

# City of Lanesboro

## Comprehensive Land Use Plan



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## The Lanesboro Planning Process

The City of Lanesboro's current Comprehensive Plan was adopted in 1988. The guiding principles within the plan were found to be inadequate to deal with the changing conditions being experienced within the City. The Planning Commission, along with the City Council and City Staff, felt the need to undertake some type of planning process and then draft a new Comprehensive Land Use Plan.

A valuable activity the City conducted prior to the beginning of this planning project was the undertaking of a community survey. The survey asked a number of questions about residents' job situations, acceptable wage levels, respondents' homes, the local economy, parks and other community facility's needs residents' perception of the community's image, and the type of community improvements they believe are needed. A summary of the information generated with this instrument is found in the appendix of this document.

The planning process used for this project included a general meeting for community residents to express their concerns and needs. A series of four focus group meetings were run after this general meeting. The four focus topics were housing, economic development, green space/open space/historic or natural area preservation, and public infrastructure. Attendance at these meetings was sporadic, based upon interest levels in the topic, but participation in the discussions was enthusiastic by those that did attend.

Following the focus group meetings, the Planning Commission, the City Council representative, and City Staff synthesized the group meeting materials down to a specific set of action steps. They then recommended the City undertake and adopt the action steps as the City's guiding plan. Summaries of each community meeting can be found in the appendix of this document.

The draft of this plan was presented at a public hearing before the Planning Commission on the 7th day of July, 1998. The Planning Commission recommended this plan for approval. The City Council considered the plan on the 7th day of July, 1998 and voted for its approval and adoption during the same day.

## Introduction

Irish immigrant John Scanlon first settled Lanesboro in 1856. In 1868 the Southern Minnesota Railroad completed its rail line through the village site. The Lanesboro Townsite Company was then formed in New York for the purpose of building the community. The Townsite Company built a stone dam on the Root River for a power source, which eventually supplied the power for three flour mills. Development in Lanesboro continued steadily after the construction of the railroad and establishment of the flour mills. The population peaked in the mid 1900s.

### Existing Land Use:

The developed area of the City has been well defined due to the natural impediments of the area, the Root River, its flood plain, and the steep bluffs. The map following this page illustrates existing land use in Lanesboro.

### Downtown Commercial Area:

The downtown commercial district has always been a fairly compact and well-defined area. Some of the downtown area is contained within a Historic Preservation District. The boundaries of this district can be found on a map that illustrates neighborhood boundaries and the Historic District boundaries. The effort to establish this district was through voluntary participation by property owners and, therefore, not all commercial buildings in the business area are included in the preservation district. Renewed attempts to expand the district may be undertaken in the near future in order to bring further protective measures to the well-preserved 1870s streetscape. The City has established a Historic Preservation Commission to oversee development and redevelopment activities and make judgements or suggestions designed to enhance the historic value of buildings within the district.

### Neighborhood Areas:

Residential development has historically occurred in four distinct neighborhoods. Each of these is delineated on the neighborhood map. The newest development area is located on the southeast side of the City, along Auburn Avenue and up along Zenith Street.

- *Brooklyn:* The Brooklyn neighborhood is located generally to the south of Sylvan Park and is the largest in the community. This neighborhood is located on typically level land containing few development limitations. Residential uses are generally well maintained. Non-residential uses are becoming more intrusive. Commercial uses have been developed along Sheridan Street, or State Highway #16. In addition to these uses, the establishment of a restaurant, cabins, and conversion of homes to professional offices has been altering the residential

quality of this neighborhood. One of the more volatile issues rose during the 1990s has been the conversion of larger single family homes to Bed & Breakfast uses. The City is currently regulating this conversion by setting an upper limit on the number of conversions it will allow. During the community meetings it was once again suggested that this issue was a concern. The Planning Commission, along with City staff, suggested the City should look at other methods to regulate this type of conversion. This activity will be incorporated into this plan as a future goal.

- *Church Hill:* The Church Hill neighborhood is crowned by the Catholic and Lutheran churches. The neighborhood consists of houses located on steep terrain. Development patterns in this area have included zero lot line setbacks resulting in some homes built being built with little separation. Platted lots are typically small in this neighborhood. About half of the lots are 25' wide, which is beginning to cause problems with redevelopment efforts in the neighborhood. Current development interest for this neighborhood is in the construction of multiple family structures. Given the narrow lots and the side yard setback requirements contained in the zoning ordinance, it has been, difficult for a developer to put together a large enough tract of land to accommodate the zoning requirements and the density needed for the development to cash flow.

There is a mixture in the quality of home maintenance in this neighborhood. Some are well maintained; others are in poor condition and could be locations for redevelopment efforts. Several vacant sites can be found within this neighborhood. The reason for this may lie with the perception that they would be difficult to get to and from during the winter months due to the terrain.

The old elementary school building, currently vacant and located between the two churches, is in need of redevelopment or clearance activities. During the most recent community meetings, its redevelopment and reuse as some type of housing was suggested as being the best possible solution for the City. The building's owner indicated discussions were taking place with a housing agency for this type of investment to be made with the building.

- *The Flat:* This neighborhood extends from the Lanesboro sales barn along Coffee Street to the river north. The quality of the homes in this neighborhood is mixed. Some well-maintained homes are found as are some exhibiting poor maintenance. Land use is quite varied in the neighborhood as well. Some rather intensive land use can be found with the sales barn on the southeast side of the neighborhood and the sewage treatment plant immediately adjacent to the sales barn site. A seed drying operation, along with silos and fuel depot can be found in the center of the neighborhood. Some small commercial businesses are also located in this area.

Much of the area is located within the floodway and flood fringe of the Root River, especially those uses located on the north side of Ashburn Street. Access to the river from this neighborhood occurs from a parking site located at the bridge that accommodates traffic coming into or going out on State Highway #250. Some suggestions have been made that other river access points from this neighborhood should be secured. During community meetings it was pointed out that private property owners along the north river corridor would likely not permit access from their property. Suggestions regarding a north river route were also criticized with comments indicating there was no room for any kind of walking path on that side of the river. Access to the river, for a walking path or for the enjoyment of this natural feature would most easily be accommodated on the northwest side of the commercial district. Further exploration of this possible improvement needs to be done.

- *Little Norway:* The Little Norway neighborhood is the smallest neighborhood in the community and is located between the hillside west of the Root River and the Bass Pond area. Ten homes are located in this neighborhood. Sanitary services were just extended to this neighborhood during the 1997 sanitary improvement project. Water services had been extended prior to the sanitary project. The housing mix includes three mobile homes, one newer log home, and older stick built homes. Typically, the homes reside on small lots. There is just a single vehicle access point into this neighborhood. A walking bridge does connect the neighborhood with pedestrian walkways going into the main portion of the City.
- *Auburn Avenue and Zenith Street:* This is the newest residential development area. Large lot development is the current trend along Zenith Avenue. The lots are being served by City water but no sanitary services are available yet. At a recent community meeting, concern was raised about the lack of sanitary services to this area and the large lot development patterns occurring. The City of Lanesboro is planning for the extension of sanitary sewer services along Zenith Street. At this point in time the planned route is to run down along the middle of this Street past the City's water tower site. Any further development of this area should require the platting of new lots and making required improvements as specified in the City's Subdivision Ordinance. This should include the extension of and service by full City utilities.

The current land development regulations require developed lots to have immediate access to existing roads. There is the possible development of one more large lot under these regulations for the developer of this area. If there is no support for service from city utilities, the continued development of this area will halt.

## Community Facilities Summary

Water System: Major improvements to Lanesboro's water system were made in 1981. At that time, public improvements included well construction and improvements, pump house construction, water storage construction, and construction and reconstruction of water mains. The total water storage capacity of the City is 300,000 gallons. This is enough to accommodate additional growth. Minnesota Department of Health, in its evaluation of the City's water delivery system, indicated needed improvements would be the replacement of water mains sized less than 6" as opportunities present themselves. The City has been doing this. Two specific projects needed are the replacement of the water main supply to the Little Norway neighborhood area. Currently its water supply comes across the old bridge off of Coffee Street. Ideally, the pipe should cross under the riverbed, which will require a jack boring project. Other water system improvements include replacement of water mains along Whittier Street which have required continual maintenance attention.

Sanitary System: The City undertook improvements to its sanitary treatment system in 1997. The plant was originally constructed in 1939 and in the mid 1990s was cited by the MPCA for violating effluent standards and at times exceeded the design flows. The upgrade included the upgrade of its sludge drying bed and holding tank, new pumps, a primary clarifier, a trickling filter, intermediate pump station, and a sludge pump. The Little Norway neighborhood was also connected to the sanitary collection system. The upgrade increased the treatment capacity to an additional 200 persons and was designed to have an effective life of 20 years.

Electrical System: The City of Lanesboro has owned and operated a municipal electric light and power plant and system since 1902. The Root River has been the generating force for much of this time. A 1985 improvement project to the dam and channel continues this hydroelectric system today. The City also has one diesel generator rated at 1,000 kilowatts in 1997; its smaller generator was lost to the City's electric generation system. Due to its age, parts couldn't be located for repairs. The City will make a decision on whether to replace this generator or forego the investment and just purchase the extra power needs from the electric cooperative serving the area. Other improvements have been made to the City's electrical system. The City replaced switches at the plant and replaced the transformer at the power substation. The City will continue to upgrade electrical delivery lines and transformers as needed. A focus for this type of activity will be on the downtown area to ensure power quality in the area.

Transportation Routes: Two major entrances to Lanesboro are found. State Highway #16 is the most important providing access to traffic traveling in an east/west direction. State Highway #250 provides access to the City from the north. Two County roads provide access to the City as well, County Road #8 coming in from the north and County Road #21 coming in from the south and linking up with State Highway #16 on the south side of Lanesboro. Finally, a township road comes in from the southeast side of the City, which eventually turns into Zenith Street. These access roads are in good condition,

generally. A county improvement project is scheduled for the fall of 1998 along County Road 48. The project entails a storm drainage element, resurfacing, curb and gutter, and the construction of retaining walls. The project path is along Coffee Street from Kenilworth to Highway #16. Local streets are also in good condition. The City does have a street maintenance program in place that schedules either an overlay or a sealcoating for every street within the City every five (5) years.

Sidewalks: Sidewalks in Lanesboro, generally speaking, are in need of repair or reconstruction. Discussions about this issue have resulted in suggestions regarding the need to establish sidewalk districts and assign priorities and time frames in which to begin a reconstruction program and also to make the sidewalks handicapped accessible.

Walking & Biking Trails or Routes: Part of the tourism attraction for the City is the Root River State Trail. The City of Lanesboro views itself as a place that should be a walking and biking friendly town. As development opportunities arise, the City should encourage creative designs that incorporate the use of land for walking and biking paths. If at all possible, these trails should be tied into other existing walking and biking routes.

Curb and Gutter: Recent development expansion has not included the installation of curb and gutters with street construction. Some erosion problems have made themselves apparent in recent years along these routes. A curb and gutter construction project has been indicated as needed along Auburn Avenue up to Zenith Street. In addition, the City should evaluate the need for developers to be required to construct curb and gutter along with street construction.

Park and Recreation Facilities: The provision of park and recreation space in a city is, many times, more controversial than most other types of urban provided services or infrastructure. Recreation facilities are often seen as a frill or a luxury. Yet when residents are asked about the types of local facilities that create the greatest sense of local pride or are of most value to them, it is the local park system or other recreational facilities that are mentioned most often. In the community survey, respondents generally indicated that improvements to parks and recreation facilities were among the most important local improvements needed. However, in a direct question regarding the need for additional park land, two to one indicated there was no additional park land need in the community. Community recreational facilities needed most, as specified in the community survey, was a swimming pool, a campground, and picnic areas.

In community focus group meetings, the following individual projects were established as priorities:

- The existing park and recreational space was determined to be adequate;
  - Improvements made to existing space and facilities will be supported;
  - The possible establishment of a local footpath along the river was supported;
- and



- A local river way cleanup program was also supported.

In addition, it must be noted, should a large-scale housing development occur, it might be necessary to reconsider the need for additional park space. This will be especially true if the location of the development occurs in an area in which access to existing park facilities is difficult.

*Inventory of Existing Recreational Facilities:* Sylvan Park and municipal campground area contains 11.5 acres. Resources include a gazebo, basketball courts, tennis courts, and playground equipment. Playground equipment has been recently updated that includes safety factors, but additional upgrades are needed on the equipment, especially for persons with handicaps. Two spring fed ponds are located in this park. The ponds are stocked with trout by the Minnesota DNR. A campground area is also a part of the park. There are spaces for RVs that contain water and electrical hook ups. Some primitive tent camping sites are also available. Shower facilities serving the park area are contained within the community building that is located on the east side of the park. Showers are also available in the park's bathhouse.

The Riverview Campground is located between the Root River and the football field on the southwest side of the City. It also contains spaces for RVs that have water and electrical hook ups.

Recreational facilities include the softball field, located along County Road #8, which was updated with lights in 1987 for evening games, and it includes bleachers, a concession stand, and parking lot, The Bass Pond, also located along this same road into the City, will have a city parking lot developed on the north side. Fishing and canoeing activities are a popular use on this body of water. The pond is immediately adjacent to the Root River State Trail. The football field has been newly updated with bleachers, lighting, concession stand, and a scoreboard.

The City of Lanesboro's adopted park standards can be found in the appendix section of this plan.

## Goals and Policies

### Housing Development Goal:

*The City of Lanesboro needs to support housing development options in the City that are not currently being addressed by the private sector. Proposed housing options should be weighed against the need to protect the environment, preserve the historical feel of the community, conserve city resources, and protect scenic vistas. Considering these types of concerns, the City of Lanesboro would benefit most from supporting and implementing rehabilitation activities, thereby stimulating homeowner investment in existing housing stock. These types of activities would help stimulate the preservation and reuse of buildings that may not now be used for residential purposes but could accommodate this use with some type of investment. The City of Lanesboro also needs to enact new regulations or retool existing regulations that deal with housing. Finally, desirable new types of housing development would be those with higher densities, located close to city utilities, and incorporating exterior designs that are historical in nature.*

### Housing Action Steps:

1. The City supports and encourages the rehabilitation and reuse of the old elementary school building on Church Hill for housing purposes.
  - *Responsibility: Building Owner and Developer*
  - *Timing: 2003*
  
2. In the commercial core area, buildings with multiple floors should be evaluated in regards to the underutilization of the 2<sup>nd</sup> and 3<sup>rd</sup> stories. It may be possible to encourage their use or reuse as housing options for City residents. The 1<sup>st</sup> floors of all commercial buildings in the downtown core should be preserved for commercial Use.
  - *Responsibility: City Staff and Commercial Building Owners*
  - *Timing: 2000*
  
3. The City of Lanesboro should consider applying for loan and grant dollars for the purpose of helping homeowners with financing rehabilitation activities in the community.
  - *Responsibility: City Council*
  - *Timing: 2001*
  
4. The conversion of single family homes into uses as Bed & Breakfast facilities are a concern, The City currently regulates the conversion by putting an upper limit of 12 allowed within the community. The City should evaluate the

methods other communities have regulated this type of conversion. It should then establish methods it deems logical to use in regulating this use of its housing stock for the size and type of City it wishes to be.

- *Responsibility: City Staff City Council, and City Planning Commission*
- *Timing: 2000*

5. The need for additional single family housing was identified. The City should encourage development patterns that identify the use of existing lots of record, encouraging infill policies versus expansionary development policies. The identification of lots for possible development could serve as a first step towards meeting this goal. Changes to the zoning ordinance may need to be made regarding setback standards in order to facilitate infill development (possible locations for infill are illustrated on the "Housing Infill & Growth Area Map").

- *Responsibility: City Staff; Planning Commission, City Council*
- *Timing: 2000*

6. The City's land use regulations should be evaluated and revised to control development sprawl. Should single family detached housing development need to spread out from the City's existing developed area, the area best suited to accommodate this is illustrated on the "Housing Infill & Growth Area Map," which is located in the map appendix.

- *Responsibility: City Staff*
- *Timing: 2000*

7. There have been requests regarding the placement of the smaller manufactured homes on lots in the City. The City's zoning ordinance contains provisions for the establishment of manufactured home parks within the City. The City should begin exploring scenarios regarding the location of such a use, requiring the establishment of such a use to be connected to city utility services, and evaluating the types of development standards that should be applied to the establishment of such a use so that it lessens the possible negative impact upon surrounding uses.

- *Responsibility: City Staff, City Council, and City Planning Commission*
- *Timing: 2001*

8. Affordable housing is needed in the City of Lanesboro, especially for families. Proposals targeting these types of developments should be supported by the City.

- *Responsibility: City Council and City Planning Commission*
- *Timing: 1999*

9. The need for more R-3 District space was identified. If the City amends its zoning ordinance to address this need, as part of the process, it should look at possible locations for the development or redevelopment of lots into R-3 uses and identify them on the zoning map. A preliminary identification of possible areas for rezoning to an R-3 District are identified on the "Miscellaneous Issues Map."
  - *Responsibility: City Staff; City Planning Commission, and City Council*
  - *Timing: 2000*
  -
  
10. The topography and natural amenities in the City of Lanesboro, its adjacent townships of Holt and Carrolton, are among the most important features of the area. Preservation of sightlines from and to the bluff areas and protection of these environmentally sensitive areas is important. The City should review its land use regulations with regards to setback requirements from the top of bluff areas and revise the regulations if adequate protectionist language is not present.
  - *Responsibility: City Staff, City Planning Commission, and City Council*
  - *Timing: 2000*
  
11. To ensure the quality of new construction and of reconstruction, the City will adopt and enforce the state building code.
  - *Responsibility: City Staff, City Planning Commission, and City Council*
  - *Timing: 2001*

Economic Development Goal:

*The City of Lanesboro will support economic development proposals in the City that strengthen and diversify the city's economic base. The City also needs to identify growth thresholds and identify how much additional development the ay can absorb before further public investment needs to be made in City infrastructure.*

Economic Development Action Steps:

1. The City will undertake a business retention program in which visitations will be made to local businesses. The purpose of the visitations is to establish communications between the City and local business owners. Ultimately, the purpose is to identify the means or methods local businesses need to undertake expansionary or growth policies. The City may be able to facilitate some of these means or methods.
  - *Responsibility: City Staff; City Planning Commission, the EDA, and City Council*

- *Timing: 1999*
2. During the evaluation of business expansions or proposed developments, the City should strongly support those proposals of businesses that support and build upon the livability of the City.
    - *Responsibility: City Staff; city Planning Commission, the EDA, and City Council*
    - *Timing: 1999*
  
  3. When the use evaluation of existing buildings is completed in the commercial core, a determination should be made regarding the need for putting in place an incentive program designed to increase usage of underutilized building space.
    - *Responsibility: City Council and Commercial Building Owners*
    - *Timing: 2002*
  
  4. The City of Lanesboro should look into the feasibility of purchasing or constructing a building to serve as local incubator space for business startups (see "Miscellaneous Issues Map").
    - *Responsibility: City Staff; City Planning Commission, the EDA, and City Council*
    - *Timing: 2003*
  
  5. The enhancement or encouragement of cottage industries and home occupations has been identified as being important. The City should review its use regulations to determine if there are impediments to the establishment of these uses and revise them, as necessary.
    - *Responsibility: City Staff City Planning Commission, and City Council*
    - *Timing: 2000*
  
  6. Tourism continues to play a vital role in the local economic mix. The City should undertake the following improvements which will build upon and enhance the City's tourist attractiveness. The development of a parking lot adjacent to the Bass Pond will be undertaken. Trail improvements, such as the clearing of brush and elimination of weeded areas, within the City's boundaries should be undertaken. The walking bridge across the Root River from Coffee Street to the softball field area needs to be improved, as does the surrounding land on both sides of the bridge, to increase its attractiveness. Finally, methods to increase the tourist season should be evaluated.
    - *Responsibility: City Staff City Planning Commission, and City Council*
    - *Timing: 1999*

7. The City should pass along the list of specific development projects or development needs that were identified in the community focus group meetings to the EDA. The EDA could use the list as a basis for setting priorities in its marketing efforts.

- *Responsibility: City EDA*
- *Timing: 1999*

Green Space, Open Space, Historic or Natural Area Preservationist Goal:

*The City of Lanesboro will undertake and support activities that preserve and enhance the area's natural amenities and its historic features. Much of the natural features in Lanesboro are development sensitive. In addition, a large portion of the tourist activity is predicated upon visitors' enjoyment of the natural surroundings and the historic image and flavor of the community. Therefore, it is in the City's best interest to enact and enhance preservationist policies.*

Preservation Action Steps:

1. The City needs to review its land use standards as they relate to setbacks from bluffs and other natural areas. Following this review, the City should determine whether the standards are reasonable and, if not, establish new standards that will preserve the natural sightlines from or towards the bluffs and to ensure that possible negative impacts from development will be minimized on the City's natural features. In addition, the City needs to establish communication ties with appropriate townships and the County and lobby for the coordination of land use regulations and begin talks regarding the establishment of annexation agreements.

- *Responsibility: City Staff City Planning Commission, and City Council*
- *Timing: 1999*

2. The land surrounding the City should be developed only with the extension of city utility services. The land that is designated as environmentally sensitive land is in most need of this type of development protection (this land is shown on the Environmentally Sensitive Areas Map in the Map Appendix).

- *Responsibility: eV Staff City Planning Commission, and City Council*
- *Timing: 1999*

3. The City, since it is situated in an area with soaring bluffs and hillsides, is sensitive to erosion and other impacts from runoff. The City needs to ensure its land use regulations adequately prohibit development upon land meeting or exceeding an identified slope rating. In addition, the City should ensure that impacts from development activities lying above the identified slope rating protection area are minimized.

- *Responsibility: City Staff City Planning Commission, and City Council*
  - *Timing: 1999*
4. The City supports a no development policy as it relates to the flood plain and flood fringe of the Root River. This no development policy includes the establishment of camping or recreational facilities (please refer to the official floodplain map for the delineation of these no development areas).
- *Responsibility: City Staff City Planning Commission, and City Council*
  - *Timing: 1999*
5. The City or some local group of city activists should look at possible methods to stimulate interest in having a yearly riverway cleanup effort, thereby improving the appearance of the riverway for the tourist trade and for local citizenry enjoyment.
- *Responsibility: city Staff or local volunteer group*
  - *Timing: 2000*
6. The enhancement of existing park and recreational facilities is made a priority versus establishing or creating additional park or recreation areas in the community. This priority should be revisited at least every five (5) years or at the time a development of substantial size is proposed (especially if up along the Zenith Street area). One of the upgrades the City needs to consider is the replacement of the park furniture.
- *Responsibility: City Staff city Planning Commission, and City Council*
  - *Timing: 1999*
7. The City will support efforts for the creation of a local natural pathway along the, river. Local walking paths have been identified as a need and one located along this natural resource would be of local value. See two possible locations for such a trail on the "Miscellaneous Issues Map," if development is pursued.
- *Responsibility: City Staff City Planning Commission, and City Council*
  - *Timing: 2001*
8. The City should apply for designation as a "Tree City USA,"
- *Responsibility: City Staff City Planning Commission, **and** City Council*
  - *Timing: 2000*
9. Historic preservation activities need to be continued in the City. Interest by commercial building owners in being included in the Historic District need to be explored. The continued support for these activities will only strengthen

Lanesboro. The extension of the District's boundaries might include the areas delineated on the "Historic District Map."

- *Responsibility: City Staff, City Planning Commission, the EDA, and City Council*
- *Timing: 1999*

#### Public Infrastructure Improvement Goal:

*The City of Lanesboro will undertake activities that enhance public infrastructure service to the City's residents and improve the commercial core's economic viability.*

#### Public Infrastructure Action Steps:

1 In order to prepare for the eventual need to upgrade or replace the existing treatment plant, the City should look at potential sites that can accommodate the construction of a new plant and begin the process of negotiating for its purchase (see the "Public Infrastructure Map").

- *Responsibility: City Staff, City Planning Commission, the Public Utilities Commission, and City Council*
- *Timing: 2003*

2. The City should establish a long range scheduled maintenance program for the sewage treatment and water supply systems. This would include regular incremental rate increases so the City would have some working capital on hand when major investments are needed.

- *Responsibility: City Staff, Public Utilities Commission, and City Council*
- *Timing: 2000*

4. The age of the City's infrastructure is a concern, specifically the service delivery infrastructure. A systematic program for the upgrade and replacement of this infrastructure needs to be worked into the City budget process and work schedules. This involves the sanitary collection system, water supply system, and the electrical generation and delivery system.

- *Responsibility: City Staff, Public Utilities Commission, and City Council*
- *Timing: 2000*

5. The water supply line that crosses the bridge located on Coffee Street and serves the Little Norway neighborhood needs to be replaced, preferably through a jack boring project under the river (see the location of this activity on the "Public Infrastructure Improvements Map").



- *Responsibility: City Staff, Public Utilities Commission, and City Council*
  - *Timing: 2002*
5. Additional street lighting in the Brooklyn neighborhood area should be made a priority.
- *Responsibility: City Staff, Public Utilities Commission, and City Council*
  - *Timing: 1999*
6. A sidewalk reconstruction program needs to be implemented. Areas need to be designated and prioritized for this scheduled work.
- *Responsibility: City Staff, City Planning Commission, and City Council*
  - *Timing: 2000*
7. Public buildings should be inventoried and a determination made about their future use, expansion needs, or renovation needs. Following this, some schedule of these improvements should be made with some idea of the type of financing options to employ. Possible changes or needs to consider are for the City's Fire Hall, city shop, the development of a Community Center, a Senior Center, and a Teen Center, among others.
- *Responsibility: City Staff, City Planning Commission, and City Council*
  - *Timing: 2001*
8. The City needs to see that the dam and levee protecting the Sylvan Park area gets an inspection and a certification as to its structural integrity and flood proofing capabilities.
- *Responsibility: City Staff and City Council*
  - *Timing: 2000*
9. The City will extend a sanitary service collection line along Zenith Street (its route is illustrated on the "Future Public Infrastructure Improvement Location Map").
- *Responsibility: City Staff and City Council*
  - *Timing: 1998*
10. City investments in vehicles need to be changed from emergency, unscheduled purchase to a scheduled replacement program. One investment identified is a new parks truck.
- *Responsibility: City Staff and City Council*
  - *Timing: 2000*

City Activity Goal:

*To ensure the City of Lanesboro's regulatory efforts are effective, the City needs to make contact with Fillmore County and its neighboring Townships, illustrating the City's concern with the need to protect environmentally sensitive areas and explain the City's need for growth areas to accommodate city facility reconstruction and housing development. The County's regulatory efforts outside the City should be complementary to the City's efforts. Discussions with the Townships will be concerned with the need for establishing annexation agreements between the City and Township.*

City Activity Action Steps:

1. In order to enhance the effectiveness of the City's regulations, the City should establish communication ties with appropriate townships and the County and lobby for the coordination of land use regulations, The City has a great deal of land surrounding it that should be developed only with the extension of city utility services (see the Environmentally Sensitive Areas Map in the Map Appendix). Some of the rural development issues having an impact upon the City, in addition to the protection of environmentally sensitive areas, are the permitting of rock quarry's, feedlots, rural housing, and wellhead protection concerns.
  - *Responsibility: City Staff City Planning Commission, and City Council*
  - *Timing: 2000*
  
2. Discussions should also be conducted with the Townships regarding the need for annexation agreements, should the City need more space to accommodate city facility reconstruction or for the development of housing.
  - *Responsibility: City Staff City Planning Commission, and City Council*
  - *Timing: 2000*
  
3. The City Planning Commission, along with City Staff, will review this plan's action steps each year; determine the progress being made on each step, and re-establish priorities, if needed. Every five years, the Planning Commission, along with City Staff, will undertake a community meeting to revisit the plan and gather input regarding the need to establish new goals and action steps for Lanesboro.
  - *Responsibility: City Staff City Planning Commission, and City Council*
  - *Timing: 2000*

## Implementation of Goals

To fully implement this land use plan, the City will continue to enforce its ordinances that regulate the use of land. It also proposes to amend some of its ordinances to reflect the new goals and action steps. Among the ordinances referred to above are:

- Zoning Ordinance; and
- Subdivision Ordinance;

### Conventional Zoning

This is the most common device for guiding development. The City does have a Zoning Ordinance and Map that governs the use of land. The general purpose of zoning is to avoid undesirable side effects of development by segregating incompatible uses and by, maintaining adequate standards for individual uses. Once the Comprehensive Land Use Plan is adopted, the Planning Commission, City Council, and staff needs to review the City's Zoning Ordinance and Map to determine its compatibility with the newly adopted Land Use Plan. One area of need already discovered in this ordinance is to revisit the standards as they relate to the creation of a manufactured home park. Currently, there is no manufactured home park and the City has had requests for permission to develop this housing type.

### Subdivision Ordinance

The City of Lanesboro has a subdivision ordinance that controls how a developer must undertake the division of land. The regulations provide for the preparation of plats and the required information to be included, the procedures for the approval and recording of plats, design standards for the installation of streets and other improvements, and specifies penalties for violations of the ordinance. Standards for the dedication of park and open space are also specified as is the requirements for the maintenance of open space.

Other land use regulations the City may consider:

### Expansion of the Historic Preservation District

The City currently has a historic preservation district and a historic preservation commission that provides guidance to building owners regarding design of improvements and provides information about possible financial help with renovation activities. The City has indicated it would like to see the district's boundaries expanded.

### Conditional Use Zoning

Under this zoning technique, the City would approve a use which subjects the property to conditions in exchange for a desired zoning change and is specific regarding the use. Conditional Use zoning involves limitations on and concessions from a developer, but it

does not include a reciprocal obligation on the part of the local government to change or forgo any aspect of its regulatory power.

### Performance Standards

These are standards which will be included in the zoning ordinance and are based on the permissible effects of a development upon the environment and other factors, Used extensively in industrial areas to set standards on noise, glare, dust, toxic emissions, vibration, heat, odors, etc. This will give the City a way to control undesirable aspects of development that usually cannot be controlled by conventional zoning techniques.

### Site Plan Review

This would allow the City to review the site plans and maps of a developer to assure that they meet the stated purposes and standards of the zone, provide for the necessary public facilities such as roads, protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping, and protect and preserve environmentally sensitive areas through dedications of open space or employing innovative zoning techniques. The process allows considerable discretion to be exercised by the City and its communities, since it may deal with hard to define design considerations.

### Cluster Zoning

Dwellings are clustered in order to avoid other less developable portions of the site or to preserve environmentally sensitive areas.

### Average Density Zoning

The method allows an adjustment in the location and density of development on a site so long as the total number of units does not exceed a set number or density ratio.

### Overlay Zoning

A set of zoning requirements that is described in the ordinance text, is identified on the zoning map, and is imposed in addition to those of the underlying district. Developments within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

### Capital Improvements Program

A capital improvements program is drafted by City Staff and City Council's as a schedule for City initiated improvements or maintenance. The program typically looks out at a five year window. Each year has activities and a budgeted amount to be expected for undertaking the activities. This program is incorporated into the City's budget process.