
**City of Mantorville
Minnesota
Comprehensive Plan**

Approved Update May 2011

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INTRODUCTION

The City of Mantorville is located in the Zumbro River Valley in east central Dodge County. The community's history dates back to 1854 when Peter and Riley Mantor and E.P. Waterman settled in the area. Soon after, they were joined by John Shober, who established the first store in the community and John Hubbell, who constructed what is said to be the first hotel in the State of Minnesota.

The Dodge County Courthouse located in Mantorville is the oldest working Courthouse in Minnesota. It was constructed with Mantorville limestone, as are many of the buildings located in the Historic District. Downtown Mantorville is listed on the National Register of Historic Places and includes a number of architecturally and historically significant sites, including the Hubbell House and the Opera House.

Throughout the comprehensive planning process the importance of preserving and protecting the local history was a common theme. Some mentioned the old buildings were preserved because they were made of stone and too expensive to remove. Others say the charm and character of these structures are timeless and have always been valued. Regardless of the opinion, the common theme is the character and identity of the community lie within these old structures the community sought to preserve.

With an eye to the past, the focus of this comprehensive planning process looked forward identifying areas to grow and make investments that will enhance the identity of the community. The process for conducting this analysis included a comprehensive review of the community's demographic make-up, existing land uses, identification of both positive and negative attributes of the community, and infrastructure needs. Utilizing this foundation of information those involved in the planning process discussed the future needs of the community, as they related to each of these topics.

The goals and policies established, in the Comprehensive Plan, were created utilizing an analysis of the baseline information. Goals and policies assist in describing the aspirations of the community and how those aspirations can be achieved. The remaining portions of the plan are divided into several sections including: Land Use, Infrastructure, Planning & Zoning, Downtown (MRA & Chamber of Commerce), Parks & Recreation and Economic Development Authority. Within each of these sections, a variety of important community issues were addressed.

The implementation section describes how the City intends to accomplish the goals set forth within the Plan. It includes a description of the tools available for implementation, as well as specific strategies the City may use to ensure that the Comprehensive Plan remains current and reflects the goals of the community, including an annual review of the Plan.

The major motivation for planning arises from the growing interaction among the various levels of government. Shared services, annexation, ordinances and regulations, state and federal programs - each represent ways in which units of government interact with and influence each other. A comprehensive plan expresses the manner in which a local government will act to undertake programs and policies maximizing coordination, cooperation and minimizing duplication of services and potential conflicts.

PLANNING PROCESS

Comprehensive Planning can be described as the systematic, ongoing, forward looking analysis of a community’s opportunities and constraints for the purpose of formulating a Comprehensive Plan to accomplish stated goals and objectives. Through this process, a city identifies its vision for the future and specifies the actions needed to accomplish that vision.

The process typically begins with an expression of the vision for the community, which the City seeks to achieve through the planning process. These goals range from general statements to the specific. The City of Mantorville organized a comprehensive planning committee consisting of the City Council, Planning & Zoning Commission, members and residents from the community. Over the course of initial meetings, committee members were asked to identify strengths of the community and challenges facing the community. These meetings culminated with the identification and prioritization of desired outcomes for the Mantorville community. As a part of this process, the top priorities to be addressed within the plan were identified by the meeting participants. These included (not in any order of priority) Land Use, Annexation, Future Infrastructure Improvements, Community Identity, Parks & Recreation, Coordination with Kasson, Downtown, Historic Preservation, Redevelopment/Stabilization of Brewery, and Financial Impacts of Plan Elements.

As a part of the comprehensive planning process, general demographic information was collected. The general baseline demographic information provided the community with the opportunity to take a close look at existing conditions, with regard to land use, public facilities, and household data. In other words, it is the point where all of the objective facts about the community were assembled and evaluated.

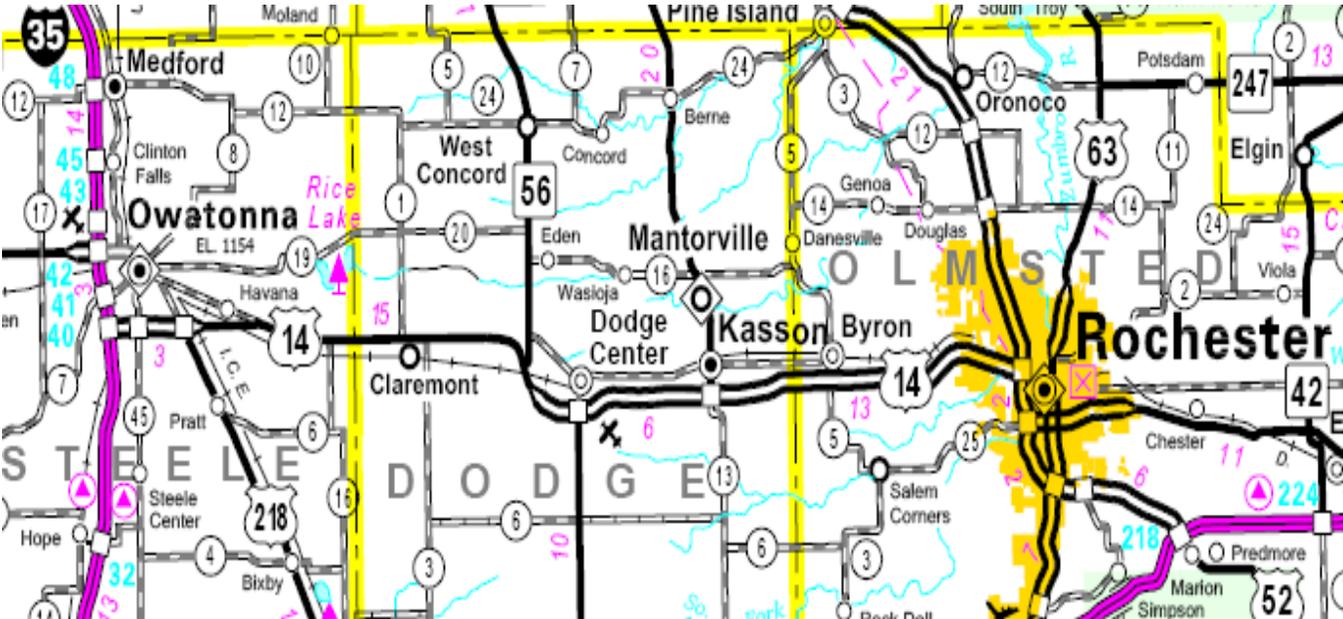
After the collection of general information, strengths and improvement areas were identified. By identifying those qualities making Mantorville a great place to live and work, the community can work to ensure these qualities remain intact. Several members of the community participated in a photo survey, which asked participating members to take three pictures of “Things we like about Mantorville” and three pictures of “Things that we would like to see improved in Mantorville” (Exhibit A). The results of the photo survey assisted in identifying issues to be addressed in the Comprehensive Plan. A Visual Preference survey was used to collect input, regarding preferences for design elements that could be implemented within the downtown (Exhibit B).

The Implementation section of the plan includes suggestions for development and updating of official controls, such as the Zoning Ordinance, the Zoning map, etc. In the long run, it is the community who will be responsible for the implementation of the plan. Elected and appointed officials need to incorporate the thoughts and ideas included in the plan into their decision making process. As new ideas and goals are identified in the future, the community must incorporate these items into the plan or it will become obsolete.

PLAN SETTING

The City of Mantorville is a community of approximately 1,197* persons located in the east central portion of Dodge County. Bisected by State Highway 57, the City of Mantorville is located approximately 3 miles north of Kasson, Minnesota and 18 miles west of Rochester, Minnesota.

Mantorville is bisected from North to South by the Zumbro River which flows from West to East. The topography of Mantorville has a fair amount of undulation due to the river course and bluff lines. The river itself impacts the growth and density of areas of the community in that it created an economic barrier for the provision of sanitary sewer service south of the river. Within the present corporate limits, the range of topographic conditions is generally gradual enough to accommodate development; however, some locations adjacent to the Zumbro River present significant constraints to future development.



Map Source: MNDOT Web Site

* 2010 Census Numbers

DEMOGRAPHICS

(At the time of this update, not all of the 2010 Census Data was available)

Mantorville's population and housing characteristics provided an opportunity to identify recent trends within the community. The information is important because it can be used to determine what services are necessary to serve the residents. If Mantorville is a community of young families with children residing in new homes, or a community with an aging population living in older homes, different strategies are needed for determining the need for parks, community facilities, senior housing, etc.

Population

The first table shows Mantorville's population by age group for the period 1990 and 2000.

<u>Age</u>	<u>1990 Population</u>	<u>Percent of Total</u>	<u>2000 Population</u>	<u>Percent of Total</u>
Under 5 years	83	10%	98	9%
5 to 9 years	90	10%	100	9%
10 to 19 years	125	14%	169	16%
20 to 34 years	204	23%	198	19%
35 to 59 years	243	28%	370	35%
60 to 74 years	81	9%	69	7%
75 years +	48	6%	50	5%
TOTAL	874	100%	1,054	100%

Source of Data: 1990 and 2000 Census

The overall population of Mantorville increased by approximately 21% from 1990 to 2000. The age category seeing the most significant increase in population included the 35 to 59 years age group. The age categories with a decline included the 20 to 34 years category and the 60 to 74 year category. The median age of the community in 2000 was 33 years of age.

Population trends within the City over the past 50 years include the following:

<u>Year</u>	<u>City Population</u>
1960	498
1970	479
1980	705
1990	874
2000	1,054
2005	1,180
2010*	1,197

*2010 Census

Diversity

The racial make-up of the community provided by the 2000 census includes the following:

	<u>1990</u>	<u>2000</u>	<u>2010</u>
White	863	1038	1168
American Indian	8	6	5
Black	0	0	2
Asian	3	2	1

Source of Data: 1990, 2000 & 2010 Census

Income

Household income data provides some measure of wealth in the community.

1999 Household Income: (Median \$55,735)

<u>Income</u>	<u># of Households</u>	<u>Percent</u>
0-\$15,000	36	10%
\$15K-\$25K	32	8%
\$25K-\$35K	36	10%
\$35K-\$49K	58	16%
\$50K-\$75K	110	29%
Over \$75K	104	27%

Source of Date: 2000 U.S. Census

Housing Statistics

A review of the available housing data for Mantorville indicates the following:

	<u>1990</u>	<u>2000</u>	<u>2010</u>
Total Units	320	378	451
Vacant Units	7	7	21
Owner Occupied	269	333	
Rental	44	38	
Median Value	\$56,400	\$110,300	

Source of Date: 2000 & 2010 U.S. Census

2000 Employment Data

Employment Status:		
Population 16 and over:	757	
Employed:	591	(78.1%)
Unemployed:	18	(2.4%)

Not in labor force: 166 (21.9%)
Mean Travel Time to Work: 21.4 minutes

Source of Date: 2000 U.S. Census

Occupation:	# Employed:	Percent:
Management/Prof.	212	37%
Service	65	11%
Sales & Office	117	20%
Farm, fish, forest	4	1%
Construction, extract, Maintenance	93	16%
Production/Transportation	82	14%

Source of Date: 2000 U.S. Census

All parents working – 104 (households)

Educational Attainment (Over 25 yrs. of Age):

No Diploma:	62	9%
High School Grad:	194	29%
Some College:	158	24%
Associate Degree:	96	15%
Bachelor's Degree:	106	16%
Grad or Prof. Degree:	44	7%

Source of Date: 2000 U.S. Census

Some of the conclusions drawn from the 2000 Census data would include the following:

- * Mantorville's population grew by 21% in the 1990's, which is a significant accomplishment in greater Minnesota.
- * Mantorville added 58 housing units in the 1990's. If we utilize an average land consumption of 2.5 units per acre, this equates to 23 +/- acres of land consumed by residential development in the 1990's.
- * Much of the labor force commutes, as evidenced by the 21.4 minute mean travel time to work.
- * As in many rural Minnesota communities, the City of Mantorville has a small minority population.
- * Household incomes are high as compared to much of greater Minnesota, with a 1999 median household income of \$55,735.
- * The housing vacancy rate was low in 2000 at 2%.

COMMUNITY STRENGTHS & WEAKNESSES

The purpose of discussions were to establish a series of goals, policies, and initiatives to assist in addressing challenges identified in previous activities, and to support and reinforce the identified community strengths. Below is a list of the community assets and challenges, compiled by the Comprehensive Planning Committee, at the October 5, 2006 meeting.

*(** No update to this section was provided at last comp plan update)*

Community Strengths:

“What makes Mantorville a great place to live?”

Responses:

1. Convenient to Rochester
2. Close to large City Amenities
3. Access to I-90 & 52
4. Safe
5. Pretty
6. Quality Schools
7. Midwest Values
8. Dining
9. Theater
10. County Seat
11. Proximity to Twin Cities
12. Zumbro River
13. Character
14. Not “cookie cutter”
15. Downtown on National Register
16. Lack of Franchised Businesses
17. Eco-tourism
18. Camping
19. Not on rail line (DM & E)
20. Friendly
21. Small town feel
22. Historic Charm
23. Postmaster
24. Affordable price of real estate
25. Low taxes
26. Golfing
27. Trail
28. Oxbow Park
29. Artists
30. Farmers’ Market
31. Community Festivals
32. Picturesque
33. Antiques & Crafts
34. Museums
35. Not a dry County
36. Consensus on planned growth

Community Challenges:

Responses:

1. No Grocery
2. Poor Infrastructure
3. Lack of Planning
4. High Utility Rates
5. High Taxes
6. Flooding/Drainage Problems
7. Shoreline in the Park
8. Leadership
9. Lack of Local Employment
10. Lack of Conveniences (Shopping)

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11. Lack of Affordable Rental Housing
 12. Poor Quality of Existing Affordable Housing
 13. Limited Senior Housing
 14. At Risk of Losing School
 15. Over-crowded School
 16. School Facility
 17. Governmental Ownership of Prime Real Estate
 18. Need for underground utilities in the downtown
 19. Need for streetscaping

At the conclusion of the strengths/challenges discussion, committee members indicated the topics they felt needed to be addressed within the plan. As a part of this process, a survey was sent to each of the committee members, asking them to rank each topic as to importance. Determined through that process the following topics to be addressed were (not in any order of priority):

1. **Future Infrastructure Improvements** – Identification of future improvements required in Mantorville. (water system, sanitary/storm sewer transportation, community facilities)
2. **Land Use** – An examination of existing land use and the preparation of a future land use map to guide the future development of Mantorville.
3. **Annexation Plan** – An examination of growth patterns and the identification of property will likely require annexation in the next 10 to 15 years.
4. **Financial Impacts** – Discuss the cost and impacts of new initiatives included in the comprehensive plan to tax and rate payers.
5. **Downtown** –Review existing conditions and establish goals for the Central Business District (CBD) including land use, economic development, preservation, infrastructure, etc.
6. **Historic Preservation** – Discuss past practices and accomplishments of local preservation efforts, and establish future goals.
7. **Parks & Recreation** – Parks, trails, recreation facilities, etc.
8. **Coordination with Kasson** – Establish specific plans for community growth coordinated with Kasson’s future planning.
9. **Community Identity** – Establish a community identity, for the purpose of guiding future growth and economic development activities.

ECONOMIC DEVELOPMENT AUTHORITY

Mission Statement:

To retain, expand, assist and attract businesses to the City of Mantorville consistent with the City's Comprehensive Plan and adopted ordinances, resulting in jobs and tax base growth.

Vision Statement:

To achieve a sustainable economic base in Mantorville - our plan is to encourage a mix of small business, professional services, and possibly light industry. In addition, we will work to identify retail and commercial opportunities within our community. We will promote a proactive approach toward the growth and enhancement of tourism and business opportunities that lead to improved commerce for the City of Mantorville. This will be accomplished while recognizing the balance between our historical heritage and our natural resources, which make Mantorville a great area for its business community and residents.

To achieve our vision the Economic Development Authority has developed a series of immediate, long-term, and on-going goals. It should be made clear that the pursuit of these goals require coordination with a number of community members and groups including City Council, Mantorville Restoration Association, Chamber of Commerce, Park Board, Dodge County Historical Society, business owners, and residents. The identified goals include the following:

Immediate Economic Development Goals:

- 1) Establish an organized business retention effort to include annual site visits to local businesses.
- 2) Address blighted properties within the community.
- 3) Identify various funding sources and establish financial assistance programs.
- 4) Establish ownership of Tourism Bureau and create part-time tourism director or advocate position.
- 5) Identify projects that support pedestrian and bicycle safety.

Long-Term Economic Development Goals:

1. Facilitate the coordination of common business interests and promote the coordination of business hours of operation.
2. Assist in Promoting the preservation of historic residential structures surrounding the downtown historic district.
3. Establish and implement a streetscape plan for the downtown.

On-Going Directives:

1. Establish a business recruitment committee, knowledgeable about community assets and meet with new business prospects indicating interest in locating in Mantorville. This

committee shall establish a list of desirable businesses, for the downtown area and focus community efforts to recruit such businesses.

2. Promote community projects and activities including, but not limited to:
 - a. Marigold Days
 - b. Melodrama Festival
 - c. Mantorville Art Guild
 - d. Welcome Center
 - e. Trail Grant Application
 - f. Normal School Preservation (Limestone structure located northwest of existing school)
 - g. Spring Fling
 - h. Old Tyme Days
 - i. Old Fashioned 4th of July
 - j. Community Easter Egg Hunt
 - k. Farmers Market
 - l. Fall Festival
 - m. Civil War Sesquicentennial
 - n. The Mantorville Walking Tour
 - o. Old Fashioned Christmas
3. Promote uses for EDA property consistent with the historic identity of the community and the downtown area.
4. Promote the relocation of less desirable governmental uses, such as the Sheriff's Car Maintenance Facility and municipal wastewater treatment facility, which are not consistent with the historic identity of the community and downtown area.
5. Promote the use of period attire for residents and business owners, as a means of promoting the historic nature of the community and encouraging tourism.
6. Continue to investigate potential sites for future use as a business park.
7. Promote investment in technological infrastructure to serve as a recruiting tool.
8. Create an informational packet, on Mantorville, to be used by the business recruitment committee and City staff for new business prospects.

Recent Accomplishments:

- Development of database of contact information regarding:
 - Listing available commercial opportunities
 - Listing vacant buildings
- Mantorville "Welcome" entrance signs were installed. One sign north of the City limits and the other south of the City, but within the City limits. (September 2008)
- Establishment of the Mantorville Art Guild. (Summer 2008)
- The Mantorville Regional Welcome Center opened to the public. (2007)

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- In September 2010, the EDA appointed a subgroup committee called the Happy Trails Committee. The Happy Trails Committee worked on and submitted a SHIP grant for safe pedestrian and bicycle transportation in the City. The group was notified in early 2011 that they received the grant. This group plans to work on the following items in 2011 using funds from the SHIP grant and others.
1. Bike Racks to be established at Riverside Park, Welcome Center, and the Opera House.
With the help of local Eagle Scouts, 3 bike racks will be installed in Riverside Park, by the Opera House and by the Welcome Center.
 2. Walking Tour updated for safe routes through the city.
Two updated walking tour guides have been developed; one for businesses and another for historic residences.
 3. Message Center Signs promoting health activities
Installation of message boards at Riverside Park, the Welcome Center and Mantor Field. These message boards will contain information that promote health events, walking, biking, and other city activities to get people active in the community and their lives.
 4. Share the Road Signs
The placement of two signs where there is a higher risk of bicyclists getting hit by cars. Those two areas are at 6th Street and Clay and along the S Curve on 5th Street East.
 5. Fogline/white stripes at the sides of the road to be extended from the bridge to 5th street
The EDA Happy Trails subgroup requested MN DOT to extend the fogline/white paint stripes along the sides of Hwy 57 from the bridge to 5th street showing cars where they need to drive and showing bikers and pedestrians where they should be able to travel in absence of a bike trail. This request was approved by MN DOT and will be completed in the Spring of 2011.

The group will continue to work on other goals for the future as follows:

- Complete the pedestrian underpass under MN State Hwy 57 Bridge in Mantorville.
The MN State Hwy 57 Mantorville Bridge was completed in 1996. At that time there was a pedestrian walkway with railing constructed under the bridge. This passageway with railing is accessible from the west side of the bridge via Riverside Park near the dam. However this passageway just comes to an abrupt halt at the end of the concrete walkway at the east side of the bridge.

The need to upgrade and/or expand this underpass for the safest passageway for pedestrians and bikers crossing Highway 57 will continued to be looked at.

- Crosswalk over Hwy 57 at 4th Street
The completion of a sidewalk along the West side of Highway 57 from 4th Street to the Dodge County Maintenance garage. Curb cuts would need to be completed on both the East and West side of the road at the corner of 4th Street and Highway 57. Those completions would then allow crosswalks to be put in for safer travel across Hwy 57 to Riverside Park.

INFRASTRUCTURE

The condition of the community's infrastructure was discussed in detail, as a part of the Comprehensive Planning Process. The Capital Improvement Planning process was undertaken in a similar time frame. The committee assessed all needs and attempted to establish an order of priority that takes affordability into consideration for future improvements. As projects become higher in priority and additional information developed regarding cost, need, and feasibility, they will become part of the Capital Improvement Plan which will focus on programming based on affordability.

The most significant infrastructure issue is the need to develop additional capacity to the wastewater treatment system. The existing mechanical plant is capable of serving approximately 60 additional single-family dwelling units or their equivalency, which is nearly identical to the number of residential units added to the community in the previous decade (1990-2000). There are portions of the community south of the Zumbro River and areas east of downtown, not served by municipal water and/or sanitary sewer. The City of Mantorville initiated a study to examine the future sanitary sewer needs of the community in order to define the future service area, capacity, and means of treatment to address this issue. The Comprehensive Plan does contain a long-term infrastructure goal of connecting all residents to municipal utilities. This goal will continue to be evaluated based on financial feasibility.

In 2006, the City extended its water and sewer service to the NW section of the City. All properties with a structure are required to connect to the system by the end of 2012.

In 2009, the City of Mantorville and the City of Kasson each passed a resolution agreeing to work cooperatively with each other to explore the benefits and costs associated with pumping the City of Mantorville's wastewater to the City of Kasson. This is a continuing effort between both groups. In early 2011, a press release was done from the two cities informing the public of the plan to continue discussions on a shared wastewater facility. The decision making process will take 1 – 3 years to complete.

The City continues to review and update its CIP (Capital Improvement Plan) each year. In late 2010, the City implemented the Storm Water Fee in order to start a collection of revenue related to storm water improvements. In early 2011, the City Council approved to move forward with the plans and specs on phase one of the storm sewer improvements based on the drainage study that was done in 2008.

In 2010, Minnesota Department of Transportation cleared out the overgrowth in the retaining walls along highways 57. The City, County and Mn Dot will continue to look for funding for repairs, reconstruction and/or restoration of the sidewalks and additional work on the retaining walls.

In 2010, the City extended the sewer lines along Fifth Street East to the Mantor Drive Subdivision. The entire project will be completed in 2011 and each property within the project area will be required to connect to the City Utility by July 2011.

A complete list of short, mid-range, and long-term tasks includes the following:

Short Term Tasks – 1 to 3 Years (Prioritized)

- 1) Draft and adopt a Special Assessment Policy.

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- 2) Continue communications with Dodge County and MN Department of Transportation to promote the reconstruction of abutting sidewalks, and the preservation and restoration of retaining walls on State Highway 57.
 - 3) Develop a safety preservation and maintenance plan for the Dam and shorelines. Determine the Dam's usefulness as a flood prevention device. Form a community committee to assist with the plan and to explore financial options to achieve the plan
 - 4) Review the water system infrastructure and determine the need for additional wells.
 - 5) Budget resources to camera underground lines to identify repair/replacement needs.

Mid Term Tasks – 3 to 7 Years – Prioritized

1. Examine street lighting and develop a plan for the addition of new lights.
2. Examine alternative sources of energy.
3. Develop a streetscape plan as part of the Comprehensive Plan. Refer to Exhibit B, Section 14.

Long Range Tasks – 7 + Years – Prioritize

1. Examine parking needs in the downtown. Recognize the issue may need to be addressed sooner, if economic development efforts are successful.

PARKS & RECREATION

Mission Statement:

The Mantorville Park and Recreation Board's mission is to provide a quality park and recreation system and programs which strive to preserve, protect, maintain, improve and enhance the City's park land, facilities, and recreational activities, on behalf of all current and future citizens of the City of Mantorville.

The City of Mantorville is framed in a beautiful natural setting, with open spaces and an abundance of trees that assist in defining the City's physical appearance. Open spaces along the Zumbro River provide a scenic area that serves as beautiful entry point to the community.

The community's park system consists of:

Riverside Park: The Park contains one square block adjacent to the Zumbro River in the south central portion of the community adjacent to State Highway 57. Riverside Park contains picnic shelters, playground equipment, a lighted basketball court, a covered bridge to Goat Island, restrooms, and off street parking. The dam located within Riverside Park provides cascading water and a very nice attraction, which draws visitors to this park and serves as a wonderful backdrop to the downtown.

Slingerland Park: Named for a banker, who was prominent in the community in 1894, Slingerland Park contains play equipment and a refurbished gateway that provides historic appeal. Slingerland Park is located in the central portion of the community two blocks west of downtown.

Mantor Field: Located in the northwest portion of the community, Mantor Field serves as an active park area. It contains a batting cage as well as baseball/softball fields with field lighting and hosts baseball, softball and football games. It is equipped with a small covered picnic area, which contains restrooms, and also has off-street parking.

Stussy RV Park: Located adjacent to the Zumbro River, Stussy RV Park provides five full hook-ups (water, electric and sewer) and five electrical/water hook-ups for recreational vehicles that want to camp in Mantorville. There is also 50 amp service available. Reservations can be made through city hall starting in 2011. A canoe drop has been added near the RV Park for added recreational use.

Dennison Park: This park area is located in the southeastern portion of the community within the Golfview Estates subdivision and provides a ball field and open space for the enjoyment of area residents. Newly installed bleachers, scoreboard and off street parking provides another means of field space for athletic events.

Bergmann Hills Park: This park area is located near the eastern edge of the community and provides open space for the enjoyment of area residents. It includes playground equipment and a bus shelter.

Goals of the Mantorville Park and Recreation Department

- 1. Support and Enhance Recreational Activities
- 2. Preserve, maintain, and improve park land and infrastructure

Action Items

- 1. Cooperate with other local entities such as the Dodge County Trails Association (DCTA), Kasson-Mantorville Joint Powers Board, and youth recreation programs.
- 2. Develop tree inventory in parks in response to the Emerald Ash Borer (EAB)
- 3. Develop landscape plan for each park.
- 4. Research new park facilities and activities
- 5. Seek outside funding sources for action items

Neighborhood and community parks contribute to a high quality of life in Mantorville by providing a full array of opportunities ranging from active recreation, such as sports and games, to more restful and reflective activities, such as walking and viewing wildlife. Residents enjoy smaller open spaces and gathering places located within the City close to residences and work places. Indoor and outdoor recreational facilities and programs need to meet the needs of residents of all ages, and the variety established within the Mantorville park system seeks to achieve this.

TRAILS Sunset Trail (completed in 1997)

The first trail segment was completed in 1997. It parallels Dodge County 21 between the cities of Mantorville and Kasson. The trail is an 8-foot wide asphalt path separated from the road by a curb and a grass boulevard. It runs from the Highway 57 Bridge in Mantorville to 5th Street, in the northwest edge of Kasson. It is 2.1 miles long and has long gradual hills. It is an easy ride or walk.

Sunrise Trail (completed in the fall of 1999)

The Sunrise Trails is the second part of a planned loop system that connects Mantorville, Kasson and the Sunset Trail. The Sunrise Trail starts at the Highway 57 Bridge in Mantorville and runs south along Highway 57, east along County Road 15 and south along two recent housing developments between Mantorville and Kasson and ends at the K-M Senior High School parking lot. It is 2.2 miles long. This trail is a bit more challenging than the Sunset Trails. The path is a 10-foot wide asphalt path, separated from Road 15 by a grass boulevard and curb along County Road 15.

Stage Coach Trail

The Stagecoach State Trail is a legislatively authorized state trail which will begin at the Douglas State Trail in or near Rochester, extend west toward Mantorville and Wasioja in Dodge County, then to Rice Lake State Park, and end in Owatonna, with the potential for other community connections along its route. The Dodge County Trails Association led a team effort that secured \$550,000 in state bonding money in 2007.

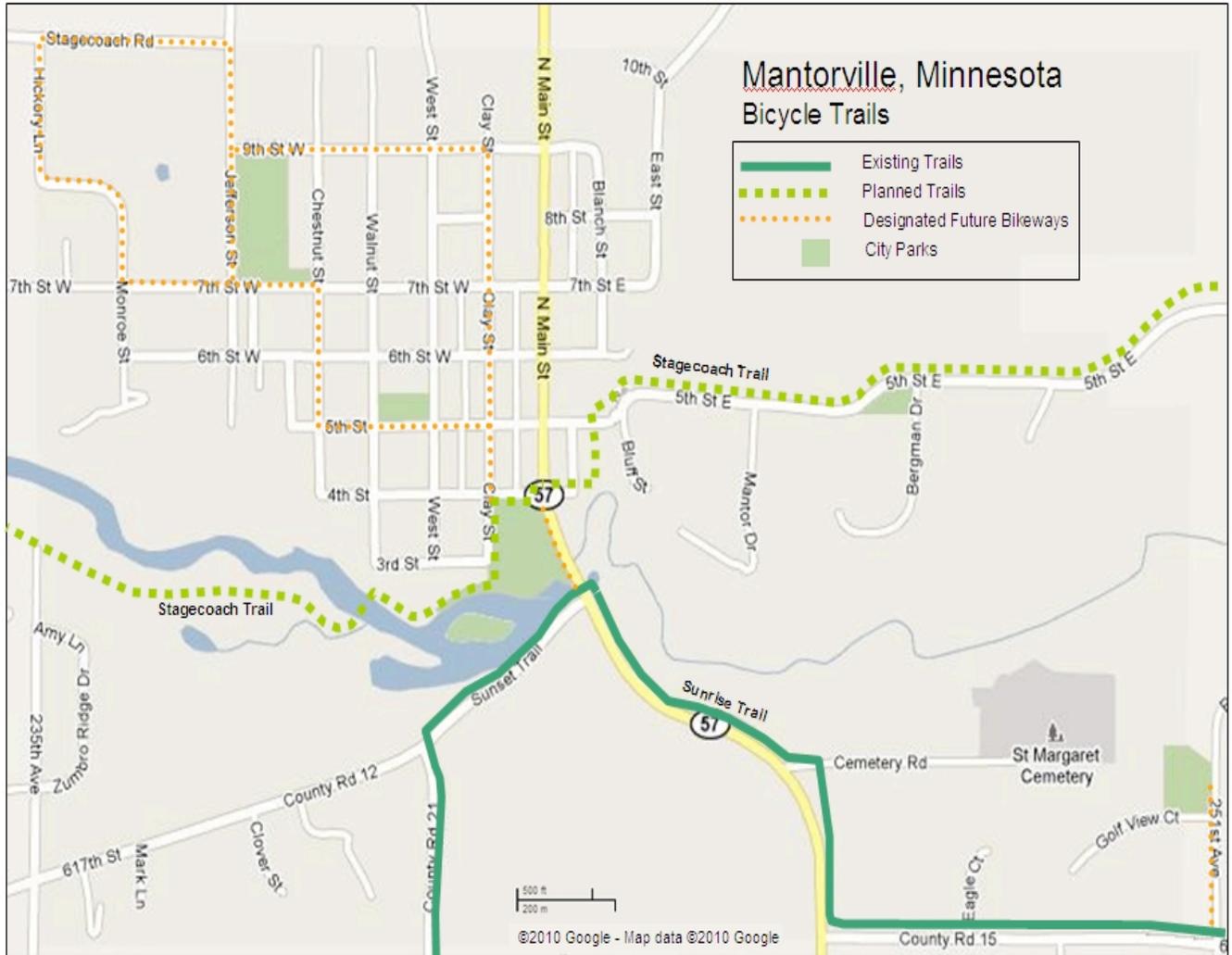
The planning effort for the Stagecoach State Trail is in progress. A Master Plan is being developed by the Minnesota Department of Natural Resources (DNR). Master Plans guide the development, management, maintenance and operation of the state trail so that quality recreational, transportation and healthful exercise opportunities are provided. The planning process provides a forum for open public discussion concerning trail use and trail development options, trail maintenance and management issues, and trail operations and enforcement needs.

What's Next: (updated 5/4/10)

DNR staff will be working on the details of the draft master plan document by incorporating public comments, resource data and inventories, and meeting with DNR resource staff representing various disciplines. Coordination with local units of government and local trail organizations will continue, which also provides input and feedback on the development of the master plan. Once a final draft is ready, it will be available for public review. Public notice will be provided when the draft master plan is available, along with a schedule for public meetings during the review period.

Existing and Planned Trails Map

A version of the below map was originally created and approved in 2006 by the Park Board, EDA, and City Council to help with planning future trails. These trails connect city parks, improve public safety, and link logical assets in the city. This map was updated by the Happy Trails Committee (EDA) in 2010 and the proposed future trails segments have been included.



**PLANNING & ZONING COMMISSION
MISSION STATEMENT:**

The mission of the Mantorville Planning & Zoning Commission is to follow the guidelines as set forth in the Comprehensive Plan and the City Code of Ordinances by periodic review of these documents and make recommendations, based on standards established in these documents, to the City Council.

2011 GOALS:

After reviewing the goals from the previous years, recent accomplishments were moved to the recent accomplishment section, some midterm goals were moved into the short term goals section and some additional goals were added. Short-term goals are scheduled for completion during 2011.

Short-term Goals:

1. Review and update Comprehensive Plan.
2. Review and update Zoning Map.
3. Annual review of existing Conditional Use Permits on record.
4. Review Interim Use permits and the implementation of them.

Mid-term Goals:

- 1: Update the ordinances relating to outbuilding size and height requirements and limitations, specifically in neighborhoods where lot sizes are .75 or more acres and/ or fitting the surroundings. Percent of footprint, percent of green space and roof height in relation to existing homes will be considered.
2. Review and update Chapter 150.020 – General Regulations
 - d) Bufferyards & Screening
3. Identify the location of apartments, townhouses and other multi-family structures in the R-1district.

Long-Term Goals:

1. Review requirements for subdividing or combining lots that are currently platted.

Recent Accomplishments

1. Review and update Chapter 150.020 – General Regulations (pending attorney and city council approval)
 - a) Manufactured Homes
 - b) Mobile Homes
 - c) Trailer Parks
2. Review the criteria for granting a variance.
3. Created and reviewed the existing Conditional Use Permits on record.
4. Review the criteria for granting a conditional use permit. (Businesses & Sunset)
5. P&Z, MRA and the Council, approved a new Sign Ordinance was approved on August 11, 2008
6. Flood Plain Management Ordinance was approved by the Council on June 23, 2008.

** Due to budget cuts from the State and slow growth within the City, the Mantorville Planning and Zoning Commission was disbanded as of December 31, 2010.

DOWNTOWN (Mantorville Restoration Association & Chamber of Commerce)

Through the comprehensive planning process committee members expressed the importance of the downtown, as it serves as the community's identity. It is a representation of the community's history, serves as a gathering place for business, social, and political functions, and provides a glimpse of the character of the community.

A goal suggested in 2011:

1. To examine the feasibility and financial source of installing a sidewalk in the commercial district along highway 57. Find out if there is state funded dollars available to accomplish this.

Mantorville has a significant history preserving the identity and character of downtown, by working diligently to preserve and restore historic structures within the community. The Mantorville Restoration Association (MRA) was organized by residents in 1963, to provide for the designation, preservation and restoration of historic sites and structures, as well as for the collection and dissemination of information regarding Mantorville's heritage. The Minnesota Legislature designated a Historic District under the Minnesota Historic District Act of 1971. In 1974 the Mantorville National Historic District" was listed on the "National Register of Historic Places" by the US Department of Interior. The Nationally Registered District falls within, and is somewhat smaller than the State Designated District. Within this district additional guidelines apply for all changes to exterior appearance, new construction and the modification of existing buildings. The MRA serves as an advisory body to the City Council, on permit applications within the Historic District.

Goals expressed by the community and the MRA through the comprehensive planning process impacting the work of the MRA include:

1. A review of the current boundaries of the Mantorville Historic District to determine if (and how) the incorporation of new areas would result in the protection of additional historic structures and provide additional protections for structures already within the district. In 2008, the City hosted a presentation by Michel Koop from the Minnesota State Historical Society. Mr. Koop provided information about historic districts, how they are formed and advantages of listing additional properties separately.
2. Continue to communicate regularly with property owners in the Historic District, so all have an understanding of the regulations applying to this area and the goals the community and MRA have for the Historic District. In 2008, a joint City and Mantorville Restoration Association packet with an introductory letter was mailed to all property owners/businesses in the Historic District. However, improvements need to be made to increase the effectiveness of this outreach effort.
3. Review design guidelines that apply to the Historic District, to ensure they are providing adequate protections; and
4. Review/study options for establishing a heritage preservation commission and working toward certified city status with the MN State Historic Preservation Office/SHPO (City, MRA, P & Z, SHPO). In 2008, there was no formal review; however, all properties within the Historic District are considered listed, although some structures are specifically named.

Additional recommendations regarding economic development activities to promote business activity within the downtown, and recommendations for improvements to the public infrastructure within the downtown are also part of this plan.

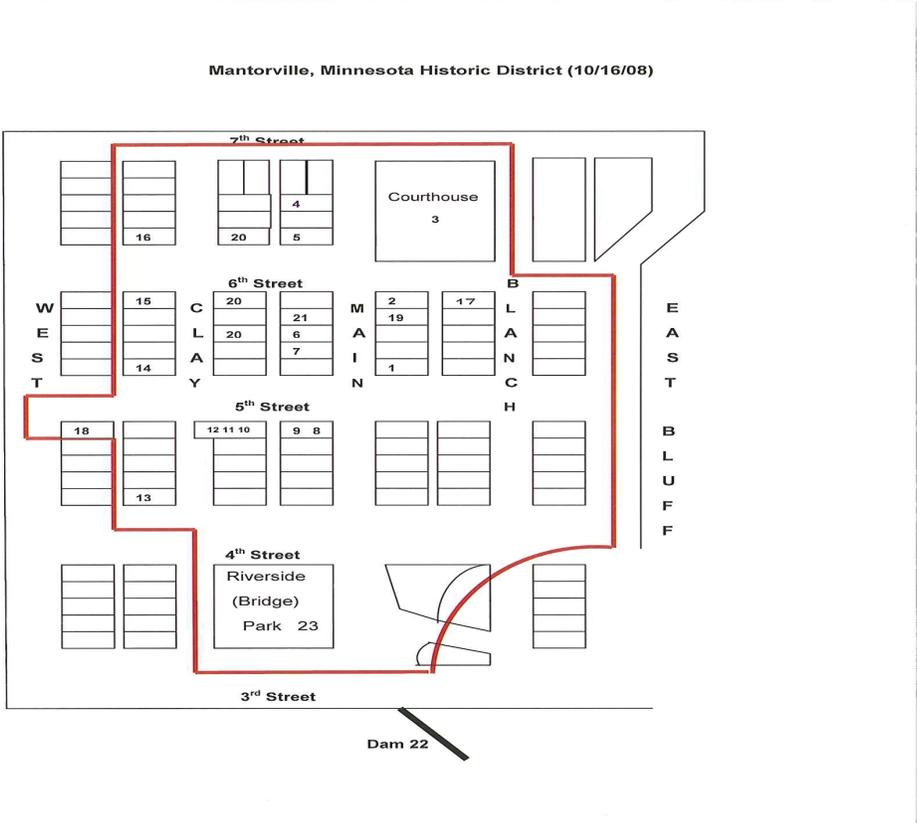
Recent Accomplishments:

- Outdoor seating at the Opera House for plays. (Summer 2008)
- Reduction in business vacancies to nearly zero. (2008)
- Increased seasonal decorations for holidays and special events. (2008)
- The saving and moving of the Greek Revival Building in 2010 to the same lot as the Carriage House.

Chamber of Commerce

The Mantorville Chamber of Commerce continues to work on coordinating and increasing participation by Chamber Members with other groups in the City on promotion as an Economic tool for the downtown area. They continue to work on expanding current and adding new events to town to draw people here.

HISTORIC DISTRICT [This map is not drawn to scale and is a reproduction of a copy of the original map submitted to the Minnesota Historical Society with the National Register of Historic Places Inventory – Nomination Form.]



Structures currently listed on the National Registry of Historic Places.

- 1) Hubbell House (1857) – 502 Main ST N
- 2) Restoration House (1856) – 540 Main ST N
- 3) Dodge County Courthouse (1881) – 22 6th ST E
- 4) St. John’s Episcopal Church (1869) – 615 Main ST N (DC Historical Society/Hill Top Church)
- 5) Bourdons House (1870) – (Little Red House on the Hill)
- 6) Suzy’s Shoppe & Gallery (1856) – 521 Main ST N (Riverside Gifts)
- 7) First State Bank of Mantorville (1895) – 509 Main ST N (VFW)
- 8) Heinz House – 3 5th ST (Business Rental)
- 10) Opera House (1895--1918) – 5 5th ST W
- 11) Two Story Business Block (1895) – 9 5th ST W (Memorabilia)
- 12) Post Office (1896) - 19 5th ST W
- 13) Cordenio Severance House – 401 Clay ST (Residence)
- 14) Teunis Slingerland House (1895) – 501 Clay ST (Residence Schmidt) (Previously,
- 15) Greek Revival Residence (1870) – 111 6th ST W (Vacant)
- 16) St. Margaret’s Catholic Church – 601 Clay (Senior Center)
- 17) Pioneer Log/Stone House (1850) – (Behind Restoration House)
- 18) Blanch House (1880) – 121 5th ST W (Residence)
- 19) McKean House (1880) – 520 Main ST N (Friends & Co)
- 20) Beaver House – 516 Clay ST (Mantorville Art Guild)
- 21) Beaver House – 602 Clay ST (Residence)
- 22) Edmund Beatty House (1867) – 531 Main ST N (Residence)

EXISTING LAND USE

Much of Mantorville developed in a traditional grid pattern of streets, with only the newer, larger lot developments providing some variation due to design, accommodation of terrain, and to take advantage of some of the natural amenities such as the Zumbro River. While normally the grid pattern is easily replicated, easy to negotiate, and lends itself to expansion, this may not be the case in Mantorville, as there are a number of obstacles/amenities that require creative design, to accommodate modern regulations and the demands of the housing market.

During the planning process, a land use inventory was created (see attached Existing Land Use Map) to identify existing development patterns of the City. From this inventory and other background information compiled, areas for potential development, the intensity of development, and in some cases, the timing of development can be determined. The inventory can help classify areas that should remain unchanged or preserved.

The following table indicates Mantorville's land use in 2007. This table shows the acreage for each land use category in the City and the total percentage of the City in that category. This inventory was conducted in the spring of 2007. There are approximately 907+/- acres in the City of Mantorville or approximately 1.4 square miles. Residential uses comprise approximately 34 percent of the land, while commercial and industrial uses comprise approximately 3 percent. The public category (which includes parks & open space, etc.) also comprises approximately 3 percent of the land area. Vacant land makes up approximately 50 percent of the land while road right-of-ways make up approximately 10 percent.

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Residential	308	34%
Commercial/Industrial	23	3%
Public	30	3%
Vacant	452	50%
Street R.O.W.	<u>94</u>	<u>10%</u>
TOTAL	907	100%

The following is a description of the individual land uses that make up the City of Mantorville.

Residential

Comprising 34 percent of the City, residential development is the largest developed land use in the City. Residential land uses are located throughout the City with the vast majority of the area developed for single-family residential neighborhoods. Much of the housing stock is in good shape with a few scattered units requiring significant rehabilitation. Much of the new single-family development focused in the northwest and southeast portions of the community. As all residential developments south of the river are served by septic systems, much of the development has recently occurred on large lots (2 or more acres).

Multi-family units, townhouses, and higher density residential uses are all located west of downtown in single-family and multi-family neighborhoods. Two of the three higher density uses cater predominantly to seniors while the third is a more traditional apartment building.

Commercial/Industrial

With approximately 23 +/- acres, or 3 percent of the total land area, commercial and industrial uses are predominantly located within the downtown area. The industrial uses consist of a City garage, contractor’s shop, wastewater facility, and a large storage building located on scattered sites around the community. Much of the commercial property takes advantage of State Highway 57 access and visibility and is confined to a defined downtown area.

Many of the commercial buildings in the Central Business District (CBD) and the core of the community would be categorized as contributing structures to the historic district. Some of the newer highway-oriented businesses provide off-street parking and are located immediately adjacent to the State Highway corridor. It is anticipated most of the commercial growth will occur within the downtown and may consist of adaptive reuse of historic structures in or immediately adjacent to the downtown. There are vacant commercial properties within the highway corridor to serve as a highway commercial business. Additionally, there are no designated sites of sufficient size within the community for industrial/manufacturing uses.

Public

Public land uses include parks and governmental facilities. Together, these land uses account for 30 +/- acres or 3 percent of the total land area of the City. The City of Mantorville enjoys park areas that are dispersed throughout the community, with some serving as active parks and others providing natural areas in close proximity to the downtown. The one land use issue most frequently referenced through the process was the location of the municipal wastewater treatment system. This facility is located adjacent to the Zumbro River and Stussy RV Park.

Vacant

Comprising 452 +/- acres or 50 percent of the total City, vacant land is a significant portion of the City’s total land use. The majority of remaining vacant land is located within the Zumbro River corridor and will likely remain vacant, due to flood plain regulations. There are, however, two significant tracts, one located in the south central portion of the community and one in the northeast portion. While both tracts offer challenges to development due to terrain and the financial feasibility of serving them with municipal water and sewer, they do offer potential for residential growth on property already located within the community.

Most of the vacant land is in or near the floodplain and has topography issues. Included in the 99 acres +/- are the City’s brush dump (12 acres +/-), Goat Island and other miscellaneous parcels.

The acreage +/- breakdown is as follows:

- 119 – Active Agricultural
- 98 – Undetermined
- 104 – Woodland
- 32 – Residential

99 – Balance

The City was divided into six (6) sections to allow for a better definition of vacant land. The makeup of the 50% of vacant land is as follows:

- a. The area east of East Street and north of 5th Street E
- b. The area south of the Zumbro River and north of County Rd 12.
- c. The area south of County Rd 12 and west of Highway 57
- d. The area north of the Zumbro River and south of 5th Street E
- e. The area south of the Zumbro River and east of County Rd 21
- f. The area south of the Zumbro River and east of Highway 57

	Total Acres +/-	Active Agricultural	Woodland	Residential	Vacant	Other
a.	153.32	64.95	44.19	10.41	34.77	-
b.	65.12	21.08	1.25	1.95	40.84	-
c.	38.57	32.72	5.85	---	---	-
d.	20.00	---	20.00	---	---	-
e.	39.22	---	17.64	3.92	17.65	-
f.	35.30	---	15.14	15.55	4.61	-
	351.53 +/-	118.75	104.07	31.83	97.87	-

Land Use Conflicts

The most discussed land use issue related to the location of the municipal wastewater treatment facility and the Sheriff’s car maintenance facility. Some committee members felt governmental uses should be minimized within the downtown area and those areas should be developed for private commercial activity. The remaining issue discussed related to transitional zoning used in areas immediately adjacent to the downtown. The Zoning Ordinance provides opportunity for most uses, within this zone as a conditional use. The ordinance could be amended, to provide additional direction, for the mixed-use style development determined to be the most appropriate.

ANNEXATION

As annexation is a legal means of providing for community growth in land area, the committee discussed, in detail, the annexation law. The following is a summary of the annexation discussion.

Property is generally annexed to a City by one of two methods provided for in State Law (M.S. § 414). Annexation by ordinance and orderly annexation are the two most common methods.

Orderly Annexation:

One or more townships and one or more municipalities, by joint resolution, may designate an unincorporated area as in need of orderly annexation. One or more municipalities, by joint resolution with the county, may designate an unincorporated area in which there is no organized township government as in need of orderly annexation.

Upon receipt of a resolution for annexation, the Department of Administration holds a public hearing. Findings that are typically made regarding annexation may include:

- 1) Finding that the subject area is now or is about to become urban or suburban in character and that the annexing municipality is capable of providing the services required by the area within a reasonable time; or
- 2) Finding that the existing township form of government is not adequate to protect the public health, safety, and welfare; or
- 3) Finding that annexation would be in the best interests of the subject area. The Department of Administration may deny the annexation if it conflicts with any provision of the joint agreement.

The Department of Administration may alter the boundaries of the proposed annexation by increasing or decreasing the area so as to include that property within the designated area which is in need of municipal services or will be in need of municipal services.

Planning in orderly annexation area:

A joint resolution may provide for the establishment of a board to exercise planning and land use control authority within any area designated as an orderly annexation area. A board established pursuant to a joint resolution shall have the authority to adopt and enforce the State Fire Codes and other powers.

The joint resolution may provide joint planning and land use controls shall apply to any or all parts of the area designated for orderly annexation as well as to any adjacent unincorporated or incorporated area, provided the area to be included shall be described in the joint resolution.

If the county and township agree to exclude the area from their zoning and subdivision ordinances, the municipality may extend its zoning and subdivision regulations to include the entire orderly annexation area; or if the county and township do not agree to such extraterritorial zoning and subdivision regulation by the municipality, zoning and subdivision regulation within the orderly annexation area is then controlled by a three-member committee with one member appointed from the city, town, and county governing bodies.

An orderly annexation agreement is a binding contract upon all parties to the agreement and is enforceable in the district court in the county in which the unincorporated property in question is located. The provisions of an orderly annexation agreement are not preempted by any provision of Minnesota Statute unless the agreement specifically provides this.

If an orderly annexation agreement provides the exclusive procedures by which the unincorporated property identified in the agreement may be annexed to the municipality, the municipality shall not annex that property by any other procedure.

Annexation by Ordinance:

A City Council may by ordinance declare land annexed to the municipality and any such land is deemed to be urban or suburban in character or about to become so if:

- (1) The land is owned by the municipality;
- (2) The land is completely surrounded by land within the municipal limits;
- (3) The property to be annexed has been approved after August 1, 1995, by a preliminary plat or final plat for subdivision to provide residential lots that average 21,780 square feet or less in area and the land is located within two miles of the municipal limits.
- (4) The land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available, and the municipality receives a petition for annexation from all the property owners of the land.

Except as provided for by an orderly annexation agreement, a City must not accept a petition from a property owner for more than one annexation per year of property contiguous to the parcel previously annexed utilizing this procedure.

60 percent bordered and 40 acres or less:

If the perimeter of the area to be annexed by a municipality is 60 percent or more bordered by the municipality, and if the area to be annexed is 40 acres or less, the municipality shall serve notice of intent to annex upon the town board and the Department of Administration, unless the area is appropriate for annexation by ordinance under number 4 above.

The town board shall have 90 days from the date of service to serve objections with the Department of Administration. If no objections are forthcoming within the said 90-day period, such land may be annexed by ordinance. If objections are filed with the Department of Administration, the Department shall conduct hearings and issue an order.

Petition by Property Owners:

If the land is platted, or, if unplatted, does not exceed 200 acres, a majority of the property owners in number may petition the municipal council to have such land included within the abutting municipality. The town board or the municipal council of such abutting municipality may submit written objections to the annexation to the Department of Administration and the annexing municipality. Upon receipt of such objections, the director shall proceed to hold a hearing and issue an order. If the petition is not signed by all the property owners of the land

proposed to be annexed, the ordinance shall not be enacted until the City Council has held a hearing.

City Reimbursement:

Unless otherwise agreed to by the annexing municipality and the affected town, when an order or other approval annexes part of a town to a municipality, the order or other approval must provide a reimbursement from the municipality to the town for all or part of the taxable property annexed as part of the order. The reimbursement shall be completed in substantially equal payments over not less than two nor more than eight years from the time of annexation.

The municipality must reimburse the township for all special assessments assigned by the township to the annexed property, and any portion of debt incurred by the town prior to the annexation and attributable to the property to be annexed but for which no special assessments are outstanding, in substantially equal payments over a period of not less than two or no more than eight years.

Reasons for annexation:

- 1) Protect growth areas.
- 2) Property taxes – levy against those that benefit.
- 3) Provide municipal services.
- 4) Support a higher density of development that can be efficiently served.

Impediments to annexation:

- 1) Inability to serve with municipal utilities.
- 2) Lack of development pressure.
- 3) Lack of available property/petitioners.
- 4) Competing municipalities.
- 5) Uncooperative township.

Future Annexation Areas:

Through the comprehensive planning process it was learned the City of Kasson has an orderly annexation agreement with Mantorville Township. In 2009/2010, the City of Mantorville and Mantorville Township pursued an Orderly Annexation Agreement. On July 20, 2010, the Minnesota Office of Administrative Hearing approved the joint resolution signed by both cities and is on file at City Hall.

Dodge County’s minimum lot size on the periphery of the City is 3-acres; however, variances to allow smaller lots were provided in the past for new developments (example: Bigelow Development in Southeast Mantorville). It is important to stress the feasibility and time line for serving areas south of the river with municipal water and sanitary sewer needs to be identified prior to endorsing this activity in the future. The municipal water sanitary sewer service plan will drive annexation policy south of the river.

FUTURE LAND USE

The City of Mantorville has vacant land within the corporate limits that can serve future residential growth. Barriers including availability and feasibility in serving with municipal utilities may continue to delay its development, which could increase the pressure for annexation of property. Areas likely to see pressure for annexation first are in the northern portions of the community.

Attached is a Future Land Use Map, which assists in guiding the future growth and development of the City of Mantorville. Issues such as highway access, impact to existing land uses and the environment, terrain, and availability of existing infrastructure were discussed as a part of this process. While it is understood that the City of Mantorville is not the zoning authority outside of its corporate limits, the future land use map does reference some areas outside of those boundaries for the purpose of promoting continuity for the future growth of the community, and is meant to serve as a guide for those areas. The primary growth areas identified through this planning process for the City of Mantorville lie to the north of the existing community.

Residential Growth

Much of the vacant land within the existing corporate limits shall be guided for residential growth. Consistent with past practice, the City will continue to promote some variety in housing types, but understands that the majority of development will be single-family residential in nature. It is not the intent of the City of Mantorville to cluster high-density residential development in one location, but rather, to create better neighborhoods by scattering this type of development throughout the community in appropriate locations that provide adequate access to supporting facilities, such as, parks, schools, senior services, downtown, etc. [High density housing cannot be developed in an R-1 Single Family Zone.]

Comprehensive Planning Committee members expressed a desire to promote additional senior housing within the community. The low housing vacancy rate within Mantorville caused the reduction in the senior population identified in the demographic data, and residents would likely continue to find senior housing in other neighboring communities, if new senior housing opportunities were not provided within Mantorville.

It is anticipated due to the availability of utilities and buildable land, residential growth will continue to the north of the existing corporate limits of the City of Mantorville. Based on past interest and the availability of infrastructure, it is anticipated that growth will occur to the north which would require future annexation. The area intended to serve this growth is provided for on the Future Land Use Map.

Highway Commercial Growth

Given its close proximity to the City of Kasson and Highway 14, Mantorville will not draw attention for traditional highway commercial development. Complicating this further is the lack of suitable sites within the City to serve this type of development. It is anticipated most of this activity will continue to occur in the State Highway 57 corridor within or immediately adjacent to the City of Kasson.

Industrial

Mantorville has little traditional manufacturing or industrial uses within the community and at this point not identified areas where this type of development may be suitable. If developed to the north of the community, the concern is that truck traffic will flow through the community to access Highway 14. Areas south of the community offer few alternatives with suitable highway access within the corporate limits, and are not presently served with municipal utilities.

Central Business District (CBD)

The future land use map continues to preserve the existing downtown areas identified for commercial use on the zoning map. The future land use map identifies transitional areas adjacent to the downtown. The City will continue to review the existing zoning ordinance

governing the transitional zone, for the purpose of adding some clarity as to the desired uses within this district. It is the intent of the City to focus any new downtown commercial investment on existing buildings in order to promote rehabilitation and reuse of existing buildings. The community had some success with this strategy and will focus most of its economic development energy on providing a vibrant downtown for the enjoyment of its residents and visitors.

Parks

As discussed in the Parks/Trails section of this plan, future additions/modifications to the regional trail system have land use implications that will need to be coordinated with new development. Perhaps parkland dedication requirements included in the subdivision ordinance will assist in the implementation of this initiative as well as providing a funding source for the upgrade of existing park areas. The one new addition to the park system discussed within the plan includes a conversion of the brush dump adjacent to State Highway 57 south of the Zumbro River to a passive park area that would serve to enhance the main entry point to the community.

Zoning Map

There are few identified zoning conflicts within the community, and new development discussed within the plan will be residential in nature. There is much continuity between the Zoning Map and the Future Land Use Map. As vacant areas start to see development pressure, the City will need to be proactive in maintaining zoning designations consistent with the findings in the Comprehensive Plan.

While the Future Land Use Map can be amended, this should only happen after careful consideration. Much thought and public input went into creating the Future Land Use Map and a similar process should be used for amendments.

Dodge County Zoning Districts

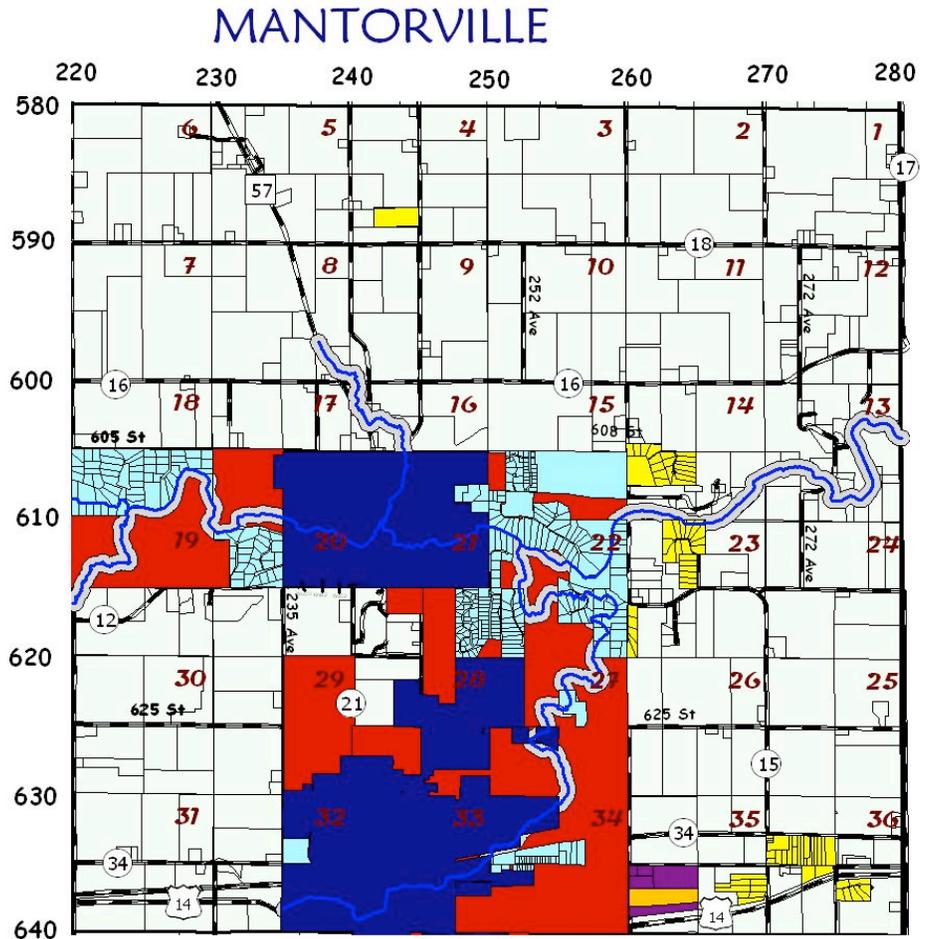
Attached is a map of the county's zoning districts around Mantorville. These districts were created as a part of a community based planning effort completed in 2001. It was a joint effort between cities and the county to determine the Urban Expansion District. You will note that most of the Urban Expansion District is located east and west of Mantorville. Also note that the Urban Expansion Residential District is where subdivisions have already been permitted. In these areas, the County has set-up a subdivision permitting process that awards the developer greater density of homes when sewage is treated by a community treatment system or municipal wastewater treatment plant. For example: densities can be 1 home per 1.5 acres if a shared community treatment system is installed (these are typically large in-ground treatment systems with common sewer lines, tanks, and drain fields that are readily adapted for future hook-up to city sewage treatment systems such as in Bigelow's Edgewood Estates east of Mantorville). Densities can increase to 1 home per 3/4 acre if the developer builds a community sewage treatment system and has an agreement with city to provide city services within 20 years. Lastly, densities can be at city density standards if connected to municipal wastewater treatment system.

Dodge County Zoning District for Mantorville

May 2010

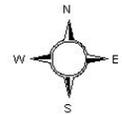
Prepared by Dodge County
Environmental Quality Dept.

Zoning Districts



	Agricultural		Cities
	Protected Waters		Urban Expansion District
	Urban Expansion Residential		Shoreland Overlay District
	Rural Residential		Conservation Corridor
	Commercial		Roads
	Industrial		

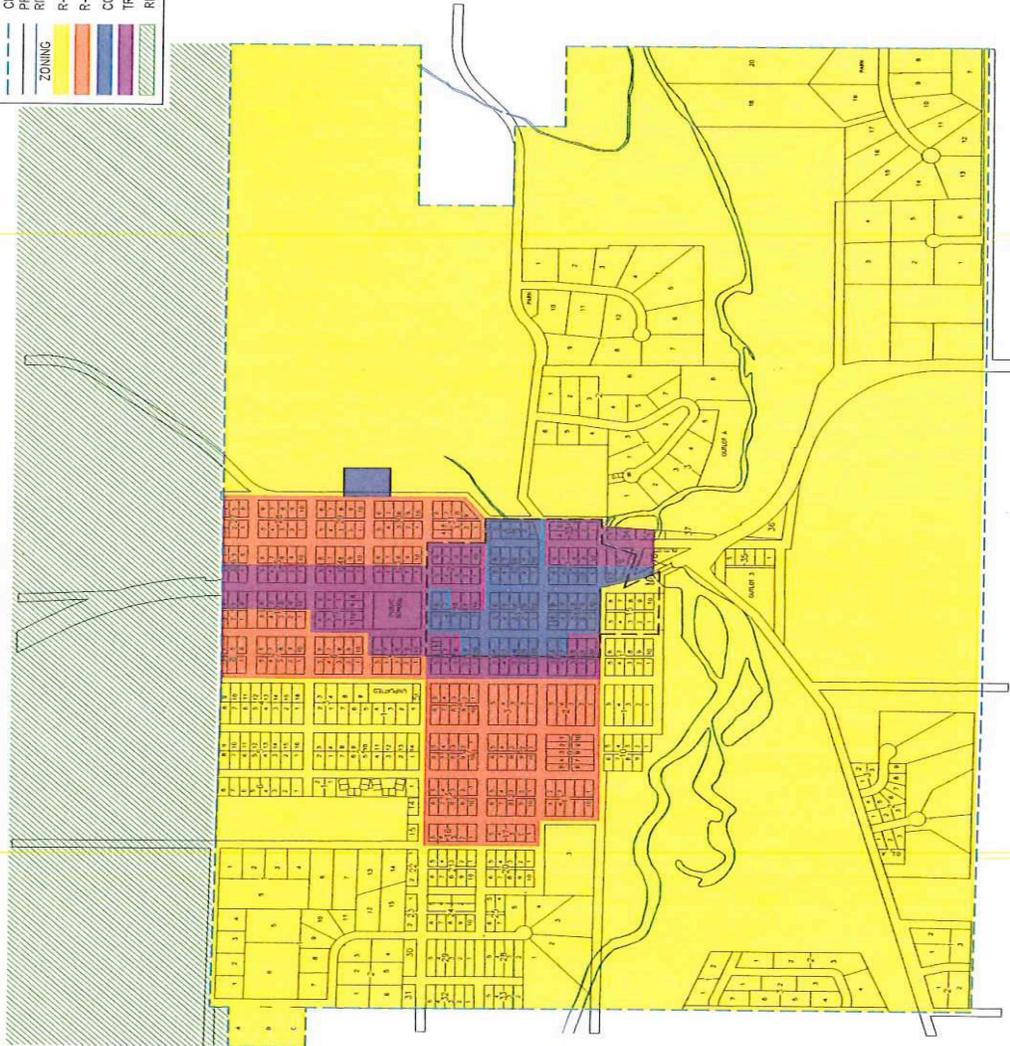
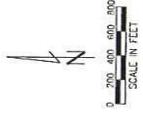
*Zoning districts define allowable land uses;
Consult county zoning ordinance for explanation.*



Information may be incorrect and maps may be inaccurate up to several hundred feet. They are to be used for broad examination of site conditions.

CITY OF MANTORVILLE, MINNESOTA FUTURE LAND USE MAP

LEGEND	
	HISTORICAL PRESERVATION DISTRICT
	CITY LIMITS
	PROPERTY LINE
	RIVER
	ZONING
	R-1
	R-2
	COMMERCIAL
	TRANSITIONAL
	RESIDENTIAL GROWTH



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IMPLEMENTATION

The Comprehensive Plan gains in value as issues are addressed and goals attained through public and private actions. Implementation depends on five interrelated factors, including:

Citizen Interest and Involvement

This plan was prepared by interested citizens, who served on various committees within the City of Mantorville. During the planning process the public was invited to participate for the purpose of discussing significant issues addressed within the Comprehensive Plan. The comments received shaped the Comprehensive Plan for the City of Mantorville. Residents and community groups are strongly encouraged to continue this dialogue in the future. By strengthening communication between city government, residents, and community groups, the City of Mantorville will be more able to efficiently achieve the goals established within this plan.

While the participation during the planning process was important, it is equally important that citizens continue to monitor the progress of the community within the context of the Comprehensive Plan. As projects identified within the plan are brought forward for implementation, community members need to express their support of these initiatives to elected and appointed officials. Community organizations such as the Planning & Zoning Commission, Economic Development Authority, Mantorville Restoration Association (MRA) and Chamber of Commerce need to understand the goals of the Comprehensive Plan and provide support for projects undertaken along the way, as a means of implementing the overall plan.

Investor Confidence

As property owners and investors begin to understand the Comprehensive Plan and ideas promoted, they will make financial commitments with greater confidence, by knowing where their project fits within the goals of the community.

By expanding the availability of land within desired land use categories, investors will be able to identify opportunities for development. This will assist in meeting the future needs of the community.

Governmental Programs and Ordinances

Zoning regulates the use of land and buildings as well as the size and placement of buildings within the municipality. It interprets the land use pattern established by the Comprehensive Plan into ordinance form for legal administration. Zoning districts are delineated on a zoning map, and the type of development permitted within the district is defined in the Zoning Ordinance. The City of Mantorville will review its zoning controls that govern the Transitional District, as part of this process to assist in implementation of the goals set forth within the Comprehensive Plan.

The day-to-day implementation of the comprehensive plan occurs through planning administration. By reviewing development proposals within the context of the Comprehensive Plan, the Planning and Zoning Commission plays a significant role in the successful implementation of the Comprehensive Plan.

Additionally, the Planning and Zoning Commission will play an important role in ensuring that the plan remains current and continues to reflect the needs of the community. The Planning and Zoning Commission shall take time each year (at its June meeting) to review the plan, ensure it is current, and provide a summary of its recommendations to the City Council. As

Mantorville continues to grow and additional issues related to growth are raised in the future, a more comprehensive review and update of the plan may be needed.

Capital Improvement Planning

The City of Mantorville identified a number of capital improvement projects both within its Capital Improvement Plan and Comprehensive Plan. Updating the Capital Improvement Plan to match resources with projects is an important exercise the City is undertaking. This process needs to be updated as priorities are changed or modified. The Capital Improvement Plan assists in the implementation of comprehensive plan elements.

Often times, lists of projects or priorities are identified through a planning process with little attention paid to the financial capacity of the community. By placing these projects within the context of affordability, the community is creating a plan that can be implemented.

Intergovernmental Cooperation

The communication between various units of government and the coordination of planning activities are accomplished by a published plan. This serves to avoid duplication of effort and the coordination of zoning activities among the various units of government.

As a part of the process, a map was developed identifying preferred potential growth areas adjacent to the corporate limits of Mantorville. This map is meant to serve as a planning tool in that property owners, Kasson officials, township officials, and county officials can be made aware of the development patterns favored by the City of Mantorville. Past practice allowed rural style subdivisions to develop within and adjacent to the corporate limits of the City, with the understanding, in the future, they would become part of the City and would likely be served by municipal style utilities. As the planning continues for the new wastewater treatment facility, the City needs to be mindful as to whether or not this development pattern should continue, and should make its intentions well known with regard to those areas that it intends to serve.

By formally establishing the land use needs of Mantorville within a comprehensive plan, other units of government are better able to coordinate their activities within the surrounding areas. This coordination leads to sound investments in public infrastructure to serve the needs of the Mantorville community and outlying areas.