>	2076		

Source: 1997 Economic Census (U.S. Census Bureau)

The Minnesota Workforce Center estimates average wages for employees in Waite Park in the first quarter of 2003 (most recent) to be \$481 per week, or \$12.03 per hour. The average weekly wage within Sauk Rapids was \$554 (\$13.85/hour) and within Sartell was \$663 (\$16.58/hour). The average weekly wage in Stearns County during the same period was \$563 (\$14.08/hour). The lower average wage within the City of Waite Park is likely due to a higher concentration of jobs within the community in the retail and accommodations/food services sectors.

The Work Force Center for the first quarter, 2003 (most current data available) indicated weekly employment wages within Stearns County ranged from \$666/week (\$16.65/hr) for manufacturing; \$375/week (\$9.38/hr) for retail sales; \$710/week (\$17.75/hr) for professional/scientific/technical services; \$315/week (\$7.88/hr) for administrative/support/waste management/remediation services; \$652/week (\$16.30/hr) for educational services; \$676/week (\$16.90/hr) for health care/social assistance; \$180/week (\$4.50/hr) for arts/entertainment/recreation; \$185/week (\$4.63/hr) for accommodation/foodservices; and, \$346/week (\$8.65/hr) for other services.

Table 3-17 below illustrates projected growth in the available labor force in Stearns County through the year 2020. As indicated, the total available labor pool within Stearns County is projected to increase 21.21% by 2025, with the largest increase occurring in the availability of labors over the age of 65.

**TABLE 3-17  
STEARNS COUNTY – LABOR FORCE PROJECTIONS**

Labor Force Type	1990*	1995	2000	2005	2010	2015	2020	1990-2020 % Change
Males	32,774	34,050	35,670	37,500	38,510	38,780	38,320	16.92
Females	29,416	30,940	32,890	34,790	36,030	36,860	37,050	25.95
Ages 16-24	16,536	16,210	17,460	18,660	18,220	17,420	16,310	-1.37
Ages 25-44	30,844	31,680	30,410	28,900	28,540	29,440	30,640	-0.66
Ages 45-64	13,384	15,520	18,990	22,920	25,700	26,080	25,040	87.09
Ages 65+	1,426	1,580	1,700	1,810	2,080	2,700	3,390	137.73
<b>TOTAL LABOR FORCE</b>	<b>62,190</b>	<b>64,990</b>	<b>68,560</b>	<b>72,290</b>	<b>74,540</b>	<b>75,640</b>	<b>75,380</b>	<b>21.21</b>

1990 Census.

**Income:** The 2000 Census reports a median family income in Waite Park of \$ 44,737, with male full-time year-round workers earning an average of \$33,344 per year while female full-time year-round workers earn an average \$22,007 per year. The per capita income in Waite Park is significantly lower than the township, county, state and federal averages of \$18,384, \$19,211, \$30,742 and \$28,546, respectively.

While the 2000 Census reports the median income for Stearns County increased 19 percent from 1989 to 1999, it also indicates St. Cloud had the fourth highest city population of individuals 18 and older living in poverty, with a total of 7,171. More than 20 percent of St. Cloud families led by a female (and no male) were living in poverty. Almost 50% of those families had children less than 5 years of age. Among area cities, Waite Park had a higher portion of families living in poverty at 7.9 percent. Neighboring city, Avon, had the lowest percent of families in poverty at one percent. Sauk Rapids, Sartell and St. Cloud also had a lower portion of families living in poverty at 2.8, 3.0 and 5.0 percent respectively.

**TABLE 3-18  
INCOME PROFILES: STEARNS COUNTY  
CITY OF WAITE PARK AND ST. JOSEPH TOWNSHIP**

	<b>Per Capita Income</b>	<b>Median Family Income</b>	<b>Median Household Income</b>	<b>Male full-time year-round income</b>	<b>Female full- time year- round income</b>
Stearns Co.	\$19,211	\$51,553	\$42,426	\$34,268	\$23,393
Waite Park City	\$17,796	\$43,415	\$33,803	\$27,066	\$21,481
St. Joseph Township	\$18,384	\$51,321	\$45,396	\$32,039	\$22,288

Source: 2000 Census- 1999 statistics.

Household income is defined as total money received in a calendar year by all household members 15 years old and over. Family income is the total income received in a calendar year by family members related by birth, marriage or adoption. Many households are not families, for example single people living alone or with non-related roommates are considered a non-family household. Median household income is often lower than median family income.

**Race:** 2000 Census statistics indicate 92.1% of Waite Park residents classify themselves as Caucasian. 3.5% of the population is Asian, 2.0% of the population is Hispanic or Latino, 1.1% of the population is American Indian or Alaskan Native and 1.1% of the population is Black or African American.

**Market Values/Tax Base:** The City of Waite Park's market value distribution profile differs significantly from area communities and, thus is noted here. Table 3-19 compares the tax base distribution profiles of the cities of Waite Park, Avon, Rockville, St. Joseph, Sartell, Sauk Rapids and St. Cloud.

**TABLE 3-19  
ASSESSED MARKET VALUES PAYABLE 2004**

<b>City</b>	<b>Commercial</b>	<b>%</b>	<b>Residential</b>	<b>%</b>	<b>Other</b>	<b>%</b>	<b>Total</b>
Avon	\$ 12,674,133	19.01%	\$ 52,764,607	79.15%	\$ 1,224,391	1.84%	\$ 66,663,131
Rockville	\$ 5,202,733	3.51%	\$ 103,161,100	69.64%	\$ 39,771,912	26.85%	\$ 148,135,745
Sartell	\$ 78,424,467	14.47%	\$ 450,088,500	83.05%	\$ 13,466,098	2.48%	\$ 541,979,065
Sauk Rapids	\$ 75,139,467	16.07%	\$ 385,115,700	82.35%	\$ 7,382,605	1.58%	\$ 467,637,772
St. Cloud	\$ 562,415,775	27.01%	\$ 1,467,793,080	70.48%	\$ 52,420,679	2.52%	\$ 2,082,629,534
St. Joseph	\$ 14,159,860	14.43%	\$ 80,996,608	82.56%	\$ 2,947,290	3.00%	\$ 98,103,758
<b>Waite Park</b>	<b>\$ 179,597,567</b>	<b>45.65%</b>	<b>\$ 203,975,887</b>	<b>51.85%</b>	<b>\$ 9,850,327</b>	<b>2.50%</b>	<b>\$ 393,423,781</b>
<b>Total</b>	<b>\$ 748,016,435</b>	<b>21.97%</b>	<b>\$2,539,919,595</b>	<b>74.59%</b>	<b>\$117,212,975</b>	<b>3.44%</b>	<b>\$ 3,405,149,005</b>

# **LAND USE**

## **I. PURPOSE**

The Land Use Section of the Waite Park Comprehensive Plan includes:

- Analysis of existing land uses by type and volume;
- Examination of parcels within existing developed areas which provide an opportunity for land use redevelopment and/or infill;
- Calculation/identification of forecast land use volumes and types;
- Staging of future land use;
- A discussion of surface water management tools;
- Evaluations of individual Planning Districts.

The goals of this section are to maintain and promote cost effective and orderly development and redevelopment patterns throughout the City, to maintain and enhance the quality of life within the City, and to prevent and eliminate blight and resist deterioration of the developed areas of the City.

The responsibility for implementation of this chapter ultimately depends on cohesive efforts by and between a variety of entities including, but not limited to: the public, residents, business owners, prospective developers, the City Council, City Staff and Department Heads, the St. Joseph Township Board, the Planning Commission, the Joint Annexation Board(s) and the Park Board. The Area Planning Organization, Stearns County and the Minnesota Department of Transportation are also important in the development and redevelopment of the City.

## II. LAND USE INVENTORY

Land use analysis will identify existing land use volumes along with vacant and redevelopable parcels within the current corporate limits. Said analysis will also project land use demands and guide the type of use, staging and intensity of future growth. Figure 4.1 that follows illustrates land use in the City in 2004 as depicted on the City's Official Zoning Map.

**Figure 4.1  
2004 Land Use Volumes**

<u>LAND USE TYPE</u>	Acres	Percent
Single Family	644	12.78
Multiple Family	95	1.89
<b>Subd. Residential</b>	<b>739</b>	<b>14.67</b>
General Business District	86	1.71
2 <sup>nd</sup> Street Commercial PUD	247	4.90
<b>Subd. Commercial</b>	<b>333</b>	<b>6.61</b>
Industrial*	866	17.20
<b>Subd. Industrial</b>	<b>866</b>	<b>17.20</b>
Parks/Open Space/Public	648	12.87
Institutional	32	.75
<b>Subd. Park/Public/Institutional</b>	<b>686</b>	<b>13.62</b>
Vacant	11	.22
Right of Way	421	8.36
Railway Right of Way	32	.64
<b>Vacant/Right-of-Way Subd.</b>	<b>464</b>	<b>9.22</b>
Special Protection	80	1.59
Agricultural	1,868	37.09
<b>Subt Sp Protection/Agricultural</b>	<b>1,948</b>	<b>38.68</b>
<b>TOTAL</b>	<b>5,036</b>	<b>100</b>

\* Includes granite quarrying operation

In addition to the acreage within the current corporate limits, the City of Waite Park also has an established Joint Annexation Agreement in place with St. Joseph Township. The agreement features four five-year incremental phases and encompasses a total of 2,996 acres equating to 57.84% of the entire current corporate limits.

Following is a description of the individual land uses that make up the City of Waite Park.

### RESIDENTIAL

Comprising 14.67 percent of the City, residential development (single family – multiple family) is one of the largest land use types in the City. Concentrations of residential land uses are located: (1) north of Division Street (CSAH 75) and south of 3<sup>rd</sup> Street between Waite and 13<sup>th</sup> Avenues; (2) adjacent to 2<sup>nd</sup> Avenue South between 3<sup>rd</sup> Street East and CSAH 137/7<sup>th</sup> Street South and, (3) south of CSAH 137 and east of Quarry Park.

More aged housing stock is primarily centered on smaller lots in areas of the City's original plat north of Division Street (CSAH 75). Newer residential developments are located south of 7<sup>th</sup> Street South (CSAH

137) adjacent to and between 10<sup>th</sup> Avenue South and T.H. 15. It is noted few vacant residential lots are available within approved subdivisions. Although there are seemingly large portions of land zoned for residential use at varying densities, development options may be complicated by superficial bedrock depths and hydric soils. Said vacant acreage is primarily located in planning districts seven and eight. In addition, areas subject to an orderly annexation agreement include parcels suitable for residential development.

With 633 acres or 12.78 percent of the total area of the City, single-family homes make up roughly 87% of the residential acreage developed within the City. House styles are mixed reflecting the era when they were built. Much of the housing is in good shape, however, there are some homes that are in need of maintenance or rehabilitation, especially 13<sup>th</sup> Avenue South, south of CSAH 75 (Division Street). A Small Cities Development Program grant has encouraged a substantial amount of major remodeling and maintenance within the more established portion of the City.

Multi-family units make up about 13 percent of the volume of land used for residential purposes. These units are primarily located in areas abutting collector streets, including 7<sup>th</sup> Street South (CSAH 137), 19<sup>th</sup> Avenue North and county road 135.

**COMMERCIAL**

With 333 acres or 6.61 percent of the City’s land inventory is commercial in nature. Commercial uses dependent on heavy volumes of vehicular traffic are located in areas of the City adjacent to minor arterial and commercial collector streets such as Division Street (CSAH 75) and 2<sup>nd</sup> Street South (Highway 23). The City’s zoning ordinance has established three (3) commercial zones defined as:

NAME	PURPOSE	LOCATION
B-1: Neighborhood Business District	To provide space for small scale commercial facilities at locations where they will be easily accessible to adjacent residential areas.	This classification is currently employed in the City adjacent to 3 <sup>rd</sup> Street.
B-2: Commercial/General Business District	To provide space for concentrated general business and commercial activities or central business district at locations where the interaction between those activities can be maximized with minimal infringement on residential neighborhoods.	Adjacent to 3 <sup>rd</sup> Street North, adjacent to CSAH 75 (Division Street), in the east central portion of the City between Waite Avenue and 2 <sup>nd</sup> Avenue (CSAH 136, MSA 102) and adjacent to T.H. 23 northeast of Rainbow Quarry.
B-3: Second Street South Corridor	To provide for a mixture of commercial, retail, office and service uses near and adjacent to the Second Street South corridor.	South of Division Street, west of 2 <sup>nd</sup> Avenue South, north of Third Street South and east of the railway.

At the time of the drafting of this chapter, the City had just rezoned its first parcel to B-1 “Neighborhood District”, however the district classification is proposed to be used more frequently in the future and may be updated in conjunction with the revision of the zoning ordinance following adoption of this plan. The City lacks a definable historical ‘downtown’ business district which is typically dependent on pedestrian traffic and found in the heart of the original townsite. The original Waite Park townsite was primarily centered around the BNSF Railway, a historical fact some individuals have expressed an interest in reviving in conjunction with the 3<sup>rd</sup> Street corridor.

There are vacant areas for infill dedicated to commercial use located next to the intersection of 10<sup>th</sup> Avenue and 3<sup>rd</sup> Street North (adjacent to Great Oak Drive) and adjacent to Highway 23 west of 10<sup>th</sup> Avenue South.

**INDUSTRIAL**

Industrial land uses comprise 866 acres or 17.20 percent of total land uses within the City today. Industrial land uses are located: (1) in the northeast quadrant of the city north of 3<sup>rd</sup> Street North and south of the Burlington Northern Santa Fe rail line, (2) adjacent to Sundial Drive and (3) in the center of

the City including granite mining. The granite quarrying operation occupies 410 of the total 866 acres zoned industrial.

#### PARK/PUBLIC/SEMI-PUBLIC

Park/public/semi-public land uses include local and regional parks and open spaces; government buildings such as City Hall; and, institutional uses such as schools and churches. Together, these land uses account for 648 acres or 12.87 percent of the City. The “institutional” category refers to school facilities. An estimated 32 acres of land within the community are under the ownership of the school district.

#### SPECIAL PROTECTION/AGRICULTURAL

Comprising 1,948 acres or 38.38 percent of the total City, special protection areas (i.e. protected waters) and agricultural uses comprise the majority of the City’s total land use. The majority of this vacant land is located in the southern part of the City and guided to various uses as depicted on the future land use map.

#### RIGHT-OF-WAY/VACANT

Street and railway right-of-way occupy 453 acres or nine percent of the total City. The grid-like pattern of residential streets that exists throughout the City’s core occupies less area than the contemporary street system found in many of the City’s ‘suburban’ developments. Major traffic corridors in the City include CSAH 75 (Division Street), T.H. 23, T.H. 15, Waite Avenue, 10<sup>th</sup> Avenue, CSAH 137, CSAH 6 and Third Street North. Transportation elements are discussed in depth in the Transportation section.

### **IV. REDEVELOPMENT/INFILL POTENTIAL**

While the amount of vacant land within the area serviced by municipal utilities is modest, the City should emphasize the use of currently available sites within the service area prior to the development of alternative sites. The development of sites within the serviced area will ensure prudent land management, assist in the prevention of ‘leap-frog’ type development and ensure maximum cost effectiveness for community residents. Additionally, efforts shall be made to ensure proper placement and phasing of urban expansion and the maintenance of existing and future land use compatibility.

Potential redevelopment areas are primarily centered in or near the City’s core. The City shall focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the City.

To achieve this the City will **(those responsible for implementing efforts are in bold text):**

1. Encourage the removal of existing buildings that have exceeded their useful life and promote the redevelopment of the site or dedicate the site to public open space.
  - Implementation: **Primary - City Building Official should identify such buildings/parcels.** City EDA, Planning Commission, City Council should promote redevelopment of sites.
2. Promote appropriate re-uses for under-utilized properties.
  - Implementation: **Primary – EDA.** Planning Commission and City Council should promote redevelopment of sites.
3. Preserve existing neighborhoods through zoning, subdivision and building controls.
  - Implementation: **Primary: City Administrator, Building Official, Planning Commission and City Council.**

4. Support efforts to eliminate nuisances relating to specific property(ies) and/or conditions which are deemed to have a 'blighting effect' upon adjacent properties and/or nuisance conditions that pose a threat to the health and safety of adjacent property owners.
  - Implementation: **City Administrator, Building Official, Police Department,** Planning Commission and City Council.

Further information regarding specific redevelopment/development policy statements can be found in the Economic Development Section of the Comprehensive Plan.

## V. FORECAST LAND USE DEMAND

As previously identified, the current municipal service area provides a finite amount of vacant and redevelopable acreage. The City of Waite Park will need additional land with urban services to accommodate forecast household and employment growth through the year 2020. Projections of population and households in Waite Park identified in Chapter 3 of this Plan were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of U.S. Census data, residential building permits issued, historical population/household patterns and trends, trends in average household size, and sub-regional migration patterns.

Three different methods of calculating future population estimates were employed, with an average of the three methods used to forecast population in five-year incremental stages over the next twenty years.

**TABLE 4-1  
SUMMARY OF POPULATION & HOUSEHOLD GROWTH**

Year	Method of Calculating Population Projection				Projected Households
	Top Down	Lineal	Exponential	Average	
<b>2000</b>	6,568	6,568	6,568	<b>6,568</b>	<b>2,967</b>
<b>2005</b>	7,430	7,581	7,342	<b>7,451</b>	3,387
<b>2010</b>	8,284	8,748	8,116	<b>8,383</b>	3,811
<b>2015</b>	9,108	10,095	8,890	<b>9,364</b>	4,257
<b>2020</b>	9,876	11,650	9,664	<b>10,397</b>	4,727

\*Projected households= Population/2.2 people per household

Market conditions will have a major impact on housing types as the City progresses toward the year 2020. Interest rates, land/material prices and inflation, among other factors will significant impact buyer preferences. Since housing types are difficult to forecast, the land use plan focuses on density rather than housing types. Residential use computation is based on current City indices relative to life-cycle housing and density. Please note net densities of two and six units per acre are used respectively for forecast single family and multiple family residential development calculations.

Housing mix and associated densities are summarized in Table 4-2. Land Use available supply and forecast demand is summarized in Table 4-3. Both tables are represented on the following page.

**TABLE 4-2  
COMMUNITY HOUSING MIX AND RESIDENTIAL DENSITY ASSUMPTIONS**

	Total ac. resid. use/ Hshlds.	% single-fam housing & Est. # units**	SF density DU/Acre	% other type housing & Est. # units	MF density DU/Acre	Overall Density
2003	728/3,209*	44%/1,412	2.22	56%/1797	19.00	4.41
2004-2020 growth assumptions* **	1,518 new/addl units	56%/850 units	2.0/425 addl acres	44%/668	6.00/111 addl acres	3.62

\* Based on 2000 Census and building permit data recited in Chapter Five for the years 2000, 2001, 2002 and 2003.  
 \*\* 2000 Census indicates 39% owner-occupied, 61% rental; adjusted rates based on building permits indicate ratio now 44% single family to 56% multiple family.  
 \*\*\* The ratio of owner occupied units and rental units is expected to continue to reflect market demands and City goals for an increase in the weighted amount of single family dwelling units. Therefore, the rate has been adjusted to reflect a 4% increase for each five-year increment or a total goal of 56% - 44% ratio of single-family and multiple family residential units by 2024. The decrease in single-family and multiple family residential density allows for the construction of less-dense, executive style housing in suitable locations. The goal is reflective of the City's desire to provide a wide range of housing types, sizes and values.

As indicated in the table above, it is estimated 425 net acres will be needed to accommodate future single-family residential development through the year 2024. It is further estimated 111 net acres will be needed to accommodate future multiple-family residential development through the year 2024. The net acreage is used to calculate gross acreage needed to accommodate growth as depicted in Figure 4.2:

**Figure 4.2  
Projected Gross Acreage for Residential Land Uses**

<u>Net Forecast Acreage</u>	<u>Right-of-Way</u>	<u>Park/Open Space</u>	<u>Gross Acreage Forecast</u>
SF: 425	85	42.5	553
MF: 111	22	11	144

\*ROW estimated at 20% of gross acreage.  
 \*\* Park/Open space requirement assumes 10% dedication (current standard is eight percent) of gross acreage.

It is noted the current ratio of residential to commercial/industrial acreage in the City of Waite Park, excluding granite mining is 48% to 52% percent. Using those assumptions, an estimated 590 additional acres will be needed to support future commercial and industrial growth. The current ratio of commercial to industrial acreage is 42% commercial to 58% industrial. Based on that ratio, 342 net acres of industrial and 247 net acres of commercial space will be required to accommodate future growth. Assuming an additional 20% area is needed for right-of-way expansion, it is projected 707 total additional acres will be needed to support future commercial and industrial growth. That is 410 acres for industrial expansion and 296 acres for commercial expansion. The following Table represents projected net acreage needed to accommodate residential, commercial and industrial land uses through the year 2020.

**TABLE 4-3  
Net Acreage Forecasts: Residential, Commercial and Industrial Land Uses**

Year	Projected Hshds	Projected SF Hshds	Projected SF Net Acreage	Projected MF Hshds.	Projected MF Net Acreage	Projected C/I Net Acreage*	Projected Comm Net Acreage**	Projected Indust. Net Acreage**
2003-2005	178	100	50	78	13	69	29	40
2010	424	237	119	187	31	164	69	95
2015	446	250	125	196	33	173	73	100
2020	470	263	132	207	35	183	77	106
<b>TOTAL</b>	<b>1518</b>	<b>850</b>	<b>426</b>	<b>668</b>	<b>112</b>	<b>590</b>	<b>248</b>	<b>341</b>

It is important to note that the projections above are applicable additional persons/households projected to enter the community. The above data must be viewed in addition to persons/households which are within the Township Orderly Annexation Area.

## **VI. FUTURE LAND USE**

The Planning District and Future Land Use maps at the close of this chapter offer a visual representation of future land use projections. It is noted projected land uses depicted within the Future Land Use map may be adjusted in location if the location of collector streets that are planned are slightly adjusted. This plan and subsequent documentation takes into consideration the land uses that have previously been approved by the City, and the land uses encourage compact, contiguous development. It efficiently uses the existing and proposed infrastructure and capital investment.

## **VII. ANNEXATION**

The City of Waite Park and St. Joseph Township have entered into a joint annexation agreement. The annexation agreement divides a portion of St. Joseph Township into a fifteen-year annexation area with annexation eligibility achieved at five-year increments. The annexation area includes 4.68 square miles or 2,994 acres of varying land uses and rights-of-way.

## **VIII. SURFACE WATER MANAGEMENT**

The City of Waite Park features plentiful natural resources including rock outcroppings, several wetlands of diverse types, several old growth tree massings and the protected watercourses. The City is committed to preserving its natural resources as evidenced by its review of storm water drainage issues and its desire to educate the public on issues relative to surface water quality.

As of the drafting of the Comprehensive Plan, the City of Waite Park has not adopted a surface water management plan. To protect and perpetuate the City's natural resources it is recommended the City adopt a comprehensive surface water management plan.

The surface water management plan would be used to guide the development and expansion of the City's drainage system in a cost-effective manner that preserves existing water resources. Possible goals of the surface water management plan include, but are not limited to: assessment of the current system; the identification of an ultimate storm drainage system for the entire City; reduction of public expenditures necessary to control excessive volumes and rates of runoff; flood prevention especially those urban in nature; identification of current and future drainage patterns; protection and enhancement of the areas natural habitat; promotion of ground water recharge; definition of all drainage outlets; and reduction in erosion from surface flows.

In addition, it is recommended the City update zoning and subdivision ordinances to include standards pertaining to on-site storm water management and erosion control plan approval processes for all commercial/industrial land disturbing activities and new residential subdivisions.

The development of a surface water management plan should be initiated by the Public Works Director in concert with the City Administrator and City Council. It is expected the surface water management plan would be developed by a certified engineer and approved by the Department of Natural Resources. Implementation of the surface water management plan would be achieved with assistance from the City Engineer, City Administrator, Planning Commission and City Council.

- Initiation of consideration of a surface water management plan, identification of funding sources (e.g. stormwater utility) and authorization of the plan rests with the Public Work Superintendent, City Council and City Administrator with assistance as needed from other sources.

## IX. PLANNING DISTRICT EVALUATIONS

To more fully examine all areas of the community, the City of Waite Park has been divided into nine (9) individual 'planning' districts. The planning district boundaries were established using the location of similar land uses and physical barriers but DO NOT represent zoning district boundaries. The locations of the planning districts are illustrated on a map at the close of this chapter. This section of the land use plan will detail existing and recommended development for each individual planning district. In addition to the eight planning districts within the City's corporate limits, a ninth district has been identified and is coterminous with areas within the orderly annexation with St. Joseph Township. Goals outlined for each planning district will vary greatly, however, the following general guidelines form the basis for recommendations hereafter: Please note **bold text** in implementation statements denotes primary responsibility for implementation.

1. Promotion of safe, healthy and attractive residential environments offering a broad choice of housing options including sufficient life-cycle housing options, sizes and values conducive to a diverse population and various income levels.
  - Implementation: **City Council**, Planning Commission, St. Joseph Township Board, local (or regional) Housing and Redevelopment Authority and the City Administrator.
2. Promotion of continuous economic development and redevelopment projects that are conscientiously managed, planned and reviewed so as to induce growth, maximize quality of life, promote sustainability of the community and further local employment opportunities while responding to market demands and minimizing impact on the environment and City services.
  - Implementation: **City Council, Economic Development Authority (City Council)**, Planning Commission and City Administrator.
3. Promote fiscally responsible infrastructure (i.e. streets, water, sewer, electrical, gas, advanced telecommunication) construction conducive to continued development and redevelopment while ensuring existing infrastructure is maintained and upgraded in a cost effective and timely manner that provides optimum service to the community.
  - Implementation: Area utility service providers, City Engineer, **Public Works Superintendent**, Planning Commission and **City Council**.
4. Promote adequate and affordable public wastewater treatment and water supplies that sustain current and future development while securing the public's health and safety.
  - Implementation: **Public Works Superintendent**, City Engineer, City Administrator, Planning Commission and **City Council**.
5. Promote and sustain an affordable, safe and convenient transportation network including local, county and state roadways and amenities which balance mobility needs, safety concerns, aesthetic value and environmental/land resource protection. Develop, promote and sustain alternative transportation methods including, but not limited to: metro bus service, Northstar Commuter Line, taxi service, etc.
  - Implementation: City Engineer, Public Works Superintendent, City Administrator, Planning Commission, **City Council**, St. Cloud APO, Stearns County and Minnesota Department of Transportation.
6. Promote other public facilities including parks, trails and open space that favorably impact the quality of life for all residents.
  - Implementation: **Park Board**, Planning Commission and City Council.

## District One

### Location

District One occupies the northeastern portion of the City centered around the 3<sup>rd</sup> Street Corridor.

### Boundaries

The planning district boundaries, generally are:

- North: Corporate limits – City of Waite Park
- West: CSAH 138
- South: CSAH 75 (Division Street), then Burlington Northern Santa Fe railway corridor
- East: (east northeast) to northern point of beginning

### Prominent Features

Prominent features within District One include: 3<sup>rd</sup> Street Corridor (CSAH 81); 10<sup>th</sup> Avenue North (MSA 103); Division Street (CSAH 75) from CSAH 138 to BNSF railway corridor; municipal facilities and the City Library.

Physical barriers to (re)development include existing transportation corridors and potential of contaminated soils near railway corridor.

### Existing Land Use

1. Presently a large area of industrial uses dependent upon railway service (including the Burlington Northern Santa Fe property) is located north of 3<sup>rd</sup> Street adjacent to the corporate limits.
2. In addition, a relatively 'new' area of commercial development (dependent on larger traffic volumes) is located east of CSAH 138 adjacent to Great Oak Drive, some vacant parcels are available for development northeast of the intersection of CSAH 138 and 3<sup>rd</sup> Street.
3. City Hall (administrative offices, police department and fire department), Community Park and the public library are located in this planning district. In addition, the public owns approximately 11 acres of linear greenspace north of 3<sup>rd</sup> Street North extending from one block east of 1<sup>st</sup> Avenue North to 8<sup>th</sup> Avenue North. The public greenspace north of the 3<sup>rd</sup> Street corridor complements a mixture of commercial office/limited retail interspersed with single-family residential uses south of 3<sup>rd</sup> Street North.
4. A core of single-family residential units defined by smaller lot sizes and lot/block grid design exists within this district.
5. A cluster of multiple-family dwellings is located east of 15<sup>th</sup> Avenue (CSAH 138) within Planning District One.
6. The Division Street (CSAH 75) corridor features commercial (retail) uses interspersed with single-family uses.

A summary of existing land use volumes within the district follows:

<b>LAND USE TYPE</b>	<b>TOTAL ACREAGE</b>
School	7
MF Residential	5
SF Residential	97
Light Industrial	102
Commercial	4
General Business	6

LAND USE TYPE	TOTAL ACREAGE
Vacant	2
ROW	51
Railway ROW	15
<b>TOTAL</b>	<b>308</b>

Recommendations

1. Recommended land uses within District One in the future include:

- First tier of lots south of 3<sup>rd</sup> Street North between the intersection of 3<sup>rd</sup> Street/BNSF railway and 13<sup>th</sup> Avenue North (MSA 106): Limited ‘neighborhood’ commercial/office space uses mixed with residential uses. This requires redefinition of B-1 “Neighborhood Business District” zoning class to focus on less intensive commercial retail/office designed to serve adjacent neighborhoods while allowing existing single-family units to continue as permitted uses within the district.
- Within 150 feet (plus or minus to nearest lot line) north of CSAH 75 (Division Street) and west of 10<sup>th</sup> Avenue is guided to commercial/office space uses (i.e. B-2 “General Commercial”).
- Single-family residential uses in existing areas, unless otherwise guided herein.
- Park/trail use.
- Industrial uses in existing areas with emphasis placed on “light” industrial uses in the future (i.e. uses which minimize impact on City services and environment).
- Commercial uses, as existing and in consideration of the aforementioned recommended land uses.
- Implementation: City Council, Park Board, **Planning Commission (ordinance review) and City Administrator.**

2. Encourage the development of trail/pathways connecting single-family neighborhoods in Planning District One to existing/future parks, commercial areas and residential uses in other portions of the City.

- Implementation: **Park Board**, City Council, Planning Commission, City Administrator and Public Works Superintendent.

3. The City to every extent possible shall preserve, protect, restore and enhance former and remaining open space, parkland, elements with historic and/or cultural significance (e.g. railway is very significant to Waite Park history especially 3<sup>rd</sup> Street corridor) and physical infrastructure within this District.

- Implementation: Park Board, **City Council**, Planning Commission, City Administrator and Public Works Superintendent.

4. Encourage the development of the 3<sup>rd</sup> Street North/13<sup>th</sup> Avenue North corridors, possibly in conjunction with the formation of a “3<sup>rd</sup> Street Business Association”, as a vital center of the

community offering a diverse yet coordinated mix of activities (retail shops, residences, public buildings, workplaces and parks), lively amenities, unique pedestrian systems tied to existing and future park/open space facilities and opportunities for personal interaction within the community (e.g. railway is very significant to Waite Park history especially 3<sup>rd</sup> Street corridor)

➤ Implementation: **Park Board**, City Engineer, St. Cloud APO, **EDA - City Council**, Planning Commission, **City Administrator**, Public Works Superintendent and **3<sup>rd</sup> Street Business Association (if/when formed)**.

5. Work with transportation planning entities locally and within the region (i.e. St. Cloud Area Planning Organization; Stearns County Highway Department, City of St. Cloud) to actively minimize the impact of Division Street (CSAH 75) as a fragmenting barrier within the community.

➤ Implementation: **City Council**, Planning Commission, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and **City Administrator**.

6. The City of Waite Park shall actively and measurably embrace, enhance and market its position as:

A. A direct neighbor to the City of St. Cloud;

B. A connective corridor between the center of the St. Cloud metropolitan area and edge communities;

C. A community with its own distinctive character; and,

D. A city that was once on the edge of the St. Cloud metropolitan area and continues to share some qualities with the new edge while becoming an integrated partner of the regional community.

➤ Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council)**, Park Board, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and **City Administrator**.

7. Proactively encourage aesthetic quality of the Division Street (CSAH 75) corridor, on a regional level, by promoting landscaping/plantings/greenspace and working with utility service providers to place overhead wire canopy underground.

➤ Implementation: **City Council**, Planning Commission, Utility Service Providers, St. Cloud APO, Stearns County Highway Department, City of St. Cloud, City Engineer and **City Administrator**.

8. Review and update sign ordinance as it pertains to commercial uses adjacent to Division Street (CSAH 75), possibly in conjunction with other stakeholders in the corridor, to promote aesthetically pleasing signage while meeting the needs of businesses and consumers.

➤ Implementation: **Planning Commission**, City Administrator and City Council with input from business owners and the Building Official, and possibly in conjunction with other stakeholders in the corridor like St. Cloud APO and the City of St. Cloud.

9. Strict and unified code administration and enforcement is warranted.
  - Implementation: **Building Official, City Council, Planning Commission** and City Administrator.
10. The City shall continue to encourage remodeling and redevelopment within established single-family neighborhoods as a means of preventing the presence of outdated housing units and isolation of residents from economic growth and new residential growth areas.
  - Implementation: Planning Commission, City Council and **City Administrator**.
11. The City should protect the integrity of areas guided for continued single-family uses from encroachment by commercial uses.
  - Implementation: **City Council, Planning Commission** and City Administrator.
12. The City should consider public investment in projects which achieve multiple goals such as commercial revitalization, environmental restoration/preservation and housing stock diversification.
  - Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council)** and City Administrator.
13. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.
  - Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff**.

## District Two

### Location

District Two occupies the east northeastern portion of the City and is centered around the Division Street (CSAH 75) Corridor.

### Boundaries

The planning district boundaries, generally are:

- North: Burlington Northern Santa Fe Railway corridor
- West: Edge of Commercial PUD District
- South: 3<sup>rd</sup> Street South and including Menard's parcel
- East: City of Waite Park corporate limits

### Prominent Features

Prominent features within District Two include: Division Street (CSAH 75) from 10<sup>th</sup> Avenue to eastern corporate limits, 2<sup>nd</sup> Street South (TH 23), 10<sup>th</sup> Avenue South (MSA 103), 2<sup>nd</sup> Avenue South (CSAH 136, MSA 106), 1<sup>st</sup> Street South, 3<sup>rd</sup> Street North (east of BNSF railway corridor) and a portion of Crossroads Shopping Center (includes large portion of parking lot, Scheels Sports addition and food court).

Physical barriers to (re)development include existing transportation corridors.

### Existing Land Use

1. Presently a grouping of single-family units exists directly north of Division Street (CSAH 75) and east of the BNSF railway corridor. The grouping of single-family units between south of the BNSF railway and between 1<sup>st</sup> Avenue northeast and 2<sup>nd</sup> Avenue, is surrounded on three sides by commercial uses.
2. Two separate areas of general commercial uses exist; the first adjacent to 3<sup>rd</sup> Street Northeast, the second east of 2<sup>nd</sup> Avenue South (MSA 102; CSAH 136).
3. A large portion of District Two is currently within the 2<sup>nd</sup> Street South Commercial zoning classification which includes commercial planned unit developments accommodating large retail facilities and commercial retail (strip mall) uses.

A summary of existing land use volumes within the district follows:

LAND USE TYPE	TOTAL ACREAGE
MF Residential	5
SF Residential	63
Light Industrial	3
Commercial	172
Vacant	7
ROW	71
<b>TOTAL</b>	<b>337</b>

### Recommendations

1. Recommended future land use within District Two include:
  - The City may wish to guide the area between Waite Avenue and 1<sup>st</sup> Avenue North from Division Street (CSAH 75) and 3<sup>rd</sup> Street North for commercial (B-1) development.
  - Reserve first tier of lots south of 3<sup>rd</sup> Street North for commercial (B-1) development.
  - Continued B-2 (General Commercial) and B-3 (2<sup>nd</sup> Street Commercial) in areas designated.
  - Implementation: City Council, **Planning Commission** and City Administrator.

2. Encourage sustainable designs for large retail establishments which maximize possibilities for eventual re-use of structures (i.e. for re-use as educational institution, government facility, community facility, etc.).
  - Implementation: **Building Official, Planning Commission**, City Council and City Administrator.
  
3. The City shall strive to integrate large retail establishments with adjacent land uses, transit services, social services, housing options and natural systems as a means of preventing the development of isolated 'big boxes'.
  - Implementation: **Planning Commission**, City Council, Park Board and City Administrator.
  
4. The City to every extent possible shall preserve, protect, restore and enhance former and remaining open space, parkland, elements with historic and/or cultural significance and physical infrastructure within this District.
  - Implementation: **Park Board, City Council**, Planning Commission, **City Administrator** and Public Works Superintendent.
  
5. Work with transportation planning entities locally and within the region (i.e. St. Cloud Area Planning Organization; Stearns County Highway Department, City of St. Cloud) to actively minimize the impact of Division Street (CSAH 75) and 2<sup>nd</sup> Street South (TH 23) as fragmenting barriers within the community.
  - Implementation: **City Council**, Planning Commission, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and City Administrator.
  
6. The City should promote the CSAH 75 entrance to Waite Park as an aesthetically pleasing corridor which creates a distinctive impression of the City. Preservation of existing environmental features and civic entrance monuments of superior quality could be emphasized.
  - Implementation: City Council, **Planning Commission, City Administrator**, City Engineer and Public Works Superintendent.
  
7. The City of Waite Park shall actively and measurably embrace, enhance and market its position as:
  - A. A direct neighbor to the City of St. Cloud;
  - B. A connective corridor between the center of the St. Cloud metropolitan area and edge communities;
  - C. A community with its own distinctive character; and,
  - D. A city that was once on the edge of the St. Cloud metropolitan area and continues to share some qualities with the new edge while becoming an integrated partner of the regional community.
  - Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council)**, Park Board, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and City Administrator.

14. Proactively encourage aesthetic quality of the Division Street (CSAH 75) and 2<sup>nd</sup> Street South (TH 23) corridors, on a regional level, by promoting landscaping/plantings/greenspace and working with utility service providers to place the overhead wire canopy underground.
  - Implementation: **City Council**, Planning Commission, Utility Service Providers, St. Cloud APO, Stearns County Highway Department, City of St. Cloud, City Engineer and City Administrator.
  
15. Review and update sign ordinance as it pertains to commercial uses adjacent to Division Street (CSAH 75) and 2<sup>nd</sup> Street South, possibly in conjunction with other stakeholders in the corridor, to promote aesthetically pleasing signage while meeting the needs of businesses and consumers.
  - Implementation: **Planning Commission**, City Administrator and City Council with input from business owners and the Building Official, and possibly in conjunction with other stakeholders in the corridor like St. Cloud APO and the City of St. Cloud.
  
16. Strict and unified code administration and enforcement is warranted.
  - Implementation: Building Official, City Council, Planning Commission and City Administrator.
  
17. The City should review the status of 1<sup>st</sup> Street South between 1<sup>st</sup> Avenue South and 2<sup>nd</sup> Avenue South as a half-street and proceed with efforts to secure the full right-of-way or vacate the street.
  - Implementation: **City Council**, Planning Commission, City Engineer, Public Works Superintendent and City Administrator.
  
18. The City should consider public investment in projects which achieve multiple goals such as commercial revitalization, environmental restoration/preservation and housing stock diversification.
  - Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council) and City Administrator.**
  
19. The City shall encourage the development of useable and attractive trails/pathways, including above grade crossings at CSAH 75/28<sup>th</sup> Avenue and T.H. 23/28<sup>th</sup> Avenue connecting current and future neighborhoods and developments within the community.
  - Implementation: **Park Board**, City Council, Planning Commission, City Administrator and Public Works Superintendent.
  
20. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.
  - Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff.**

## District Three

### Location

District Three occupies the north central portion of the City.

### Boundaries

The planning district boundaries, generally are:

- North: 3<sup>rd</sup> Street South, west from the eastern corporate limits except Menards parcel
- West: Section line adjacent to eastern boundary of Rainbow (south) Quarry
- South: 7<sup>th</sup> Street South (CSAH 137)
- East: City of Waite Park corporate limits

### Prominent Features

Prominent features within District Three include: the Park Meadows multiple-family housing development, Sundial Industrial Park, City parks - Lion's, Rock Island and Willow Creek and the former Angushire Golf Course.

Physical barriers to (re)development include existing transportation corridors.

### Existing Land Use

1. Several clusters of multiple-family housing units are contained within this district.
2. Commercial uses are located south of 3<sup>rd</sup> Street South.
3. Two City parks are located within this district.
4. Light industrial uses are established throughout the center of District Three.
5. The southeast corner of District Three features mixed density residential units.
6. Two isolated parcels zoned for single-family use exist adjacent to Sundial Industrial Park and 10<sup>th</sup> Avenue South (MSA 103).

A summary of existing land use volumes within the district follows:

<b>LAND USE TYPE</b>	<b>TOTAL ACREAGE</b>
MF Residential	82
SF Residential	40
Light Industrial	145
Commercial	15
General Business	3
Recreational	42
Special Protection/Ag	56
ROW	41
<b>TOTAL</b>	<b>424</b>

### Recommendations

1. Recommended future land use within District Three include:
  - Commercial (B-2 and B-3) adjacent to 3<sup>rd</sup> Street South west of 6<sup>th</sup> Avenue South (except public property) to TH 23.

- Continued commercial and industrial adjacent to 10<sup>th</sup> Avenue South.
    - Continued mixed density residential adjacent to CSAH 137.
    - Continued mixed density residential north of CSAH 137 between corporate limits and 2<sup>nd</sup> Avenue South.
  - Implementation: **City Council, Planning Commission** and City Administrator.
2. The City to every extent possible shall preserve, protect, restore and enhance former and remaining open space, parkland, elements with historic and/or cultural significance and physical infrastructure within this District.
    - Implementation: **Park Board, City Council, Planning Commission**, City Administrator and Public Works Superintendent.
  3. The City should continue promoting the area adjacent to the existing regional stormwater detention pond as a passive recreation/nature viewing area with trails, benches, grills and picnic tables for use by employees of adjacent business establishments and residents of adjacent apartment units. In the future, all new subdivisions should be examined for parkland dedication or fee-in-lieu of parkland dedication to ensure lands dedicated for parks are desirable and usable.
    - Implementation: **Park Board**, City Council, Planning Commission, City Administrator and Public Works Superintendent.
  4. The City shall promote the presence of 'light' industrial uses within District Three and prohibit industrial uses which significantly impact City services and/or the environment.
    - Implementation: **City Council, Planning Commission** and City Administrator.
  5. The City shall require proposed street names to comply with local/regional policies, especially as they relate to non-thru streets (e.g. cul-de-sacs should not be entitled 'street' or 'avenue') so as to facilitate orderly movement of local traffic and emergency response teams.
    - Implementation: City Council, Planning Commission, **City Administrator and Public Works Superintendent**.
  6. The City of Waite Park shall actively and measurably embrace, enhance and market its position as:
    - i. A direct neighbor to the City of St. Cloud;
    - ii. A connective corridor between the center of the St. Cloud metropolitan area and edge communities;
    - iii. A community with its own distinctive character; and,
    - iv. A city that was once on the edge of the St. Cloud metropolitan area and continues to share some qualities with the new edge while becoming an integrated partner of the regional community.
    - Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council)**, Park Board, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and **City Administrator**.

7. Strict and unified code administration and enforcement, including the rental code is warranted.
  - Implementation: **Building Official, City Council, Planning Commission and City Administrator.**
  
8. The City should consider public investment in projects which achieve multiple goals such as commercial revitalization, environmental restoration/preservation and housing stock diversification.
  - Implementation: **City Council, Planning Commission, Waite Park Economic Development Authority (City Council)** and City Administrator.
  
9. The City shall encourage the development of an integrated trails/pathway system, to afford non-motorized transportation a connection to Quarry Park.
  - Implementation: **Park Board, City Council, Planning Commission, City Administrator and Public Works Superintendent.**
  
10. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.
  - Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff.**

## District Four

### Location

District Four occupies the east central portion of the City.

### Boundaries

The planning district boundaries, generally are:

- North: CSAH 137 (7<sup>th</sup> Street South; MSA 104)
- West: 10<sup>th</sup> Avenue South to Quarry Park
- South: Section line west of confluence of 2<sup>nd</sup> Avenue South, Graniteview Road and T.H. 15 to Quarry Park.
- East: City of Waite Park corporate limits

### Prominent Features

Prominent features within District Four include several residential subdivisions.

Physical barriers to (re)development include existing transportation corridors and depth to bedrock.

### Existing Land Use

1. Several clusters of single-family housing units are contained within this district.
2. Portions of the district are zoned rural residential.

A summary of existing land use volumes within the district follows:

LAND USE TYPE	TOTAL ACREAGE
School	31
Residential	135
Recreational	3
Agricultural/Rural	
Residential	116
ROW	52
<b>TOTAL</b>	<b>328</b>

### Recommendations

1. Recommended future land uses within District Four include:
  - Residential: Single-family and/or two-family (mixed density) residential with intensities not exceeding those allowed in the underlying zoning classification.
  - Park/Open Space.
- Implementation: **City Council, Planning Commission** and City Administrator.
2. The City shall identify, preserve and protect environmentally sensitive areas including, but not limited to, floodplains, wetlands, watercourses, hydric soils, tree massings, sites with historic and/or cultural significance and natural systems within this District.
  - Implementation: **Park Board, City Council, Planning Commission, City Administrator** and Public Works Superintendent.

3. The City shall require proposed street names to comply with local/regional policies, especially as they relate to non-thru streets (e.g. cul-de-sacs should not be entitled 'street' or 'avenue') so as to facilitate orderly movement of local traffic and emergency response teams.
  - Implementation: City Council, Planning Commission, **City Administrator and Public Works Superintendent.**
  
4. The City shall continue to promote attractive residential environments that offer a broad choice of housing options including diverse life-style housing options, sizes and values. Future single-family residential housing types should be of diverse life-cycle types.
  - Implementation: Planning Commission, **City Council** and City Administrator.
  
5. The City shall encourage the development of an integrated trails/pathway system, to afford non-motorized transportation a connection to Quarry Park.
  - Implementation: **Park Board**, City Council, Planning Commission, City Administrator and Public Works Superintendent.
  
6. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.
  - Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff.**

## District Five

### Location

District Five occupies the northwest portion of the City.

### Boundaries

The planning district boundaries, generally are:

- North: Sauk River
- West: To the section line between St. Joseph Township Section 13 and former St. Cloud Township Section 18
- South: T.H. 23
- East: CSAH 138 to CSAH 75 (Division Street) to 10<sup>th</sup> Avenue North (MSA 103)

### Prominent Features

Prominent features within District Five include: the Sauk River, River's Edge Park, "Meridian" or "North" Quarry, Division Street (CSAH 75) and 28<sup>th</sup> Avenue South.

Physical barriers to (re)development include existing transportation corridors, existing extractive uses and depth to bedrock.

### Existing Land Use

1. Parkland (River's Edge – 42 acre park).
2. Extractive use – granite mining.
3. Light industrial (east of 28<sup>th</sup> Avenue South).
4. B-2 General Commercial adjacent to Division Street.

A summary of existing land use volumes within the district follows:

LAND USE TYPE	TOTAL ACREAGE
MF Residential	1
SF Residential	48
Heavy Industrial (Quarrying)	371
Light Industrial	11
Commercial	47
General Business	77
Recreational	63
Vacant	2
ROW	123
Railway ROW	17
<b>TOTAL</b>	<b>755</b>

### Recommendations

1. Recommended future land use within District Five include:
  - Greenspace Corridor/Open Space buffer as possible adjacent to T.H. 23, possibly between T.H. 23 and the BNSF Railway and adjacent to "North" and "Rainbow" Quarries (i.e. creation of I-94/TH 23 Entrance Corridor).

- Post-reclamation uses as negotiated with extractive use operator, including but not limited to: greenspace/viewing corridors, future public waters, public access to future public waters, public parks and single-family residential units.
    - Parks/Trails.
    - High architectural quality mixed commercial business/business park in areas abutting T.H. 23 west of North and Rainbow Quarries (i.e. creation of I-94/TH 23 Entrance Corridor).
    - B-2 north of CSAH 75 between the 15<sup>th</sup> Avenue and Old Highway 52 (and lot directly abutting Old Highway 52).
    - Single-family residential south of River's Edge Park and west of Old Highway 52.
  - Implementation: **City Council, Planning Commission and City Administrator.**
2. Due to the profound impact of the quarrying operation on the short and long-term development of the City, the City shall proactively facilitate/negotiate an agreement with the extractive use permit holder to establish a tangible reclamation plan with a defined, staged implementation schedule for all mined areas. The City shall strive to work with the permit holder to develop and implement a plan to:
- a. Preserve/establish/protect adequate greenspace corridors adjacent to future public waters;
  - b. Provide for trail connections to existing and future trail extensions;
  - c. Define the location of and access to future public waters;
  - d. To define amenities consistent with design of future public waters (i.e. swimming ledges, watercraft access, vegetative plantings, wildlife habitat, fish habitat, etc.);
  - e. Stormwater drainage facilities;
  - f. Urban infrastructure; and,
  - g. Limited single-family residential uses.
- Implementation: Park Board, **City Council**, Planning Commission, **City Administrator**, Department Heads, Extractive Use Permit Holder, City Engineer, Planning Consultant, City Attorney, DNR, Stearns County, Other Project Stakeholders, Regional/State Elected Officials, residents and the business community.
3. The City shall continue to work with the extractive use permit holder to identify methods of curtailing the impact of the extractive use on adjacent property owners.
- Implementation: **City Council, City Administrator**, City Attorney and Extractive Use Permit Holder.
4. The City shall identify, preserve and protect environmentally sensitive areas including, but not limited to, floodplains, wetlands, watercourses, hydric soils, tree massings, sites with historic and/or cultural significance and natural systems within this District.
- Implementation: **Park Board, City Council, Planning Commission, City Administrator** and Public Works Superintendent.
5. The City should provide and promote access to the Sauk River for recreational purposes such as fishing, hiking, areas for picnics and sites for the viewing of nature.
- Implementation: **Park Board**, MnDNR, Public Works Superintendent, City Council, Planning Commission and City Administrator.

6. The City should promote the I-94/T.H. 23 entrance to Waite Park as a high-quality, aesthetically pleasing corridor which creates a distinctive impression of the City. Distinguishing architectural design, quality building materials, preservation of existing environmental features and entrance monuments of superior quality could be emphasized.
  - Implementation: City Council, **Planning Commission**, **City Administrator**, City Engineer and Public Works Superintendent.
  
7. In addition, the City should consider the implementation of strict design standards for development adjacent to the T.H. 23 corridor in order to enhance the corridor as a quality entry point to the City of Waite Park from Interstate 94.
  - Implementation: **Planning Commission**, City Council and **City Administrator**.
  
8. The City should promote the CSAH 75 entrance to Waite Park as an aesthetically pleasing corridor which creates a distinctive impression of the City. Preservation of existing environmental features and civic entrance monuments of superior quality could be emphasized.
  - Implementation: City Council, **Planning Commission**, **City Administrator**, City Engineer and Public Works Superintendent.
  
9. Work with transportation planning entities locally and within the region (i.e. St. Cloud Area Planning Organization; Stearns County Highway Department, City of St. Cloud) to actively minimize the impact of T.H. 23 as fragmenting barrier within the community.
  - Implementation: **City Council**, Planning Commission, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and City Administrator.
  
10. The City of Waite Park shall actively and measurably embrace, enhance and market its position as:
  - i. A direct neighbor to the City of St. Cloud;
  - ii. A connective corridor between the center of the St. Cloud metropolitan area and edge communities;
  - iii. A community with its own distinctive character; and,
  - iv. A city that was once on the edge of the St. Cloud metropolitan area and continues to share some qualities with the new edge while becoming an integrated partner of the regional community.
  - Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council)**, Park Board, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and **City Administrator**.
  
11. Proactively encourage the aesthetic quality of the Division Street (CSAH 75) and 2<sup>nd</sup> Street South (TH 23) corridors on a regional level, by promoting landscaping/plantings/greenspace and working with utility service providers to place the overhead wire canopy underground.
  - Implementation: **City Council**, Planning Commission, Utility Service Providers, St. Cloud APO, Stearns County Highway Department, City of St. Cloud, City Engineer and City Administrator.

12. Review and update sign ordinance as it pertains to commercial uses adjacent to Division Street (CSAH 75) and 2<sup>nd</sup> Street South, possibly in conjunction with other stakeholders in the corridor, to promote aesthetically pleasing signage while meeting the needs of businesses and consumers.
  - Implementation: **Planning Commission**, City Administrator and City Council with input from business owners and the Building Official, and possibly in conjunction with other stakeholders in the corridor like St. Cloud APO and the City of St. Cloud.
  
13. Strict and unified code administration and enforcement is warranted.
  - Implementation: **Building Official, City Council**, Planning Commission and **City Administrator**.
  
14. The City should consider public investment in projects which achieve multiple goals such as community revitalization, environmental restoration/preservation and housing stock diversification (e.g. reclamation plan for North and Rainbow Quarries).
  - Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council)** and City Administrator.
  
15. The City shall encourage the development of useable and attractive trails/pathways, including above grade crossings at CSAH 75/28<sup>th</sup> Avenue and T.H. 23/28<sup>th</sup> Avenue connecting current and future neighborhoods and developments within the community (i.e. post mined areas).
  - Implementation: **Park Board**, City Council, Planning Commission, City Administrator and Public Works Superintendent.
  
16. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.
  - Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff**.

## District Six

### Location

District Six occupies the north central portion of the City.

### Boundaries

The planning district boundaries, generally are:

- North: T.H. 23
- West: City of Waite Park corporate limits
- South: CSAH 137
- East: Section line adjacent to east boundary of Rainbow Quarry

### Prominent Features

The prominent feature within District Six is Rainbow Quarry. Physical barriers to (re)development include the existing extractive use.

### Existing Land Use

1. Extractive use – granite mining.
2. Light industrial (south of T.H. 23).
3. Single-family residential uses (adjacent to CSAH 137 west of Rainbow Quarry).

A summary of existing land use volumes within the district follows:

LAND USE TYPE	TOTAL ACREAGE
Heavy Industrial (quarrying)	140
SF Residential	12
Agricultural	209
ROW	24
<b>TOTAL</b>	<b>383</b>

### Recommendations

1. Recommended future land use within District Six include:
    - Greenspace Corridor/Open Space buffer as possible adjacent to T.H. 23, especially adjacent to Rainbow Quarry.
    - Post-reclamation uses as negotiated with extractive use operator, including but not limited to: greenspace/viewing corridors, future public waters, public access to future public waters, public parks and single-family residential units.
    - Parks/Trails.
    - Light Industrial adjacent to T.H. 23, consider re-zoning to reflect I-94/T.H. 23 entrance corridor.
    - Single-family residential west of Rainbow Quarry, adjacent to CSAH 137, but not necessarily abutting CSAH 137.
    - Mixed density residential and/or neighborhood commercial reserve strip adjacent to CSAH 137.
- Implementation: **City Council, Planning Commission** and City Administrator.

2. Due to the profound impact of the quarrying operation on the short and long-term development of the City, the City shall proactively facilitate/negotiate an agreement with the extractive use permit holder to establish a tangible reclamation plan with a defined, staged implementation schedule for all mined areas. The City shall strive to work with the permit holder to develop and implement a plan to:
  - a. Preserve/establish/protect adequate greenspace corridors adjacent to future public waters;
  - b. Provide for trail connections to existing and future trail extensions;
  - c. Define the location of and access to future public waters;
  - d. To define amenities consistent with design of future public waters (i.e. swimming ledges, scuba diving, watercraft access, vegetative plantings, wildlife habitat, fish habitat, etc.);
  - e. Stormwater drainage facilities;
  - f. Urban infrastructure; and,
  - g. Limited single-family residential uses.
  - Implementation: Park Board, **City Council**, Planning Commission, **City Administrator**, Department Heads, Extractive Use Permit Holder, City Engineer, Planning Consultant, City Attorney, DNR, Stearns County, Other Project Stakeholders, Regional/State Elected Officials, residents and the business community.
  
3. The City shall continue to work with the extractive use permit holder to identify methods of curtailing the impact of the extractive use on adjacent property owners.
  - Implementation: **City Council**, **City Administrator**, City Attorney and Extractive Use Permit Holder.
  
4. The City shall identify, preserve and protect environmentally sensitive areas including, but not limited to, wetlands, watercourses, hydric soils, tree massings, sites with historic and/or cultural significance and natural systems within this District.
  - Implementation: **Park Board**, **City Council**, **Planning Commission**, City Administrator and Public Works Superintendent.
  
5. The City should review the need for future industrial acreage south of T.H. 23 west of Rainbow Quarry. If need is not demonstrable, consider rezoning to enhance the I-94/T.H. 23 Entrance Corridor.
  - Implementation: Planning Commission, City Council and City Administrator.
  
6. The City should promote the I-94/T.H. 23 entrance to Waite Park as a high-quality, aesthetically pleasing corridor which creates a distinctive impression of the City. Distinguishing architectural design, quality building materials, preservation of existing environmental features and civic entrance monuments of superior quality could be emphasized.
  - Implementation: City Council, **Planning Commission**, **City Administrator**, City Engineer and Public Works Superintendent.

7. In addition, the City should consider the implementation of strict design standards for development adjacent to the T.H. 23 corridor in order to enhance the corridor as a quality entry point to the City of Waite Park from Interstate 94.
  - Implementation: **Planning Commission**, City Council and City Administrator.
  
8. The City should work with the APO to minimize the impact and maximize the benefit of widening CR 137 to a four-lane roadway from 10<sup>th</sup> Avenue South to Quarry Park (included in APO's constrained 2025 transportation plan). The City should strive to retain the landscape character, existing tax base and corridor mobility throughout the design and construction phases. Corridor design should minimize the creation of a 'barrier' within the community, especially as related to pedestrian traffic.
  - Implementation: **City Council, Park Board, Planning Commission**, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and **City Administrator**.
  
9. The City shall work with transportation planning entities locally and within the region (i.e. St. Cloud Area Planning Organization; Stearns County Highway Department, City of St. Cloud) to actively minimize the impact of T.H. 23 as fragmenting barrier within the community.
  - Implementation: **City Council**, Planning Commission, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and City Administrator.
  
10. The City of Waite Park shall actively and measurably embrace, enhance and market its position as:
  - i. A direct neighbor to the City of St. Cloud;
  - ii. A connective corridor between the center of the St. Cloud metropolitan area and edge communities;
  - iii. A community with its own distinctive character; and,
  - iv. A city that was once on the edge of the St. Cloud metropolitan area and continues to share some qualities with the new edge while becoming an integrated partner of the regional community.
  - Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council)**, Park Board, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and City Administrator.
  
11. Strict and unified code administration and enforcement is warranted.
  - Implementation: **Building Official, City Council**, Planning Commission and **City Administrator**.
  
12. The City should consider public investment in projects which achieve multiple goals such as community revitalization, environmental restoration/preservation and housing stock diversification (e.g. reclamation plan for North and Rainbow Quarries).
  - Implementation: **City Council**, Planning Commission, **Waite Park Economic Development Authority (City Council)** and **City Administrator**.

13. The City shall encourage the development of useable and attractive trails/pathways, including an above grade crossings at CSAH 75/28<sup>th</sup> Avenue and T.H. 23/28<sup>th</sup> Avenue connecting current and future neighborhoods and developments within the community (i.e. post mined areas).
  - Implementation: **Park Board**, City Council, Planning Commission, City Administrator and Public Works Superintendent.
  
14. The City shall require proposed street names to comply with local/regional policies, especially as they relate to non-thru streets (e.g. cul-de-sacs should not be entitled 'street' or 'avenue') so as to facilitate orderly movement of local traffic and emergency response teams.
  - Implementation: City Council, Planning Commission, **City Administrator and Public Works Superintendent**.
  
15. Future development driveway access points directly onto CSAH 137 should be curtailed by planning internal road systems which provide access to the lots or when direct access is required, joint driveways. Primary emphasis for the roadway should be mobility and traffic flow.
  - Implementation: City Engineer, **Planning Commission, City Council** and City Administrator.
  
16. The City should monitor the amount of vacant lots available as a means of avoiding excess lot quantities, partially developed subdivisions and 'leap-frog' type developments.
  - Implementation: Planning Commission, **City Administrator and City Council**.
  
17. The City should review single-family lot size requirements and planned unit development standard administration relative to density allowed.
  - Implementation: City Council, **Planning Commission** and City Administrator.
  
18. As this district further develops emphasis should be placed on retaining the small town nature of the community through the encouragement of diverse styles of contemporary homes, pedestrian-friendly streetscapes and use of structures to 'frame' public spaces/amenities. In addition: parkland facilities/amenities/opportunities that complement existing parkland elements and are integrated within the neighborhood; protection/preservation of natural amenities and open space areas; tree plantings; and trail amenities should be emphasized.
  - Implementation: **City Council, Planning Commission and City Administrator**.
  
19. The City shall continue to promote attractive residential environments that offer a broad choice of housing options including diverse life-style housing options, sizes and values. Future single-family residential housing types should be of diverse life-cycle types.
  - Implementation: Planning Commission, **City Council** and City Administrator.

20. If an area is platted as part of a larger development project, the City shall require the developer to submit a ghost plat (build out plat) of the entire development.

➤ Implementation: **City Administrator**, Planning Commission and City Council.

21. The City shall review proposed developments within the District to determine:

- a. Impact on existing and future transportation facilities,
- b. Existing and future surface water management systems,
- c. Adequacy of park facilities within the proposed development,
- d. Appropriateness of the proposed use(s),
- e. Adequacy and quality of proposed sanitary sewer and water facilities, and,
- f. Sufficient capacity is available within proposed sanitary sewer and water facilities to service the proposed development.

➤ Implementation: **City Council, Planning Commission, Park Board, City Engineer, City Administrator and Public Works Superintendent.** Consultation with and/or approval by: Stearns County, MnDOT, DNR and Soil & Water Conservation District as appropriate.

22. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.

➤ Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff.**

## District Seven

### Location

District Seven occupies the southeast portion of the City.

### Boundaries

The planning district boundaries, generally are:

- North: CSAH 137
- West: A line extending southerly from the western boundary of Quarry Park to the southern corporate limits
- South: Interstate 94
- East: T.H. 15

### Prominent Features

The prominent features within District Seven include: I-94 corridor, Graniteview Road, County Road 6 and rural residential uses. Physical barriers to (re)development include existing transportation corridors and depth to bedrock.

### Existing Land Use

1. Park/trails/open space.
2. Rural residential uses.
3. It is noted the property abutting this district within the St. Cloud corporate limits is currently zoned for agricultural use. If the construction of a new four lane roadway from CSAH 74 in St. Cloud to CSAH 121 in St. Joseph, including an interchange at T.H. 15 (included in the St. Cloud APO's 2025 Financially Unconstrained project list) zoning is expected to change to accommodate uses more typically associated with high volumes of vehicular traffic.

A summary of existing land use volumes within the district follows:

LAND USE TYPE	TOTAL ACREAGE
MF Residential	2
SF Residential	97
Commercial	9
Recreational	524
Special Protection/Ag	92
Agricultural	386
ROW	38
<b>TOTAL</b>	<b>1145</b>

### Recommendations

1. Recommended future land use within District Seven include:
  - Parks/Trails.
  - Single-family residential uses.
  - In conjunction with the construction of a new four lane roadway from CSAH 74 in St. Cloud to CSAH 121 in St. Joseph, including an interchange at T.H. 15 (included in the St. Cloud APO's 2025 Financially Unconstrained project list) and/or the extension of 10<sup>th</sup> Avenue South and/or 28<sup>th</sup> Avenue South: Mixed density residential and/or

high quality commercial/office reserve tiers adjacent to “Southern Beltway”, 10<sup>th</sup> Avenue South (if extended) and Granite View Road.

- High architectural quality mixed commercial business/business park in areas abutting T.H. 15 south of CSAH 6.

➤ Implementation: **City Council, Planning Commission and City Administrator.**

2. The City shall identify, preserve and protect environmentally sensitive areas including, but not limited to, wetlands, watercourses, hydric soils, tree massings, sites with historic and/or cultural significance and natural systems within this District.

➤ Implementation: **Park Board, City Council, Planning Commission, City Administrator and Public Works Superintendent.**

3. The City shall study the need for a possible extension of 10<sup>th</sup> Avenue South as a future north-south collector street. It is noted this project is included in the St. Cloud APO’s 2025 Financially Unconstrained Project list.

➤ Implementation: **City Council, Planning Commission, City Administrator, City Engineer and Public Works Superintendent.**

4. The City should work with area transportation officials to secure corridor placement and property acquisition for the “Southwestern Beltway” as identified on the APO’s unconstrained transportation plan. It is noted the construction of a new four-lane roadway from CSAH 74 in St. Cloud to CSAH 121 in St. Joseph, including an interchange at T.H. 15 is included in the St. Cloud APO’s 2025 Financially Unconstrained Project list.

➤ Implementation: Planning Commission, St. Cloud APO, **City Council and City Administrator.**

5. The City shall encourage the development of trails/pathways connecting current and future neighborhoods and parks within the community.

➤ Implementation: **Park Board, City Council, Planning Commission, City Administrator and Public Works Superintendent.**

6. The City shall require proposed street names to comply with local/regional policies, especially as they relate to non-thru streets (e.g. cul-de-sacs should not be entitled ‘street’ or ‘avenue’) so as to facilitate orderly movement of local traffic and emergency response teams.

➤ Implementation: City Council, Planning Commission, **City Administrator and Public Works Superintendent.**

7. Future development driveway access points directly onto CSAH 6 and Granite View Road shall be curtailed by planning internal road systems which provide access to the lots or when direct access is required, joint driveways. Primary emphasis for the roadway should be mobility and traffic flow.

➤ Implementation: City Engineer, **Planning Commission, City Council** and City Administrator.

8. The City should monitor the amount of vacant lots available as a means of avoiding excess lot quantities, partially developed subdivisions and 'leap-frog' type developments.
  - Implementation: **Planning Commission, City Administrator and City Council.**
  
9. The City should review single-family lot size requirements and planned unit development standard administration relative to density allowed.
  - Implementation: City Council, **Planning Commission** and City Administrator.
  
10. The abundance of rock outcrops and widespread levels of bedrock at less than fifty feet below the surface pose significant limitations to development and will significantly increase the cost of development. The City may wish to commence an exhaustive study of bedrock depths/corridors throughout undeveloped portions of the City so as to ascertain the preferred route/method of utility extension. Precise analysis will also give City leaders direction in deciding to what extent development should pay for itself.
  - Implementation: **Public Works Superintendent, City Council and City Administrator.**
  
11. As this district further develops emphasis should be placed on retaining the small town nature of the community through the encouragement of diverse styles of contemporary homes, pedestrian-friendly streetscapes and use of structures to 'frame' public spaces/amenities. In addition: parkland facilities/amenities/opportunities that complement existing parkland elements and are integrated within the neighborhood; protection/preservation of natural amenities and open space areas; tree plantings; and trail amenities should be emphasized.
  - Implementation: **City Council, Planning Commission and City Administrator.**
  
12. The City shall continue to promote attractive residential environments that offer a broad choice of housing options including diverse life-style housing options, sizes and values. Future single-family residential housing types should be of diverse life-cycle types.
  - Implementation: **Planning Commission, City Council and City Administrator.**
  
13. If an area is platted as part of a larger development project, the City shall require the developer to submit a ghost plat (build out plat) of the entire development.
  - Implementation: **City Administrator, Planning Commission, Park Board and City Council.**
  
14. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.
  - Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff.**

15. The City shall review proposed developments within the District to determine:

- a. Impact on existing and future transportation facilities,
  - b. Existing and future surface water management systems,
  - c. Adequacy of park facilities within the proposed development,
  - d. Appropriateness of the proposed use(s),
  - e. Adequacy and quality of proposed sanitary sewer and water facilities, and,
  - f. Sufficient capacity is available within proposed sanitary sewer and water facilities to service the proposed development.
- Implementation: **City Council, Planning Commission, Park Board, City Engineer, City Administrator and Public Works Superintendent.** Consultation with and/or approval by: Stearns County, MnDOT, DNR and Soil & Water Conservation District as appropriate.

## District Eight

### Location

District Eight occupies the southwest portion of the City.

### Boundaries

The planning district boundaries, generally are:

- North: CSAH 137
- West: Waite Park corporate limits
- South: Interstate 94 Corridor
- East: A line extending southerly from the western boundary of Quarry Park to the southern corporate limits

### Prominent Features

The prominent features within District Eight include: CSAH 137, County Road 6 and rural residential uses. Physical barriers to (re)development include existing transportation corridors and depth to bedrock.

### Existing Land Use

1. Park/trails/open space.
2. Rural residential uses.

A summary of existing land use volumes within the district follows:

LAND USE TYPE	TOTAL AC0REAGE
SF Residential	152
Light Industrial	102
Special Protection/Ag	45
Agricultural	1044
ROW	21
<b>TOTAL</b>	<b>1363</b>

### Recommendations

1. Recommended future land use within District Eight include:

- Parks/Trails.
  - Single-family residential uses.
  - In conjunction with the construction of a new four lane roadway from CSAH 74 in St. Cloud to CSAH 121 in St. Joseph, including an interchange at T.H. 15 (included in the St. Cloud APO's 2025 Financially Unconstrained project list) and/or the extension of 10<sup>th</sup> Avenue South and/or 28<sup>th</sup> Avenue South: Mixed density residential and/or neighborhood commercial tiers adjacent to intersection of "Southern Beltway" and 28<sup>th</sup> Avenue South.
  - Mixed density residential and/or neighborhood commercial tiers adjacent to intersection of CSAH 137 and 28<sup>th</sup> Avenue South.
- Implementation: **City Council, Planning Commission and City Administrator.**

2. The City shall identify, preserve and protect environmentally sensitive areas including, but not limited to, wetlands, watercourses, hydric soils, tree massings, sites with historic and/or cultural significance and natural systems within this District.
  - Implementation: **Park Board, City Council, Planning Commission, City Administrator** and Public Works Superintendent.
  
3. The City should work with area transportation officials to secure corridor placement and property acquisition for the “Southwestern Beltway” as identified on the APO’s unconstrained transportation plan. It is noted the construction of a new four-lane roadway from CSAH 74 in St. Cloud to CSAH 121 in St. Joseph, including an interchange at T.H. 15 is included in the St. Cloud APO’s 2025 Financially Unconstrained Project list.
  - Implementation: Planning Commission, St. Cloud APO, **City Council and City Administrator**.
  
4. The City should work with the APO to minimize the impact and maximize the benefit of widening CR 137 to a four-lane roadway from 10<sup>th</sup> Avenue South to Quarry Park (included in APO’s constrained 2025 transportation plan). The City should strive to retain the landscape character, existing tax base and corridor mobility throughout the design and construction phases. Corridor design should minimize the creation of a ‘barrier’ within the community, especially as related to pedestrian traffic.
  - Implementation: **City Council, Park Board, Planning Commission**, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and **City Administrator**.
  
5. Due to its tremendous impact on this district, the City should work with the APO and MnDOT to determine whether or not a full interchange at the intersection of CSAH 6 and I-94 is likely to occur.
  - Implementation: St. Cloud APO, MnDOT, City Council and **City Administrator**.
  
6. The City shall encourage the development of trails/pathways connecting current and future neighborhoods and parks within the community.
  - Implementation: **Park Board**, City Council, Planning Commission, City Administrator and Public Works Superintendent.
  
7. The City shall require proposed street names to comply with local/regional policies, especially as they relate to non-thru streets (e.g. cul-de-sacs should not be entitled ‘street’ or ‘avenue’) so as to facilitate orderly movement of local traffic and emergency response teams.
  - Implementation: City Council, Planning Commission, **City Administrator and Public Works Superintendent**.
  
8. Future development driveway access points directly onto CSAH 6 and 137 shall be curtailed by planning internal road systems which provide access to the lots or when direct access is required, joint driveways. Primary emphasis for the roadway should be mobility and traffic flow.
  - Implementation: City Engineer, Stearns County Engineer, **Planning Commission, City Council and City Administrator**.

9. The City should monitor the amount of vacant lots available as a means of avoiding excess lot quantities, partially developed subdivisions and 'leap-frog' type developments.
  - Implementation: **Planning Commission, City Administrator and City Council.**
  
10. The City should review single-family lot size requirements and planned unit development standard administration relative to density allowed.
  - Implementation: City Council, **Planning Commission** and City Administrator.
  
11. The abundance of rock outcrops and widespread levels of bedrock at less than fifty feet below the surface pose significant limitations to development and will significantly increase the cost of development. The City may wish to commence an exhaustive study of bedrock depths/corridors throughout undeveloped portions of the City so as to ascertain the preferred route/method of utility extension. Precise analysis will also give City leaders direction in deciding to what extent development should pay for itself.
  - Implementation: **City Council and City Administrator.**
  
12. As this district further develops emphasis should be placed on retaining the small town nature of the community through the encouragement of diverse styles of contemporary homes, pedestrian-friendly streetscapes and use of structures to 'frame' public spaces/amenities. In addition: parkland facilities/amenities/opportunities that complement existing parkland elements and are integrated within the neighborhood; protection/preservation of natural amenities and open space areas; tree plantings; and trail amenities should be emphasized.
  - Implementation: **City Council, Planning Commission and City Administrator.**
  
13. The City shall continue to promote attractive residential environments that offer a broad choice of housing options including diverse life-style housing options, sizes and values. Future single-family residential housing types should be of diverse life-cycle types.
  - Implementation: **Planning Commission, City Council and City Administrator.**
  
14. If an area is platted as part of a larger development project, the City shall require the developer to submit a ghost plat (build out plat) of the entire development.
  - Implementation: **City Administrator, Planning Commission** and City Council.
  
15. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.
  - Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff.**

16. The City shall review proposed developments within the District to determine:

- a. Impact on existing and future transportation facilities,
- b. Existing and future surface water management systems,
- c. Adequacy of park facilities within the proposed development,
- d. Appropriateness of the proposed use(s),
- e. Adequacy and quality of proposed sanitary sewer and water facilities, and,
- f. Sufficient capacity is available within proposed sanitary sewer and water facilities to service the proposed development.

- Implementation: **City Council, Planning Commission, Park Board, City Engineer, City Administrator and Public Works Superintendent.** Consultation with and/or approval by: Stearns County, MnDOT, DNR and Soil & Water Conservation District as appropriate.

## District Nine

### Location

District Nine is coterminous with the area comprising the joint annexation agreement between Waite Park and St. Joseph Township.

### Boundaries

The planning district boundaries are coterminous with the joint annexation area.

### Existing Land Use

1. Park/trails/open space.
2. Rural residential uses.
3. General commercial.
4. Light industrial.
5. Gravel mining/mineral extraction.

The City of Waite Park has entered into an orderly annexation agreement with St. Joseph Township. The orderly annexation agreement divides the area within Planning District Nine into four, five-year terms. A summary of existing area land volumes within each tier follows:

<b>LAND USE TYPE</b>	<b>TOTAL ACREAGE</b>
Tier One	319
Tier Two	441
Tier Three	1352
Tier Four	663
ROW	219
<b>TOTAL</b>	<b>2994</b>

### Recommendations

1. Recommended land uses within District One in the future include:

- Greenspace Corridor/Open Space buffer as possible adjacent to T.H. 23, possibly between T.H. 23 and the BNSF Railway (i.e. creation of I-94/TH 23 Entrance Corridor).
- High architectural quality mixed commercial business/business park in areas abutting T.H. 23 west of North and Rainbow Quarries (i.e. creation of I-94/TH 23 Entrance Corridor).
- Agricultural uses.
- Single-family residential.
- Park/trail use, especially in the vicinity of the Sauk River and current canoe access.
- Mixed density residential and/or neighborhood commercial tiers adjacent to intersection of CSAH 121 and 138.

- Industrial uses in existing areas with emphasis placed on “light” industrial uses in the future (i.e. uses which minimize impact on City services and environment).
  - Commercial uses, as existing and in consideration of the aforementioned recommended land uses.
  - Implementation: City Council, Park Board, **Planning Commission (ordinance review) and City Administrator.**
  
- 2. Encourage the development of trail/pathways connecting Planning District Nine to existing/future parks, commercial areas and residential uses in other portions of the City.
  - Implementation: **Park Board**, City Council, Planning Commission, City Administrator and Public Works Superintendent.
  
- 3. The City to every extent possible shall preserve, protect, restore and enhance former and remaining open space, parkland, elements with historic and/or cultural significance and physical infrastructure within this District.
  - Implementation: Park Board, **City Council**, Planning Commission, City Administrator and Public Works Superintendent.
  
- 4. The City shall continue to encourage remodeling and redevelopment within established single-family neighborhoods as a means of preventing the presence of outdated housing units and isolation of residents from economic growth and new residential growth areas.
  - Implementation: Planning Commission, City Council and **City Administrator.**
  
- 5. Work with transportation planning entities locally and within the region (i.e. St. Cloud Area Planning Organization; Stearns County Highway Department) to actively minimize the impact of T.H. 23 as fragmenting barriers within the community.
  - Implementation: **City Council**, Planning Commission, St. Cloud APO, Stearns County Highway Department, City of St. Cloud and City Administrator.
  
- 6. The City shall require proposed street names to comply with local/regional policies, especially as they relate to non-thru streets (e.g. cul-de-sacs should not be entitled ‘street’ or ‘avenue’) so as to facilitate orderly movement of local traffic and emergency response teams.
  - Implementation: City Council, Planning Commission, **City Administrator and Public Works Superintendent.**
  
- 7. The City should provide and promote access to the Sauk River for recreational purposes such as fishing, hiking, areas for picnics and sites for the viewing of nature.
  - Implementation: **Park Board**, MnDNR, Public Works Superintendent, City Council, Planning Commission and City Administrator.

8. The City should promote the I-94/T.H. 23 entrance to Waite Park as a high-quality, aesthetically pleasing corridor which creates a distinctive impression of the City. Distinguishing architectural design, quality building materials, preservation of existing environmental features and entrance monuments of superior quality could be emphasized.
  - Implementation: City Council, **Planning Commission, City Administrator**, City Engineer and Public Works Superintendent.
  
9. In addition, the City should consider the implementation of strict design standards for development adjacent to the T.H. 23 corridor in order to enhance the corridor as a quality entry point to the City of Waite Park from Interstate 94.
  - Implementation: **Planning Commission**, City Council and **City Administrator**.
  
10. The City should review the need for future industrial acreage adjacent to T.H. 23 west of Rainbow Quarry. If need is not demonstrable, consider rezoning to enhance the I-94/T.H. 23 Entrance Corridor.
  - Implementation: Planning Commission, City Council and City Administrator.
  
11. The City should work with area transportation officials to secure corridor placement and property acquisition for the “Southwestern Beltway” as identified on the APO’s unconstrained transportation plan. It is noted the construction of a new four-lane roadway from CSAH 74 in St. Cloud to CSAH 121 in St. Joseph, including an interchange at T.H. 15 is included in the St. Cloud APO’s 2025 Financially Unconstrained Project list.
  - Implementation: Planning Commission, St. Cloud APO, **City Council and City Administrator**.
  
12. The City shall identify, preserve and protect environmentally sensitive areas including, but not limited to, wetlands, watercourses, hydric soils, tree massings, sites with historic and/or cultural significance and natural systems within this District.
  - Implementation: **Park Board, City Council, Planning Commission**, City Administrator and Public Works Superintendent.
  
13. The City should review the need for future industrial acreage south of T.H. 23 west of Rainbow Quarry. If need is not demonstrable, consider rezoning to enhance the I-94/T.H. 23 Entrance Corridor.
  - Implementation: **Planning Commission, City Council and City Administrator**.
  
14. Future development driveway access points directly onto T.H. 23, CSAH 138 and the future southwestern beltway should be curtailed by planning internal road systems which provide access to the lots or when direct access is required, joint driveways. Primary emphasis for the roadway should be mobility and traffic flow.
  - Implementation: City Engineer, **Planning Commission, City Council** and City Administrator.

15. The City should monitor the amount of vacant lots available as a means of avoiding excess lot quantities, partially developed subdivisions and 'leap-frog' type developments.
  - Implementation: **Planning Commission, City Administrator** and City Council.
  
16. The City should review single-family lot size requirements and planned unit development standard administration relative to density allowed.
  - Implementation: City Council, **Planning Commission** and City Administrator.
  
17. As this district further develops emphasis should be placed on retaining the small town nature of the community through the encouragement of diverse styles of contemporary homes, pedestrian-friendly streetscapes and use of structures to 'frame' public spaces/amenities. In addition: parkland facilities/amenities/opportunities that complement existing parkland elements and are integrated within the neighborhood; protection/preservation of natural amenities and open space areas; tree plantings; and trail amenities should be emphasized.
  - Implementation: **City Council, Planning Commission and City Administrator.**
  
18. The City shall continue to promote attractive residential environments that offer a broad choice of housing options including diverse life-style housing options, sizes and values. Future single-family residential housing types should be of diverse life-cycle types.
  - Implementation: Planning Commission, **City Council** and City Administrator.
  
19. The abundance of rock outcrops and widespread levels of bedrock at less than fifty feet below the surface may pose significant limitations to development and will significantly increase the cost of development. The City may wish to commence an exhaustive study of bedrock depths/corridors throughout undeveloped portions of the City so as to ascertain the preferred route/method of utility extension. Precise analysis will also give City leaders direction in deciding to what extent development should pay for itself.
  - Implementation: **City Council and City Administrator.**
  
20. If an area is platted as part of a larger development project, the City shall require the developer to submit a ghost plat (build out plat) of the entire development.
  - Implementation: **City Administrator, Planning Commission** and City Council.
  
21. City leaders shall strive to lead all staff, public officials, residents and the business community in recognizing and embracing existing social, racial and economical diversity within the City of Waite Park.
  - Implementation: **City Council, City Administrator, Police Chief, Fire Chief, Department Heads, appointed officials and consulting staff.**

22. The City shall review proposed developments within the District to determine:

- a. Impact on existing and future transportation facilities,
- b. Existing and future surface water management systems,
- c. Adequacy of park facilities within the proposed development,
- d. Appropriateness of the proposed use(s),
- e. Adequacy and quality of proposed sanitary sewer and water facilities, and,
- f. Sufficient capacity is available within proposed sanitary sewer and water facilities to service the proposed development.

- Implementation: **City Council, Planning Commission, Park Board, City Engineer, City Administrator and Public Works Superintendent.** Consultation with and/or approval by: Stearns County, MnDOT, DNR and Soil & Water Conservation District as appropriate.

# HOUSING

## I. INTRODUCTION

The purpose of this chapter is to summarize housing issues within the City of Waite Park and establish goals and work items promoting a healthy residential infrastructure and furthering a variety of life-cycle housing options. The issues have been identified through:

- An analysis of City demographics;
- An evaluation of historical building trends gathered from building permit information on file at the City offices;
- An evaluation of existing housing conditions gathered through a windshield survey of the City;
- A review of land use options for housing growth;
- A Housing Study, completed in 2001 by Admark Resources; and
- A community survey.

## II. HOUSING ISSUES

### *Life Cycle Housing Variety*

The housing stock within a community must be responsive to the needs of its residents. Housing needs are not static but change over time as people move through different stages of their lives. Housing needs tend to evolve from: (1) affordable basic units for young people just beginning to enter the workforce to (2) affordable single family units for first time home buyers and young families to (3) move up housing for people with growing families and/or incomes to (4) empty-nester dwellings for persons whose children have grown and left home (5) to low maintenance housing options for aging persons as their ability to maintain their property decreases; and finally to (6) assisted living environments to provide health and medical care to the elderly.

To address the life-cycle needs of residents, it is critical that a community provides a wide range of housing:

- **Types** (i.e. apartment/townhome/condominium rental, townhome/condo/single-family owner occupied, assisted living);
- **Sizes** (i.e. one, two, three bedroom rentals; starter homes; move-up homes; and,
- **Values:** (i.e. efficiency – luxury rental units; starter homes – executive homes).

The development of life-cycle housing works to sustain the community by preventing a polarization of residents in one age or income group. As one generation of residents moves through its life cycle it can move into the housing provided by the previous generation, just as the next generation will move into the housing being vacated.

**It is noted the City of Waite Park is party to a joint city agreement to facilitate the production of a variety of 'life-cycle housing' which the agreement defines as dwelling units with affordable prices. The agreement encourages all new residential developments to include at least fifteen (15) percent of affordable units.**

### *Population Characteristics/Growth*

Waite Park's existing population as described in the Social Profile (Chapter 3) depicts a relatively young populace, with a median age of 29.2 years. The median age in St. Joseph Township is 32.8 years of age, in Stearns County 31.6 years of age and the State median age is 35.4 years. The lower median age in Waite Park is likely representative of younger persons occupying apartments within the community along with the presence of several technical and four colleges in the greater St. Cloud area.

The largest age groups within the city are those aged 20-24 and 25-34. Combined the two age classes comprise 36% of the Waite Park population. The fastest growing age group is the 25-34 years category,

expanding from 13% of the population in 1990 to 18.5% of the population in 2000. The next largest age category (11.5%) is 35 to 44 years.

When compared with age groups in Stearns County, the City of Waite Park has more preschool-aged children but significantly less children ages 5-19 years. This may indicate a significant number of families with school age children are leaving the community in search of suitable housing (i.e. single-family starter and move-up homes). The City also has significantly fewer persons aged 45-75 than the County. This may indicate limited housing choices for this population sector (i.e. move-up homes, empty nester options).

Younger age groups and persons in transition who are not able to afford to purchase a home typically choose to occupy rental units within multi-unit structures. As a result, higher than average turnover in housing unit occupants may be expected. Table 5-1 illustrates Census data that reflects nearly forty percent of those occupying housing units within the community moved in between 1999 and March, 2000.

**TABLE 5-1  
WAITE PARK HOUSING UNITS  
BY YEAR HOUSEHOLDER MOVED IN**

<b>Year Household Moved In</b>	<b>Number of Units</b>	<b>Percent of Units</b>
<b>1999-March 2000</b>	1,192	39.9
<b>1995-1998</b>	882	29.5
<b>1990-1994</b>	333	11.2
<b>1980-1989</b>	208	7.0
<b>1970-1979</b>	143	4.8
<b>1969 or Before</b>	227	7.6

Source: U.S. Census 2000

***Housing Affordability - Defined***

“Affordable Housing” is defined differently by various organizations. The United States Department of Housing and Urban Development generally defines housing as affordable if it costs less than thirty (30) percent of a household’s income. However, HUD’s Section 8 Income Guidelines are the basis for most affordable housing programs. Section 8 guidelines define low and moderate incomes on a sliding scale, depending on the number of persons in the family. For example, a four person household is considered ‘moderate income’ if their family income is 80 percent of the area’s median family income.

The U.S. Census Bureau classifies household and family income differently. Household income is defined as total money received in a calendar year by all household members 15 years old and over. Family income is the total income received in a calendar year by family members related by birth, marriage or adoption. Many households are not families, for example single people living alone or with non-related roommates are considered a non-family household. Median household income is often lower than median family income, however, most housing data references family income rather than household income.

‘Median’ income differs from ‘average’ income. ‘Median’ is created by dividing income distribution data into two groups, one having incomes greater than the median and the other having incomes below the median. ‘Average’ income is calculated by adding all incomes together and dividing the total by the number of responses. The following Tables will compare Waite Park, St. Joseph Township and Stearns County housing affordability data in terms of median household income (Table 5-2) and Waite Park and the Stearns County Metropolitan Statistical Area in terms of median family income (Table 5-3).

**TABLE 5-2  
AFFORDABLE HOUSING – GENERAL DEFINITION  
30 PERCENT OF MEDIAN HOUSEHOLD INCOME**

Area	Median Household Income	"Affordable" Monthly Mortgage Payment*	"Affordable" Home Value at 6% interest/30 year term	"Affordable" Monthly Rent Payment
City of Waite Park	\$33,803	\$845	\$115,160	\$845
St. Joseph Township	\$45,396	\$1,135	\$154,682	\$1,135
Stearns County	\$42,426	\$1,061	\$144,597	\$1,061
State of Minnesota	\$47,111	\$1,178	\$160,542	\$1,178

Source: U.S. Census – 2000

\* Note: Does not include down payment or taxes and insurance which may be reflected in monthly mortgage payment

**TABLE 5-3  
AFFORDABLE HOUSING – SECTION 8 DEFINITION**

Area	City of Waite Park			St. Cloud Metro Area		
	Income	"Affordable" Home Value at 6% interest/30 year term	Approximate "Affordable" Monthly Rent Payment	Annual Income	"Affordable" Home Value at 6% interest/30 year term	Approximate "Affordable" Monthly Rent Payment
Median Family Income	\$43,415	\$181,000	\$1,085	\$56,300	\$234,500	\$1,408
Low income - one person household	\$24,312	\$105,500	\$608	\$31,528	\$131,500	\$788
Low income - two person household	\$27,786	\$116,000	\$695	\$36,032	\$150,250	\$901
Low income - four person household	\$34,732	\$144,750	\$868	\$45,040	\$187,750	\$1,126
Very low income - one person household	\$15,195	\$ 63,500	\$380	\$19,705	\$ 82,250	\$493
Very low income - two person household	\$17,366	\$ 72,500	\$434	\$22,520	\$ 94,000	\$563
Very low income - four person household	\$21,708	\$ 90,600	\$543	\$28,150	\$117,500	\$704

Source: U.S. Census & Department of Housing and Urban Development for Income. MDG, Inc. calculations of affordable mortgage and rent rates, based on Section 8 definition of affordable. Affordable mortgage based on 6% interest and a 30-year term, with no money down.

\* Note: Does not include down payment or taxes and insurance which may be reflected in monthly mortgage payment.

\*\* "Moderate" income defined here as 80% of median family income for St. Cloud Metropolitan Statistical Area.

\*\*\* "Low" income defined here as 50% of median family income for the St. Cloud Metropolitan Statistical Area.

By condensing data above, it is possible to develop a range of affordability for owner-occupied and rental units in the City of Waite Park. Table 5-3 depicts the range of affordability for housing Waite Park residents can afford.

**TABLE 5-4  
CITY OF WAITE PARK  
RANGE OF HOUSING AFFORDABILITY – FAMILY OF FOUR PERSONS**

	Owner – Occupied Home Value	Monthly Rental Cost
<b>Affordable for Median Incomes</b>	\$141,000 - \$181,000	\$845 - \$1,085
<b>Affordable for Moderate Incomes (80% of Median)</b>	\$112,750-\$144,750	\$676 - \$868
<b>Affordable for Low Incomes (50% of Median)</b>	\$ 70,600-\$90,600	\$ 423- \$543

It is noted most housing affordability programs and data place emphasis on creating owner-occupied units at 80% of the median family income (moderate income) and, rental units at 50% of the median family income (low income). Since low-income persons are typically renters, the definition of 'low income' is tied to the number of persons in each unit. Therefore, the Comprehensive Plan as of Spring, 2004 will identify "affordable owner-occupied units" as those affordable for moderate income families (80% of median income). Existing and new homes that are 'affordable' will be those between \$112,750 and \$144,750 (average of \$128,750). Affordable rental units are based on 50% of the median income and will be in the range of:

Type	Affordable Rent
Efficiency	\$380
One bedroom	\$434
Two bedroom	\$489
Three bedroom	\$543

It is important to note the definition of 'affordable' in terms of a dollar amount will change as the cost of living increases. Therefore, the City should periodically review income/housing statistics and update the definition as warranted.

***Demand for Affordable Housing in Waite Park***

The U.S. Census Bureau reports the actual income distribution in the City in terms of both median household and median family incomes. Income distributions can be compared to affordability standards to determine how many households and families in the City of Waite Park may require affordable housing. In Table 5-5, households that may require affordable housing (based on family income) are depicted in the shaded areas.

**It is noted the City of Waite Park is party to a joint city agreement to facilitate the production of a variety of 'life-cycle housing' which the agreement defines as dwelling units with affordable prices. The agreement encourages all new residential developments to include at least fifteen (15) percent of affordable units.**

**TABLE 5-5**

**CITY OF WAITE PARK  
FAMILY INCOME AFFORDABILITY**

Annual Family Income	Number of Families in Category	% of Total	Maximum Sustainable Monthly Rent - Efficiency Apt.	Maximum Sustainable Monthly Rent - One Bedroom	Maximum Sustainable Monthly Rent - Two Bedroom	Maximum Sustainable Home Value
Less than \$10,000	58	3.7	\$175	\$225	\$250	\$42,000
10,000 – 14,999	78	5.0	\$263	\$338	\$375	\$52,250
15,000 – 24,999	191	12.3	\$438	\$563	\$625	\$83,500
25,000 – 34,999	269	17.3	\$613	\$788	\$875	\$125,000
35,000 – 49,999	371	23.8	\$875	\$1,125	\$1,250	\$177,000
50,000 – 74,999	439	28.2	\$1,313	\$1,688	\$1,875	\$260,250
75,000 – 99,999	81	5.2	\$1,750	\$2,250	\$2,500	\$364,250
100,000 - 149,999	43	2.8	\$2,625	\$3,375	\$3,750	\$520,500
150,000 - 199,999	13	.8	\$3,500	\$4,500	\$5,000	\$728,508
200,000 or more	15	1	\$3,500+	\$4,500+	\$5,000+	\$832,500
<b>Median = 43,415</b>	<b>1558</b>	<b>100</b>				

Source: United States Census, 2000 and MDG Calculations of Approximate Maximum Sustainable Home Value based on 6% interest and 30 year term, at 30% of average family income range.

The data in Table 5-5 indicates 596 families (38.25% of Waite Park families) may require affordable housing. The U.S. Census data reveals 123 families (nearly 8%) are living in poverty in Waite Park. Just under half of those families are single female head-of-household with children under the age of 18. Statistically, Waite Park has a significantly larger portion of families living below poverty level (7.9%) when compared to the neighboring communities of Sartell (3%), Sauk Rapids (2.8%), St. Cloud (5%) and St. Joseph (5.4%). St. Joseph Township has 3.7% of families living in poverty while the Stearns County average is 4.3 percent.

**Affordable Housing Supply – City of Waite Park**

The 2000 Census indicates the median monthly mortgage payment in the City of Waite Park is \$829; the median gross rent per month is \$563. As indicated in Table 5-6, the median value of a home within the City was \$93,900. Medians within the City are slightly lower than those in Stearns County, marginally lower than those in the township and significantly lower than those in the state.

**TABLE 5-6  
ESTIMATED ACTUAL HOUSING COSTS**

Area	Owner Occupied Hsg. Units*	Median Value	With Mortgage	Without Mortgage	Median Gross Rent
City of Waite Park	1,038	\$93,900	\$829	\$221	\$563
St. Joseph Township	336	\$117,300	\$911	\$287	\$447
Stearns County	26,804	\$100,300	\$904	\$250	\$473
State of Minnesota	1,117,489	\$122,400	\$1,044	\$271	\$566

Source: 2000 Census.

\* U.S. Census indicates household units of 1,127 with 28 vacant units at the time of enumeration.

The median housing costs including rent and mortgage payments indicate a base of affordable units exist within the City, but fail to consider when owner-occupied units were purchased, average monthly rental payments and number of units available. The 2000 Census indicates 97 vacant housing units within the City; of those 9 were single-family structures (0.7% of structures) and the remaining 88 units were in multiple family structures (5.2% of MF units). None of the 47 manufactured homes were vacant at the time of Census enumeration. The majority of the vacant multiple family units were in buildings with 20 – 49 units built between 1970 and 1979 (30 vacant units) or those constructed between 1999 and 2000 (50 units vacant). Units most likely to be vacant contained one or two bedrooms.

**Owner-Occupied Housing Supply**

Census 2000 indicates that of the 2,967 occupied housing units, 1,162 (39%) were home-owner occupied units. The majority, 90.4%, of housing units home-owner occupied units are single detached units with the remaining 9.6% attached units such as townhomes. The owner-occupied segment of Waite Park’s housing unit supply can be further described in terms of the value of the home (Table 5-7) and the monthly mortgage payment for those with mortgages (Table 5-8).

**TABLE 5-7  
WAITE PARK  
OWNER OCCUPIED HOUSING VALUES**

<u>Value</u>	<u>Number of Units</u>	<u>Percent of Units</u>
Less than \$50,000	79	7.6
\$50,000-\$99,999	524	50.5
\$100,000-\$149,999	354	34.1
\$150,000-\$199,999	66	6.4
\$200,000-\$299,999	15	1.4
\$300,000-\$499,999	0	0
\$500,000-\$999,999	0	0
\$1,000,000 or more	0	0
<b>Median Value</b>	\$93,900	n/a

Source: U.S. Census

**TABLE 5-8  
WAITE PARK  
HOUSEHOLDS BY: MONTHLY MORTGAGE (IF UNIT MORTGAGED)**

<b>Monthly Mortgage</b>	<b>Number of Units</b>	<b>Percent of Units</b>
<b>Less than \$300</b>	2	0.2
<b>\$300-\$499</b>	25	2.4
<b>\$500-\$699</b>	184	17.7
<b>\$700-\$999</b>	292	28.1
<b>\$1,000-\$1,499</b>	162	15.6
<b>\$1,500-\$1,999</b>	6	0.6
<b>\$2,000 or more</b>	4	0.4
<b>Median Value</b>	\$829	

Source: U.S. Census

A housing study completed in 2001 by Admark Resources indicates 93 homes were sold in calendar year 2000, of those 56 (60%) were valued at less than \$120,000 and mostly within this Chapter’s definition of ‘affordable’ homes within the City of Waite Park (i.e. less than \$144,750). Based on value of homes

recently sold, it is presumed most of the affordable homes which changed ownership were existing (not new) units.

**Rental Unit Supply**

Of the total amount of occupied housing units (2,967) in Waite Park enumerated in the 2000 Census, 1,805 (60.8%) were occupied by renters. The vast majority of rental units are contained in multiple-family apartment complexes. A summary of Waite Park’s multiple-family rental unit supply is listed in Table 5-9. As depicted in the table, Waite Park has a total of 1,497 apartment units. Of that total no subsidized rental units exist, but 71 elderly units and 24 general occupancy units were constructed with tax credits meaning occupants must meet income requirements. It is noted that while no subsidized apartments exist, rental rates range from \$325/month (Sundial) for a single bedroom to nearly \$2,000/month for a three bedroom (Sterling Park – Elderly). Average rents are as follows:

Type	Average Rent
One bedroom	\$460
Two bedroom	\$609
Three bedroom	\$806

Of the 1,497 apartments in Waite Park, 181 (12%) are elderly apartments; the remaining 1,316 units (88%) are general occupancy.

**TABLE 5-9  
WAITE PARK RENTAL UNIT SUPPLY**

Apartment Type	Occupancy Type	# Total Units	Efficiency	# 1 Bedroom	# 2 Bedroom	# 3 Bedroom	#4 Bedroom
Market Rate	Elderly	181	3	108	62	8	0
Market Rate	General Occupancy	1,316	0	336	764	216	0
<b>TOTALS</b>		<b>1,497</b>	<b>3</b>	<b>444</b>	<b>826</b>	<b>224</b>	<b>0</b>

Source: Admark Housing Study 2001

A summary of the apartment units is included in the Table 5-10, which follows. The data was obtained from the 2001 Admark Housing Study, rental information on file at the City offices and polling of apartment unit owners/managers.

**TABLE 5-10  
WAITE PARK APARTMENT UNITS**

PROJECT	Gen Occup/ Elderly	YR BUILT	# of UNITS	BEDROOM MIX			RENT			VAC	RENT RANGE		
				EFF	1 BR	2 BR	3 BR	EFF	1 BR			2 BR	3 BR
Parkbury Village Apts.	GO/ELD	1998	162		45	48	12		\$450-\$570	\$665-\$805	\$860-\$905	8	450-905
Park Gardens Retirement	ELD	1985	72		63	9			\$591	\$691		1	591-795
Park Villas	ELD	1992	71		15	48	8		\$440	\$600	\$692	0	440-692
Sterling Park Commons	ELD	1999	38	3	30	5			\$1,500	\$1,750	\$1,950	3	1500-2000
Afton Apts.	GO	1983	24		8	16			\$430	\$480		0	430-480
Angushire Apts.	GO	1974	76		11	54	11		\$470	\$550	\$680	0	470-695
Avon Lea West	GO	1970s	24		9	14	1		\$420	\$500	\$550	0	420-550
Barthelemy Apts.	GO	1971	16			16				\$480		0	\$480
Carington Apts.	GO	1986	24		8	16			\$430	\$480		0	430-480
Crossroads Apts.	GO	1977	119		46	47	26		\$470	\$565	\$680	0	470-700
Gatewood Apts.	GO	1984	120		5	85	30		\$485		\$730	0	485-730
Park Meadows	GO	1980s	360		135	135	90		\$465	\$550	\$630	0	450-640
Park Prairie I & II	GO	1975	48		18	30			\$410	\$525		0	410-525
Park Villas Townhomes	GO	1992	24			8	16			\$541	\$604	0	541-604
Silver Creek Estates	GO	1970s	24		8	16			\$420	\$500		0	420-525
Sundial Apts.	GO	1978	24		6	18			\$325	\$375		0	325-375
West Stonehill Apts.	GO	1989-91	313		36	235	42		\$490	\$610	\$735	0	490-735
Westchester Apts.	GO	1984	120		46	74			\$470	\$550		0	470-580
<b>TOTALS</b>	-	-	1605	3	489	931	236	0	\$460	\$609	\$806	4	\$480

**Housing Supply vs. Demand**

Table 5-11 represents Waite Park’s housing supply and demand. The calculations assume 39% of housing units are owner-occupied and the remaining 61% are rental units (corresponds to owner/renter mix indicated in 2000 Census). It is noted the City of Waite Park has a significantly higher ratio of rental units to owner-occupied units than Stearns County (74% owner-occupied; 26% rental) and the State of Minnesota (75% owner-occupied, 25% rental).

It is further noted the single-family housing supply includes only existing units and does not reflect the need for new single-family units. The City has entered into a joint powers agreement with several other area cities in an effort to increase the amount of newly constructed affordable homes. The agreement indicates the City of Waite Park will strive to have 15% of all new residential housing include life-cycle units.

**TABLE 5-11  
WAITE PARK AFFORDABLE HOUSING SUPPLY & DEMAND**

	<b>Demand</b>	<b>Supply</b>	<b>Difference</b>
<b>Affordable SF Units</b>	232	957+	725
<b>Affordable Rental Units</b>	363	486+	123
<b>Total Affordable Units</b>	596	1,443+	848

Table 5-11 indicates a surplus of affordable rental units within the City, when based on median family income and existing units. Table 5-11 also indicates an adequate supply of existing single-family units. It is noted the Table does not look at the demand for new affordable single-family homes. A report by the Minnesota Auditor’s Office to the State Legislature in 2001 indicates land, labor and material costs are factors curtailing the production of affordable single-family units. The report estimates a new, single-family, detached home with 1,100 square feet of finished space would have cost at least \$116,000 to develop and build in the year 2000. The report indicates developers, contractors and trade magazines estimate starter homes generally cost \$105 - \$125 per square foot to construct.

The 2001 Admark Housing Study, suggests an additional 20 affordable general occupancy rental units are needed. MDG, Inc. notes four-bedroom units do not exist within the community, however, 153 three-bedroom units are exist at rental rates below \$700/month indicating an adequate and affordable supply of rental units. The Admark Study also recommends an additional 38-market rate, general occupancy, rental units are needed. MDG, Inc. notes 61% of the housing units in Waite Park are rental units, an unusually high amount as compared to Stearns County (26%) and Minnesota (25%). In addition MDG, Inc. notes a 5% vacancy rate in apartment units. Members of the community responding to the Comprehensive Plan survey indicate a primary need for additional single-family units at various prices. A secondary need is for additional empty-nester dwelling units (patio homes, townhomes, condominiums) at various prices. Due to the facts above MDG, Inc. suggests housing choices in the City of Waite Park include an abundance of apartment units and a shortage of single-family units. The Admark Study recommends the addition of 51 affordable single-family homes and 21 market rate single-family homes.

**III. EXISTING HOUSING STOCK**

**Type of Housing**

The existing housing supply in Waite Park includes single-family, duplex, townhome, multiple-family and mobile home units. As indicated previously Waite Park has a higher than average percent of housing units occupied by renters (61%). The cities of St. Cloud, St. Joseph, Sartell and Sauk Rapids have a combined average owner/renter mix of 66% owner-occupied and 34% rental, nearly the opposite of the mix in Waite Park.

**TABLE 5-12  
TYPES OF HOUSING WAITE PARK AREA**

	Total No.	Owner		Renter	
		No.	%	No.	%
St. Joseph	1,127	847	75	280	25
Sartell	3,513	2,389	68	1,124	32
Sauk Rapids	4,004	2,563	64	1,441	36
St. Cloud	23,211	13,230	57	9,981	43
Waite Park	2,967*	1,162	39	1,805	61

Source: 2000 Census. \* = Occupied housing units.

**Density**

The 1990 Census reports a housing density of 2,588 persons per square mile (640 acres) with an average of 2.42 persons per household unit corresponding to a density of 4.13 units per acre. The 1990 data was used as 2000 data is not yet available relative to persons per square mile at the minor civil division (local government) level.

The City's zoning ordinance allows approximately 4.59 single-family units per acre; 10.89 townhome units per acre and between 21.78 (efficiency apartment) and 12.44 (three or more bedroom apartment) multiple family units per acre.

**Building Activity**

Historical building permits from 1993 – 2003 were analyzed for:

1. New single-family construction permits,
2. New apartment unit construction permits,
3. Single-family residential remodeling/re-roofing/residing permits,
4. Multiple-family residential remodeling permits, and
5. Single-family basement finishing and deck permits.

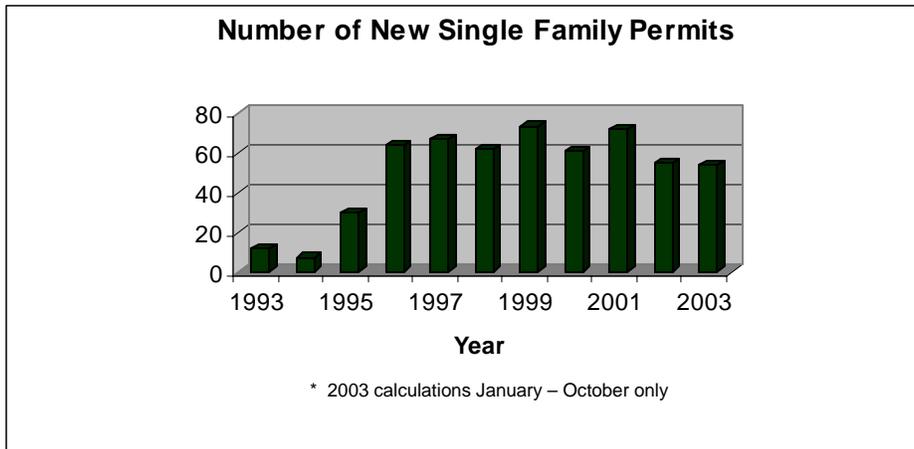
The graphs that follow summarize building permit information for the previous ten years. The following charts illustrate new single-family home construction trends. Although a small amount of new single-family homes were constructed in the early 1990's, a significant spike in housing construction is noted in the late 1990's and thus far this decade. The significant spike corresponds to the annexation of St. Cloud Township on December 30, 1995.

**TABLE 5-13  
NEW SINGLE FAMILY HOUSING CONSTRUCTION  
1993 - 2003**

Year	New SF. Value	# New S.F. Homes	Average Value
1993	\$ 1,105,800	12	\$ 92,150
1994	\$ 633,000	7	\$ 90,429
1995	\$ 2,232,000	30	\$ 74,400
1996	\$ 5,682,000	64	\$ 88,781
1997	\$ 6,055,000	67	\$ 90,373
1998	\$ 6,062,000	62	\$ 97,774
1999	\$ 7,229,000	74	\$ 97,689
2000	\$ 6,195,000	61	\$ 101,557
2001	\$ 8,003,972	72	\$ 111,166
2002	\$ 6,746,509	55	\$ 122,664
2003*	\$ 6,810,405	54	\$ 126,119

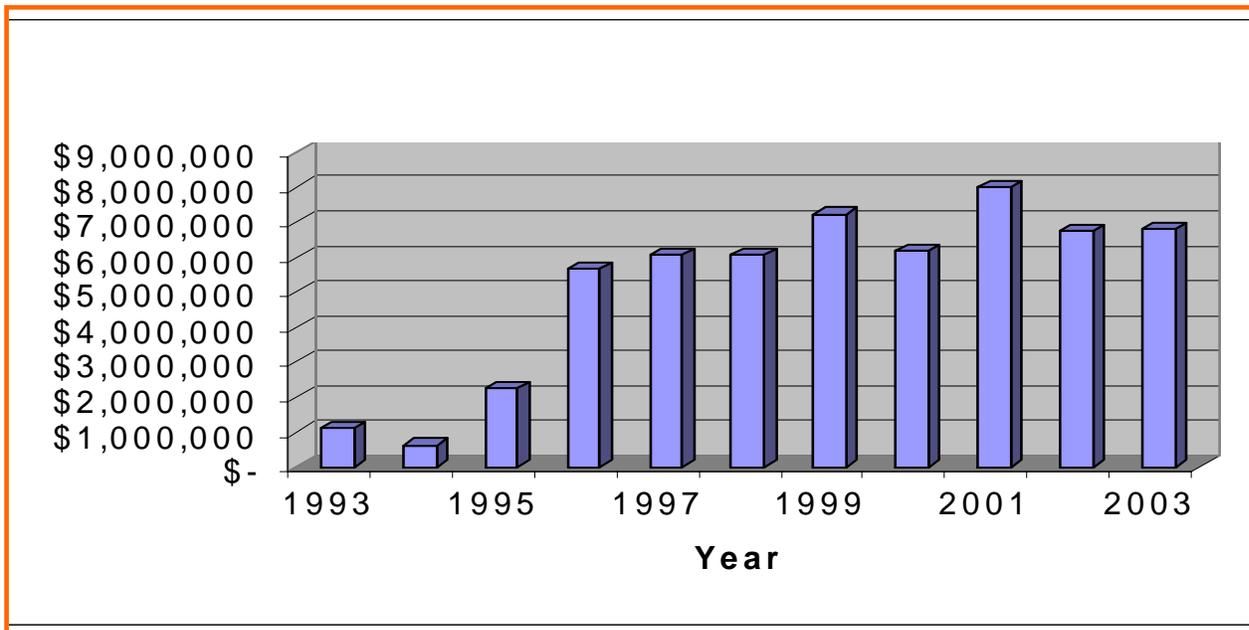
Source: City of Waite Park Building Permits. 2003 includes January through October 2003

**GRAPH 5-1**



**GRAPH 5-2**

**VALUE OF NEW SINGLE FAMILY BUILDING PERMITS**



Although the average value of new single-family building permits has been increasing, rate of permit issuance in Waite Park has dipped over the past few years. In Stearns County the rate of building permit issuance continues to increase at a steady rate since 1998, revealing new single-family housing is increasing at a more rapid rate in the remainder of the county than in the City of Waite Park.

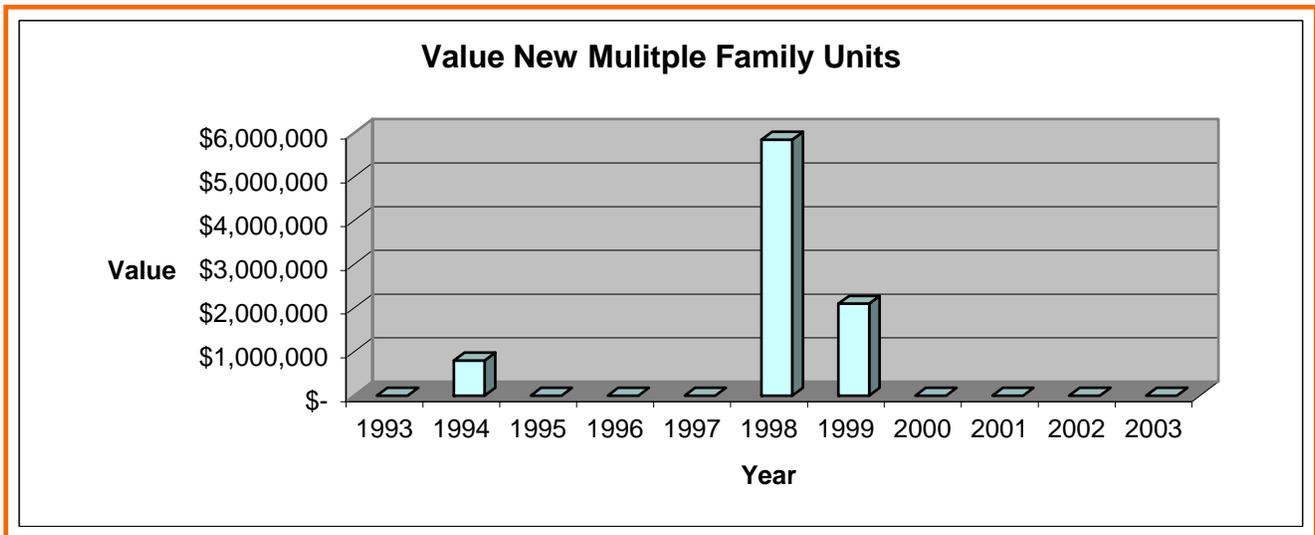
Tables 5-14 and Graph 5-3 illustrate new apartment construction from 1993 to 2003 and reveal sporadic apartment construction during the previous decade. When placed in further historical context the figure reveals an overall lessening of the rate of apartment construction as compared to the 1980's and early 1990's.

**TABLE 5-14  
NEW APARTMENT UNIT CONSTRUCTION  
1993 – 2003\***

Year	Multiple Family Construction in Dollars	# Permits (not units)	Average Value
1993	-	0	N/A
1994	800,000	1	800,000
1995	-	0	N/A
1996	-	0	N/A
1997	-	0	N/A
1998	5,849,000	4	1,462,250
1999	2,100,000	1	2,100,000
2000	-	0	N/A
2001	-	0	N/A
2002	-	0	N/A
2003	-	0	N/A

Source: City of Waite Park Building Permits. 2003 includes January through October 2003

**GRAPH 5-3**



Although the percentage of multiple-family units as compared to single-family units remains heavily weighted toward multiple-family, the rental market appears to have become saturated while the single-family sector continues to grow. It is noted that at the time of the latest Census enumeration, 59 rental units within the City of Waite Park were vacant. During the 1998 – 1999 construction seasons a total of 38 new apartment units were built.

Table 5-15 indicates building permits issued in Waite Park and Stearns County varied by year throughout the past decade. The data indicates 38 multiple-family units were added to City of Waite Park housing stock from 1993-2003. The percentage of owner occupied (558 units) to rental unit (38 units) growth within the past ten years was 94% to six percent (6%) compared to the City’s overall housing mix of 39% owner occupied to 61% rental as depicted in the Table, suggesting an initial movement away from a predominantly rental market toward a more typical mix of housing types. The overall pattern of

development within the county indicates 73% of new construction units are owner occupied with 27% rental units.

**TABLE 5-15  
BUILDING PERMITS BY HOUSING TYPE  
1990 - 2003**

Year	City of Waite Park				Stearns County			
	Total Units	Single Family	Multiple Family	Percent MF	Total Units	Single Family	Multiple Family	Percent MF
2003	54	54	0	0	1,667	1,326	341	20
2002	55	55	0	0	1,326	1,225	350	26
2001	72	72	0	0	1,068	981	87	11
2000	61	61	0	0	1,023	887	136	13
1999	112	74	38	33	983	761	222	23
1998	62	62	0	0	994	616	378	38
1997	67	67	0	0	1,166	732	434	37
1996	64	64	0	0	1,127	779	348	31
1995	30	30	0	0	1,136	707	429	38
1994	7	7	0	0	1,045	743	302	29
1993	12	12	0	0	789	599	190	24

Source: U.S. Department of Housing and Urban Development.

### ***Condition of Existing Housing Stock***

The condition of the existing housing stock in Waite Park has been documented to be in generally good condition. A windshield survey of various residential areas conducted in October of 2003 reveals that most single-family structures are well maintained. However, some evidence of deterioration was cited, particularly in home sites south of the intersection of County Road 75 and 13<sup>th</sup> Avenue.

While not necessarily a determining factor of condition, structure age is a good indicator as to the need to aggressively promote maintenance, rehabilitation and even redevelopment; for as a structure ages, maintenance needs increase. Neglected maintenance, especially for older structures, can lead to deterioration that will have a blighting influence to adjacent properties and the entire neighborhood.

The 2000 Census gathered data regarding the structural and facility characteristics of housing within the City of Waite Park. According to the Census:

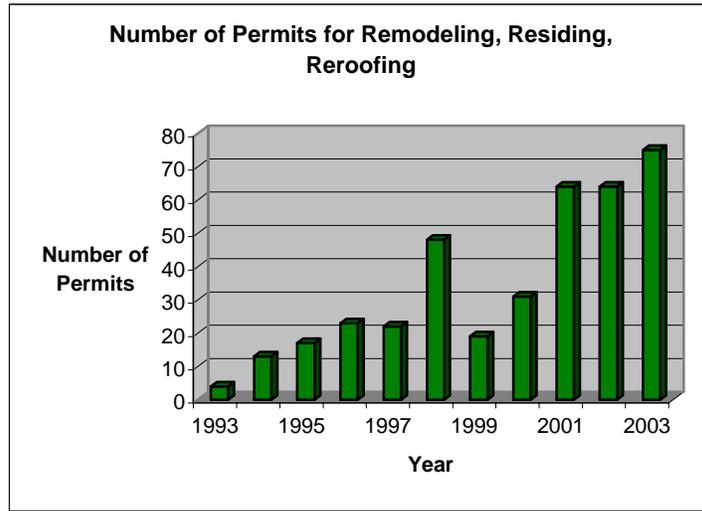
- Only .3% of housing units lack complete plumbing facilities.\*
- Only .1% lack complete kitchen facilities.
- 199 housing units (7.7% of all housing units; 17% of single-family units) were built prior to 1939.

\* The U.S. Census data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit for plumbing facilities to be considered complete.

### ***Owner-Occupied Units***

In May of 2002, the City of Waite Park was awarded a \$461,000 Small Cities Development Grant to assist low and moderate income homeowners with residential unit rehabilitation projects. The SCDP grant area centered in the original town site and includes an area between the railroad tracks and 3<sup>rd</sup> Street and from the east side of 3<sup>rd</sup> Avenue to the west side of 2<sup>nd</sup> Avenue. Program participant meeting income guidelines are eligible to receive up to \$19,000 in deferred loans to be used for owner-occupied housing rehabilitation. Building permit activity illustrates a surge in owner occupied remodeling and major maintenance (i.e. residing, re-roofing, new windows) since grant issuance. Table 5-16 illustrates single-family remodeling/major maintenance activity throughout the past decade.

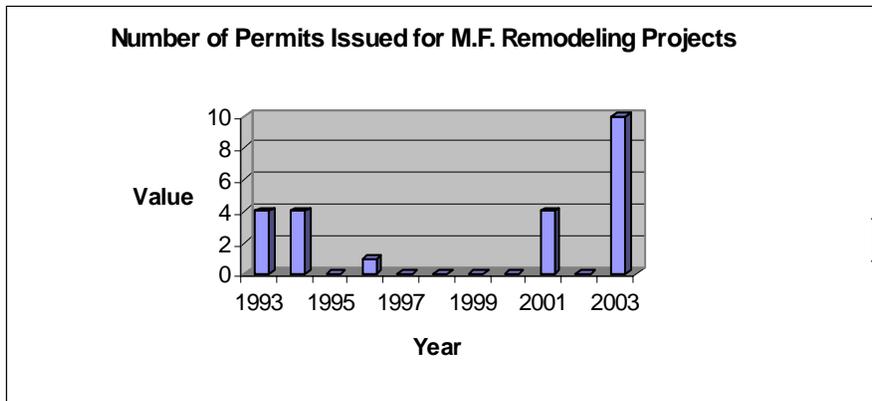
**TABLE 5-16  
OWNER OCCUPIED RESIDENTIAL REMODEL/MAJOR MAINTENANCE  
1993-2003**



**Rental Units**

Most rental units within the City of Waite Park were constructed throughout the 1980's and very early 1990's. The rapid proliferation of multiple-family housing structures in a relatively short timeframe will likely result in the undertaking of major maintenance (i.e. re-roofing, residing, replacement of windows) in a similar timeframe. While individual units receive cosmetic improvements at the time of tenant changes, more intensive maintenance and remodeling can be charted by reviewing building permit statistics. Table 5-17 illustrates major maintenance performed on existing multiple-family structures within the previous decade.

**TABLE 5-17  
MULTIPLE FAMILY MAJOR MAINTENANCE  
1993 – 2003**



The City has a rental code in place. However, a community survey conducted in conjunction with the updating of the Comprehensive Plan indicates respondents thought the code should be enforced more strictly and uniformly to protect adjacent housing values.

#### IV. COMMUNITY INPUT

A community survey performed in conjunction with the updating of this Plan asked what type of housing respondents felt was most needed in Waite Park. Results follow:

11%	Senior Apartments (affordable, market & luxury rates)
0%	Multiple-Family Rental
8%	Condominium/Townhome (market & luxury rates)
57%	Single-Family Housing (most of those citing a need for additional single-family homes indicated market (46%) and luxury (46%) values needed)

In addition to the type of units needed, respondents to the survey indicated they felt the overall condition of the existing housing stock within Waite Park is in "good" to "excellent" condition (68%) while approximately some (31%) felt it is in fair to poor condition.

Of those responding to the survey, 60% thought ample sites for new housing were available within the community. Most indicated areas to be targeted for future residential development were located to the southwest portion of the City (in annexation area).

##### **Area Housing Organizations**

###### *Central Minnesota Housing Partnership*

The Central Minnesota Housing Partnership (CMHP), located in St. Cloud, is a private non-profit Community Housing Development Organization (CHDO) with a 501(c)(3) designation. CMHP provides information, offers technical assistance, develops and implements affordable housing programs and rehabs/develops housing projects. The CMHP currently serves the counties of Aitkin, Benton, Carlton, Cass, Chisago, Crow Wing, Isanti, Kanabec, Mille Lacs, Morrison, Pine, Stearns, Sherburne, Todd, Wadena and Wright.

The CMHP lists the regions housing priorities as:

- Affordable family housing.
- Senior housing in communities where secondary service centers, shopping and medical facilities are nearby.
- Housing opportunities made available and marketed to minority and female-headed households and, individuals and families who are handicapped or disabled.

###### *Stearns County Housing Redevelopment Authority*

The Stearns County Housing Redevelopment Authority (HRA) has established office space in the City of Cold Spring. The HRA is involved in various housing endeavors within the county. Its mission is to identify and promote housing and development needs, implement programs to assist residents, facilitate solutions and further housing and development opportunities throughout the county.

Stearns County HRA administers federal rental-subsidy programs that ensure affordable housing for eligible low/very low income residents through the Public Housing and Section 8 Housing Choice Voucher Programs. The Stearns County HRA administers the First Time Homebuyer Program and is developing affordable rental twin homes throughout the county.

## V. RECOMMENDATIONS

1. Frequently review the housing information/studies and all updates specifically as it pertains to the following recommendations:
  - a. Research the feasibility of a lease to purchase program. The older existing stock may provide an affordable ownership opportunity, when compared with the costs of new construction. Due to the high cost of housing a lease to purchase program should be investigated. To make such a program function, a public or non-profit agency needs to implement the program and funding sources must be identified.
    - Implementation: City Council and Stearns County HRA.
  - b. Actively review and promote potential areas of residential redevelopment and infill within the corporate limits as a means of promoting energized urban neighborhoods.
    - Implementation: City Administrator, Planning Commission, HRA and City Council.
  - c. Participate in a review of Waite Park's housing delivery/support system to determine its effectiveness and efficiency. A large amount of agencies, organizations and entities have a role in addressing housing needs in Waite Park including: Stearns County HRA, City of Waite Park, Central Minnesota Initiative Foundation, local lenders and local social service providers. It is recommended the City actively participate in the development of a plan to address housing needs which utilizes the strengths of these various agencies, organizations and entities. To ensure a coordinated approach, project prioritizing is also recommended.
    - Implementation: City of Waite Park, Stearns County HRA, Central Minnesota Initiative Foundation, local lenders and local social service providers.
  - d. Awareness of diversity issues. The City should recognize, embrace and prepare for increased diversity in its population.
    - Implementation: City Council, City Administrator, Department Heads, local faith communities, community organizations and members of Waite Park community,
  - e. The City should continue to assist low/moderate income homeowners in rehabilitating their dwellings, especially in the original townsite; e.g. Small Cities Block Grant administration.
    - Implementation: City Administrator, Stearns County HRA and City Council.
2. The City should address local and regional housing issues through cooperative efforts with neighboring communities.
  - Implementation: City of Waite Park and Stearns County HRA.

3. The City should encourage the development of housing that respects the natural environment of the community as an amenity to be maintained. Land use and subdivision controls should be routinely reviewed to ensure said controls respect the natural environment.
  - Implementation: City Administrator, Planning Commission and City Council.
4. The City should stabilize and sustain the community through the promotion of a “sense of place/identity” (i.e. what sets Waite Park apart from other places, makes it unique).
  - Implementation: City Council.
5. The City should encourage a range of property values and rent rates as a means of diversifying the population and sustaining the community. An over supply of one type of housing or level of housing cost should be avoided.
  - Implementation: Planning Commission and City Council.
6. A majority of those responding to the community survey undertaken in conjunction the update of the City’s Comprehensive Plan indicate a lack of market and luxury single-family housing within the community. Building permit statistics indicate a leveling-off of new single-family permits while the rate of owner-occupied housing starts in Stearns County continues to increase. The City should carefully monitor the percentage of new single-family permits as it relates to those issued throughout the County and the value of new home permits issued by the City. The zoning and subdivision ordinances should be reviewed periodically as a means of creating opportunities for a variety of housing values within the community (e.g. lot size, construction material requirements, landscaping requirements).
  - Implementation: City Administrator, Building Official, Planning Commission and City Council.
7. The City, through its Subdivision Ordinance, Floodplain Ordinance and/or Shoreland Ordinance, should restrict or prohibit residential development affecting public waters/watercourses, wetlands, and other natural features as they perform important protection functions in their natural state.
  - Implementation: Planning Commission and City Council.
8. The City should aggressively address maintenance problems and code violations as a means of improving and strengthening the character of individual neighborhoods and avoiding blighting conditions. Violations of property maintenance which infringe upon residential neighborhood quality, pose public health and safety problems and threaten neighboring property values should be aggressively eliminated. The City should continue to implement crime-free multiple housing programs.
  - Implementation: Building/Rental Inspector and Police Department.
9. The City should protect low-density residential neighborhoods from encroachment or intrusion of incompatible higher intensity residential land uses, as well as non-residential use categories through adequate buffering and separation. Residential developments should be protected from and located away from sources of adverse environmental impacts including noise, air, and visual pollution.
  - Implementation: Planning Commission and City Council.

## **VI. Resources**

The programs listed below are currently in use or are available and may be used in the City as market factors allow, assisting the City in implementing the aforementioned recommendations.

### **Federal resources:**

1. Section 8 Certificates and Vouchers: Rent assistance that recipients can take with them when they move, rather than being tied to specific housing. Tenants pay about thirty (30) percent of their income on rent.
2. HOME (the Home Investment Partnership Program): Grant program for state and local governments to acquire, rehabilitate or construct affordable housing for low-income renters or owners.
3. Community Development Block Grants (CDBG): Funds community development efforts, including housing. Local governments that receive funding have wide discretion in its use.
4. The Federal Housing Administration (FHA) and Department of Veterans Affairs (VA): Insures and guarantee loans, which increase housing market access for some families.
5. Rural Housing Service: The United States Department of Agriculture provides rent assistance, direct loans and loan guarantees in rural areas.
6. Low-Income Housing Tax Credits: Federal income tax credits for people or companies that invest in the construction or substantial rehabilitation of rental housing. Developers of rental housing sell the credits to investors. Proceeds from credit sales can cover some of a project's development and construction.
7. Tax Exempt Bonds: Sold by state and local governments. Buyers accept a lower interest payment because it is not taxable income. State and local housing agencies use the bond proceeds to finance mortgages with below market interest rates.
8. Income Tax Deductions for Mortgage Interest and Property Taxes: Provides additional assistance for homeowners.
9. Federal Home Loan Banks: Provides credit to more than 7,600 member financial institutions. Federal law requires the 12 District Home Loan Banks to establish affordable housing and community investment programs, under which the district banks provide low-cost funds for affordable housing and community investment programs.

### **State Resources**

#### **Home Mortgages:**

1. Minnesota Mortgage Program: Provides mortgages with below-market interest rates to first-time homebuyers through the sale of mortgage revenue bonds.
2. Minnesota City Participation Program: MCPP is part of the Minnesota Mortgage Program, in which MHFA sets aside funds from the sale of mortgage revenue bonds for cities to meet locally identified housing needs.
3. Community Activity Set-Aside: Is a third part of the Minnesota Mortgage Program in which MHFA sets aside funds from the sale of mortgage revenue bonds for lenders, local governments or nonprofit housing providers to meet homeownership needs in their communities.

4. Minnesota Urban and Rural Homesteading: Awards grants to organizations and public agencies that acquire, rehabilitate, and sell single-family homes that are vacant, condemned or blighted to at-risk first-time homebuyers.

#### Home Improvement and Rehabilitation:

1. The Great Minnesota Fix-Up Fund: Provides home improvement loans with below-market interest rates for low and moderate-income homeowners.
2. Community Rehabilitation Fund: Provides grants to cities for acquisition, rehabilitation, demolition and new construction of single-family homes.

#### Rental Housing:

1. Low and Moderate Income Rental Program: Provides mortgages and rehabilitation funds for either acquisition and rehabilitation of or new construction of rental housing for low and moderate-income families.
2. Affordable Rental Investment Fund (ARIF): Provides low-interest first mortgages or deferred loans to help cover the costs of acquisition and rehabilitation or new construction of low-income rental housing.
3. ARIF Preservation: Provides deferred loans with no or little interest to federally-assisted rental housing at risk of being converted to market rate.
4. Low Income Housing Tax Credits (LIHTC): LIHTC are MHFA's share of the tax credits allocated to Minnesota.
5. HOME Rental Rehabilitation: Provides grants to rehabilitate privately-owned rental property in order to support affordable, decent, safe and energy efficient housing for lower-income families.
6. Housing Trust Fund: Provides deferred loans without interest for the development, construction, acquisition, preservation, or rehabilitation of low-income rental housing.
7. Rental Rehabilitation Loans: Provides property improvement loans to rental property owners.

#### Other Resources

##### Local Government Sources:

1. Local Bonds: May be used to assist with financing affordable housing and are available in two types. First, revenue bonds typically finance mortgages and are paid off with mortgage repayments. Second, general obligation bonds are paid off with local tax collections.
2. Tax Increment Financing: Housing or redevelopment districts may be established by local governments to assist eligible housing projects. Local governments capture the property tax revenue generated by the new development and use the captured taxes to help finance the eligible project. Occupants must meet income restrictions for housing TIF districts.
3. Local tax levies: May be used to directly finance affordable housing.
4. Local housing trust funds: Are local revenues dedicated exclusively to housing activities.

##### Non-Profit Sources:

1. Greater Minnesota Housing Fund: is a nonprofit agency that provides capital funding grants and loans to affordable housing projects in greater Minnesota. Contributions from the McKnight and Blandin Foundations finance the fund.

# **TRANSPORTATION**

## **I. INTRODUCTION**

This segment of the Comprehensive Plan will provide a discussion of various transportation system components within the City of Waite Park. The principal components of this section include:

- An inventory of existing transportation facilities
- Land use impact on future volume
- A discussion of the T.H. 23 and CSAH 75 corridors
- City transportation plan

This element of the Comprehensive Plan is intended to provide sufficient guidance for the development of a transportation system that serves the access and mobility needs of the City in a safe, efficient and cost-effective manner. It is important the local transportation system is coordinated with respect to county, regional (APO) and state plans and that the system enhances quality economic and residential development within the City.

## **II. EXISTING SYSTEM**

The existing conditions of the transportation systems are an important consideration in the determination of future needs. Discussion of certain existing elements of the roadway and transit systems in Waite Park follows.

### **Roadway System**

As a part of the transportation plan analysis, an inventory of the roadway system is necessary in order to view certain characteristics. A key transportation goal for road authorities on any given project is attempting to balance mobility (through traffic need) and access (abutting property owner need) functions of roadways. The concept of functionally classifying a road system provides some guidance and suggests that a complete system should consist of a mix of various types of roads to best address the needs of a variety of users. Therefore, an ideal system includes major arterials (strictly emphasize mobility), minor arterials (emphasize mobility), collectors (address mobility and limited access) and local (focus on access) streets. Functional classes of the same roadways may vary in different areas and access management guidelines and roadway characteristics differ depending on the nature of the surrounding land use (i.e. urban, urbanizing or about to become urban and/or rural). The functional classes utilized in Waite Park are as follows: principal arterials, minor arterials, collectors and local streets. All street classifications within Waite Park are defined as being within an urban boundary (as opposed to urbanizing and/or rural areas). The functional classification of roadways within the City of Waite Park are illustrated on the functional classification map at the close of this chapter and are classified according to APO guidelines as follows:

#### Principal Arterial:

Interstate 94, CSAH 75 (Division Street), T.H. 23 (2<sup>nd</sup> Street South) and T.H. 15 can be classified as principal arterial roadways located within or in close proximity to the City. Principal arterials connect communities with other areas in the state and other states. Emphasis is placed on mobility rather than land access. Intersections with principal arterials are usually limited and controlled. Direct access to principal arterials from local or residential streets is generally not allowed and should be discouraged. The nature of land uses adjacent to principal arterials is typically of a higher intensity. Principal arterials as described by the St. Cloud APO:

- Generally carry over 15,000 vehicles per day;
- Have posted speed limits of 40 to 55 miles per hour;
- Have typical rights-of-way 200 to 300 feet in width;
- Allow unrestricted commercial truck traffic;

- Do not allow on-street parking;
- Have suggested intersection spacing (from centerline to centerline) and speed limits of:
  - 330 to 660 feet apart in the urban core – 30 m.p.h.,
  - 2,310 – 2,970 feet apart – 35 – 45 m.p.h. in urbanizing areas, and,
  - 3,630 feet – 55 m.p.h. in rural areas;
- May employ traffic control devices including interchanges and/or traffic signals, generally spaced at 2,640 – 3,630 feet apart.

#### Minor Arterials:

In Waite Park the following roadways are classified as minor arterials: 3<sup>rd</sup> Street North, 10<sup>th</sup> Avenue (from T.H. 23 to 3<sup>rd</sup> Street North), 2<sup>nd</sup> Avenue/CR135 (from 7<sup>th</sup> Street, CR137 north to 3<sup>rd</sup> Street), 7<sup>th</sup> Street (east of 10<sup>th</sup> Avenue to T.H. 15), Waite Avenue (north of T.H. 23 to 3<sup>rd</sup> Street) and CSAH 6.

Like principal arterials, minor arterials emphasize mobility as opposed to land access. Minor arterials generally connect to principal arterials, other minor arterials and collector streets, but may occasionally connect to some local streets. The nature of land uses adjacent to minor arterials is typically of medium to high intensity. The St. Cloud APO describes minor arterials in the St. Cloud Metropolitan Area as having the following characteristics:

- Generally carry between 5,000 and 20,000 vehicles per day;
- Have posted speed limits of 35 to 45 miles per hour;
- Have typical rights-of-way 100 to 150 feet in width;
- Driveway access is highly restricted, with drives set back 100 – 160 feet from the outer edge of intersections and set apart 100 or more feet from other access roads/driveways;
- Shared driveways are encouraged whenever possible, with one driveway access per parcel elsewhere when allowed;
- Allow unrestricted commercial truck traffic;
- Heavily restrict on-street parking;
- Have suggested intersection spacing (from centerline to centerline) and speed limits of:
  - 330 to 660 feet apart in the urban core – 30 m.p.h.,
  - 1,980 – 2,640 feet apart – 30 – 40 m.p.h. in urbanizing areas, and,
  - 2,970 feet – 45 m.p.h. in rural areas;
- May employ traffic control devices including traffic signals, generally spaced at 1,980 – 2,970 feet apart.

#### Collector Streets:

The collector system facilitates movement from residential neighborhoods to: other residential neighborhoods; to business concentrations; and, to minor arterials. Per the APO definition, collector streets typically serve short trips with speeds ranging from 30 to 35 miles per hour and place moderate emphasis on both access and mobility. Collector streets within the City of Waite Park include: CR 137/7<sup>th</sup> Street South (west of 10<sup>th</sup> Avenue), 28<sup>th</sup> Avenue, 13<sup>th</sup> Avenue (north of CSAH 75 to 3<sup>rd</sup> Street), 6<sup>th</sup> Avenue (north of CSAH 75 to 3<sup>rd</sup> Street), 1<sup>st</sup> Street South (from 10<sup>th</sup> Avenue to 2<sup>nd</sup> Avenue), 10<sup>th</sup> Avenue South (north of 7<sup>th</sup> Street to T.H. 23), 2<sup>nd</sup> Avenue South (south of 7<sup>th</sup> Street/CR 137) and Granite View Road.

The St. Cloud APO describes collector streets in the St. Cloud Metropolitan Area as having the following characteristics:

- Generally carry between 1,000 and 5,000 vehicles per day;
- Have posted speed limits of 30 to 35 miles per hour;
- Have typical rights-of-way 80 to 100 feet in width;
- Driveway access is restricted, with drives set back 50 – 100 feet from the outer edge of intersections and set apart 50 or more feet from other access roads/driveways;
- Shared driveways are encouraged whenever feasible, with one driveway access per parcel elsewhere when allowed;
- Allow unrestricted commercial truck traffic;
- Restrict on-street parking;

- Have suggested intersection spacing (from centerline to centerline) and speed limits of:
  - 330 to 660 feet apart in the urban core – 30 m.p.h.,
  - A minimum of 660 feet apart – 30 m.p.h. in urbanizing areas, and,
  - 1,320 to 2,310 feet – 30 – 35 m.p.h. in rural areas;
- May employ traffic control devices including traffic signals or four-way stops, generally spaced at 1,320 – 2,310 feet apart.

### Local Streets

Local streets connect blocks and land parcels. The primary emphasis is on land access. In most cases, local streets will connect to other local streets and collector streets. In some cases, they will connect to minor arterials. Local streets serve short trips at low speeds. Local streets generally occur at every block.

The St. Cloud APO describes collector streets in the St. Cloud Metropolitan Area as having the following characteristics:

- Generally carry less than 1,000 vehicles per day;
- Have posted speed limits of 30 miles per hour;
- Have typical rights-of-way 66 feet in width;
- Driveway access carry minimal restrictions, with drives set back 30 – 50 feet from the outer edge of intersections and set apart 25 or more feet from other access roads/driveways;
- Shared driveways are acceptable, with one driveway access per parcel typically allowed;
- Restrict commercial truck traffic;
- May restrict on-street parking;
- Have suggested intersection spacing (from centerline to centerline) a minimum of 330 feet apart and speed limits in the urban core and urbanizing areas of 30 m.p.h.;
- Employ stops as needed.

With each descending step in the aforementioned classification system comes a decrease in the size and carrying capacity of the roadway. Each street type is designed specifically for a separate and distinct function. Local streets distribute traffic to and from residential areas, channeling traffic to collector streets. Collector streets in turn channel traffic to other residential areas, business concentrations and minor arterials. Minor arterials channel traffic from areas of business concentrations to other areas of business concentrations, to other communities, and to principal arterials. Principal arterials channel traffic to other regions and states.

### **Traffic Volumes**

The Minnesota Department of Transportation has documented traffic volume information for major roadways within the City of Waite Park. Daily volumes are illustrated in Table 6.1 and indicative of historical data from 2003, 2001 and 1999 respectively. The historic volumes reflect the growth/decline at each location from 1999 to the most current estimate available (2003).

**TABLE 6-1  
HISTORICAL TRAFFIC VOLUMES AND FUNCTIONAL CLASSIFICATION**

Roadway	Termini	Typical Functional Classification*	Year: 2003 Year: 2001 Year: 1999				% Change 1999-2003
			2003	2001	1999	2003	
I-94	West of T.H. 23	Principal Arterial**	24,600	21,000	17,300	42.20%	
I-94	T.H. 23 to T.H. 15	Principal Arterial	27,400	20,500	19,900	37.69%	
I-94	East of T.H. 15	Principal Arterial	37,400	31,000	19,700	89.85%	
T.H. 15	N. of I-94	Principal/Minor Arterial	14,900	13,100	11,500	29.57%	
T.H. 15	S. of 23	Principal/Minor Arterial	7,600	8,600	8,100	-6.17%	

Roadway	Termini	Typical Functional Classification*	% Change 1999-			
			Year: 2003	Year: 2001	Year: 1999	2003
CSAH 75/Division Street	28th Avenue to 15th Avenue N	Principal/Minor Arterial	24,300	20,900	24,500	-0.82%
CSAH 75/Division Street	15th Avenue N to Waite Avenue	Principal/Minor Arterial	22,000	21,900	20,000	10.00%
CSAH 75/Division Street	Waite Avenue to Corporate Limits	Principal/Minor Arterial	28,000	24,400	24,000	16.67%
T.H. 23	I-94 to 28th Avenue	Principal/Minor Arterial	15,100	15,100	11,600	30.17%
T.H. 23	28th Avenue to 2nd Avenue South	Principal/Minor Arterial	18,900	16,900	15,600	21.15%
T.H. 23	2nd Avenue South to Corporate Limits	Principal/Minor Arterial	27,400	28,100	26,200	4.58%
15th Avenue North	Division Street to 13th Avenue North	Local	5,900	5,000	5,600	5.36%
3rd Street North	13th Avenue North to 10th Avenue North	Minor Arterial	5,700	6,000	6,200	-8.06%
3rd Street North	10th Avenue North to 5th Avenue North	Minor Arterial	7,400	7,800	9,100	-18.68%
3rd Street North	5th Avenue North to Corporate Limits	Minor Arterial	10,600	8,700	10,500	0.95%
10th Avenue South	CSAH 137 to 3rd Street South	Collector	6,200	5,000	5,700	8.77%
10th Avenue South	3rd Street South to T.H. 23	Collector	11,700	10,200	10,300	13.59%
10th Avenue South	T.H. 23 to Division Street (CSAH 75)	Minor Arterial	12,800	11,200	10,300	24.27%
10th Avenue North	Division Street to 3rd Avenue	Minor Arterial	9,400	8,600	7,600	23.68%
C.R. 138	Southwest of Division Street	Collector	3,200	2,300	2,300	39.13%
C.R. 138	3rd Avenue to Corporate Limits	Collector	14,900	n/a	n/a	n/a
Waite Avenue	T.H. 23 to Division Street (CSAH 75)	Collector	10,700	10,800	11,100	-3.60%
Waite Avenue	Division Street (CSAH 75) to 3 <sup>rd</sup> Street	Collector	6,200	5,700	6,200	0.00%
CSAH 137	C.R. 6 to Manufactured Home Park	Collector	750	740	800	-6.25%
CSAH 137	North of Manufactured Home Park to Prosper Drive	Collector	3,500	4,100	4,100	-14.63%
CSAH 137	Prosper Drive to 10th Avenue South	Collector	4,350	4,100	4,100	6.10%
CSAH 137	10th Avenue South to 3rd Avenue South	Minor Arterial	6,300	5,400	5,300	18.87%
CSAH 137	3rd Avenue South to 2nd Avenue South	Minor Arterial	7,400	6,500	6,600	12.12%
CSAH 137	2nd Avenue South to Corporate Limits	Minor Arterial	9,600	6,200	4,000	140.00%
2nd Avenue South	CSAH 137 to Park Meadows Drive	Collector	6,500	5,800	4,450	46.07%
2nd Avenue South	Park Meadows Drive to T.H. 23	Collector	8,700	9,900	9,400	-7.45%
2nd Avenue South	T.H. 23 to Division Street (CSAH 75)	Collector	7,200	7,900	6,900	4.35%
2nd Avenue North	Division to 1st Street North	Collector	5,300	5,800	4,450	19.10%
2nd Avenue North	1st Street North to 3rd Street North	Collector	4,000	3,450	3,800	5.26%
6th Avenue South	T.H. 23 to 1st Street South	Local	3,300	2,000	n/a	n/a
6th Avenue South	1st Street South to Div. Street (CSAH 75)	Local	2,400	1,450	n/a	n/a
6th Avenue North	Division Street (CSAH 75) to 3 <sup>rd</sup> Street	Collector	1,650	700	n/a	n/a
1st Street South	10th Avenue South to 6th Avenue South	Collector	1,600	1,000	800	100.00%
1st Street South	6th Avenue South to 2nd Avenue South	Collector	1,600	1,450	1,250	28.00%
13th Avenue North	Division Street to 3rd Street North	Collector	930	830	810	14.81%
C.R. 6	Adjacent to I-94	Collector	1,500	n/a	n/a	n/a

\*Source: MnDOT Access Category System and Spacing Guidelines

\*\*I-94 is classified by MnDOT as a High Priority Interregional Corridor; estimates for I-94 reflect trip estimates obtained in 2002, 2000 and 1998.

### Traffic Issue Areas

Community survey respondents and those attending community and business meetings were asked to comment traffic hazards within the City. The following comments were received:

- 7<sup>th</sup> Street South and 2<sup>nd</sup> Ave. South is a 4-lane area which is undivided. There are a number of

school bus arm violations as people don't realize they can't pass in the 2<sup>nd</sup> lane.

- Public works has been very proactive in snow plowing which has reduced accidents.
- The City is proactive in traffic enforcement
- Collector street needed from Apollo High School to Waite Park
- Congestion – increased commuter times.
- 10<sup>th</sup> Avenue and Division and 10<sup>th</sup> from 2<sup>nd</sup> to 3<sup>rd</sup> Streets due to congestion and lack of turn lanes and parking issues.
- There is a flashing yellow light by Discovery School, but a stoplight is needed for the safety of the children.
- More sidewalks and/or safer crossings are needed along Division Street to allow people to walk to the mall – not pedestrian friendly, especially in the winter.
- 10<sup>th</sup> and Division Street – trucks cannot make the corner. This intersection needs to be widened.
- Intersection by Discovery School, (CR 137), is not pedestrian friendly
- Seasonal/weekend congestion (e.g. Crossroads during the holiday season and on weekends is extremely busy)
- County Road 137
- Too many bikes on roadways, more bikeways needed.
- North-South collector streets needed.
- Transportation system should promote integrated business/residential developments.
- Turn lanes needed (e.g. 10<sup>th</sup> Avenue South and 2<sup>nd</sup> Street South)
- Sharp corners need to be eliminated (e.g. 3<sup>rd</sup> Street as it turns to Granite View Road).
- Half Street by Goodwill is confusing & often used as a short-cut to get to Cashwise.

## **Railroad System**

At one point the Burlington Northern Railroad was central to the City of Waite Park. Today the Burlington Northern Santa Fe railway has retained a presence within the community, although that presence has been redefined. The railway remains operational on a reduced schedule within Waite Park with one spur serving the granite quarrying industry within the city an average of one time per day; an another line extending to Cold Spring which is used approximately one time per week. The BNSF Railway owns several acres within the industrial area north of 3<sup>rd</sup> Street North in Waite Park. The property serves as a switching/routing station for rail traffic. Mainline tracks extending from the Twin Cities to Moorhead primarily exist within the Mississippi River floodplain throughout the St. Cloud area. The mainline tracks carry approximately 30-40 trains per day.

Roadway/Railway intersections occur four times within Waite Park, defined as follows:

1. BNSF/Waite Avenue (just north of 3<sup>rd</sup> Street North): Signalized, gated, concrete is in place.
2. BNSF/2<sup>nd</sup> Avenue (just north of 1<sup>st</sup> Street North): Existing protection includes signals and gates, concrete material proposed to be added and is included in the MnDOT 2004 MSAS Needs Study for Waite Park.
3. 10<sup>th</sup> Avenue south of Division Street: Existing protection includes signals, gates and concrete material, no further protection measures proposed.
4. 6<sup>th</sup> Avenue south of 1<sup>st</sup> Street North: Existing protection signs only, proposed improvements included in MnDOT 2004 MSAS Needs Study for Waite Park are signals, gates and concrete material.

## **Transit Service**

Transit service has existed in Waite Park since the 1800's with some of today's fixed routes following previous horse-drawn and electric trolley routes. The Metropolitan Transit Commission was created in 1969 to provide transit services for the cities of St. Cloud, Sauk Rapids and Waite Park. The City of Sartell also receives transit services from the MTC after joining the MTC in 2001. The MTC is the last free-standing public transit authority in Minnesota with tax levying authority exercised for capital and operational financing purposes. The MTC's annual operating budget in 2004 is \$5,593,680 with revenue sources including service fees from fares (20%), state funding (60%) and federal /miscellaneous (20%) sources. The City of Waite Park contributed an estimated \$72,169 toward the MTC's transit levy.

The St. Cloud MTC operates a fleet of: 31 fixed route buses which are 35 feet in length and most new as of 2003; and 20 Dial-A-Ride buses which are 25 feet in length. A survey completed by the transit authority in 1999 revealed nearly half of MTC riders use the service to be transported to/from their site of employment, just over a fourth of the riders used the service for transport to/from higher education facilities.

Existing transit services provided to Waite Park include fixed routes and Dial-A-Ride services.

### Fixed Routes

Five MTC routes serve portions of Waite Park. Most of the routes depart hourly with half-hour departures during peak hours. All fixed route buses are wheelchair accessible and equipped with bike racks accommodating up to two bikes (Bike and Board Program). Fixed routes are not operational on New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, December 25th or Sundays. Sunday services are provided by Metro Bus Dial-a-Ride. Following is a summary of the fixed routes within Waite Park.

*Waite Park and Pantown Routes:* These routes service north, east and west Waite Park with departures every half hour weekdays from 5:25 a.m. to 9:15 p.m. Saturday service is offered with departures every hour and half hour during midday periods.

*Southwest Route:* This route provides hourly weekday service from 6:20 a.m. to 9:20 p.m. with morning and afternoon peak service every half-hour to south and west Waite Park along 7<sup>th</sup> Street South and 2<sup>nd</sup> Avenue South. Saturday service is provided every hour from 9:20 a.m. to 6:20 p.m.

*Westside Route:* This fixed route provides hourly service with half-hour morning and peak service from 3<sup>rd</sup> Street South to 10<sup>th</sup> Avenue South in Waite Park. Departures begin and 5:55 a.m. and end at 8:45 p.m. weekdays with Saturday service from 8:45 a.m. to 5:45 p.m.

*Campus Clipper West:* This route provides direct service to St. Cloud State University from major apartment areas in south and west Waite Park. Service departs every half hour weekdays from 7:48 a.m. to 5:18 p.m. while St. Cloud State University is in session September – May.

### Dial-A-Ride Service

Dial-A-Ride service is available for two groups of users. The first are qualified applicants under the Specialized Service program who are unable to use the fixed route system due to disabilities. The second group is the general public (and registered Specialized Service users) who can use Dial-a-Ride services weeknights from 9:00 p.m. to midnight, Sundays and in extended service areas where fixed route service is not provided in the City. The extended service area includes areas within Waite Park Planning Districts 7 and 8.

### Future MTC Services

The community survey indicates most respondents (82%) believe public transportation access and services are not being adequately met for all age groups. Specific interest was raised regarding: future provision of service to the Bel Claire Acres Manufactured Home Park in St. Joseph Township; incorporating transit in review of future growth areas and providing additional shelters.

It is noted the MTC is proposing a new bus shelter at Crossroads Shopping Center in the Schuler Shoes/Arby's entrance area along with improvements to the Waite Avenue entrance near J.C. Penney's and the main entrance and parking area off of Division Street. The bus stop improvements include two three-sided structures that will house 30 – 40 people and feature radiant heat, a glass front and façade colors which complement the permanent façade of the Center. Sidewalk extension and reconstruction of the Waite Avenue entrance to the shopping center was necessitated by the MTC's project.

Other transit improvements planned by the MTC include service extended to the City of St. Joseph, which would provide scheduled service the Mills Fleet Farm area and west Waite Park between the Parkwood Theater and Crossroads Center areas. As Waite Park continues to grow the City will need to work with the MTC in developing transit service improvements so greater numbers of residents and businesses have adequate transit access.

Specific recommendations regarding transit are included in the "Recommendations" section of this Chapter.

#### Tri-County Action Program

In addition to the MTC, Tri-CAP (Tri-County Action Program) provides transportation services for people in Waite Park via a volunteer driver service wherein volunteers utilize their own vehicles to deliver passengers to social services at Stearns County or medical appointments in the area. To access this service, passengers are required to have the service recommended by either the County or a medical provider.

#### **Taxi Service**

Taxi service within the City of Waite Park is offered by private providers. Currently Yellow Cab, Pioneer Taxi and Allied Cab provide taxi service within the area.

#### **Sidewalks and Trails**

As a part of the community survey and throughout public meetings, the majority of respondents indicated sidewalks or trails should be required leading to educational facilities and parks, within all new subdivisions and in all recreational areas. Specific comments relating to sidewalks and/or trails included the need to:

- Provide safe pedestrian crossing of CSAH 75 via underpass/overpass.
- New trails with access to the Sauk River and connecting River's Edge and the canoe landing should be considered.
- Place sidewalks when new road construction occurs.
- There is a bike lane on 2<sup>nd</sup> part of the way, which could be extended.
- Also add sidewalks along collector streets to access commercial areas.
- A trail to connect the system on 23 to Willmar and extension of the Wobegon Trail would be beneficial.
- In new subdivisions, add sidewalks along collector streets but not in cul-de-sacs.
- People create their own paths
- The City does not have a sidewalk policy, rather it goes by the City Engineer's recommendation.
- Sauk Rapids recently adopted a sidewalk policy the city may wish to review/consider.
- Leave it up to the developer to determine if they want sidewalks in new subdivisions.
- It may be beneficial for the City to contact MTC for input on sidewalk placement and coordinate with new bus stop locations.
- Most parks you just drive up to.
- Sidewalks are not connected (e.g. 6<sup>th</sup> Avenue in from of school and church have nice sidewalks, but their aren't any from railroad tracks to 1<sup>st</sup> Street South. Sunwood Park doesn't have any sidewalks.
- Include a mixture of sidewalks and trails to help keep roller bladders, etc. off the streets.

The City's Comprehensive Trail Plan indicates future trail/sidewalk routes and is contained within Chapter 10 entitled, "Parks and Recreation".

### **Other Transportation Services**

The St. Cloud MTC and APO have been active in planning efforts regarding a multi-modal transit service between St. Cloud and the Twin Cities. The Northstar Corridor Development Authority has been created to receive federal and state funds for the study and implementation of multi-modal transportation improvements adjacent to T.H. 10 and the Burlington Northern Santa Fe rail corridor.

The St. Cloud Regional Airport offers freight and passenger service to the area. Northwest Airlink offers roundtrip service daily with 5 arrivals and departures to and from Minneapolis St. Paul International Airport. St. Cloud Regional Airport amenities include runways of 3,000 and 7,000 feet. The airport also features a 10,000 s.f. modern terminal and two fixed base operators (i.e. St. Cloud Aviation and Wright Aero Incorporated). Fixed base operators are defined as commercial operators who provide three or more aeronautical services such as aviation instruction, commercial aeronautical services, flight services and airplane sales/service.

## **III. TRANSPORTATION SYSTEM ANALYSIS**

The analysis of the transportation system of Waite Park is primarily concerned with the roadway system since that is the principal element through which people and goods are transported. The preparation of a thoroughfare plan considers many factors including, but not limited to; public input, existing plans and future volume projections.

### **Existing Plans**

The St. Cloud Area Planning Organization's 2025 Transportation Plan include the following projects affecting the City of Waite Park. They are grouped as work items included in the APO's 2025 "Constrained" and "Unconstrained" project list:

#### 2025 Financially Constrained Projects

1. Widen County Road 137 to four lanes from 10<sup>th</sup> Avenue South to Quarry Park. Estimated cost: \$875,000; state/local share: \$175,000.
2. Construct new four-lane road from County Road 120 to 54<sup>th</sup> Avenue North (Pinecone Road) including a new four-lane bridge. Estimated cost: \$5 million; state/local share: \$1 million.
3. Construct new four-lane 3<sup>rd</sup> Street North Bridge from 15<sup>th</sup> Avenue North in Waite Park to Sauk View Drive in St. Cloud. Estimated cost: \$8.75 million; state/local share: \$1.75 million.

#### 2025 Financially Unconstrained Projects

1. Construct new four-lane roadway from CSAH 74 in St. Cloud to CR 121 in St. Joseph including an at-grade intersection at T.H. 15 (i.e. "Southwest Beltway"). Estimated cost: \$10.625 million; state/local share: \$2.125 million. The intersection at T.H. 15 is included in the Stearns County five-year Capital Improvement Plan for 2006.
2. Construct new north/south minor arterial roadway west of Waite Park and east of St. Joseph from T.H. 23 to County Road 133. Estimated cost: \$5.625 million; state/local share: \$1.125 million.
3. Expand T.H. 23/CSAH 75 from four to six lanes from west of 2<sup>nd</sup> Avenue in Waite Park to east of 33<sup>rd</sup> Avenue in St. Cloud. Estimated cost: \$3.75 million; state/local share: \$750,000.

The 2004 – 2006 Transportation Improvement Program (TEA-21) Project list includes the following projects impacting the City of Waite Park:

1. Reconstruction of County Road 138 from CR 121 to 28<sup>th</sup> Avenue in the City of Waite Park (2.6 mile segment) including partial re-alignment of CR 138 at 28<sup>th</sup> Avenue. Stearns County project, \$957,200 in federal funds programmed.
2. Expansion of County Road 137 from 2<sup>nd</sup> Avenue to CSAH 74 (.8 mile segment). Stearns County project, \$644,215 federal funds programmed for FY 2006.
3. 44<sup>th</sup> Avenue extension, construct new four-lane roadway from 8<sup>th</sup> Street North in St. Cloud to 3<sup>rd</sup> Street North in Waite Park. Programmed for \$2.6 million of federal funding in FY 2007-2008.

**Projected Traffic Volumes**

The projection of traffic volumes to a future year is highly dependent upon expected development within the City of Waite Park and in the entire St. Cloud Area. Another factor, particularly as it relates to arterial roadways, is the expected increase in through traffic volumes on those facilities. Those volumes, which may or may not have destination within the city, are dependent upon regional and state growth. Table 6-2 illustrates projected traffic (average trips/day) based upon land use calculations established in Chapter 4 of the Comprehensive Plan.

**TABLE 6-2  
VEHICULAR TRIPS GENERATED BY NEW DEVELOPMENT  
BASED ON YEAR 2020 LAND USES**

<b>Land Use</b>	<b>Number of Units or Acres</b>	<b>Daily Trip Rate per Unit</b>	<b>Estimated Daily Trips</b>
Residential–Low Density*	850	10	8,500
Residential – High Density*	668	7	4,676
Industrial**	341	50/ac	17,050
Highway Commercial**	248	70/ac	17,360
		<b>Sub Total</b>	<b>47,586 additional</b>

\* Assumes 56% of new households low density & 44% of new households high density

\*\* Reflects current ratio of commercial to industrial acreage (i.e. 42% commercial and 58% industrial)

The calculations for the new development assumptions indicate that an additional 47,586 daily vehicle trips could be generated by projected land uses within the City by the year 2022. These trips would be spread out across the entire roadway system. Table 6-3 and the second map at the close of this chapter illustrate traffic counts for specified roadways within Waite Park in 2003 compared with those projected by the APO for 2025. **Please note capacities vary depending on level of service achieved. Please use at estimates/averages only.**

**TABLE 6-3  
FORECAST TRAFFIC VOLUMES**

Roadway	Termini	Capacity	APO Forecast	Current
I-94	West of T.H. 23	50,000 – 60,000	35,230	24,600
I-94	T.H. 23 to T.H. 15	50,000 – 60,000	37,500	27,400
I-94	East of T.H. 15	50,000 – 60,000	44,600	37,400
T.H. 15	N. of I-94	20,000 – 35,000	21,100	14,900
T.H. 15	S. of 94	10,000 – 20,000	21,100	7,600
CSAH 75/Division Street	28th Avenue to 15th Avenue N	20,000 – 35,000	28,600	24,300
CSAH 75/Division Street	15th Avenue N to Waite Avenue	20,000 – 35,000	23,500	22,000
CSAH 75/Division Street	Waite Avenue to Corporate Limits	20,000 – 35,000	39,200	28,000
T.H. 23	I-94 to 28th Avenue	20,000 – 35,000	20,200	15,100
T.H. 23	28th Avenue to 2 <sup>nd</sup> Avenue South	20,000 – 35,000	25,700	18,900
T.H. 23	2nd Avenue South to Corporate Limits	20,000 – 35,000	28,600	27,400
15th Avenue North	Division Street to 13th Avenue North	15,000**	8,300	5,900
3 <sup>rd</sup> Street North	13th Avenue North to 10th Avenue North	25,000	21,800	5,700
3 <sup>rd</sup> Street North	10th Avenue North to 5th Avenue North	25,000	16,100	7,400
3 <sup>rd</sup> Street North	5th Avenue North to Corporate Limits	25,000	22,300	10,600
10th Avenue South	CSAH 137 to 3rd Street South	15,000	13,100	6,200
10th Avenue South	3 <sup>rd</sup> Street South to T.H. 23	15,000	22,000	11,700
10th Avenue South	T.H. 23 to Division Street (CSAH 75)	15,000	24,000	12,800
10th Avenue North	Division Street to 3rd Avenue	15,000	16,500	9,400
C.R. 138	Southwest of Division Street	9,000	4,480*	3,200
C.R. 138	3 <sup>rd</sup> Avenue to Corporate Limits	9,000	20,860*	14,900
Waite Avenue	T.H. 23 to Division Street (CSAH 75)	20,000	16,700	10,700
Waite Avenue	Division Street (CSAH 75) to 3 <sup>rd</sup> Street	20,000	15,100	6,200
CSAH 137	C.R. 6 to Manufactured Home Park	9,000	5,500	750
CSAH 137	North of Manufactured Home Park to Prosper Drive	9,000	13,400	3,500
CSAH 137	Prosper Drive to 10 <sup>th</sup> Avenue South	9,000	14,400	4,350
CSAH 137	10th Avenue South to 3rd Avenue South	9,000	12,400	6,300
CSAH 137	3 <sup>rd</sup> Avenue South to 2nd Avenue South	9,000	15,700	7,400
CSAH 137	2nd Avenue South to Corporate Limits	9,000	20,000	9,600
2nd Avenue South	CSAH 137 to Park Meadows Drive	15,000	17,400	6,500
2nd Avenue South	Park Meadows Drive to T.H. 23	15,000	22,100	8,700
2nd Avenue South	T.H. 23 to Division Street (CSAH 75)	15,000	16,500	7,200
2nd Avenue North	Division to 1st Street North	9,000	15,400	5,300
2nd Avenue North	1 <sup>st</sup> Street North to 3rd Street North	9,000	13,900	4,000
6 <sup>th</sup> Avenue South	T.H. 23 to 1st Street South	9,000	4,950 *	3,300
6 <sup>th</sup> Avenue South	1 <sup>st</sup> Street South to Division Street (CSAH 75)	9,000	3,600 *	2,400
6 <sup>th</sup> Avenue North	Division Street (CSAH 75) to 3 <sup>rd</sup> Street	9,000	2,475 *	1,650
1 <sup>st</sup> Street South	10th Avenue South to 6th Avenue South	9,000	2,400 *	1,600
1 <sup>st</sup> Street South	6 <sup>th</sup> Avenue South to 2nd Avenue South	9,000	2,400*	1,600
13th Avenue North	Division Street to 3rd Street North	9,000	1,395*	930
C.R. 6	Adjacent to I-94	9,000	7,300	1,500

\* Traffic forecast not available from St. Cloud APO; traffic forecast by MDG, Inc. based on a projection factor of 1.4 (2004 State Aid Manual projection for Stearns County).

\*\* After reconstruction scheduled for 2005.

#### IV. TRANSPORTATION PLAN/GOALS

The thoroughfare plan for the City in conjunction with the land use plan and other infrastructure plans, provides a guideline for which growth can be accommodated in a reasonable fashion and existing issues regarding transportation can be addressed. The Transportation Plan consists of a map at the close of this chapter which illustrating potential projects and a written discussion regarding transportation issues and goals.

##### **Transportation Plan Map**

The map at the close of this chapter illustrates potential roadway projects as previously itemized within this chapter and consistent with the Area Planning Organization's (St. Cloud APO) 2025 Financially Unconstrained Project summary.

It is important to note the attached map is for illustrative purposes only and not intended to constitute an official transportation map.

##### **Transportation Plan Discussion**

###### CSAH 75 Corridor

As one of the two current roadways that provide primary access to the City of Waite Park, CSAH 75 serves as a primary route moving moderate and long distance travelers between communities. CSAH 75 accommodates approximately 21,100 - 24,400 vehicle trips per day within Waite Park. It is understood the CSAH 75 corridor is of importance to the accessibility of businesses that have developed adjacent to it, however, the roadway is also of primary importance to commuters traveling to destinations either within or external to the St. Cloud Area. In recent years, direct access to CSAH 75 has been curtailed as a means of protecting the integrity of CSAH 75 as a mobility corridor.

Transportation officials should continue to promote integrity of CSAH 75 as a mobility corridor in an urban area subject to the APO's recommended access management guidelines. Whenever feasible, future intersection improvements should emphasize mobility and minimize conflict points.

- Implementation: St. Cloud APO, Stearns County, City Engineer, Street Superintendent, Planning Commission, City Administrator and City Council.

Survey participants and those attending public meetings have expressed concerns with the safety and usability of pedestrian crossings contained in the CSAH 75 corridor, especially in the area of Crossroads Center. Transportation officials should review proposed improvement projects relative to their impact on non-motorized forms of transportation. Special emphasis should be placed on minimizing CSAH 75 as a fragmenting barrier and creation of a pedestrian-friendly urban core. Pedestrian traffic may be protected from vehicular traffic in the CSAH 75 corridor via grade changes and/or proximity to the roadway. Existing crosswalk and vehicular speed laws at controlled intersections should be aggressively enforced.

- Implementation: St. Cloud APO, Stearns County, Park Board, City Engineer, Street Superintendent, Planning Commission, City Administrator, Police Department and City Council.

Survey participants and those attending public meetings also expressed a desire to review proposed improvement projects relative to their impact alternate forms of transportation. Special emphasis should be placed on the creating a transit-oriented urban core. Transit officials should be consulted relative to roadway width and bus stop location; traffic signals should be adjusted to allow transit vehicles priority.

- Implementation: St. Cloud APO, Stearns County, MTC, City Engineer, Street Superintendent, Planning Commission, City Administrator and City Council.

The City should promote the CSAH 75 entrance to Waite Park as an aesthetically pleasing corridor which creates a distinctive impression of the City. Preservation of existing environmental features and civic entrance monuments of superior quality could be emphasized.

- Implementation: City Council, Planning Commission, City Administrator, City Engineer and Public Works Superintendent.

The City should proactively further encourage the aesthetic quality of the Division Street (CSAH 75) and further enhance the urban core, on a regional level, by promoting landscaping/plantings/greenspace and working with utility service providers to place the overhead wire canopy underground.

- Implementation: City Council, Planning Commission, Utility Service Providers, St. Cloud APO, Stearns County Highway Department, City of St. Cloud, City Engineer and City Administrator.

The City shall review and update sign ordinance as it pertains to commercial uses adjacent to Division Street (CSAH 75), possibly in conjunction with other stakeholders in the corridor, to promote aesthetically pleasing signage and minimize visual clutter/confusion while meeting the needs of businesses and consumers.

- Implementation: Planning Commission, City Administrator and City Council with input from business owners and the Building Official, and possibly in conjunction with other stakeholders in the corridor like St. Cloud APO and the City of St. Cloud.

To promote the integrity of developments and retain existing property values in the CSAH 75 corridors the City should examine design requirements for commercial and industrial development.

- Implementation: Waite Park Economic Development Authority, Planning Commission, City Administrator and City Council.

Due to its potential impact on the transportation system, the City shall periodically update transportation officials regarding the status of re-use lands subject to quarrying.

- Implementation: City Administrator and City Council.

#### T.H. 23 Corridor

As second of two current roadways that provide primary access to the City of Waite Park, T.H. 23 serves as a primary route moving moderate and long distance travelers from Interstate 94 to Waite Park and other communities/points of interest. As is the case with the CSAH 75 corridor, the importance of T.H. 23 to the accessibility of businesses that have developed adjacent to it is noted, however, it is further noted the roadway is of primary importance to commuters traveling to destinations either within or external to the St. Cloud Area.

Therefore, transportation officials should continue to promote integrity of T.H. 23 as a mobility corridor in an urban area subject to the APO's recommended access management guidelines. Whenever feasible, future intersection improvements should emphasize mobility and minimize conflict points.

- Implementation: St. Cloud APO, Stearns County, City Engineer, Street Superintendent, Planning Commission, City Administrator and City Council.

Survey participants and those attending public meetings have expressed a desire to review proposed improvement projects relative to their impact alternate forms of transportation and public safety. Special emphasis should be placed on the creating a transit-oriented urban core. Transit officials should be consulted relative to roadway width and bus stop location; traffic signals should be adjusted to allow transit vehicles priority.

- Implementation: St. Cloud APO, Stearns County, MTC, City Engineer, Street Superintendent, Public Safety Personnel, Planning Commission, City Administrator and City Council.

The City should promote the I-94/T.H. 23 entrance to Waite Park as a high-quality, aesthetically pleasing corridor which creates a distinctive impression of the City. Distinguishing architectural design, quality building materials, preservation of existing environmental features and civic entrance monuments of superior quality could be emphasized.

- Implementation: City Council, Planning Commission, City Administrator, City Engineer and Public Works Superintendent.

In addition, the City should consider the implementation of strict design standards for development adjacent to the T.H. 23 corridor in order to enhance the corridor as a quality entry point to the City of Waite Park from Interstate 94.

- Implementation: Planning Commission, City Council and City Administrator.

The City should proactively further encourage the aesthetic quality of the existing T.H. 23 corridor on a regional level, by promoting landscaping/plantings/greenspace and working with utility service providers to place the overhead wire canopy underground when pursuing improvements to the roadway.

- Implementation: City Council, Planning Commission, Utility Service Providers, St. Cloud APO, Stearns County Highway Department, City of St. Cloud, City Engineer and City Administrator.

The City should review and update sign ordinance as it pertains to commercial uses adjacent to T.H. 23, possibly in conjunction with other stakeholders in the corridor, to promote aesthetically pleasing signage and minimize visual clutter/confusion while meeting the needs of businesses and consumers.

- Implementation: Planning Commission, City Administrator and City Council with input from business owners and the Building Official, and possibly in conjunction with other stakeholders in the corridor like St. Cloud APO and the City of St. Cloud.

Due to its potential impact on the transportation system, the City shall periodically update transportation officials regarding the status of re-use lands subject to quarrying.

- Implementation: City Administrator and City Council.

#### Minor Arterial and Collector Streets

The location of community collector streets is a major determinant of what land use patterns will look like and project financing, therefore, to promote orderly and concise development future growth patterns shall correspond to existing collector streets where possible. A major issue facing the City of Waite Park is the lack of collector streets in the southern portion of the City. Although the issue has been discussed and the hypothetical construction and/or extension of future roadways has been included in regional planning efforts, corridor studies and right-of-way acquisition have not been actualized. As steps are taken to

actualize said plans and/or as development plans are presented to the City, collector streets shall be designed to provide continuity and prudent access to minor and principal arterials and adhere to the APO's recommended access management guidelines.

In the context of regional transportation planning and to most efficiently provide for the development of future roadways, the City shall develop an official future transportation map and plan depicting collector streets, reflecting spacing guidelines consistent with urbanizing and rural development factors as represented in the APO's recommended Access Management Guidelines, timing of required improvements and financing of improvements.

- Implementation: City Administrator, Planning and City Council.

The City shall immediately establish a fund for transportation plan studies, scoping studies, environmental studies, right-of-way acquisition, etc. for the construction and/or build-out of future minor arterial and collector street and/or street extension corridors, especially as it relates to the following and with a goal of developing a design and financial plans for the provision of a logical system of north/south minor arterial and/or collector roadways.

- Waite Avenue (build out plan).
- 2<sup>nd</sup> Avenue (build out plan).
- 10<sup>th</sup> Avenue (build out plan/study of practicability of proposed extension from T.H. 23 to 33<sup>rd</sup> Street).
- 28<sup>th</sup> Avenue (build out plan).
- 3<sup>rd</sup> Street/28<sup>th</sup> Avenue Bridge (location, feasibility).
- Construction of north/south minor arterial between Sauk River and 20<sup>th</sup> Street (88<sup>th</sup> Avenue) in St. Joseph (corridor study).
- Interchange at I-94/CSAH 6 (initial discussion/study).
- Extension of CSAH 6 to T.H. 23 to function as frontage road (initial discussion/study).
- Implementation: City Administrator, Planning Commission and City Council; regional transportation entities (i.e. APO, Stearns County, MnDOT, adjacent cities).

The City should work with property owners directly adjacent to proposed future roadway corridors to lessen the impact of proposed roadways on their quality of life.

- Implementation: City Administrator, City Engineer and City Council; APO.

The City shall review future development/subdivision plans relative to the preservation of corridors for the possible construction/extension of roadways (e.g. 33<sup>rd</sup> Street South (south of Quarry Park) and the extension of 10<sup>th</sup> Avenue south of T.H. 23 to 33<sup>rd</sup> Street).

- Implementation: City Administrator, Planning Commission and City Council.

The City should work with MnDOT, the St. Cloud APO, Stearns County and the City of St. Cloud to establish a long-term design vision for the 2<sup>nd</sup> Street South/T.H. 23/Roosevelt Road corridor.

- Implementation: City Administrator, Planning Commission and City Council.

The City should consider the incorporation of APO access management guidelines for local and collector street (intersections/driveways) within its Subdivision Ordinance.

- Implementation: Planning Commission, City Administrator and City Council.

### Local Streets

Local streets primarily function to serve residential neighborhoods and other areas of lesser daily traffic volumes. The extension and/or spacing of future local streets should promote excellent access to lower intensity land uses and discourage excessive vehicle speeds. Local streets should not be used for on-site traffic circulation which should be accommodated off the right-of-way.

Local streets should be laid out to permit efficient plat layout while being compatible with the area's topography, adjacent roadways, municipal utility plans and environmental constraints.

- Implementation: City Engineer, Street Superintendent, Planning Commission and City Council.

### Future Roadways/Land Use

The various sized roadways form an interrelated network which can easily either benefit or detract from the community. When determining the size, location and timing of construction of roadways, an essential function of a City, the following principals shall be considered: Land uses that generate heavy traffic loads require efficient access and should be located near roadways designed to carry heavy volumes, such roadways shall be designed to carry heavy volumes and provide mobility rather than land access. Conversely, land uses which generate very little traffic and do not benefit from through traffic (i.e. residential uses) should be located away from the noise, pollution and bustle of roadways designed to carry heavy traffic volumes.

- Implementation: City Engineer, Planning Commission and City Council.

### Roadway Infrastructure

The City's Capital Improvement Plan should contain elements for new construction and reconstruction of the street system, with scheduled maintenance included in annual budgets. Street maintenance is a regular component of any community's public works operation. Street maintenance should include routine patching, crack filling, and storm sewer cleaning. The City should re-implement a schedule for roadway maintenance and reconstruction (e.g. sealcoating every 4-5 years; complete reconstruction or mill/overlay every 15-20 years).

- Implementation: Street Superintendent, City Engineer and City Council.

In the future the City should continue to correlate future road construction/reconstruction with all utility service providers to ensure efficient repair/replacement and avoid duplicate costs.

- Implementation: Utility providers, City Engineer, Street Superintendent and City Council.

### Transit/Alternate Modes of Transportation

To provide alternatives to driving and to diminish congestion, the City should encourage greater public transit use and alternate forms of transportation. The City and should work with the MTC and metro-area transportation entities to lessen barriers to public transit service by:

1. Maintaining proactive communication.
2. Amending the Subdivision Ordinance to require proposed plats be submitted to the MTC for review/comment regarding bus stop location, sidewalks, street width, parking patterns, etc.

3. Amending the Subdivision Ordinance to ensure cul-de-sac widths are sufficient to accommodate buses (buses 25' in length).
4. Reviewing the use of no-parking zones in close proximity to transit stops.
5. Requesting public safety officials review proposed plats.
6. Making transit information available to new single-family home-owners.
7. As the population ages and diversifies transportation officials should continue review routes/services to ensure the provision of service to all segments of the population.
  - Implementation: MTC, APO, City Administrator, Planning Commission and City Council.

# **PUBLIC UTILITIES: SEWER**

## **I. INTRODUCTION**

This portion of the Comprehensive Plan will:

- Review existing facilities.
- Review proposed facilities.
- Provide recommendations for future use of the sanitary sewer system

The City of Waite Park is part of the St. Cloud Area Sanitary Sewer District. A comprehensive sewer plan is not in effect at the City level. A City Comprehensive Sewer Plan could assist Waite Park in proactively determining sanitary sewer collection and treatment system issues and needs.

## **II. SUMMARY OF EXISTING FACILITIES**

The City of Waite Park entered into a contract with the City of St. Cloud for wastewater treatment on March 28, 1966. Prior to this time, the City operated its own wastewater treatment facility and followed the regulations of the Minnesota Pollution Control Agency (MPCA), discharging into the Sauk River. As the treatment facility reached capacity, the city researched options and determined it was more economical to connect to the St. Cloud area sewer system.

The St. Cloud area sewer system features a mechanical plant with a capacity of 13 million gallons per day and an average demand of 9.5 million gallons per day. Master planning for the St. Cloud area sewer system has been initiated. Contractual members of the system will be participating in a feasibility study for system expansion over the next few years. The treatment plant is owned by the City of St. Cloud; however its capacity is shared contractually by the cities of St. Cloud, Waite Park, Sauk Rapids, Sartell, Waite Park and, most recently added, St. Augusta. The City of Waite Park currently contracts for 985,246 gallons per day of wastewater conveyance and treatment capacity and has purchased an additional .82 million gallons per day of flow in conveyance space only. Additional treatment space may be purchased in the future when the treatment plant is expanded. Average treatment demand for Waite Park in 2003, according to the City's Public Works Superintendent is 824,287 gallons per day or an average of 123 gallons per person per day. The combined total Waite Park conveyance space of 1.8 million gallons per day in pipes leading to St. Cloud's treatment plant will serve a total population of 15,000 based on an average contribution of 123 gallons per person per day. As of April 2004, the City of Waite Park provided service to 1,674 accounts, of which 15% were commercial/industrial customers.

The existing sanitary sewer facilities can be divided into two distinct components: the sewage collection system and the wastewater treatment plant. The Waite Park sanitary sewer collection system is illustrated on the sanitary sewer collection system map on file at the City Engineer's Office. The area mechanical treatment facility, located near Interstate 94 and Highway 75 in St. Cloud, removes solids, organic compounds, nutrients and pathogens that have a degrading effect on natural water systems. The wastewater, after treatment, is discharged into the Mississippi River.

Planning for lateral sewer (i.e. collection system) is the responsibility of each unit of government. The sanitary sewer collection system within the City of Waite Park was placed into service at various times. As of April 2004, the City has not created an itemized inventory of the value of each individual collection main and when each main was placed into service for the purposes of itemizing asset depreciation in conjunction with Government Accounting Standards Board (GASB) 34 directive. It is noted the City of Waite Park has employed straight-line depreciation methodology which is acceptable under GASB 34. The collection system extends to a majority of the homes and businesses in the City and in the past has met demand. There are a number of businesses, however; within the orderly annexation area that are not currently connected to the municipal sewer system and operate on their own individual sewage

treatment systems (ISTS). The City's Municipal Sewer Ordinance requires immediate connection to municipal sewer when it becomes available. Abandonment of individual sewage treatment systems in accordance with Minnesota Rules Chapter 7080 is required by the Pollution Control Agency.

The sanitary sewer collection system includes a network of collection pipes with several lift stations scattered throughout the City. Improvements have been done as required to maintain the system. Limited design standards for new collection system placement are included in the City's subdivision ordinance. Design standards for new collection system lines adhere to the "Ten States Standards" published by the Great Lakes Upper Mississippi River Board of State Public Health and Environmental Managers recommend subject to special conditions and local requirements approved by the City.

The City replaced the majority of the sanitary sewer collection system over the past twenty years and has in the past televised several sewer pipes to monitor potential infiltration/inflow. At the present time the City is not experiencing problems with infiltration/inflow or the seeping of storm water into the city's sanitary sewer system.

The City of Waite Park has three lift stations in place with no additional stations under construction or planned at the time of this Comprehensive Plan update. Lift stations are located adjacent to Willow Creek Drive, near the intersection of 6<sup>th</sup> Avenue North/4<sup>th</sup> Street North and near the intersection of 13<sup>th</sup> Avenue North/3<sup>rd</sup> Street North. The Waite Park interceptor is located at near 2<sup>nd</sup> Street South between Waite Avenue and 10<sup>th</sup> Avenue South. Waite Park has three existing metering locations: at 3<sup>rd</sup> Street North/T.H. 15, at 10<sup>th</sup> Avenue North/Corporate limit and adjacent to the north frontage road between 22<sup>nd</sup> Avenue and 24<sup>th</sup> Avenue.

Within Waite Park, lift stations are inspected two to three times per week with repair and replacement as needed. All lines are jetted on a rotating basis once every three years, areas with known problems are jetted on an as-needed basis. There are very few clay collection lines remaining within the City, tree roots are removed from the lines as needed. Sewer mains and manholes are repaired or replaced, as needed based on annual inspections. Routine maintenance and repair expenses are funded through the Sewer Enterprise fund.

Sewer rates effective in 2004 are \$2.00 per 1,000 gallons. The sewer access charge (SAC) effective in 2004 is \$1,000 per residential unit, \$2,000 per commercial or industrial unit and \$500 per unit in multiple family structures. Trunk area charges are determined at the time of subdivision of property.

### **III. SUMMARY OF PROPOSED FACILITIES**

The mechanical treatment facility in St. Cloud was designed to accommodate future growth within the St. Cloud Metropolitan Sewer area. There is ample room for expansion on the plant site, if needed in the future. According to previous calculations, the City's contracted capacity will service a population up to approximately 15,000 persons. When comparing estimated treatment system capacity with population projections in Table 4-3 of Chapter 4, it appears current conveyance capacity should be adequate to accommodate forecast growth, however, additional treatment capacity will be necessary within the next 20 years. It is noted that these estimates may change depending upon the type/volume of commercial/industrial users which locate within the community. An industry which uses high levels of water could consume a large portion of the city's contracted treatment capacity. For planning purposes, Short Elliot Hendrickson, Inc. (SEH), anticipates 2,000 gallons per acre per day for commercial/industrial properties. Industrial growth, as well as actual population growth, should be monitored and sewer capacity requests to St. Cloud be made accordingly.

Capital expenses are addressed in a capital improvement fund and paid for through an Enterprise Operating Fund or bonding. Following are major expenses relating to the sanitary sewer system which are planned:

- Participation in regional sewer system expansion study.

- Purchase of increased treatment capacity.

#### IV. RECOMMENDATIONS

1. The City shall review and calculate the impact of all proposed development and land subdivision on the capacity of the existing sanitary sewer system.
  - Implementation: **Public Works Supervisor, City Engineer, Planning Commission and City Council.**
2. The City should consider the commencement of an exhaustive study of bedrock depths/corridors throughout undeveloped portions of the City as a means of ascertaining the preferred route/method of utility extension. Precise analysis will also give City leaders direction in deciding to what extent development should pay for itself.
  - Implementation: **Public Works Superintendent, City Council and City Administrator.**
3. The City should update the subdivision ordinance to reference design standards for sanitary sewer collection systems and require review of proposed sanitary sewer lines by the City Engineer.
  - Implementation: **Public Works Superintendent, City Engineer, Planning Commission and City Council.**
4. The City should provide maximum communication and cooperation between the St. Cloud Area Sewer District and the City to ensure efficient planning and development of facilities, which provide a continued high level of service and plans for the additional capacity requirements of the City as it grows.
  - Implementation: **Public Works Superintendent, City Engineer, City Staff, Planning Commission and City Council.**
5. The City shall authorize the completion of a local sanitary sewer master plan which will: inventory the current system; identify any outstanding issues with the current system, if identified offer solutions to issues with the current system, plan for the continued servicing anticipated growth especially Planning District Seven (proposed intersection of T.H. 15 and 33<sup>rd</sup> Avenue), Planning District Eight and the orderly annexation area. The comprehensive sewer plan should identify the amount of sewer capacity required from St. Cloud Area Sewer System to support 2020 growth projections, preferred routes for collection system extension and costs associated with providing collection system (oversizing), maintaining collection system and obtaining additional treatment and conveyance capacity. The sanitary sewer master plan could also address any negative impacts related to the possible re-filling of Rainbow and North Quarries with surface water.
  - Implementation: **Public Works Superintendent, City Engineer, Planning Commission and City Council.**
6. The City should work in cooperation with St. Joseph Township to coordinate annexation of areas about to become urban in nature with the extension of sanitary sewer services. Parcels abutting improved lots (i.e. lots with municipal sewer) on two or more sides shall be serviced with and required to connect to municipal utilities. The City shall not consider approval of annexation in

areas not about to become urban in nature as defined by the provision of urban services, including municipal sanitary sewer facilities.

➤ Implementation: **Public Works Superintendent, City Engineer**, Planning Commission and City Council.

7. The City may wish to implement a phasing plan to connect properties, especially within the joint annexation area, which are currently serviced with individual sewage treatment facilities to the municipal sewer system, and ensure individual sewage treatment systems are abandoned in accordance with Minnesota Rules Chapter 7080.

➤ Implementation: City Public Works, City Engineer, City Administrator, Planning Commission, St. Cloud Area Sewer Board and **City Council**.

8. "Wet industries" or manufacturers which use high levels of water should be encouraged to recycle water, as the capacity of the City's treatment facilities may not be able to service the community or the user may consume a large portion of the city's remaining capacity.

➤ Implementation: **Economic Development Authority** and City Council.

9. The City may wish to consider a policy to reserve a portion of sewer system capacity specifically for the purpose of commercial/industrial development (e.g. 20% of capacity reserved for future commercial/industrial development, based on estimated usage of 2,000 gallons/acre/day).

➤ Implementation: **Economic Development Authority and City Council**.

10. The City shall continually review the appropriateness of: utility rates, sewer access charges and trunk area charges to determine whether or not said fees are sufficient to provide for future reconstruction and expansion of the system.

➤ Implementation: **Public Works Superintendent, Finance Director, City Administrator**, Planning Commission and City Council.

11. The City may wish to produce a detailed inventory of City-owned sanitary sewer collection facilities including the value of said assets, the location of said assets, the time each asset was placed into service, the expected life of each asset and the projected timeline for replacement, reconstruction and/or upgrading. The inventory may prove beneficial for capital improvement planning purposes as well as depreciating assets.

➤ Implementation: **Finance Director**, Public Works Superintendent, City Administrator and **City Council**.

12. The City should review policies relative to development review and financing, including but not limited to: (1)The City should review cost-sharing in conjunction with extension of wastewater collection mains/lift stations in newly developing areas (i.e. City responsible only for over-sizing of mains, not for a percentage of the entire development cost) as identified in the Subdivision Ordinance. (2) The City, as part of a rapidly expanding metropolitan area, may also wish to seriously consider a fiscally prudent approach toward new development requiring the project be financed privately or, if an improvement bond is issued, requiring a minimum of two-years of assessments are provided for in the event of default. Said provision of prepayment/escrow is in

addition to assurances providing project construction is completed as defined in the Development Agreement. (3) The City may wish to provide enabling language in the Subdivision Ordinance which allows the City to require the Developer provide an escrow sufficient to cover the cost of review of proposed subdivisions by the City and its consultants.

- Implementation: **Finance Director**, Public Works Superintendent, City Administrator, Planning Commission and **City Council**.

# **PUBLIC UTILITIES: WATER**

## **I. INTRODUCTION**

The City of Waite Park provides municipal water services to the community. This portion of the Comprehensive Plan will:

- Review existing facilities.
- Review proposed facilities.
- Provide recommendations for future use of the water system.

A Comprehensive Water System Study was completed in 1997. The Comprehensive Water Study, completed by the engineering firm Short Elliot Henderickson, Inc. (SEH) evaluated the existing system and recommended improvements to the system. The study included an evaluation of the existing system, impacts of future growth and recommended improvements to the water system. SEH recommends the Water System Study be updated to reflect system changes and projected growth.

The City of Waite Park adopted a Wellhead Protection Plan on April 8, 2003. The purpose of a Wellhead Protection Plan is to ensure the current and future safety of the City's drinking water supply and includes the following elements as required by the Minnesota Department of Health:

1. The delineation of the wellhead protection area and the drinking water supply management area.
2. An assessment of the vulnerability of the drinking water supply management area.
3. A review of expected changes to the physical environment, land use and surface and ground water sources.
4. A plan for the management of the wellhead protection area.
5. A plan to monitor the adequacy of wellhead protection measures and a plan to implement the wellhead protection plan.

## **II. SUMMARY OF EXISTING FACILITIES**

The existing water supply and distribution system was placed into service in the mid-1920's. Historically the distribution system has met Waite Park's water demands. Improvements have been performed as required to maintain the system. A map of the distribution system and associated facilities is on file at the office of the City Engineer.

The present average day usage for the 6,690 residents is reported by the Public Works Superintendent to be 805,667 gallons per day. This is an average of about 120 gallons per capita per day (GPCD). The current maximum daily usage is reported by the Public Works Superintendent to be 1,153,000 GPD or 172 GPCD. Based upon this present day data, the future water usage requirements for the year 2020 are estimated to be:

Average Day Demand = 10,397 (2020 pop. estimate) X 120 (GPCD) = 1,247,640 GPD.  
Maximum Day Demand = 10,397 (2020 pop. estimate) X 172 (GPCD) = 1,788,284 GPD.

### Wells

Waite Park presently obtains its raw water supply from four wells located in the vicinity of the Burlington Northern Santa Fe rail yard in the northeastern portion of the City. The wells are identified in ascending numerical order in the order they were constructed. Well number two has been abandoned. Wells number 1, 3, 4 and 5 are currently operational. Well number one was constructed in 1963, well number three in 1974, well number four in 1985 and well number five in 2002. Wells one, three and four are approximately 80 feet apart, well five approximately 300 feet from the others. Under normal operating circumstances, all wells discharge directly to the water treatment plant.

Wells number one and three each have a pumping capacity of 600 gallons per minute (gpm) but are typically operated simultaneously at a rate of 450 each producing a total discharge to the treatment plant of 900 gallons per minute. Well number four has a capacity of 900 gpm, well five 1,000 gpm. Well number four is typically operated independently at 900 gpm, well number five independently at 1,000 gpm.

The "Ten States Standards" published by the Great Lakes Upper Mississippi River Board of State Public Health and Environmental Managers recommend municipal wells have a capacity equal to or exceeding the design maximum daily demand and greater than or equal to the design average day demand with the largest producing well out of service. The existing wells when operated simultaneously at their maximum capacities are capable of producing a combined total discharge of 2,800 gpm. At this total discharge rate the estimated maximum day demand of 1,153,000 gallons in 6.2 hours. With the largest well out of service, wells 1, 3 and 4 when operated together at their maximum capacities are capable of producing 2,100 gpm. At this discharge rate the estimated average daily demand of 805,667 gallons could be achieved in 6.4 hours.

Growth assumptions indicate the wells operated together at their peak capacity would be able to supply the maximum forecast demand estimate of 1,788,284 in approximately 9.6 hours. With the largest well out of service, wells 1, 3 and 4 when operated together at their maximum capacities are capable of supplying the forecast average daily demand estimated at 1,247,640 in approximately 9.9 hours. Assuming existing wells remain operational, it appears they will be adequate to meet the water demands throughout the 20-year plan period.

There are a number of properties within Waite Park and the orderly annexation area which still operate private well systems. The water is used both as a portable water source as well as for the sprinkling of lawns and gardens. The City's Municipal Water System Ordinance (Ordinance 43) does not require connection to the municipal water system if/when it becomes available. If a property owner does abandon a private well, the City attempts to provide the new municipal water line connection to the structure in the same vicinity as the previous well. The state plumbing code requires the connection if a municipal system is accessible, unless otherwise permitted by the local authority. The MN Department of Health standards allow residents and businesses to retain a private well system after they connect to the municipal system, provided the private well is in working order and the plumbing to the private well and municipal water system are kept separate.

As of April 2004, the City had 1,636 water connections. In 2003, it is estimated residential properties used 85% of the water while commercial and industrial properties consumed 15% of the 9.67 million gallons pumped. Water rates in effect in 2004 are \$3.00 per 1,000 gallons. The water access charge (WAC) effective in 2004 are \$1,000/single or two family unit, \$500/unit for multiple family and \$2,000 per commercial or industrial connection. Trunk area charges are determined at the time of subdivision of property.

### Water Treatment

City water is treated at a single treatment plant. Volatile organic chemical compounds are removed in an air-stripping tower and iron and manganese are removed by feeding potassium permanganate to the

aerated water. Following a detention period the water is passed through anthracite and sand media filters with finished water disinfected with chlorine and fluoride added for dental prophylaxis.

The water treatment facility was expanded in 2001 and is now capable of treating 2,500 gpm. Since it is necessary for the treatment system to shut down or reduce treatment rates during the backwashing of filters, a maximum treatment period of 16 to 20 hours per day is desired. During an average day users within the City demand 805,667 gallons of treated water which could be processed within the treatment center in about 5.4 hours. During a maximum demand day, users within the City demand 1,153,000 gallons of treated water which could be processed within the treatment center in about 7.7 hours. Given the growth assumptions included in the Comprehensive Plan the treatment plant appears to be able to meet forecast average and maximum daily demands within the 20-year planning period. Forecasts for projected growth suggest during an average day users within the City in the year 2024 will demand an estimated 1,247,640 gallons of treated water which could be processed within the treatment center in about 8.3 hours. Forecasts for projected growth suggest during maximum demand days, users within the City in 2024 will demand an estimated 1,788,284 gallons of treated water which could be processed within the treatment center in about 12 hours.

#### Water Storage

The city has two elevated storage facilities and one underground storage facility. The underground storage facility is located at the water treatment plant and has a capacity of 200,000 gallons. One elevated storage facility is located in the 400 block of 10<sup>th</sup> Avenue South. The water tower has a capacity of 500,000 gallons and was put into service in 1975. A second elevated storage facility is located at 13<sup>th</sup> Avenue South and 1<sup>st</sup> Street South. The second water tower was put into service in 2002 and has a capacity of 500,000 gallons.

The total elevated water storage available for domestic use and fire demand is one million gallons. The Ten States Standard recommends a minimum storage capacity equal to the average daily consumption (805,667 gallons) and adequate capacity to meet all fire demands as determined by the State Insurance Services Offices. Forecast growth projects an average daily demand of 1,247,640 by the year 2024, indicating a third elevated storage facility may be needed within the next 20 years. It is noted wells and treatment facilities can also be considered as contributors to the available storage capacity if both have reliable standby emergency power systems to treat and discharge water to the system during a power outage. Portable emergency power generation equipment is presently available for City wells, and permanent emergency generators are located at the treatment plant.

#### Distribution System

A majority of Waite Park's water distribution system consists of eight to 12-inch mains in residential, commercial, commercial PUD and industrial parks. All existing distribution piping is either cast iron pipe or ductile iron pipe. The majority of the water distribution system has been replaced within the previous twenty years. As of April 2004, the City has not created an itemized inventory of the value of each individual main and when each main was placed into service for the purposes of itemizing asset depreciation in conjunction with Government Accounting Standards Board (GASB) 34 directive. It is noted the City of Waite Park has employed straight-line depreciation methodology which is acceptable under GASB 34.

### **III. SUMMARY OF PROPOSED FACILITIES**

The City is in the process of implementing a Capital Improvement Plan. Major capital project relative to water supply may include:

- The addition of an elevated water storage unit in the southwest quadrant of the City.
- Oversizing of mains in developing areas.

#### IV. RECOMMENDATIONS

1. The City shall review and calculate the impact of all proposed development and land subdivision on the capacity of the existing water supply system.
  - Implementation: **Public Works Superintendent, City Engineer, Planning Commission and City Council.**
  
2. The City should consider the commencement of an exhaustive study of bedrock depths/corridors throughout undeveloped portions of the City as a means of ascertaining the preferred route/method of utility extension. Precise analysis will also give City leaders direction in deciding to what extent development should pay for itself (i.e. if the City should participate financially in the extension of distribution mains to a greater extent than being responsible for costs associated with over-sizing of mains).
  - Implementation: **Public Works Superintendent, City Council and City Administrator.**
  
3. The City should update the subdivision ordinance to reference design standards for water distribution systems and require review of proposed water lines by the City Engineer.
  - Implementation: **Public Works Superintendent, City Engineer, Planning Commission and City Council.**
  
4. The City should authorize updating of a comprehensive water plan which could: inventory the current system; identify any outstanding issues with the current system, if identified offer solutions to issues with the current system, plan for the continued servicing anticipated growth especially Planning District Seven (proposed intersection of T.H. 15 and 33<sup>rd</sup> Avenue), Planning District Eight and the orderly annexation area. The comprehensive water plan could also address any possible impacts related to the possible filling of Meridian Quarry.
  - Implementation: **Public Works Superintendent, City Engineer, Planning Commission and City Council.**
  
5. The City should work in cooperation with St. Joseph Township to coordinate annexation of areas about to become urban in nature with the extension of water services. Parcels abutting improved lots (i.e. lots with municipal sewer) on two or more sides shall be serviced with municipal water and the City may wish to require properties to connect to municipal utilities. The City shall not consider approval of annexation in areas not about to become urban in nature as defined by the provision of urban services, including drinking water supply.
  - Implementation: **Public Works Superintendent, City Engineer, Planning Commission and City Council.**
  
6. "Wet industries" or manufacturers which use high levels of water should be encouraged to recycle water, as the capacity of the City's treatment facilities may not be able to service the community or the user may consume a large portion of the city's remaining capacity.
  - Implementation: Economic Development Authority and City Council.

7. The City may wish to consider a policy to reserve a portion of water system capacity specifically for the purpose of commercial/industrial development (e.g. 20% of capacity reserved for future commercial/industrial development, based on estimated usage of 2,000 gallons/acre/day).
  - Implementation: Economic Development Authority and City Council.
  
8. The City should continually review the appropriateness of: utility rates, water access charges and trunk area charges to determine whether or not said fees are sufficient to provide for future reconstruction and expansion of the system.
  - Implementation: **Public Works Superintendent, Finance Director, City Administrator** and City Council.
  
9. The City should conduct further study and perform additional analysis to determine the continued adequacy of quantities of fire flows able to be delivered to areas served.
  - Implementation: **Public Works Superintendent**, City Engineer, Planning Commission and **City Council**.
  
10. The City may wish to produce a detailed inventory of water production, treatment and distribution facilities including the value of said assets, the location of said assets, the time each asset was placed into service, the expected life of each asset and the projected timeline for replacement, reconstruction and/or upgrading. The inventory may prove beneficial for capital improvement planning purposes as well as depreciating assets.
  - Implementation: **Finance Director**, Public Works Superintendent, City Administrator and **City Council**.
  
11. The City should review policies relative to development review and financing, including but not limited to: (1) The City should review cost-sharing in conjunction with extension of water distribution mains to newly developing areas (i.e. City responsible only for over-sizing of mains, not for a percentage of the entire development cost) as identified in the Subdivision Ordinance. (2) The City, as part of a rapidly expanding metropolitan area, may also wish to seriously consider a fiscally prudent approach toward new development requiring the project be financed privately or, if an improvement bond is issued, requiring a minimum of two-years of assessments are provided for in the event of default. Said provision of prepayment/escrow is in addition to assurances providing project construction is completed as defined in the Development Agreement. (3) The City may wish to provide enabling language in the Subdivision Ordinance which allows the City to require the Developer provide an escrow sufficient to cover the cost of review of proposed subdivisions by the City and its consultants.
  - Implementation: **Finance Director**, Public Works Superintendent, City Administrator, Planning Commission and **City Council**.

# **MUNICIPAL AND ADMINISTRATIVE BUILDINGS AND PUBLIC SERVICES**

## **I. INTRODUCTION**

The City of Waite Park recognizes the importance of:

- A. Municipal and administrative buildings;
- B. Boards, commissions and agencies which serve the City in various capacities; and,
- C. The services provided by City officials, municipal employees and administrative personnel.

The City of Waite Park is committed to serving the public in an efficient, effective and professional manner the purpose of this chapter of the Comprehensive Plan is to review existing services and facilities and reflect on the impact of forecast growth upon said facilities and services.

## **II. EVALUATION OF EXISTING STRUCTURES/COMMISSIONS AND COMMITTEES/ SERVICES**

### **Existing Structures**

#### City Hall: 19 13<sup>th</sup> Avenue North

The City's Administrative Offices relocated to the current site in 1994. The current facility is in excellent condition. The Council Chambers and offices of the City Administrator, Police Department, Fire Department, Building Official, Finance Director, administrative staff, billing and records retention are located on the main floor. The conference rooms and break area are located in the lower level. The building is compliant with Americans with Disabilities Act standards.

#### Fire Hall: 19 13<sup>th</sup> Avenue North

The Fire Hall was built in 1994 and is in excellent condition. The roughly 2,000 square foot facility includes eight bays, open lockers and showers. Meeting/conferences are held in the lower level of City Hall.

The Waite Park Fire Department (WPFDD) serves the entire City of Waite Park, its residents and commercial/industrial facilities. The Waite Park Fire Department and the Waite Park Rescue Squad merged in 2003. The WPFDD responded to nearly 100 calls for help in the year 2003. The WPFDD is comprised of 25 volunteer professionals. Most members of the department are trained first responders and all are State Certified at the Firefighter I level. In addition, some are certified at the Firefighter II and Firefighter III levels. The Waite Park Fire Department has two infrared equipment units and is currently adding an automatic external defibrillator.

Department apparatuses include:

- Two 1,250 pumper trucks.
- A 100-foot platform truck with a 2000 gpm pump.
- A 1999 tanker with a capacity of 3,000 gallons.
- Grass rig.
- Utility van.
- One rescue truck.

Annual replacement of vehicles in the past has been through capital equipment planning program.

#### Waite Park Police Department: 19 13<sup>th</sup> Avenue North

The Waite Park Police Department (WPPD) headquarters are located in the City Offices at 19 13<sup>th</sup> Avenue North.

The Waite Park Police Department is comprised of twelve (12) licensed full-time officers and one (1) part-time officer (licensed for full-time). The WPPD provides around the clock services in the City of Waite Park and responded to an estimated 6,500 calls in 2003 the majority of which were business oriented. The Police Department's fleet consists of eight (8) units which have historically been replaced upon reaching 80,000 - 85,000 miles. The Department encourages a policy of including squad replacement in a capital equipment/improvement plan.

Law enforcement programs in which WPPD either implements or works with Stearns County to implement include crime-free multi-housing, Drug Abuse Resistance Education (DARE) and a drug task force.

#### Public Works/Streets/Park Maintenance

The Public Works/Streets/Park Maintenance facility is located at 602 3<sup>rd</sup> Street South. The current structure is good condition.

#### Waite Park Community Park Building

This structure is located at the intersection of 13<sup>th</sup> Avenue North and 2<sup>nd</sup> Street North within Community Park. The facility includes a kitchen, restrooms, a large gathering area and several tables/chairs. The facility is available for public rental, in excellent condition and is completely accessible.

#### Other Community Facilities

- Post Office: 254 2<sup>nd</sup> Avenue South. This structure is in excellent condition. The post office serves the cities of Waite Park and part of St. Joseph Township.
- Library. The Al Ringsmuth Public Library is part of the Great River Regional system and is located at 253 5<sup>th</sup> Avenue North. The library is open at various times Monday – Thursday and on Saturday. Services provided include checkout of books/music/videos, renewal of materials, reference assistance, interlibrary loans and library programs.
- Education: There is one elementary school, one parcel of school-owned (Dist. 742, former McKinley Elementary) property (currently vacant), a charter school and one Catholic school within the City. St. Cloud School District #742's Discovery Elementary is located at 700 7<sup>th</sup> Street South in Waite Park. The building is in excellent condition and provides education for grades K-6. Discovery Elementary is one of District 742's newest schools, built in 1990. Capacity is 900 students, projected enrollment for the 2004/2005 school year is 660 students. Class sizes range from 22 in kindergarten to 28 in grade six. St. Joseph's Catholic School is located at 108 6<sup>th</sup> Avenue North in Waite Park.
- Post Secondary Education: The Minnesota School of Business and Regency Beauty Academy have established facilities within the City.

#### **Boards/Commissions/Committees**

The City of Waite Park has several boards, commissions and committees that shape the policies and decisions of City government. The City encourages citizens to volunteer to serve on these entities and provide their input. A brief description of each entity and its duties follows:

##### Park Board

Consists of five members appointed by the City Council for three-year terms (a sixth board member, a representative from the City Council may be added to the Board per the enabling Ordinance). The Board advises the City Council on matters pertaining to the City Parks.

### Planning Commission

Consists of five members appointed to the City Council for three-year terms. The Commission serves as an advisory body to the City Council in matters of directing the future physical development of the City. The Commission, upon request of the Council, makes studies, investigations, and recommendations to the Council regarding matters affecting zoning, platting and public improvements.

### Waite Park Economic Development Authority

The City Council is the Economic Development Authority for the City of Waite Park. The Board meets annually or as needed regarding matters concerning industrial and commercial development.

## **III. PUBLIC INPUT**

A community survey completed in conjunction with the updating of the Comprehensive Plan requested input from residents regarding municipal facilities and services. Respondents were asked a number of questions. A summary of results follows:

- Nearly every respondent thought adequate public services were provided in the City although some commented on the need for a community/senior center and associated activities.
- 94% thought they were well informed of City Council decisions.
- A slight majority (56%) felt community organizations work well together and that local government is responsive to their needs. Others commented on a need for people and the Council and Boards/Commissions to clarify roles, build trust, communicate openly and work productively together.
- Some suggested a need for joint update sessions including various public entities (City, County, Township, committee/boards, APO, MTC, District 742, etc) on an annual or semi-annual basis.
- A third of those responding thought Waite Park was doing a 'good' job in facilitating ethnic and racial diversity, the remainder were undecided or thought the City was doing a fair to poor job in facilitating diversity.
- Additional comments were received regarding the need for a storm water management plan, the desire for a consistent policy requiring utility lines to be buried.
- The number one response to the question, "What one improvement would make living in Waite Park better for you?" was a the addition of a wider variety of single family homes. A second popular answer was a reduction in traffic congestion.
- 62% of survey respondents rated educational programs within the school district as good or excellent.

## **IV. FORECAST GROWTH**

The population is forecast to increase from 6,568 people in 2000 to 10,397 people in the year 2025, a 58% increase. The projected growth will reasonably require the expansion of existing administrative and protection services. Such services will not only result in a demand for increased public employees, but also increased facility space and increased capital equipment costs. The expansion of administrative facilities and capital equipment purchases should be included in a capital improvement/equipment program.

## V. RECOMMENDATIONS

1. The City shall remain committed to serving the public in an efficient, effective and professional manner.
  - Implementation: All City staff, appointed officials and City Council.
  
2. Upon receiving concept plans, the City shall review its provision of services including, but not limited to, public administration and public protection services such as police and fire service to ensure said services which are reasonably necessitated by proposed subdivisions and must be provided at public expense, can be reasonably provided within two (2) fiscal years of approval of the proposed subdivision. If said services cannot be reasonably provided, the subdivision shall be deemed premature.
  - Implementation: City Administrator, Planning Commission and City Council.
  
3. The City shall continue to monitor and assess the condition and adequacy of existing municipal structures. The City shall establish long-term solutions to anticipated building/office space needs. Routine maintenance and repair costs should be allotted for in the annual budget. Reconstruction, remodeling and/or construction of facilities should be addressed in a Capital Improvement Plan.
  - Implementation: Public Works Superintendent, City Building Official, Fire Chief, Police Chief, City Administrator and City Council.
  
4. The City shall strive to clarify roles, build trust, communicate openly and work productively together at the departmental level and the elected and appointed official level.
  - Implementation: Department Heads and City Council.
  
5. Informational meetings between the City Council, Park Board and Planning Commission to discuss important projects should be held routinely.
  - Implementation: City Council.
  
6. A City Council liaison should be appointed to both the City Planning Commission and the Park Board to facilitate rapport and exchange of information.
  - Implementation: City Council.
  
7. The City shall provide maximum cooperation and assistance to other public agencies in planning and developing facilities and programs to provide a high level of service and avoid duplication of services and/or facilities.
  - Implementation: Stearns County, School District #742, community and state agencies and City Council.
  
8. New municipal and administrative constructions shall be developed to the same high standards required for the development of private property and shall be subject to review by the Planning Commission and City Council.
  - Implementation: Building Official, Planning Commission and City Council.

9. The City should initiate and organize an annual open meeting with representatives from each City department, elected officials (local and state), representatives from City Boards/Commissions, St. Joseph Township, the APO, the MTC, Stearns County, District 742, City Consultants, leaders of active community organizations and other representatives as appropriate. The purpose of the meeting is to share information, build rapport and update each other on issues, plans and goals at the forefront for the following six-month period.
  - Implementation: City Administrator and City Council.

# **PARK AND TRAILS/RECREATION**

## **I. INTRODUCTION**

The City's residents and businesses identify parks, trails and recreational facilities as invaluable community resources that contribute positively to the quality of life offered in Waite Park. Recreation is viewed as an integral part of life, providing a necessary and satisfying change from the things we usually do and the places where we spend most of our time.

A community survey, comments from the Park Board, City staff and from public meetings underscore the importance of creating and sustaining parks, trails and recreational facilities. These comments are included within and reflected in this chapter.

Providing quality recreational opportunities begins with proper planning. To assure adequacy and maximum usability, recreation areas and facilities shall be developed with regard for the needs of the people and the area they serve. Proper planning must take into consideration a number of factors, including but not limited to, location of existing recreational areas (i.e. proximity to the area served, separation from incompatible land uses), adequacy of existing facilities, site planning for the location of future facilities, access to current and future facilities, provisions for recreation programs, and financing, maintenance and management of existing and proposed parks, trails and recreational facilities.

This section shall:

- Provide Park Classification;
- Inventory Existing Park Facilities;
- Discuss Trails and Pedestrian Ways;
- Discuss Recreational Opportunities in the City;
- Examine Existing and Future Park Facility Needs;
- Review Community Input; and
- Establish tangible recommended goals and policies for future park, trail and recreation facilities and programs.

## **II. INVENTORY**

### **A. Park Classifications.**

The City of Waite Park features several existing park and recreational facilities, most of which are conveniently located and generally accommodate the recreational needs of residents. While a Comprehensive Park plan has not yet been finalized for the City of Waite Park, recreational facilities within the City can be typically be described according to their type, population served and location.

The following terms and descriptions shall be used to classify existing and future recreational facilities:

'Neighborhood Parks' provide open space for passive recreation for all ages within a neighborhood, particularly for the elderly and families with young children. An ideal neighborhood park site is scenic or wooded and located a maximum of one-quarter mile, which is normal walking distance, from primary users. Suggested minimum size for this type of park is one acre. Site development should include sidewalk, benches, landscaping, and play features for preschoolers. Neighborhood parks should connect with trails which connect to other parks and neighborhoods.

'Neighborhood Playgrounds' are usually provided in conjunction with education and institutional facilities and primarily serve the recreation needs of children ages 5-12.

Individual neighborhood playground size is dependent on the types of activities it supports and the facilities it provides. Play features, ball fields, basketball and tennis courts, and open play fields are common components. The service area is highly variable, but it usually has a radius of one-quarter mile.

'Community Parks' typically serve several neighborhoods and are under municipal administration. Although size may vary, community parks are usually more spacious than neighborhood parks or playgrounds. In addition to the kinds of facilities provided at neighborhood parks, these parks may provide swimming pools, picnic areas, more elaborate play fields, restroom facilities and tennis courts. Community parks serve people of all ages and have an effective service area radius of one-half mile.

'City-wide Parks' may serve some or all types of a community's recreation needs. They can provide a wide range of activities for all age groups or may be very specific. In addition to some of the facilities provided by other types of parks, citywide parks may contain an area for nature study, hiking and riding trails, pond fishing, spectator sports and numerous other activities. However, in many small communities, a city-wide park is sometimes designated as such not because of its size and/or variety of recreation facilities, but because it is the only park available to the community.

'Specialized Recreation Areas' may include but are not limited to; golf courses, historic sites, conservancy area, linear trail, and floodplains. Most specialized recreation areas have limited active recreation value, are not developed as multi-purpose recreation areas, or are not always available for use by the public. Specialized areas are an important adjunct to a community and its park and open space program.

'Regional Parks' may include but are not limited to conservancy areas, trails, floodplains, hiking and riding trails, recreational fields, spectator sports, fishing. Regional parks serve people of all ages and serve a regional population.

## **B. Existing Park Inventory.**

There are nine parks located within the City of Waite Park, eight of which are city-owned (79.8 acres) and one county-owned park (643 acres). Following is a listing of the park and recreational facilities existing in the City of Waite Park. In addition, an 11-acre lineal City-owned unnamed greenspace exists directly north of 3<sup>rd</sup> Street between 1<sup>st</sup> and 10<sup>th</sup> Avenues. A map at the close of this chapter illustrates the location and service areas of said facilities:

1. **Quarry Park and Nature Preserve.** This 643-acre regional, county owned park, located along County Road 137/Seventh Street South within Planning Districts Seven and Eight (see map below). The park features oak woodland, oak forest, wet meadow, wet prairie, bluff lands, rock outcroppings and granite quarries. The DNR notes that this mix of communities supports rare birds and orchids and forms the most significant remaining example of the granite bedrock outcrop community in central Minnesota. A Scientific Nature Program (SNA) acquired a conservation easement from Stearns County to permanently protect this site. Red-shouldered hawk, which are listed as a special concern within Minnesota, nest within Quarry Park. Plant life includes everything from oaks and aspens to yellow ladyslippers, Indian paintbrush, prickly pear cactus and the tubercled rein orchid.

According to the Stearns County website, "Quarry Park and Nature Preserve, formerly known as "Hundred Acres Quarry," is a recent addition to the Stearns County Parks System. Though private ownership of the land by local quarry companies continued until 1992, quarrying operations in the present park area ceased in the mid-1950's. Companies operating quarries on the site during this period were Holes Bros., Delano Granite, Melrose Granite Co., Empire Quarry Co., and C. L. Atwood. Over the years, the land gradually reverted back to a more natural state. In 1992, Stearns County purchased

this site from Cold Spring Granite Company and added the land to its County Park System. The park opened on January 1, 1998.”



Man-made features include sizable hills composed of quarried rock remnants (grout piles), and 30 granite quarries, most of which are now filled with water and form picturesque rock-fringed ponds. The State of Minnesota has been a major partner in the establishment and improvement of this park.

The park is open between 8 a.m. to one-half hour before sunset. A county parking permit is required to park within Quarry Park.

Stearns County has a future park plan in place. Current and future amenities within the park are as follows:

**Current Uses:**

- Diagonal stride cross-country skiing
- 4.3 miles of lighted ski trail
- Hiking
- Instructional SCUBA diving
- Swimming in Melrose Deep Seven Quarry
- Scenic overlooks
- Fishing ponds
- Environmental education
- Skate cross-country skiing
- Mountain biking
- Snowshoeing

**Future Uses:**

- Interpretive Center
- Granite industry interpretive exhibits
- Picnic areas
- An additional swimming quarry
- Rock climbing areas
- Group camp
- Amphitheater

2. **Community Park.** This 7.2-acre city-wide park is adjacent to 13<sup>th</sup> Avenue North in Planning District One. Community Park was expanded in 2002 (size doubled) and is now maintained year-round and is handicap accessible. Community Park is positioned just north of the City of Waite Park Offices, the Park Board meets monthly in the park shelter.

Existing Facilities

The park contains a climate-controlled picnic shelter with a kitchen facility and restrooms. The shelter is in excellent condition and available to the public for rental. Other park amenities include a water fountain, approximately 20 picnic tables and three grills. A playground, donated by the Waite Park Centennial Committee and built in 1993, contains five swings and a slide and, although some play features are handicap accessible, surfacing under play structures is currently pea rock. Four benches are located around the perimeter of the playground area. A small ball field was installed in 2001, and a sand volleyball court is also present. Abundant off-street parking is available.

Planned Future Facilities

A paved perimeter pathway is proposed for the future.

3. **Jagiello Park.** This neighborhood playground, approximately .6 acres in size, is located directly south of 3<sup>rd</sup> Street North and east of 1<sup>st</sup> Avenue in Planning District One.

Existing Facilities

The park is comprised of a playground featuring four swings and two benches. The remainder of the small park is open space. No designated parking either on or off-street is provided for the park. A fence has been constructed between the park and 3<sup>rd</sup> Street North.

Planned Future Facilities

There are no future facilities proposed for Jagiello Park.

4. **Lions Park.** This 4.6-acre community park is located in the residential area of Angus Acres adjacent to County Road 137 in Planning District Three. Lions Park is combined with Lions and Angushire Parks in St. Cloud and is handicap accessible. The cities of Waite Park and St. Cloud share maintenance responsibilities at Lions Park.

Existing Facilities

The park includes a shelter with restrooms, picnic tables, grills, a picnic area, a tennis court (fenced), a basketball court and play equipment. Two ponds exist in the park however, one is predominantly dry and the other is in need of re-sloping and revitalization. A bituminous walking path is located within the park and extends to two small wooden bridges as well as to recreational areas, but not to the parking lot at this time. The parking area is currently surfaced with gravel.

Planned Future Facilities

Extension of the bituminous trail to the parking lot, bituminous surfacing of the parking lot and striping of the lot will occur in conjunction with the reconstruction of CSAH 137.

5. **Common Green Space.** The city owns approximately 11 acres of land adjacent to 3<sup>rd</sup> Street North from 1<sup>st</sup> Avenue to 10<sup>th</sup> Avenue in Planning District One. The greenspace is lineal in nature and has not been named. The 'common greenspace' does not currently function as part of the park and recreation system.

Existing Facilities

The lineal park features mature trees and native vegetation, a fence separates the greenspace from BNSF railway property.

Planned Future Facilities

Boulevard enhancements and trail extensions have been mentioned in regard to the linear space.

6. **River's Edge Park.** This 42.1-acre city-wide park, is adjacent to the Sauk River between 3<sup>rd</sup> Street, 10<sup>th</sup> Avenue North and County Road 81 in Planning District Two. The handicap accessible park was donated to the City by the Burlington Northern Railroad Company in 1972.

Existing Facilities

The park contains two ball fields with dug-outs, one with seating, a batting cage, concession stand and picnic tables. Restrooms and drinking fountains are present although a park shelter/pavilion does not exist within the park. The park is used throughout the year. Winter recreation includes hockey and figure skating rinks with a warming house. The park is available for picnics and roller hockey during the rest of the

year. Disc golf amenities and a soccer field were added to the park in 2003. Off-street, striped parking is available and an entrance sign welcomes visitors. Although access to the Sauk River can be difficult, fishing is allowed.

Planned Future Facilities

A perimeter trail is planned.

7. **Bartz Park.** This 3.2-acre specialized recreational area is located directly south of CSAH 75 adjacent to Meridian Quarry and City Hall in Planning District Two. The park is not the property of the City.

Existing Facilities

Bartz Park is a specialized recreational area featuring two ball fields. Recreational baseball and softball leagues utilize the facility. The ball fields are equipped with dugouts and drinking fountains.

Planned Future Facilities

The park is not the property of the City at this time.

8. **Willow Creek Park.** This 5.7-acre specialized recreation area is south of CSAH 137, adjacent Lions Park in Planning District Four.

Existing Facilities

Willow Creek Park is handicap accessible and features amenities typical of passive recreational areas including paved trails and benches surrounding a storm water retention/detention area.

Planned Future Facilities

None.

9. **Rock Island Park.** This 16.1-acre specialized recreation area is located near the City Maintenance Building adjacent to 3<sup>rd</sup> Street South and 10<sup>th</sup> Avenue South in Planning District Three.

Existing Facilities

Rock Island Park is a specialized recreation area that features amenities typical of passive recreational areas including paved trails and benches surrounding a regional storm water pond. The Rock Island pond is suitable for fishing and the site of the annual Spass Tag Festival Fishing Tournament. Rock Island Park is handicap accessible and features a picnic area, horseshoe pits, barbeque grills and a playground.

Planned Future Facilities

If the Public Works facility is relocated, permanent access could be provided to the Park.

10. **Sunwood Park.** This is a triangular parcel of public property located within Planning District Four one tier of lots from Sunwood Park Drive and Cedarwood Court. The parcel is non-accessible from a public right-of-way.

11. **Miller Landing.** Miller Landing is a county park located within an area subject to a joint annexation agreement between St. Joseph Township and the City of Waite Park. Miller Landing is located adjacent to the Sauk River approximately ½ mile south of the intersection of CSAH 138 and CSAH 75. Miller Landing provides canoe access to the Sauk River and features a picnic site, table and grill.

### **C. Trails and Pedestrian Ways.**

The Park Board of the City of Waite Park has been very active in planning future sidewalks, trails and pedestrian ways.

For example, the Lake Wobegon Trail's easternmost terminus at this point is within the City of St. Joseph which is west of Waite Park. As indicated, until future extension St. Joseph will be the easternmost terminus of the popular trail which carries non-motorized pedestrian and bicycle traffic throughout most of the year, except from December to March the trail is used for snowmobiling. The Park Board is actively seeking a means to extending the trail east to Waite Park.

The Park Board in April of 2004 approved a motion to recommend the City Council approve a sidewalk/trail plan for the City. A map at the close of this chapter depicts the City of Waite Park's Future Park and Trail Plan.

Prior to the creation of the Trail Plan a pedestrian plan or policy was not in place and system extensions typically resulted during City reviews of subdivision requests. A sidewalk maintenance policy is not in place.

The following comments were received as a part of the community survey process and relate to the need for additional sidewalks and trails:

- Place sidewalks when new road construction occurs.
- There is a bike lane on 2<sup>nd</sup> part of the way, which could be extended.
- Add sidewalks along collector streets to access commercial areas.
- A trail to connect the system on 23 to Willmar and extension of the Wobegon Trail would be beneficial.
- In new subdivisions, add sidewalks along collector streets but not in cul-de-sacs.
- Sauk Rapids recently adopted a sidewalk policy the city may wish to review/consider.
- Include a mixture of sidewalks and trails to help keep roller bladers, etc. off the streets.
- The Metropolitan Transit System would like to be included in the review process for new subdivisions to provide comments on where future bus stops may occur and where it may be beneficial to include sidewalks or pathways to connect to and service those bus stops.
- Sidewalks are not connected. For example, 6<sup>th</sup> Avenue in front of the school and church have nice sidewalks, but there are not any from railroad tracks to 1<sup>st</sup> Street South.
- Sunwood Park doesn't have any sidewalks.

There were also comments received indicating additional sidewalks and pathways are not needed. These comments included:

- People create their own paths.
- Most parks you just drive up to.
- Leave it up to the developer to determine if they want sidewalks in new subdivisions.

**Recreation.**

Recreation programs are coordinated by local associations, regional recreation programs (i.e. those offered through St. Cloud Recreation) and Independent School District #742's Continuing Education Program. Programs include summer recreation programs such as softball and baseball and winter programs including hockey and swimming.

A senior center, the Whitney Center, located in adjacent St. Cloud, offers opportunities for the senior population. Some residents identified shopping opportunities and the expansion of Scheels retail sporting goods store as a recreational or tourist draw.

**III. EXAMINATION OF EXISTING AND FUTURE PARK FACILITIES**

The City's combination of recreational activities, sites of destination and existing parkland/open space provide residents and visitors with a variety of recreational opportunities. The first map at the close of this chapter illustrates areas served by existing park facilities. As illustrated parks are located so as to serve the needs of most areas within Planning Districts 1 – 6. Additional parks and/or open space may also complement the commercial/retail areas along the CSAH 75 and 2<sup>nd</sup> and 3<sup>rd</sup> Street corridors.

The first map at the close of this chapter indicates park service areas and areas within the City that are serviced by existing parks; the second map depicts future park search areas. As noted in the park classifications, depending on the type of park the service area will vary. The attached map illustrates a need for additional park facilities in the south central portion of the City in Planning Districts Seven and Eight and, eventually within the joint annexation area. Future park/recreation opportunities should be provided as property is re-platted.

**IV. COMMUNITY INPUT IN PARKS AND RECREATION**

The City has initiated measures to procure substantial park, trail, and recreational facilities. The City is committed to offering members of the community facilities that create, sustain and protect diverse recreational uses and which provide access to natural amenities. To those ends, the City has pursued measures to ensure the existence of satisfactory park and recreational facilities, including:

**A. Park Board.** The City has established a six (6) member Park Board and includes five at-large representatives and one ex-officio member that may be a City Council member, department head or other person without voting power and with a one-year term. At large park board members are appointed by the City Council for three-year terms. The Board meets monthly although the Park Board Ordinance required meetings only once during every three (3) month period. The Park Board functions as a consultative group which assists the City Council with matters pertaining to the City Parks. The City has not yet approved a Comprehensive Park Plan, but the Park Board has recommended a Comprehensive Trail Plan.

Duties and responsibilities of the Park Board include:

1. Advising the City Council regarding the City's acquisition of land for park purposes;
2. Advising the City Council relative to the employment and compensation of necessary personnel;
3. Advising the City Council relative to the construction of facilities, improvements to park property and the purchase of necessary materials, supplies, equipment and services for the development and maintenance of parks;

4. Advising the City Council relative to the implementation of recreational and educational programs.
5. The Park Board shall oversee and recommend the maintenance and care for park property.
6. The Park Board shall develop, plan and recommend educational programs and activities for City residents as well as free musical and other entertainment for the public.
7. The Park Board shall promote public interest and understanding of the City's parks, programs and activities as well as undertake any other responsibilities or duties as the City Council may specifically delegate.

The City Ordinance establishing a Park Board also includes three limitations of their powers. These include the following items, which the Park Board may not undertake without the City Council's prior approval:

1. Order park related work to be performed by employees of the City Maintenance Department which is outside the scope of the employee's usual and customary park related duties and responsibilities.
2. Enter into any financial agreement on behalf of the Park Board and/or City Council.
3. Hold a public hearing.

**B. Park Land Dedication Ordinance.** The City has adopted and enforces specific parkland dedication requirements within the Subdivision Ordinance. Each subdivision review procedure includes a parkland dedication stipulation whereby developer's must either set aside parkland acreage or submit a fee-in-lieu of parkland dedication. Current standards pertaining to subdivisions require:

Single Family: 1,072 s.f. or \$836/lot

Multiple Family: 876 sf or \$638/unit

Commercial/Industrial: 5% (no further description of land/value for calculation).

**C. Public Input.** The City seeks public input through a variety of means including public meetings and community surveys. In conjunction with the updating of this Plan, a survey was distributed to community leaders. The survey was available to others as requested. Additionally, consultants conducted several face-to-face follow-up interviews. Following the interviews the community was invited to a neighborhood meeting to discuss the several components of the comprehensive plan including parks and recreation. Results indicate residents consider park, trail and recreational facilities a definite priority:

1. **Areas Served.** Less than one-half of residents completing surveys (43%) indicated all areas in the community were served well by existing parks, while over half of the respondents (57%) noted there are areas not served by parks. Comments received on the survey relating to this questions included a deficiency of tot lots, a need to take advantage of playground equipment at Discover School and the need for a park on the south portion of the city, specifically by Sunwood Park development and in areas where future growth is anticipated. One individual also noted a need for an additional park on the north side of the city. It was also noted that Waite Park has many smaller neighborhood parks, however people don't know where they are so only adjacent residents use them.

2. **Recreational Items to Add.** When asked what park facilities would add to the quality of life in Waite Park, survey respondents responded as follows: trails including the connection of parks with trails (13), picnic shelters (5), playground equipment (5), athletic fields similar to River's Edge with ball fields for 14 to 15 year olds (2), soccer field (2), swimming pool (2), and other items noted individually included nature areas, preserving the greenways along quarries, an 18-hole golf course, a wading pool and the addition of another mountain bike trail in Quarry Park. Relating to park improvements, it was also suggested that charitable gambling funds be utilized to assist with park projects, that the city work with the county for development of Quarry Park and include nature areas and finally that the City review park land accepted versus wetlands accepted as parks.
3. **Ranking of existing park facilities.** Survey respondents were asked to rank the existing park facilities on a scale of one to five with one being poor and five being excellent. The average response was 3.4, with the following comments received: The Frisbee course in River's Edge took away from the potential river walk. They could have made better use of the area. The picnic shelter needs access. Make the parks more user friendly, Quarry Park is a "5", so are athletic fields, Parks are not useable and add trails. It was also noted that the city is currently upgrading Lion's park.
4. **Recreational Opportunities.** Survey participants were asked if various age groups and family types have sufficient recreational opportunities in Waite Park. Approximately two-thirds of respondents noted children have sufficient recreational opportunities. Only 14% felt teenagers are offered sufficient recreational opportunities. It was noted that an indoor skate park recently opened for teens. Of the respondents, 46% felt adults have sufficient opportunities while only 15% felt adequate opportunities are available for seniors. Over one-half of respondents felt there were adequate recreational opportunities for families (69%) and tourists (54%). Survey respondents define recreational opportunities in different ways with some noting shopping (mall and Scheels) as a recreational offering while others focused primarily on parks (Quarry Park a draw for tourism). Suggestions to improve opportunities included adding basketball and skating rinks, frisbee courses and trails, partnering with Stearns County to offer horse drawn trolley rides, family ski nights, etc. at Quarry Park, adding a community center and trails.
5. **Major Recreation Improvement.** Survey participants were asked, "What one major recreation improvement would you like to see made in Waite Park during the next 3 years?" Responses included; more parks and bicycle trails, walking path north side of 3<sup>rd</sup> Street (which is in the planning stage) and Wobegon Trail extension from St. Joseph to Waite Park Trails and the connecting of sidewalks throughout the city both north-south and to parks, swimming/wading pool, a new large park (80 acres) with picnic, ball fields etc. for all ages, near Quarry Park, Indoor Recreation Center or community center with a pool. It was suggested this could be accomplished as a joint venture with a fitness center like Maple Grove (Lifetime Fitness), obtaining an extractive use permit holder to commit to a bikeway and greenway plan for area adjacent to post-mined acreage (even if plan doesn't get built for a number of years), ensuring parks are adequately spaced to provide access to the entire community, development of a regional park in the south side of the City with athletic fields, picnic opportunities, etc. and joint ventures with the County for the development of Quarry Park and joint projects with the school district.
6. **Community Meeting.** Community members attending a special meeting on January 28<sup>th</sup>, 2004 had the following comments regarding parks/trails within the City of Waite Park.
  - There is a good system of parks on the north side of Waite Park, but not in southern Waite Park.
  - It is difficult to know what is a park and what is not, what is public and what is private parkland. Better signage would be helpful.

- Trail system needs to be a priority and should tie into systems in St. Cloud and regional routes, but most importantly link existing parks in a manner that is pedestrian friendly (i.e. not making pedestrians feel they need to compete with automobile traffic)
- Plan park/trail system expansion around reclamation of quarries, preserve public access, promote pedestrian movement, preserve greenspace corridors, etc.
- Parks are difficult to access because of roads, high speed/volumes of traffic. Should increase amount of sidewalks for pedestrians, increase amount of bike trails on roadway shoulders and construct pedestrian overpasses when needed.
- Trails, parks and pathways need to be accessible.
- Reclamation plan for quarries should include swimming ledges, access to public waters, piers, etc.
- Future trails in non-urban areas should be planned at this point. (i.e. Trail from Willow Creek retention pond to Quarry Park; trail from 28<sup>th</sup> Avenue to Pleasant Lake; trail in annexation area from existing canoe access to CSAH 121).
- Consider future parks in St. Joseph annexation area (i.e. expanded park to provide canoe & other recreation uses access to the Sauk River; the area southeast of the intersection of 23 & 94 is wetlands, could be conserved as park land/greenspace).

## V. RECOMMENDED GOALS AND POLICIES FOR PARKS, TRAILS AND RECREATION

Following the inventory and evaluation of existing park, trail and recreation facilities and in accordance with park, trail and recreational plans the following goals and recommendations have been prepared.

1. The City of Waite Park should prepare a master park plan: (a) focused around creating and maintaining a high quality and variety of active/passive recreational opportunities, open space and trails which endeavor to meet the needs of all groups, members and facets of the community; and which (b) creates a framework to ensure the City plans and budgets for park development. The Master Park Plan should likely include:
  - Community input,
  - A detailed inventory, evaluation and analysis of existing park amenities at each facility and their relationship to national and local standards,
  - ADA compliance evaluation, and
  - Development of goals, objectives and policies relative to each facility.
  - Implementation: Park Board, Public Works Superintendent, Planning Commission and City Council
2. The City should include the Metropolitan Transit System in the review process for new subdivisions to obtain comments on where future bus stops may occur and where it may be beneficial to include sidewalks or pathways to connect to and service those bus stops.
  - Implementation: City Staff, Planning Commission, Metropolitan Transit System and City Council.
3. In order to further educate the public and promote the use of the parks it is recommended the Park Board work with the Chamber of Commerce (and possibly EDA, Stearns County, other area cities and/or the Waite Park City Council) to update information distributed to new residents and to create information to be available to the public regarding City parks and activities at the parks.
  - Implementation: Park Board and other entities identified.

4. In order to promote ownership and a sense of community, it is recommended the City continue to work with local organizations to develop and donate items within the parks. It is recommended the City establish a “wish list” with items identified within the Park Plan so when groups/individuals want to donate an item they can review the list to determine what best suits their desires. Several parks/elements are named after persons/groups donating them. It is recommended this recognition of community involvement and dedication to the City Park continue.
  - Implementation: Public Works Superintendent and Park Board.
5. The City and Park Board should actively promote City Park usage and awareness through the Newsleader and website.
  - Implementation: Public Works Superintendent and Park Board.
6. Community Park should be established as a gathering place for a variety of community functions such as a Farmer's Market, winter fest (sleigh rides, holiday display lighting) and/or business showcase (e.g. information on the presence of businesses in the community like granite mining and the BNSF railway).
  - Implementation: Public Works Superintendent and Park Board.
7. The City, Park Board and other entities should work together to encourage the development of the 3<sup>rd</sup> Street North/13<sup>th</sup> Avenue North corridors as a vital center of the community (in essence a de facto downtown) offering a diverse yet coordinated mix of activities (retail shops, residences, public buildings, workplaces and parks), lively amenities, unique pedestrian systems tied to existing and future park/open space facilities and opportunities for personal interaction within the community (e.g. railway is very significant to Waite Park history especially 3<sup>rd</sup> Street corridor). The City may desire to further utilize the ‘common green space’ adjacent to 3<sup>rd</sup> Street North to create a sense of place and ambiance within this ‘vital center’. Consideration may be given to naming of the ‘green space’, boulevard treatments, streetscape amenities, trail extension (i.e. Lake Wobegon), expansion of lineal space to a portion of the Burlington Northern property for the purpose of creating a specialized area centered around the BNSF railway and its historic importance to the City, etc. Further development of a portion of this concept may possibly be tied to 44<sup>th</sup> Avenue extension.
  - Implementation: Public Works Superintendent, Park Board, City Council and other City staff and boards/commissions.
8. The Park Board should work to maximize recreational opportunities presented by the presence of the Sauk River. For example, the Park Board may wish to work with the DNR and Stearns County to create a continuous, low-impact, scenic nature/recreational trail system adjacent to the Sauk River. In the near term the Park Board may wish to work with Stearns County to connect River's Edge Park and Miller Landing via a nature trail within the floodplain. As the annexation agreement with St. Joseph Township is implemented, the Park Board should review requests for re-subdivision and development plans proposed for property abutting the Sauk River as it relates to this recommendation.
  - Implementation: Public Works Superintendent, Park Board, City Council, St. Joseph Town Board and Planning Board and Stearns County.

9. Due to the profound impact of the quarrying operation on the long-term development of the City, the Park Board shall maintain an active position in the process to implement a tangible reclamation plan. The City may have an unparalleled opportunity to create a sustainable asset within the heart of the City provided active pursuit of a central vision is maintained. The Board must faithfully work with appropriate agencies/entities as authorized by the City Council to envision the reuse of the mined property. The Park Board shall proactively advise the City about:
  - a. The preservation/establishment/protection adequate green space corridors adjacent to future public waters within currently mined areas;
  - b. The provision of future trail extensions to the area which will eventually be reclaimed;
  - c. The provision of a defined location for public access to future public waters;
  - d. The provision of defined amenities consistent with design of future public waters (i.e. swimming ledges, watercraft access, vegetative plantings, wildlife habitat, fish habitat, etc.);
  - e. The pursuit/investigation of the acquisition of rights to Bartz Park for future public use associated with the re-use of North Quarry; and,
  - f. The dedicated inclusion of funds within the annual Capital Improvement Program for the purpose of property acquisition and public development associated with the re-use of North and Rainbow quarries.
  - Implementation: Public Works Superintendent and Park Board.
10. The Park Board shall periodically (e.g. as a part of the annual report) inform the City Council of its activity relative to the aforementioned recommendation to ensure the project remains active.
  - Implementation: Public Works Superintendent and Park Board.
11. The City shall strive to provide active and passive park and recreational facilities to meet the needs of diverse groups within the community including, but not limited to, teenagers, seniors, tourists, the physically and mentally challenged and all household types/income levels.
  - Implementation: Park Board, Planning Commission and City Council.
12. The City Council should appoint a member of the City Council as the Park Board liaison to ensure prudent and effective communication between appointed and elected officials.
  - Implementation: City Council.
13. The City should develop strategies to achieve goals identified in the master trail/pedestrian way plan, including project prioritization and identification of sources and uses of funds relative to future trail/pathway construction and reconstruction. The Park Board, Planning Commission and City Council shall require developers to install identified portions of trails/pedestrian ways with subdivision construction, even if the trail/pedestrian ways temporarily dead-end.
  - Implementation: Public Works Superintendent, Park Board, Planning Commission and City Council.

14. The City, school district, Stearns County and community organizations should continue to work together to provide affordable recreational programs in a functional and organized fashion.
  - Implementation: Park Board, Public Works Superintendent and City Council, school district and Stearns County.
  
15. The City should implement an overall maintenance plan, including:
  - a. Capital equipment costs (i.e. new equipment, new play features, park upgrades) included in the five year CIP.
  - b. Other capital expenses (e.g. pedestrian/bicycle trail construction, overpass/underpass construction, etc.)
  - Implementation: Park Board, Public Works Superintendent and City Council.
  
16. As street/utility reconstruction occurs within the developed part of the City in areas designated for future trail and/or sidewalk development, steps should be taken to implement the City's Trail Plan.
  - Implementation: Park Board, Public Works Superintendent, land developers and City Council.
  
17. The City shall continue to seek grants to upgrade existing facilities and/or develop additional facilities, including the extension of the Lake Wobegon and Glacial Ridge Regional Trails to Waite Park.
  - Implementation: Park Board, Public Works Superintendent and City Council.
  
18. The City shall review parkland dedication requirements included in the Subdivision Ordinance. Specifically, the City should review percentages of acreage required for parkland dedication and the calculation of fee required for fee-in-lieu-of parkland dedication.
  - Implementation: Park Board, Public Works Superintendent, Planning Commission, City Administrator and City Council.
  
19. As the subdivision process is employed for individual development projects, the City shall continue to request a recommendation from the Park Board as to the appropriateness of proposed parkland dedication and/or fee-in-lieu of parkland dedication. The City shall carefully review proposals from developers relative to parkland dedication requirements. The City shall, when feasible, ensure adequate parkland is available prior to considering a fee-in-lieu of parkland dedication.
  - Implementation: Park Board and City Council.
  
20. The City Council and Park Board shall meet jointly at least once per year to ensure consistent goals and processes.
  - Implementation: Park Board and City Council.

# ECONOMIC DEVELOPMENT

## I. ECONOMIC DEVELOPMENT OVERVIEW

The City of Waite Park is ideally situated along Interstate 94, Trunk Highway 15, Trunk Highway 23 and County State Aid Highway 75. Located in Stearns County, Waite Park's economy greatly benefits its proximity to major roadways and by abutting the City of St. Cloud.

The principal components of this section include:

- An overview of economic trends in Waite Park;
- Public input on economic development;
- An overview of commercial development and goals for future (re) development; and
- An overview of industrial development and policies and goals for future (re) development

## II. ECONOMIC TRENDS

Economic trends can be important indicators as to the economic health of the community. Following is a summary of several economic indicators including income/wages, labor force and commercial and industrial construction.

### Income:

The 2000 Census reports a median family income in Waite Park of \$ 44,737, with male full-time year-round workers earning an average of \$33,344 per year while female full-time year-round workers earn an average \$22,007 per year. The per capita income in Waite Park, \$17,796, is significantly lower than the township, county, state and federal averages of \$18,384, \$19,211, \$23,198 and \$21,857, respectively.

While the 2000 Census reports the median income for Stearns County increased 19 percent from 1989 to 1999, it also indicates St. Cloud had the fourth highest city population of individuals 18 and older living in poverty, with a total of 7,171. More than 20 percent of St. Cloud families led by a female (and no male in the household) were living in poverty. Almost 50% of those families had children less than 5 years of age. Among area cities, Waite Park had a higher portion of families living in poverty at 7.9 percent. Sauk Rapids, Sartell and St. Cloud also had a lower portion of families living in poverty at 2.8, 3.0 and 5.0 percent respectively.

**TABLE 11-1  
INCOME PROFILES: STEARNS COUNTY  
CITY OF WAITE PARK AND ST. JOSEPH TOWNSHIP**

	<b>Per Capita Income</b>	<b>Median Family Income</b>	<b>Median Household Income</b>	<b>Male full-time year-round income</b>	<b>Female full-time year-round income</b>
Stearns Co.	\$19,211	\$51,553	\$42,426	\$34,268	\$23,393
Waite Park City	\$17,796	\$43,415	\$33,803	\$27,066	\$21,481
St. Joseph Township	\$18,384	\$51,321	\$45,396	\$32,039	\$22,288

Source: 2000 Census- 1999 statistics.

Household income is defined as total money received in a calendar year by all household members 15 years old and over. Family income is the total income received in a calendar year by family members related by birth, marriage or adoption. Many households are not families, for example single people living alone or with non-related roommates are considered a non-family household. Median household income is often lower than median family income.

**Wages:**

According to the most current data available at the time of the drafting of this chapter, the Minnesota Work Force Center estimates 82,960 people in the labor force in Stearns County in August, 2003, with 79,943 employed, resulting in a 3.6% unemployment rate. During this same time period Minnesota had an unemployment rate of 4.4% and the United States unemployment rate was 5.8%.

Table 11-2 summarizes data from the 1997 Economic Census, completed by the U.S. Census Bureau, for several employment sectors. The Table includes comparative economic data for selected NAICS codes within the cities of Waite Park, Sauk Rapids and Sartell along with Stearns County. It is noted the 1997 Economic Census data is the latest available at this time. The 2002 Economic Census data that was collected last year is currently being processed by the Census Bureau with municipal estimates due out later this year. Table 11-2 indicates a majority of employment establishments (31%) within the City are within the retail sector (NAICS Codes 44-45). Accommodations/food services (NAICS Code 72), and other services, except public administration (NAICS code 81) were also prevalent business establishments (31% combined) within the community. Remaining business/industrial establishments were represented in manufacturing, professional/scientific/technical services, administration/waste management/remediation services, educational services, health care/social services, and arts/entertainment/recreation sectors.

Table 11-2 also estimates a total of 166 business/industrial establishments are located within the community. Waite Park has a higher total of business/industrial establishments than the nearby communities of Sauk Rapids (150) and Sartell (39), both of which have significantly higher populations.

**TABLE 11-2  
COMPARATIVE ECONOMIC DATA - SELECTED NAICS CODES**

AREA	NAICS CODE	NUMBER OF ESTABLISHMENTS	SALES OR RECEIPTS	NUMBER OF EMPLOYEES
WAITE PARK	31-33: Manufacturing	16	M	M
SAUK RAPIDS	31-33: Manufacturing	24	M	M
SARTELL	31-33: Manufacturing	3	M	M
STEARNS CO.	31-33: Manufacturing	219	\$2,216,638	12,609
WAITE PARK	44-45: Retail Trade	51	\$250,000,000 or more	1000-2499
SAUK RAPIDS	44-45: Retail Trade	42	\$50,000,000 to \$99,999,999	500-999
SARTELL	44-45: Retail Trade	11	\$10,000,000 - \$24,999,999	250-499
STEARNS CO.	44-45: Retail Trade	661	\$1,664,299,000	9,866
WAITE PARK	54: Prof., Sci., & Tech Servs.	19	\$10,000,000 - \$24,999,999	100-249
SAUK RAPIDS	54: Prof., Sci., & Tech Servs.	15	\$5,000,000 - \$9,999,999	50-99
SARTELL	54: Prof., Sci., & Tech Servs.	2	\$250,000 - \$499,999	5_9
STEARNS CO.	54: Prof., Sci., & Tech Servs.	224	\$100,820,000	1,325
WAITE PARK	56: Admin., Wste. Mgmt, Remediation Svc.	9	\$2,500,000 - \$4,999,999	100-249
SAUK RAPIDS	56: Admin., Wste. Mgmt, Remediation Svc.	9	\$5,000,000 - \$9,999,999	100-249
SARTELL	56: Admin., Wste. Mgmt, Remediation Svc.	2	\$100,000 - \$249,999	1_4
STEARNS CO.	56: Admin., Wste. Mgmt, Remediation Svc.	113	\$58,141,000	2,338
WAITE PARK	61: Educational Services	2	\$100,000 - \$249,000	10_19
SAUK RAPIDS	61: Educational Services	0	N/A	N/A
SARTELL	61: Educational Services	0	N/A	N/A
STEARNS CO.	61: Educational Services	13	\$5,234,000	108
WAITE PARK	62: Health Care & Social Asst.	17	\$10,000,000 - \$24,999,999	250-499
SAUK RAPIDS	62: Health Care & Social Asst.	14	\$50,000,000 - \$99,999,999	100-249
SARTELL	62: Health Care & Social Asst.	5	\$10,000,000 - \$24,999,999	250-499
STEARNS CO.	62: Health Care & Social Asst.	238	\$239,502,000	3,178
WAITE PARK	71: Arts, Entertainment & Recreation	4	\$5,000,000 - \$9,999,999	20-49
SAUK RAPIDS	71: Arts, Entertainment & Recreation	5	\$1,000,000 - \$2,499,999	20-49
SARTELL	71: Arts, Entertainment & Recreation	2	\$500,000 - \$999,999	20-49
STEARNS CO.	71: Arts, Entertainment & Recreation	56	\$18,752,000	540
WAITE PARK	72: Accommodation & Foodservices	23	\$10,000,000 - \$24,999,999	500-999
SAUK RAPIDS	72: Accommodation & Foodservices	26	\$10,000,000 - \$24,999,999	250-499
SARTELL	72: Accommodation & Foodservices	10	\$1,000,000 - \$2,499,999	50-99
STEARNS CO.	72: Accommodation & Foodservices	309	\$150,448,000	5,558
WAITE PARK	81: Other Services (excpt public admin)	29	\$5,000,000 - \$9,999,999	100-249
SAUK RAPIDS	81: Other Services (excpt public admin)	15	\$5,000,000 - \$9,999,999	50-99
SARTELL	81: Other Services (excpt public admin)	4	\$100,000 - \$249,000	5_9
STEARNS CO.	81: Other Services (excpt public admin)	243	\$88,979,000	1,493
WAITE PARK	<b>TOTAL # OF ESTABLISHMENTS</b>	166		
SAUK RAPIDS	<b>TOTAL # OF ESTABLISHMENTS</b>	150		
SARTELL	<b>TOTAL # OF ESTABLISHMENTS</b>	39		
STEARNS CO.	<b>TOTAL # OF ESTABLISHMENTS</b>	2076		

Source: 1997 Economic Census (U.S. Census Bureau)

The Minnesota Workforce Center estimates average wages for employees in Waite Park in the fourth quarter of 2003 (most recent) to be \$521.00 per week, or \$13.03 per hour. The average weekly wage within Sauk Rapids was \$592 (\$14.80/hour); within Sartell \$593 (\$14.83/hour); within St. Cloud \$670 (\$16.75/hour); and, within St. Joseph \$566 (\$14.15/hour). The lower average wage within the City of Waite Park is likely due to a higher concentration of jobs within the community in the retail and accommodations/food services sectors.

Tables 11-3 and 11-4 illustrate the five fastest growing industries within the City and the ten highest paying industries between 2001 and 2003. It is noted three of the five fastest growing industries in the City (finance/insurance, construction and information) are also among the top five best paying industries in the City. It is further noted the fastest growing industry in the City (accommodation and food service) between 2001 and 2003 saw a decline of \$16 per week in average wages.

**TABLE 11 – 3  
FIVE FASTEST GROWING INDUSTRIES IN WAITE PARK  
BY EMPLOYMENT**

NAICS Industry Title	Code	Change in Number of Est. 2001-2003	Change in Employment 2001- 2003	Change in Total Wages 2001-2003	Change in Avg. Wage
Accommodation & Food Services	72	4	250	\$490,558	-\$16
Health Care & Social Assistance	62	2	92	\$262,807	-\$8
Information	51	2	51	\$1,227,105	\$177
Construction	23	4	45	\$529,635	\$15
Finance and Insurance	52	-1	38	\$705,582	\$240

**TABLE 11 – 4  
TEN HIGHEST PAYING INDUSTRIES IN WAITE PARK  
BY AVERAGE WEEKLY WAGE**

NAICS Industry Title	Code	Change in Number of Est. 2001-2003	Change in Employment 2001- 2003	Change in Total Wages 2001-2003	Change in Avg. Wage
Finance and Insurance	52	17	126	\$1,429,466	\$873
Construction	23	29	247	\$2,703,119	\$843
Manufacturing	31	27	644	\$6,256,348	\$747
Public Administration	92	3	50	\$485,633	\$742
Information	51	12	383	\$3,456,975	\$694
Transportation and Warehousing	48	9	30	\$273,199	\$693
Wholesale Trade	42	17	362	\$3,137,951	\$666
Educational Services	61	2	153	\$1,286,688	\$645
Administrative and Waste Services	56	11	260	\$1,794,814	\$530
Retail Trade	44	70	1,935	\$10,111,860	\$402
Total, All Industries	00	333	6,440	\$40,275,175	\$481

Source: Minnesota Workforce Center

**Labor Force:**

Employment statistics from the 2000 census indicates an available civilian workforce (over the age of 16) in Waite Park of 3,958 persons. The Census estimates a total of 5,382 persons within the community aged sixteen and over. This indicates 73.7 percent of persons over the age of 16 who reside in Waite Park are within the available civilian workforce. This rate is mid-line when compared with the number of person over age 16 within the available workforce in the neighboring communities of Sartell (78.6%), Sauk Rapids (76.2%), St. Cloud (71.5%) and St. Joseph (69.5%).

The 2000 Census estimated 3,752 the available civilian workforce over the age of sixteen (94.8%) were employed, corresponding to a 5.2% unemployment rate within Waite Park. The annual average unemployment rate in 2000 for Stearns County was 3.5%, for the State of Minnesota 3.3%.

The number of people available within the Stearns County labor force has been steadily increasing over the past twelve (12) years. Table 11-5 below illustrates projected growth in the labor force in Stearns County through the year 2020. As indicated, the total labor force within Stearns County is projected to increase 21.21% by 2025, with the largest increase occurring in the availability of labors over the age of 65.

**TABLE 11-5  
STEARNS COUNTY – LABOR FORCE PROJECTIONS**

Labor Force Type	1990*	1995	2000	2005	2010	2015	2020	1990-2020 % Change
Males	32,774	34,050	35,670	37,500	38,510	38,780	38,320	16.92
Females	29,416	30,940	32,890	34,790	36,030	36,860	37,050	25.95
Ages 16-24	16,536	16,210	17,460	18,660	18,220	17,420	16,310	-1.37
Ages 25-44	30,844	31,680	30,410	28,900	28,540	29,440	30,640	-0.66
Ages 45-64	13,384	15,520	18,990	22,920	25,700	26,080	25,040	87.09
Ages 65+	1,426	1,580	1,700	1,810	2,080	2,700	3,390	137.73
<b>TOTAL LABOR FORCE</b>	<b>62,190</b>	<b>64,990</b>	<b>68,560</b>	<b>72,290</b>	<b>74,540</b>	<b>75,640</b>	<b>75,380</b>	<b>21.21</b>

1990 Census.

Historically the unemployment rate has fluctuated within Stearns County and within the state of Minnesota, with the unemployment rate in Stearns County generally slightly higher than the state average. While the labor force is projected to continue to increase, the unemployment rate may fluctuate with the economic status of the area, state and nation. Table 11-6 provides historical labor force statistics. Note, the actual labor force numbers shown below for 2001 exceeded the 2020 projected labor force numbers.

**TABLE 11-6  
STEARNS COUNTY – UNEMPLOYMENT RATES**

	Stearns County Labor Force	# in Stearns Co. Labor Force Employed	# in Stearns Co. Labor Force Unemployed	Stearns County Unemployment Rate	State of Minnesota Unemployment Rate
1990	65,576	61,838	3,738	5.7%	4.9%
1991	67,414	63,592	3,822	5.7%	5.1%
1992	67,198	63,750	3,448	5.1%	5.2%
1993	69,231	65,742	3,489	5.0%	5.1%
1994	72,013	69,096	2,916	4.0%	4.0%
1995	73,269	70,273	2,995	4.1%	3.7%
1996	73,714	70,052	3,662	5.0%	4.0%

	Stearns County Labor Force	# in Stearns Co. Labor Force Employed	# in Stearns Co. Labor Force Unemployed	Stearns County Unemployment Rate	State of Minnesota Unemployment Rate
1997	72,967	69,994	2,973	4.1%	3.3%
1998	74,135	71,978	2,158	2.9%	2.5%
1999	76,913	74,652	2,261	2.9%	2.8%
2000	78,332	75,590	2,742	3.5%	3.3%
2001	80,159	76,980	3,180	4.0%	3.7%
2002	83,792	79,748	4,044	4.8%	5.0%
2003	84,599	80,635	3,664	4.3%	4.4%

Source: Minnesota Workforce Center

**Major Employers within the City:**

The major employers in the City of Waite Park are identified in Table 11-7 which follows.

**TABLE 11-7  
MAJOR EMPLOYERS - WAITE PARK  
2004**

<u>Employer</u>	<u>Product/Service</u>	<u># of Employees</u>
Menards, Inc.	Home Building Store	Not available
Cash Wise Grocery	Grocery/Liquor Store	368
Bernick's	Soft Drink Bottling	320
Scheels	Retail	245
REM Health	Health Services	200
Mill's Fleet Farm	Home Building Store	150
Olive Garden	Restaurant	140
Home Depot	Retail Hardware/Building Supplies	132
Cellular 2000	Telecommunications	125
Discovery School	School	124
Seren Innovations	Communications	121
WACOSA	Social/Health Services	120
Kohl's	Retail Store	115
Sterling Park Health Care Ctr	Elderly Care	100
Postal Distribution Center	US Postal Service	100
Martin Marietta	Mining/Extraction	100
K-Mart	Retail Store	95
Space Aliens	Restaurant	95
Craft's Direct	Retail	85
Burnet Realty/Coldwell	Real Estate	80
Hardrives	Manufacturing/Distribution	80
Tru-Stone Corporation	Industrial/Manufacturing	75
Parkwood 18	Movie Theatre	69
McGee's Bar & Grill	Restaurant	68
Affiliate Computer Systems	Computer Software/Technology	68
Sand Companies	Professional Service	65
McDonalds	Restaurant	65
IHOP	Restaurant	60
Outback Steakhouse	Restaurant	60

<u>Employer</u>	<u>Product/Service</u>	<u># of Employees</u>
McKays	Automotive Retail	58
Gander Mountain	Retail	55
Anton's	Restaurant	50
Burlington Northern	Railway	50
Sprint PCS	Communications	50
Traut Wells	Construction	50
Ikon	Office Supplies	49
City of Waite Park	City Government	41
Dawn Bakery	Bakery Products	33
Plaza Park Bank	Financial	31
Waite Park Manufacturing	Manufacturing	30
Park Press	Printing Products	28
Norwest Supply	Agricultural Supply	28
Ben's Tool	Manufacturing	18
Liberty Savings	Financial	12
RT Enterprises	Computer Technology	10
Great River Credit Union	Financial	10
<b>TOTAL</b>		<b>4,016</b>

Source: City of Waite Park; MDG, Inc.

### **Employment Forecast:**

A report issued in December, 2003 by the Minnesota Department of Employment and Economic Development indicates that by 2010, Central Minnesota's employment is forecast to reach 320,000 jobs, an expansion of 18 percent over the decade. In Central Minnesota (Benton County, Chisago County, Isanti County, Kanabec County, Kandiyohi County, McLeod County, Meeker County, Mille Lacs County, Pine County, Renville County, Sherburne County, Stearns County, and Wright County) employment growth is projected to be fastest in three occupational sectors:

- Computer and Math-Related fields are expected to expand by 55 percent over the decade. Growth-leading occupations will include computer support specialists, computer software engineers, and systems analysts.
- Community and Social Services fields are expected to grow by 37 percent over the decade. The top gainers will include social workers and social and human services assistants.
- Healthcare Support fields are expected to expand by 32 percent over the decade. The strongest performers will include home health aides, nursing aides and attendants, medical assistants, and medical transcriptionists.

The Department of Employment and Economic Development (DEED) indicates that overall the future job market favors "knowledge" workers and service-producing jobs. Many farming-related occupations, production occupations, and other blue collar fields are expected to add a minimal number of jobs or decline. These Minnesota regional projections employ the same trend analysis used by the U.S. Department of Labor in national employment projections. Both nationally and in Minnesota, employment projections are widely used in educational program planning and career guidance.

### **Commercial/Industrial Construction:**

Building permit reports indicate commercial and industrial building construction has averaged nearly \$9.7 million per year for the past ten (10) years. Waite Park is experiencing additional commercial development and redevelopment throughout the City and especially adjacent to the T.H. 23 and CSAH 75 corridors. Table 11-6 illustrates new commercial and commercial remodeling historical building permit data over the past decade. Among other items, the Table 11-6 reveals twenty-two (22) percent of the \$96.59 million of commercial/industrial construction over the past decade was redevelopment/remodeling.

**TABLE 11-6  
HISTORICAL BUILDING PERMITS  
COMMERCIAL/INDUSTRIAL CONSTRUCTION**

<b>Year</b>	<b>New Commercial</b>	<b>Remodel</b>	<b>Total</b>
<b>2003</b>	\$ 18,997,199	\$ 1,278,000	\$ 20,275,199
<b>2002</b>	\$ 10,029,540	\$ 670,357	\$ 10,699,897
<b>2001</b>	\$ 2,925,000	\$ 2,345,314	\$ 5,270,314
<b>2000</b>	\$ 6,518,000	\$ 9,194,168	\$ 15,712,168
<b>1999</b>	\$ 3,614,000	\$ 2,601,754	\$ 6,215,754
<b>1998</b>	\$ 11,255,000	\$ 858,000	\$ 12,113,000
<b>1997</b>	\$ 6,248,000	\$ 801,400	\$ 7,049,400
<b>1996</b>	\$ 4,665,000	\$ 638,848	\$ 5,303,848
<b>1995</b>	\$ 3,094,700	\$ 644,700	\$ 3,739,400
<b>1994</b>	\$ 1,946,000	\$ 789,600	\$ 2,735,600
<b>1993</b>	\$ 6,255,000	\$ 1,217,000	\$ 7,472,000
<b>Total</b>	<b>\$ 75,547,439</b>	<b>\$ 21,039,141</b>	<b>\$ 96,586,580</b>

Source: City Building Permit Statistics as compiled by MDG, Inc.

Over the past several years, Waite Park's tax base has typically consisted of a high level of commercial/industrial properties. Based on payable 2004 approximately 52% of the City of Waite Park's assessed market value is residential (single and multiple-family) in nature; 46% commercial/industrial. The following table compares the assessed values for residential and commercial/industrial properties within several cities in Stearns County. Waite Park has the highest percentage of commercial/industrial value as a percent of total assessed value of any City in the area, but also the highest municipal tax rate.

**TABLE 11-7  
MARKET VALUE COMPARISON  
PAYABLE 2004**

<b>City</b>	<b>Commercial</b>	<b>%</b>	<b>Residential</b>	<b>%</b>	<b>Other</b>	<b>%</b>	<b>Total</b>
Avon	\$ 12,674,133	19.01%	\$ 52,764,607	79.15%	\$ 1,224,391	1.84%	\$ 66,663,131
Rockville	\$ 5,202,733	3.51%	\$ 103,161,100	69.64%	\$ 39,771,912	26.85%	\$ 148,135,745
Sartell	\$ 78,424,467	14.47%	\$ 450,088,500	83.05%	\$ 13,466,098	2.48%	\$ 541,979,065
Sauk Rapids	\$ 75,139,467	16.07%	\$ 385,115,700	82.35%	\$ 7,382,605	1.58%	\$ 467,637,772
St. Cloud	\$ 562,415,775	27.01%	\$ 1,467,793,080	70.48%	\$ 52,420,679	2.52%	\$ 2,082,629,534
St. Joseph	\$ 14,159,860	14.43%	\$ 80,996,608	82.56%	\$ 2,947,290	3.00%	\$ 98,103,758
<b>Waite Park</b>	<b>\$ 179,597,567</b>	<b>45.65%</b>	<b>\$ 203,975,887</b>	<b>51.85%</b>	<b>\$ 9,850,327</b>	<b>2.50%</b>	<b>\$ 393,423,781</b>
<b>Total</b>	<b>\$ 748,016,435</b>	<b>21.97%</b>	<b>\$2,539,919,595</b>	<b>74.59%</b>	<b>\$117,212,975</b>	<b>3.44%</b>	<b>\$ 3,405,149,005</b>

**Economic summary:**

Most economic indicators suggest Waite Park will continue to prosper. The disparity in per capita income between Stearns County and the State of Minnesota is expected to continue to decrease. Labor force numbers have surpassed projections prepared in 1990, which suggested a 21.21% increase over the next twenty (20) years. The unemployment rate, while fluctuating higher/lower than the state average, has remained below the national unemployment rate.

Waite Park's employment opportunities are weighted toward the service sector with retail sales, food service and hospitality making up the bulk of jobs within the community. Jobs within the service industry are typically at the lower end of the wage scale.

Building construction of commercial and industrial facilities has remained strong throughout the past decade and is expected to continue in the future.

The Waite Park City Council functions as the Waite Park Economic Development Authority (EDA), typically meeting on an annual basis or as needed. The EDA has not adopted a strategic plan for economic development.

### **III. PUBLIC INPUT ON ECONOMIC DEVELOPMENT**

In order to obtain community input on economic development within the city, several questions relating to commercial and industrial development were included in the community survey. In addition, the topic was discussed at the neighborhood meeting as well as at a business meeting. Following are comments that were received:

#### ***Positive economic attributes for Waite Park:***

As a part of the Business Meetings the following were identified as positive attributes of doing business in Waite Park:

- Location
- I-94/ County Road 75 transportation system
- Traffic flows
- Mills Fleet Farm and Home Depot draw people to the City
- Resources available in the City
- Administration at the City is good to work with
- Proactive Police Department and responsiveness

#### ***Economic Development Challenges:***

As a part of the survey/interview process, participants were asked to identify the major challenges facing Waite Park. Responses relating to economic development included;

- City, in the past, was not open to using TIF to assist industrial growth
- Taxes have increased and are a higher burden on businesses
- City has been reactive versus proactive (industrial park issues)
- 3<sup>rd</sup> and 4<sup>th</sup> Street loop has potholes

#### ***Additional economic opportunities:***

Respondents to the community survey/interview process and business meetings identified the following businesses or services as potential additions to the community:

- Light industrial/technical/commercial businesses with high paying jobs
- Fine dining/nice restaurant
- Northstar Commuter Rail
- A family-oriented complex that combines daycare, healthcare and office space
- Locally owned “mom and pop” establishments
- A health/fitness club; community center
- Commercial flights from St. Cloud Airport

#### ***Public assistance to promote economic development:***

The state of Minnesota requires public entities to establish wage and job goals for businesses which are receiving public financial assistance or a “business subsidy”.

As a part of the community survey, respondents were asked what wage would warrant public assistance for businesses planning to expand or relocate to Waite Park. Responses were as follows: federal minimum wage (0%), minimum of \$8.00-\$10.00 per hour (15%), minimum of \$10.01-\$11.99 per hour (31%) a minimum of \$12.00 per hour (54%).

#### **IV. TECHNOLOGY**

Waite Park's telecommunication profile includes high-speed internet access services and computer resources at the Al Ringsmuth Public Library.

As a part of the business meetings participants noted the technology available is top notch, mostly due to the proximity to the MSA core. Remote distance learning, high-speed internet access and digital technology are utilized by some of the businesses.

##### **Recommendation relating to technology:**

1. The City may wish to research state and regional financial resources as a means of supporting commercial/industrial technology upgrades.
  - Implementation: Waite Park Economic Development Authority and City Council.
  
2. The City should distribute copies of preliminary plats to local telephony providers as a means of encouraging the placement of high-speed data lines and/or conduit when improvements are made.
  - Implementation: City Administrator.

#### **V. NEIGHBORHOOD BUSINESS DISTRICT**

It is essential that a community understands the importance of all commercial and industrial areas and the overall impact each has on the community as a whole. The city's zoning ordinance classifies commercial areas as B-1 "Neighborhood Business", B-2 "Commercial/General Business" or B-3 "Second Street South PUD".

The future land use plan guides most properties abutting 3<sup>rd</sup> Street North for mixed commercial/residential use under an amended "B-1" district. Since the City doesn't have a downtown core, the land use plan suggests the City should "encourage the development of the 3<sup>rd</sup> Street North/13<sup>th</sup> Avenue North corridors, possibly in conjunction with the formation of a "3<sup>rd</sup> Street Business Association", as a vital center of the community (in essence a de facto downtown) offering a diverse yet coordinated mix of activities (retail shops, residences, public buildings, workplaces and parks), lively amenities, unique pedestrian systems tied to existing and future park/open space facilities and opportunities for personal interaction within the community (e.g. railway is very significant to Waite Park history especially 3<sup>rd</sup> Street corridor)".

Other areas guided for neighborhood business development are within Planning Districts 7, 8 and 9, corresponding to a quarter-mile radius of the intersection of current/future collector and arterial streets.

##### **Recommendations for Neighborhood Business Development**

1. Areas for the establishment of a potential "Downtown" within the 3<sup>rd</sup> Street North Corridor should be identified with respect to the acquisition and rehabilitation of substandard properties or the preservation of structures for rehabilitation.
  - Implementation: Waite Park Economic Development Authority.
  
2. Governmental, semi-governmental and institutional services and buildings including City offices, the community park shelter and parkland/trail connections impact the vitality of a "Downtown" business district and should be encouraged/retained/expanded in the 3<sup>rd</sup> Street North Corridor.
  - Implementation: Planning Commission, EDA and City Council.

3. To examine the possibility of establishing a “Downtown” throughout the 3<sup>rd</sup> Street North Corridor, the City may wish to consider appointing a committee to review potential mixed-use projects, potential park/trail development projects, potential public/private partnership projects and potential financial tools to assist such development.
  - Implementation: Park Board, EDA, Planning Commission and City Council.
  
4. New single-family housing units on lots directly abutting 3<sup>rd</sup> Street North should be discouraged due to compatibility concerns. Housing more appropriate in this type of setting is of a multiple family type and/or mixed commercial/residential structures, such as senior housing (upper level and/or rear portion; not entry level) in which residents may walk to nearby services. Adequate off-street parking and open space should be provided for residential uses.
  - Implementation: Planning Commission and City Council.
  
5. The pedestrian circulation system should be enhanced by improving sidewalks, street furniture, and mitigate conflicts with traffic and street intersections (i.e. 3<sup>rd</sup> Street pedestrian bridge) by providing proper separation and signage control and enforcing such signage regulations.
  - Implementation: Public Works Department and City Council with enforcement by the Police Department.

## **VI. GENERAL COMMERCIAL/BUSINESS AND SECOND STREET PUD DISTRICTS**

Significant general commercial/business construction occurred within the past ten years. With projected growth in the City, and increased traffic forecast for CSAH 75, T.H. 15 and Interstate 94, the City may reasonably anticipate continued general commercial/business development within the next several years. Therefore, Waite Park should plan to utilize the properties abutting major transportation corridors to establish attractive commercial areas. Since the highway corridors serve as commercial districts for the City, the development should be complimentary to the services in the Downtown. These developments should be of a specialized nature exhibiting needs of highway access and visibility.

City financial assistance to highway commercial growth should be limited to non-competing commercial activity which is deemed in the best interest of the community and which would not occur without assistance. The City should promote commercial development in designated centers and commercial “nodes” that not only offer higher efficiency in land use and development, but also offer a higher level of aesthetics.

As a part of the Business meeting, zoning regulations relating to highway commercial developments were discussed. Comments regarding signage were received, including questions relating to how often the sign ordinance is rigidly enforced, if permits are being obtained for temporary signs and if too many exceptions to the sign regulations are being made. The issue of general performance standards as addressed in the zoning ordinance was also raised. Comments included the need to equally apply regulations and the need to commit to avoiding making special exceptions. Others cautioned the City to not create regulations so stringent that it is not financially feasible to construct a building.

### **Policy Statements for General Commercial/Business Development**

1. The City may wish to re-examine the composition of the Economic Development Authority (e.g. all members of the City Council versus representation from the City Council and at-large representation).
  - Implementation: Economic Development Authority.

2. The EDA should establish a five-year work plan and goals for commercial redevelopment/development.
  - Implementation: Economic Development Authority.
  
3. The EDA should develop marketing tools and information packets to distribute to commercial development leads seeking information regarding locating in the City or expanding within the City.
  - Implementation: Economic Development Authority.
  
4. The EDA should create an inventory of available commercial parcels/lots available for development or redevelopment for distribution to development prospects, posting on the DEED website, etc.
  - Implementation: Economic Development Authority.
  
5. General Commercial/Business developments should be complimentary to those offered in neighborhood commercial districts.
  - Implementation: Planning Commission and City Council through the identification of 'permitted uses' within the neighborhood, general and Second Street commercial areas in the zoning ordinance.
  
6. Commercial developments along I-94 and T.H. 23 should be of a specialized nature exhibiting the unique needs associated with major highway access and visibility.
  - Implementation: Planning Commission and City Council through the identification of 'permitted uses' within the highway commercial areas in the zoning ordinance.
  
7. In newly developing areas, direct property access to arterials should be discouraged and may be accommodated via a frontage road system.
  - Implementation: City Engineer, Planning Commission, City Council, APO, MnDOT and Stearns County.
  
8. Commercial and service centers should be developed as cohesive, highly interrelated and coordinated units with adequate off-street parking and appropriate, regulated points of access.
  - Implementation: Planning Commission and City Council, through the zoning ordinance and site plan approval.
  
9. Revisions/additions of certain development standards should be considered to insure the quality of development desired by the community including minimum lot sizes, lot coverage, landscaping standards, building construction, lighting, screening and outdoor storage.
  - Implementation: Planning Commission with final action by the City Council.

10. Commercial maintenance codes may be enacted and enforced to help insure that the commercial development maintains community character on an ongoing basis (i.e. design review board).
  - Implementation: Building Inspector and City Council.
  
11. Immediate, short-range market potential and demands for activities that are not suggested for a site or area by the Comprehensive Plan or allowed by the Zoning Ordinance should not be the sole justification for a change in activity.
  - Implementation: Planning Commission and City Council.
  
12. Safe and convenient pedestrian movement and transportation alternatives should be considered within all service and commercial districts.
  - Implementation: Planning Commission, City Engineer and City Council.
  
13. Efforts to achieve commercial redevelopment should be encouraged and promoted.
  - Implementation: Economic Development Authority.

## **VII. INDUSTRIAL DEVELOPMENT**

The City of Waite Park is fortunate to have a significant industrial base. The City Council currently functions as the Economic Development Authority. The City's Economic Development Authority has bonding authority to assist and encourage industrial development.

### **Policy Statements for Industrial Development:**

1. The EDA should establish a five year work plan and goals for industrial development.
  - Implementation: Economic Development Authority.
  
2. The EDA should establish financial assistance policies, a tax increment finance policy and a business retention/expansion program.
  - Implementation: Economic Development Authority.
  
3. The EDA should develop marketing tools and information packets to distribute to industries seeking information regarding locating in the City or expanding within the City.
  - Implementation: Economic Development Authority.
  
4. The EDA should create an inventory of available industrial parcels/lots available for development or redevelopment for distribution to development prospects, posting on the DEED website, etc.
  - Implementation: Economic Development Authority.

5. Existing industrial uses should be retained and new industrial development should be encouraged to locate in existing industrial parks and industrially zoned areas.
  - Implementation: Economic Development Authority and City Council.
6. Traffic generated by industrial activity should be prohibited from penetrating residential neighborhoods.
  - Implementation: Planning Commission and City Engineer through site plan approval and long range transportation planning.
7. The City and its Economic Development Authority should actively promote industrial developments that maximize the return on city investments in public facilities and services, provide quality employment opportunities and compliment existing services.
  - Implementation: City Administrator and Economic Development Authority.
8. Existing industrial uses and new industrial development should not cause pollutants or contaminants to be emitted into the surrounding environment (including air, soils, ground water, drainageways, sanitary sewer and storm sewer) in excess of State and Federal regulations.
  - Implementation: Building Inspector and Planning Commission.
9. Industrial areas should be adequately screened and appropriately landscaped and designed according to City standards. For both existing and new industrial development, regulations should be maintained with criteria regarding: building appearance and materials; screening of outside storage areas; screening of off-street parking facilities; use of landscaping; and proper handling of environmentally sensitive areas.
  - Implementation: Planning Commission, Economic Development Authority and City Council.
10. Industrial activities complementary to existing uses should be identified and the development of such industries should be promoted and facilitated.
  - Implementation: Economic Development Authority and City Council
11. Alternative fiscal incentives should be investigated to attract new desired industries to Waite Park.
  - Implementation: Economic Development Authority and City Council
12. Due consideration should be given to all potential physical implications and services and facility demands (i.e., traffic generation, sewer and water demands, etc) of any proposed industrial development. Extension of utilities and annexation of areas about to become industrial in nature should occur prior to the issuance of building permits for the industrial construction.
  - Implementation: Waite Park Public Works Department, City Engineer, Planning Commission and Council.

13. The Economic Development Authority should work with developers of new industrial parks to develop covenants which provide for aesthetically pleasing and quality developments.

➤ Implementation: Economic Development Authority.

14. The City should work with the extractive use permit holder to encourage productive re-use of post-mined property.

➤ Implementation: Park Board, City Council, Planning Commission, City Administrator, Department Heads, Extractive Use Permit Holder, City Engineer, Planning Consultant, City Attorney, DNR, Stearns County, Other Project Stakeholders, Regional/State Elected Officials, residents and the business community.

# **IMPLEMENTATION**

## **I. INTRODUCTION**

During initial meetings, participants in the Comprehensive Planning process identified Waite Park's strengths or most positive attributes. Among the top items noted were:

- Friendly neighborhoods, cordial people good to work with, caring people, community
- Proximity to St. Cloud commercial areas
- Quality of life – parks and recreation, Quarry Park
- Small town feel and ability to retain that so far
- Quality of public employees
- Ability of the city to grow
- Attractive tax base – commercial businesses
- Inexpensive to live in Waite Park
- Slower pace of life than the metro area
- Waite Park Identification vs. suburb of St. Cloud
- Sanitary Sewer District defined in 1972 with long-range plans
- Safe environment with low crime, public safety
- Transportation system improvements
- Administrative services are improving
- Economic potential
- Low taxes

Throughout the Comprehensive Planning Process, participants in the Community Survey, Neighborhood meeting, Land Use Meeting and Business Meeting expressed a desire to:

- Support the development of a diverse variety of housing options with emphasis placed on single-family homes.
- Reduce traffic congestion.
- Manage growth and promote redevelopment; and
- Work to clarify roles, build trust, communicate openly and work productively together at the departmental level and the elected and appointed official level.

This section will identify methods in which the City may implement the Comprehensive Plan and accomplish the goals identified by the community. The tools available include:

- Zoning Ordinance
- Subdivision Ordinance
- Capital Improvement Plan
- Orderly Annexation Agreement
- Plan Review and Revision

A description, implementation information and recommendations for each of the City's local controls follows.

## **II. ZONING ORDINANCE**

The City of Waite Park Zoning Ordinance, Ordinance 52, was amended in 2002. The Zoning Ordinance includes specific regulations governing land use and an official zoning map. The City Council recognizes the Comprehensive Plan as the policy with the responsibility to regulate land use and development in

accordance with the policies and purpose set forth within the Zoning Ordinance. The City administers the Zoning Ordinance on an on-going basis.

**Purpose:**

The purpose and intent of the Waite Park Zoning Ordinance is to protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations governing development and use. The regulations are established to:

- Protect the general public health, safety, morals, comfort and general welfare of the inhabitants of the City of Waite Park;
- Provide adequate light, air, privacy and safety of transportation and access to property;
- Prevent overcrowding of land and undue concentration of population;
- Promote the proper use of land and structures to determine the proper spacing of buildings;
- Divide the City into zones or districts as to the use, location, construction, reconstruction, alteration and use of land and structures for residents, business and industrial purposes;
- Promote the character and preserve and enhance the stability of properties and areas within the City;
- Prohibit the use of buildings, structures and land that are incompatible with the intended use or development of lands within the specified zones;
- Limit congestion in the public streets and protect the public health and welfare by providing for the off-street parking of vehicles and vehicle loading areas;
- Protect against fire, explosion, noxious fumes, pollution of the environment and other hazards in the interest of the public health, comfort and general welfare;
- Define and limit the powers and duties of the administrative officers and bodies;
- Promote and preserve open areas, corridors and wetlands.

**Contents:**

Local controls relative to the Land Use portion of the Comprehensive Plan and provided by the Zoning Ordinance include, but are not limited to, the following:

- Title and Contents
- Purpose and Intent
- Jurisdiction, Application, Interpretation and Separability
- Rules and Definitions of terms used within the Ordinance
- Enforcement/Violations and Penalties
- Building Permit requirements
- Board of Appeals and Adjustment duties
- Procedures and requirements for planning consideration requests, including variances, conditional use permits, amendments and rezoning requests.
- Non-conforming uses
- Planned Unit Developments
- General Provisions relating to non-conforming buildings, structures and uses; general building and performance requirement; yard requirements; area and building size regulations; off-street parking requirements; land reclamation; mining; airport zoning; home occupations; performance standards; etc.
- Overviews of the purpose, permitted uses, accessory uses and conditional uses for the following Districts: RR Rural Residential District, R-1- Single-Family Residential District, R-2 Single or Two Family Residential District, R-3- Multiple-Family District, MHD Manufactured Home Residential District, B-1- Neighborhood Business District, B-2 General Commercial/Business District, B-3 Second Street South Corridor and I-1 Light Industrial District.

The Planning Commission, following the update of the Comprehensive Plan, will be reviewing and updating the Zoning Ordinance to ensure it is consistent with the Comprehensive Plan. Contents of the Zoning Ordinance are anticipated to change either simultaneously or shortly after the adoption of the Comprehensive Plan update.

**Implementation:**

The Zoning Ordinance is reviewed and subsequently administered by Planning Staff; other local, district, county, state, etc. entities as appropriate; the Planning Commission; and the City Council.

The Zoning Ordinance is subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures. The Zoning Ordinance and amendments thereof are implemented on an ongoing basis.

**Recommendations:**

1. The City should update the zoning ordinance to reflect additional zoning classes as represented in the Land Use portion of the Comprehensive Plan.
  - Implementation: Planning Commission and City Council.
  
2. The City should review the appropriateness of public hearings regarding zoning and platting being held by the City Council versus the Council's designated consultative body for such issues, the Planning Commission.
  - Implementation: Planning Commission and City Council.
  
3. To encourage aesthetically pleasing and distinctive entrances to the community from T.H. 23, CSAH 75 and the planned intersection of T.H. 15 and the southwest beltway, the City should review building requirements, architectural standards and aesthetic standards (landscaping, signage, outdoor storage etc.) in commercial areas.
  - Implementation: Planning Commission and City Council.
  
4. To encourage a mixed-use 'downtown' presence adjacent to the 3<sup>rd</sup> Street North corridor, the City may wish to review the uses permitted and setback requirements in the B-1, Neighborhood Business District.
  - Implementation: Planning Commission with final action by the City Council.
  
5. The Planning Commission and City Council should consider an amendment to the Zoning Ordinance to include the provision for issuance of Interim Use Permits as an alternative to Conditional Use Permits. The Interim Use Permit would be utilized in cases in which a use is associated with a specific time period or conditions, as outlined in state statutes.
  - Implementation: City Administrator, Planning Commission and City Council.
  
6. The Planning Commission and Council may wish to include a new section in the Zoning Ordinance relating to "Land Preservation and Woodland Protection" to ensure the natural environment is protected (eg. Topography, soil types, slopes, tree preservation), and adverse effects of development on the environment are minimized.
  - Implementation: City Administrator, Planning Commission and City Council.
  
7. The Planning Commission and Council may wish to include a new section for a Floodplain Overlay District, as the Federal Emergency Management Administration (FEMA) has issued

a flood hazard boundary map for the Sauk River. Since this river is protected as a transitional river, floodplain standards should be adopted and enforced in the designated area.

➤ Implementation: City Administrator, Planning Commission and City Council.

8. The City may wish to incorporate a “Traditional Neighborhood Design” overlay district in the Zoning Ordinance to encourage mixed use, neighborhood development in the 3<sup>rd</sup> Street North corridor and areas suitable for future redevelopment.

➤ Implementation: Planning Commission and City Council.

9. The Planning Commission and Council may wish to update the Zoning Ordinance to include shoreland standards.

➤ Implementation: City Administrator, Planning Commission and City Council.

### **III. SUBDIVISION ORDINANCE**

The City of Waite Park Subdivision Ordinance regulates the division or platting of land within the City's corporate limits for the purpose of sale into two or more lots, parcels, or tracts, with minor exceptions.

#### **Purpose:**

A Subdivision Ordinance has been adopted to safeguard the best interests of the City and to assist the subdivider in harmonizing the subdivider's interests with those of the City at large. The Ordinance is intended to prevent the piecemeal planning of subdivisions which could result in an undesirable, disconnected patchwork or pattern of development or fiscal misemployment. The Subdivision Ordinance is correlated to the City's Comprehensive Plan and consistent with a goal of promoting unified community interests.

The Subdivision Ordinance is designed to establish certain regulations and requirements for the platting of land within the City which ensure the public's health, safety, and general welfare is provided for, and to:

- Assure that new additions will harmonize with overall development objectives of the community;
- Encourage well planned subdivisions by establishing optimum development standards;
- Secure the rights of the general public with respect to public land and water;
- Improve land records by establishing standards for surveys and plats;
- Place the costs of improvements against those benefiting therefrom;
- Assure the public improvements such as streets, utilities and drainage are constructed to satisfactory standards; and
- Provide common grounds of understanding between prospective subdividers/developers and City officials.

#### **Contents:**

The Subdivision Ordinance includes provisions that:

1. Dictate procedures for filing, submittal and review: including the required contents of and conditions for a pre-application meeting, preliminary plat, final plat and re-plat.
2. Establish and ensure design standards including: blocks, lots, streets and alleys, erosion and sediment control, drainage, steep slopes, subdivisions affecting wetlands and flood plains, planned unit developments and other standards which promote the public health, safety, and general welfare.
3. Define parks and open space requirements.

4. Require improvements according to City standards for general improvements, streets, sanitary sewer and water distribution and public utilities.
5. Require registered land surveys.
6. Allow for variances from this Ordinance provided unique circumstances exist; and
7. Provide for enforcement of and penalties for violation.

**Implementation:**

The City Council approved a revised Subdivision Ordinance on January 1, 2002. The Subdivision Ordinance is reviewed and subsequently administered by Planning Staff; other local, district, county, state entities as appropriate; the Planning Commission; and the City Council.

The Subdivision Ordinance is subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures.

**Recommendation:**

1. The City should review the Subdivision Ordinance relating to:
  - Review/update/expansion general requirements (e.g. conformance to Comprehensive Plan/Zoning Ordinance, general platting procedures, ordinance administration, etc.);
  - Review/update/expansion of plat data requirements;
  - Review/update/expansion of design standards, including but not limited to, required right-of-way widths, portions of the right-of-way to be paved, street grades, vertical and horizontal curves, street names, street lighting, required signage, clarification of water/sewer main requirements and required storm sewer facilities;
  - Addition of access management criteria for various roadway functional classifications and intersection types (e.g. access to individual parcels, intersection spacing, driveway spacing, etc);
  - Review/updating of plat review standards relative to sidewalk and trail requirements;
  - Review of requirement for Park Board to review/make recommendations to City Council relative to parkland dedication;
  - Addition of a requirement addressing grading and drainage plans prior to building permit issuance, including residential lots, require individual lot drainage plans to comply with approved grading plan;
  - Review/addition of lot pad elevation requirements;
  - Addition of denial and/or premature subdivision standards giving the City the ability to deny a plat;
  - Review of the sketch/concept plan process;
  - Review/updating of the minor subdivision process;
  - Review/expansion of developer's agreement language, especially as it pertains to participation by the City in sharing costs of utility extension;

- Addition of enabling language allowing the City to be reimbursed for costs associated with review subdivisions.
- Implementation: Planning Commission with final action by the City Council.

#### **IV. CAPITAL IMPROVEMENT PLAN**

The City of Waite Park is working toward the institution of a Capital Improvement Program (CIP) that allows for the identification and prioritization of scheduled financing of capital expenditures relative to the implementation and maintenance of public facilities and services and necessary for the City's staged growth. The CIP also assigns funding sources to anticipated capital outlays. The overall objective of the City's Capital Improvement Plan is to provide for the efficient use of fiscal resources in funding future capital expenses. The City's Capital Improvement Plan is a flexible, evolving tool the City uses as a guide for the future. The CIP is updated annually to allow for capital necessity and prioritization changes. The City should include estimated capital purchases/expenditures for street, water, sewer, transportation, park and community projects in the CIP.

Sources of funding include:

- Special assessments
- Enterprise funds (water and sewer revenue funds)
- Funds that are levied annually to establish a capital improvement fund and equipment fund
- State aid funds, and
- Other sources

#### **Implementation:**

The type of project, location of the project, project costs, revenue sources, status of the project and priority rankings should be included in the capital improvement plan. Items identified in the Capital Improvement Planning process are placed on a timeline for implementation and funding sources are assigned following input from staff and City Consultants. The City Council has final approval of all decisions relative to the Capital Improvement Plan, including prioritization of items therein contained. Appropriate CIP items are included per allotment schedule in the City's annual budget. The City Council may amend the Capital Improvement Plan. The capital expenditures identified are implemented on an annual basis.

#### **Recommendations:**

1. The City should consider including a comprehensive study regarding depth to bedrock in non-urban areas of the community in the Capital Improvement Plan and its impact on future development.
  - Implementation: Public Works Department and City Council.
  
2. The City should consider including a transportation plan and the drafting of an official transportation map in the CIP.
  - Implementation: Public Works Department, City Engineer and City Council.
  
3. The City should consider including the connection of properties which are currently serviced with Individual Sewage Treatment Facility to the municipal sewer system, with the abandonment of the individual sewage treatment systems in accordance with Minnesota Rules Chapter 7080, in the Capital Improvement Plan.

- Implementation: City Public Works Department, City Engineer, St. Cloud Area Sewer Board and City Council.
4. The City should consider including a Comprehensive Stormwater Management Plan in the CIP.
    - Implementation: Public Works Department, City Engineer and City Council.
  5. The City should consider including expenditures over \$5,000 from each department (police, fire, administration, parks, utilities, etc.) in the CIP and review the impact those expenditures would have on the City's utility rates and tax levy.
    - Implementation: Finance Director, City Administrator, Department Heads, City Council and Fiscal Advisor.

## **V. GROWTH AREAS AND ANNEXATION**

The City of Waite Park, through its comprehensive planning process, has identified land use needs to accommodate additional residential, commercial and industrial development both within the existing corporate limits as well as in potential annexation areas included in the various planning districts. The nine (9) planning districts include areas the city has identified for planned growth to occur in the next twenty (20) years. The placement of appropriate land uses, extension of infrastructure; including water, sewer and streets, should be planned for within this area before the growth occurs.

The City of Waite Park and St. Joseph Township have been working cooperatively together under an Orderly Annexation Agreement which defines geographic areas which may be annexed into the corporate limits within 1-5 years, 6-10 years, 11-15 years and 16-20 years and the circumstances which may initiate the annexation and division of taxes. A Joint Planning Board reviews plans which are proposed for areas within the Orderly Annexation Area.

### **Recommendation:**

1. As growth continues, the City and Township may wish to review and revise the Orderly Annexation Agreement staging plan to ensure adequacy and also to ensure the City has the ability to service the areas financially, with adequate infrastructure and with police and public services.
  - Implementation: Joint Planning Board, Township Representatives and City Council.
2. The City may wish to proactively establish development review policies with the township as a means of helping to ensure orderly development within the annexation area.
  - Implementation: Joint Planning Board, Township Representatives and City Council.

## **VI. COMPREHENSIVE PLAN REVIEW AND REVISION**

The Comprehensive Plan is intended to guide the growth of the community. As events and circumstances within the community change, the Comprehensive Plan should be reviewed and updated, as appropriate. Amendments to the Comprehensive Plan should not occur without public notice, a public hearing conducted by the Planning Commission and/or City Council, a recommendation by the Planning Commission and the Council's final review and approval. Amendments to the Comprehensive Plan should be considered if there have been changes within the community or issues which were not anticipated by the Plan or if an error is included in the Plan.

**Recommendations:**

1. It is recommended the Planning Commission and City Council review and update the Comprehensive Plan at five or ten year intervals to ensure it is a current reflection of the city's growth patterns, community goals and land use needs.
  - Implementation: City Administrator, Planning Commission and City Council.
  
2. It is recommended that on an annual basis the City Administrator report to the Planning Commission and City Council (re) development issues which have occurred as they relate to the Comprehensive Plan, proposed projects which have an impact on the accuracy on the Plan projections, and a list of implementation goals identified within the Plan and the individuals or agencies identified as responsible for the implementation.
  - Implementation: City Administrator