



City of Stewartville 2042 Comprehensive Plan

Adopted October 11, 2022



**COMPREHENSIVE PLAN
STEWARTVILLE, MN**



City of
STEWARTVILLE
Minnesota



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The individuals above, along with many other City staff, committee members, community leaders, City residents, and business owners were instrumental in the creation of this Plan.

Short Elliott Hendrickson Inc. (SEH) was retained by the City of Stewartville to assist in developing this Comprehensive Plan. SEH is a multi-disciplined, professional services firm comprised of 800 engineers, architects, planners, and scientists in a full range of transportation, civil, environmental and structural engineering services; urban design, community planning and architectural design; and technology and GIS services.



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Plan Approvals

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Executive Summary

The *2042 Comprehensive Plan* represents a 20-year vision for the City of Stewartville and includes strategies for achieving that vision. The Comprehensive Plan serves as a “roadmap” to achieving goals established during the planning process which included public engagement exercises during workshops, surveys, small outreach sessions. Topics detailed in the Plan include:

- Community demographics and anticipated growth
- Housing availability and housing demand
- Transportation facilities
- Public infrastructure, services, and parks
- Environmental and cultural resource preservation
- Economic development and downtown redevelopment
- Intergovernmental cooperation and regional planning
- Land use and responsible growth
- Plan implementation guide and priorities and strategies for community improvements

The vision established by the *2042 Comprehensive Plan* reflects the residents of Stewartville’s values and priorities. Stewartville residents are supportive of responsible growth, a diversity of high-quality housing options, accessible park and trail assets, and its quality public schools.

Primarily, a comprehensive plan serves as a decision-making tool for city staff and elected officials. Members of the public may review the Plan to understand the City’s operating conditions and community-wide priorities that have been identified. Actions by staff, officials, and members of the public should support, or be supported by, the goals of this Plan whenever possible.

To ensure the Plan works for the entire community and addresses new community needs that may arise, this document and implementation strategies should be evaluated annually by the Planning and Zoning Commission. Amendments to the Plan reflecting changing community conditions should be made when necessary. Significant amendments to the overarching goals of the Plan should be strongly supported and documented with thorough public engagement.

Stewartville is a growing community. The future is uncertain but change in the community is inevitable. The Comprehensive Plan should be used as an aid in addressing uncertainties to ensure planned and unplanned changes are appropriately compatible with the needs of residents. Frequently, officials must make difficult determinations when confronted with development proposals and changes to the community. The *2042 Comprehensive Plan* provides guidance and should be consulted during the decision-making process by city staff and officials to guide decisions that support the community’s long-term goals.

1 INTRODUCTION



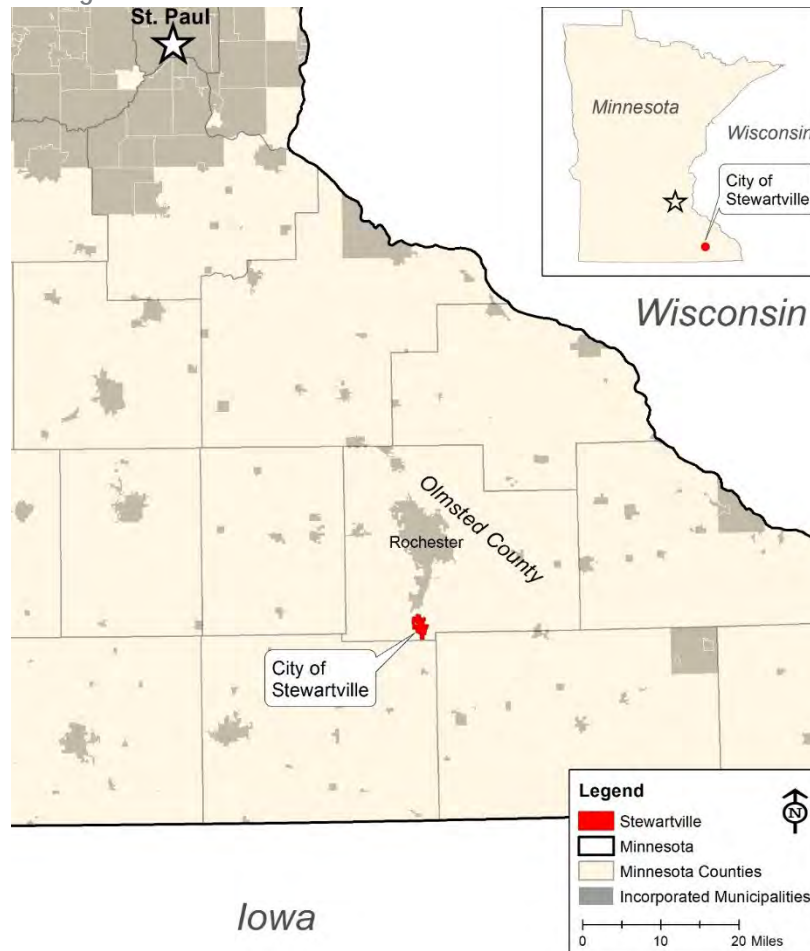
1 Introduction

1.1 Background

The City of Stewartville, located in Olmsted County, Minnesota, was first settled in 1857 by pioneer Charles Stewart. Four years earlier, the Dakota and Sioux Indians were forced to surrender much of the land in modern-day southeastern Minnesota to the territory of Minnesota following the Treaty of Traverse de Sioux. Charles Stewart built a flour mill on the banks of the North Branch Root River that became the foundation of the community. When a rail line was later constructed through the city, Stewartville grew to be a regional farming and industrial center. Stewartville became an incorporated village on November 21, 1893. Stewartville’s first comprehensive plan was adopted in 1999. The population of Stewartville according to the April 1, 2020 U.S. Census was 6,687.

Stewartville is bisected by US Highway 63 and Minnesota State Highway 30. The city is advantageously located half a mile south of US Interstate 90 and about 2 miles south of the Rochester International Airport. Downtown Rochester, Minnesota is just 12 miles north of Stewartville.

Figure 1-1 – Stewartville’s Location in Southeastern Minnesota



City trails, Stewartville Public Library, local businesses, and Stewartville Pool are popular attractions for residents and visitors. Stewartville Area Chamber of Commerce events such as SummerFest and WinterFest garner substantial regional attention.

The City of Stewartville operates under Optional Plan A pursuant to Minnesota Statutes 412.541. This form of government has five elected members consisting of a mayor and four council members. The Plan A form of government features a mayor-council system and allows for the appointment or hiring of staff to undertake to day-to-day functions of local government. The Council meets the second and fourth Tuesdays of each month.

1.2 The Purpose of Comprehensive Planning

A comprehensive plan is a local government's guide to its future land use changes and economic development. A comprehensive plan provides a rational basis for local land use decisions and prioritizes objectives that support a future vision for the community.

Comprehensive planning is necessary to help prioritize the use of City resources to achieve community goals and a future vision for the community. Comprehensive plans help a community make decisions today while simultaneously furthering the on-going work of adapting to a changing world. Comprehensive plans respond to existing conditions with prioritized strategies for achieving a long-range vision that balances social, economic, and environmental outcomes.

1.2.1 How to Use this Plan

All development and redevelopment within the City should be reviewed against the goals and policies of this Comprehensive Plan and the Future Land Use Map adopted with this document. The provisions of this Plan and the Future Land Use Map (See Chapter 9) may be used to help validate the decision making of elected, appointed, and city officials. Zoning, official mapping, and subdivision regulations must be consistent and may need to be updated for consistency with this Comprehensive Plan.

1.2.2 How to Evaluate this Plan

The City's Planning and Zoning Commission should review this document annually to evaluate the City's progress implementing strategies recommended by this Plan, and any amendments needed to the Plan or the Future Land Use Map.

The plan provides a 20-year vision for Stewartville's future, but it is recommended to be updated at least every 5 to 10-years.

1.2.3 How to Amend this Plan

Community planning is a long-term process. It is recommended that this Plan and the vision established in the Future Land Use Map should be adhered to as closely as possible until updates and amendments are necessary.

Amending a section of the Comprehensive Plan may occur periodically, especially when a large unplanned change occurs in the community.

Before any amendment is approved, adequate public review should take place. To ensure that the process is transparent and participatory, it is recommended that the public be invited to informational meetings prior to the public hearing.

1.3 Scope of the 2022-2042 Comprehensive Plan Update

This Comprehensive Plan expands upon past planning efforts and includes updated land use recommendations for a 20-year planning horizon (2022-2042). The City of Stewartville's current Comprehensive Plan was adopted in 2010. The purpose of the previous planning document was to provide guidance related to land use, housing, transportation, economic development, and urban design. This plan update serves the same purpose and considers how community goals may have changed due to changes in local conditions that may have occurred during the last decade.

The City of Stewartville partnered with Short Elliott Hendrickson, Inc. (SEH) for the 2042 Comprehensive Plan Update. It is a 10-year update to the City's current Comprehensive Plan, with a 20-year planning horizon.

1.4 Past Planning Efforts

The City of Stewartville's previous Comprehensive Plan was adopted in 2010. Additional municipal planning processes and studies have been completed and have influenced the City of Stewartville's community vision and policies for implementation. These documents include the following and have influenced the 2042 Comprehensive Plan:

- Emergency and Conservation Plan (1996)
- Stewartville On the World Stage, Design Team Report (2010)
- City of Stewartville Outdoor Recreation Plan 2015-2020 (2015)
- Southeast Minnesota Regional Economic Study (SEMLM & CEDA, 2018)
- Community Survey (CEDA, 2018)

1.5 Planning Process and Public Input

Early in the planning process, the City of Stewartville identified public participation as a critical component of this Comprehensive Plan update. The City outlined its public engagement strategy in a Public Participation Plan which was adopted by the City Plan Commission on July 6th and City Council on July 13, 2021. The adopted Public Participation Plan and associated Resolution is found in Appendix B.

To inform the update of the Comprehensive Plan, the City:

- Conducted a Community Survey.
- Hosted an initial Public Involvement Workshop to listen to the ideas and concerns of Stewartville's residents, business owners and stakeholders.
- Hosted a public engagement booth at the Fall Festival event in September 2021.

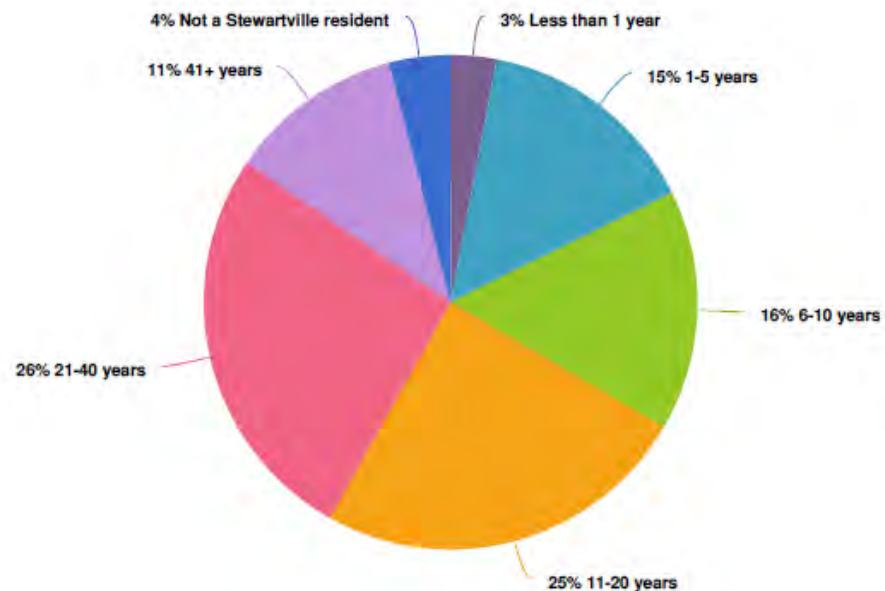
Each of these public involvement efforts provided unique insights from the community which helped to guide development of the Comprehensive Plan update. As a result of this participation, the City has developed a vision for Stewartville in 2042, as well as goals and objectives which identify incremental steps towards achieving that vision. Details and results from the community survey and public workshops are found in the Appendix.

1.5.1 Community Survey

From August-October 2021, the City of Stewartville requested community participation through a city-wide survey to help inform the 2042 Comprehensive Plan efforts. In total, 538 surveys were completed to varying degrees.

Survey results indicate that 86% of online survey respondents are Stewartville residents. Survey completion was well distributed between new and long-time residents.

Figure 1-2 – Community Survey Respondents, Length of Residency



Other notable characteristic of survey respondents include:

Housing

- 85% reside in detached single-family homes
- 8% live in manufactured/mobile homes

Age

- Survey respondents were divided between age groups.
- 25% are between 18 and 34 years of age
- 50% are between 34 and 54 years of age
- 23% are 55 years of age or older

Full survey results can be found in Appendix D.

Highlights from the Community Survey include the following.

Highest scoring Community Aspects that contribute to quality of life in Stewartville:

Schools	Community safety /
City government	Feeling of security

Community Aspects which need improvement:

Childcare facilities	Owner occupied housing options
Senior housing options	Renter occupied housing options

Items the community should promote in the next 20 years:

School system	Support of existing businesses
Safe community/ Security	

Types of commercial development preferred in the next 20 years:

Restaurants	Retail shopping
Entertainment/ Attractions	

Themes that emerged from open response questions are provided below.

In the next 20 years, _____ should be prioritized.

- Developing community spaces and youth recreation (skate park, splash pad, playgrounds, youth center, etc.)
- Expanding pedestrian and bicycle trail network & improving bicycle and pedestrian safety
- Attracting quality local employment opportunities
- Safety & security
- Local small businesses & expanded retail options
- Expanded dining/restaurant/fast food options
- Variety of housing options
- Downtown economic development & beautification

New housing should _____.

- Be more affordable
- Be developed to the East (*could imply outside of city*)
- Meet all types of housing demand (workforce/affordable housing, luxury housing, single family, multifamily, duplexes, townhomes, owner-occupied, renter-occupied, condos, senior housing)
- Be developed outside city limits / on annexed land
- Be for senior living
- Be downtown mixed-use

- Not be in manufactured/mobile home parks

Residents would like to see _____ added to parks.

- More walking / biking paths
- Improved safety features for bike and pedestrian facilities
- Amenities for all ages of youths (skate park / splash pad / playgrounds)
- More attractions for adult park users
- More community events in public spaces

1.5.2 October 2021 Public Involvement Workshop

The first Public Involvement Workshop (PIW #1) for the Comprehensive Plan took place early in the process on October 25, 2021.

The goal of the workshop was to introduce the planning process, project schedule and scope of the project, and gather initial input from a few community members, stakeholders, and City staff.

The meeting included three input exercises.

The first input exercise was a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis. This was an important exercise for identifying the community's likes and dislikes, values the community would like to preserve, and areas to improve while planning for the future.

Themes that were brought up for discussion during the exercise included:

- Strengths:
 - Great school system
 - Great quality-of-life amenities (library, aquatic center, senior center, parks, and trails)
 - Knowledgeable city staff and smooth development review process
 - Proximity to Rochester and the airport
 - Infrastructure quality and maintenance (streets, lighting, street sweeping, communicating construction well to residents)
 - "Community feel" and events (concerts, festivals, etc.)
- Weaknesses:
 - Lack of affordable housing (single family and multifamily)
 - Lack of dining options (family dining and fast food)
 - Poor maintenance of downtown buildings and high downtown commercial rents
 - Gaps in sidewalk network



- Lack of recreation opportunities for children and teens
- Lack of transit options to Rochester and transit for the elderly
- Opportunities:
 - Proximity to Rochester and the airport
 - Increased recreation amenities for teens and students (skate park, youth center, etc.)
 - Continued improvements to parks and trails system
 - Leadership training for residents and further public engagement
 - Downtown commercial redevelopment and promotion of service-based small businesses (shared workspaces)
 - Development/growth of a mix/variety of land uses
- Threats:
 - Southerly expansion of the City of Rochester's development
 - Online retailers and businesses in Rochester and other nearby communities that negatively impact competing, local small businesses
 - A lack of public participation
 - Shortage of workers for the senior care center



The second input exercise was a Land Use Dot Mapping exercise. The purpose of the exercise was to identify places where members of the public believe the current Recommended Land Use Map should be changed based on current or anticipated future conditions, threats, and opportunities.



A Placemaking exercise was the final input gathering tool used to help develop the 20-year vision for the city. The Placemaking exercise identified where great spaces exist or could be strengthened or established.

Great spaces are defined by the Project for Public Spaces as places where celebrations are held, social and economic exchanges take place, friends run into each other, and cultures mix. They

are the “front porches” of our communities, our streets, libraries, field houses, parks, neighborhood schools, and other places where we interact with each other.

Themes that emerged from the question *What would make Stewartville a more sociable place?* include:

- Improve how welcoming the community is to new residents by encouraging connection and cooperation between newcomers and longtime residents
- Need for more rental spaces for community gatherings
- Need for a central city space where residents and vendors can gather (e.g., a farmer’s market atmosphere)

Themes that emerged from the question *What types of uses and activities would make Stewartville a better place?* include:

- Shared working spaces
- Desire for a local farmer’s market
- Increase indoor recreation opportunities for youth and adults
- Bike and pedestrian trail expansion and connections

Themes that emerged from the question *What would improve the comfort and image of Stewartville?* include:

- Increased lighting along streets and parks
- Maintain small town feel
- Historic preservation
- Strong school system
- Reliable infrastructure
- Increased accessibility for aging and disabled residents and visitors
- Sidewalk networks, more park amenities

Themes that emerged from the question *What types of links and connections would make Stewartville more accessible?* include:

- Public transportation, within the city and to other communities
- Electric vehicle charging stations
- Water trails, river access (motorized and non-motorized), public docking
- Expand bike network and rentals
- Citywide WiFi access
- Desire for increased local media coverage of Minnesota rather than coverage focusing on Minnesota and the Twin Cities

Detailed results from the Workshop are found in Appendix E.

What Makes a Great Place?



Project for Public Spaces

1.5.3 Fall Festival

On September 18, 2021, the City of Stewartville hosted a public engagement activity at the Fall Festival. A booth focused on the City's Comprehensive Plan update was hosted by City staff. Festival attendees were both visitors to Stewartville and residents. The booth was set up to inform the public about the process of this 20-year update to the City's Comprehensive Plan.

The booth provided advertisement to the public about the Comprehensive Plan update and paper copies of the public survey were available for attendees to complete. Dozens of people stopped and engaged in discussion while completing the survey, providing valuable insights of their vision, values, and goals for Stewartville. Participants were also encouraged to share their opinions about Stewartville's future with City staff and elected officials.

2 COMMUNITY PROFILE



2 Community Profile

2.1 Introduction

The Community Profile Chapter provides an overview of Stewartville and identifies a vision for Stewartville in the year 2042. The chapter also includes background information about population and community demographics. This information has been referenced throughout the planning process, including as the goals and implementation strategies were developed for the Plan.

2.2 Stewartville's Values and Vision

Based on the community input received throughout this planning process, core community values have been identified, as has a vision statement for the City of Stewartville for the year 2042. These values and vision serve as a guide for Stewartville for the next 20 years.

The City of Stewartville's core community values explain the basis for the community's vision.

- Our community's location provides opportunities for growth which must be balanced with maintaining our unique qualities and sense of place.
- Preserving Stewartville's quality school system is important to our community.
- Safe, well-maintained, and well-connected roads, sidewalks, parks and trails are valued community assets.

The vision for Stewartville in 2042 is rooted in these values and desire to plan for Stewartville's future. Our vision statement is:

In 2042, we envision the City of Stewartville as a safe, prosperous community that is a highly desirable place to live, work, and visit. We celebrate our agricultural heritage and our location on the Root River. Stewartville's downtown serves as an important employment center, residential core and offers residents and visitors a vibrant atmosphere for dining, entertainment, and recreational opportunities. Our community is welcoming to new employers who are attracted by our proximity to regional markets. We value our high-quality school system that draws new residents into our community. We support investments in our community's outdoor recreation system including our parks, trails. We celebrate and are proud of our Stewartville's collective efforts to support a high quality of life for our citizens and businesses.



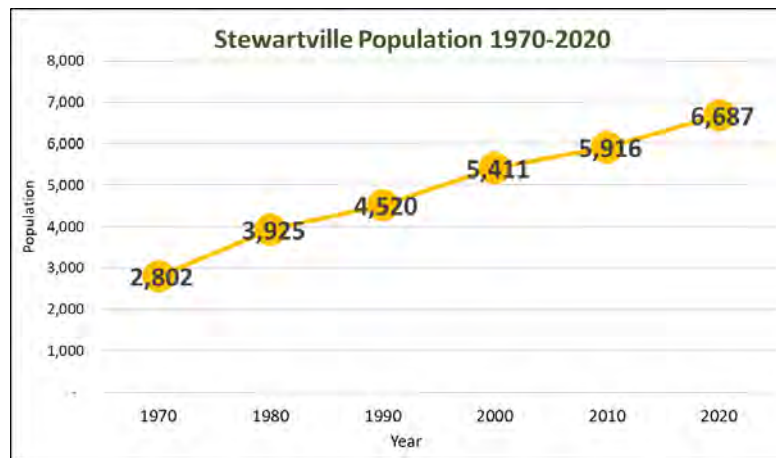
2.3 Population and Demographics

To help us understand past trends and future projections, population and demographic data was gathered for the city of Stewartville.

2.3.1 Population

The most recent US Census data estimates that the January 1, 2020, population of the City of Stewartville was 6,687. Historically, the City of Stewartville has been gradually gaining population every decade. In the decades ahead, the City’s population is anticipated to continue to gradually increase.

Figure 2-1 – City of Stewartville, Population (1970-2020)



Between 1970 and 1980, Stewartville’s population increased by 40%. While Stewartville’s population has continued to increase, its rate of increase has steadily declined since the 1980’s. This may be due to nation-wide economic shifts that occurred in the 1980’s, leading to increased urbanization, suburbanization, and population decrease in many small and rural communities. Between 2010 and 2020, Stewartville experienced its largest population increase since the 1990s.

Table 2-1 – Population, Percent Change (1970-2020)

	1970-1980 % Change	1980-1990 % Change	1990-2000 % Change	2000-2010 % Change	2010-2020 % Change
City of Stewartville	40.08%	15.16%	19.71%	9.33%	13.03%

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

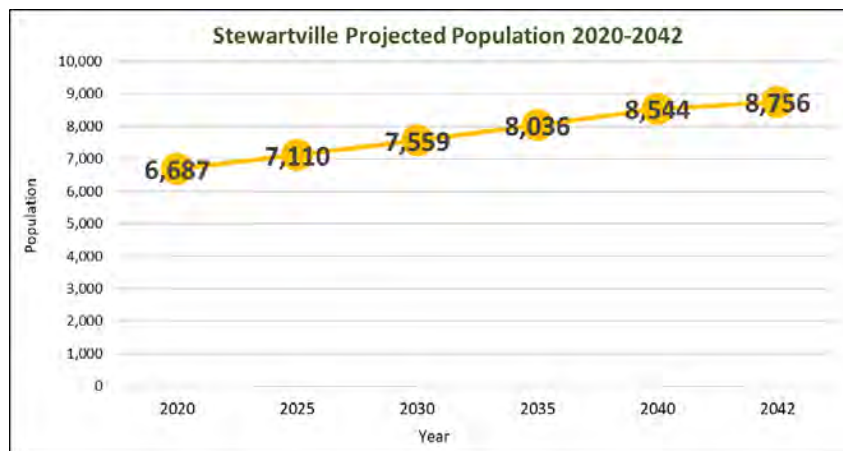
Stewartville's population is projected to increase by 31% from 2020 to 2042.

2.3.2 Population Projections

Population projections are used to assess development prospects and community facility needs created by population growth. Population forecasts can be used to evaluate potential residential development, economic conditions, and the level of demand for public facilities and services. This estimate of future growth is also valuable information for establishing management techniques to provide for orderly growth and development.

The planning team's projections predict the City's population will grow to 8,756 residents by 2042, which is an increase of 2,069 residents from the 2020 population, approximately a 31% increase.

Figure 2-2 – City of Stewartville Population (2020-2042)



At an even greater rate, Olmsted County will likely continue to increase in population as well. Based on recent growth, it's anticipated that the population will increase exponentially by 1.2% each year. Stewartville must consider its role in the region and how it can capitalize on projected growth into the future.

Figure 2-3 – Olmsted County Population (2000-2042)

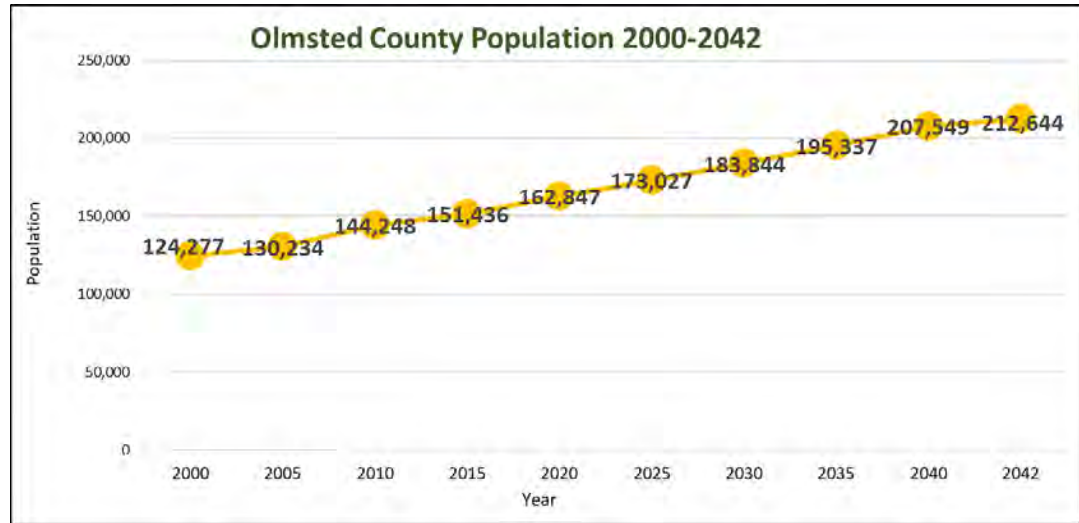


Table 2-2 – Population Growth (2000-2020)

	2000	2005	2010	2015	2020	Change 2000-2020
City of Stewartville	5,411	5,545	5,916	6,006	6,687	23.6%
Olmsted County	124,277	130,234	144,509	151,436	162,847	31.0%

Source: U.S. Census Bureau, 2000 Census, 2010 Census, and 2011-2015 American Community Survey 5-Year Estimates and 2020 Census.

Table 2-3 – City of Stewartville and Olmsted County Population Projection (2020-2042)

	2020	2025	2030	2035	2040	2042	Change 2000-2042
City of Stewartville	6,687	7,110	7,559	8,036	8,544	8,756	30.9%
Olmsted County	162,847	173,027	183,844	195,337	207,549	212,644	30.6%

Source: U.S. Census Bureau, 2000 Census, 2010 Census, and 2011-2015 and 2014-2019 American Community Survey 5-Year Estimates. Population for 2020-2042 was estimated using an exponential growth projection formula based on census and ACS growth trends.

2.3.3 Age & Gender

The age of residents is important in identifying current and future needs of a community. The table below shows City of Stewartville and Olmsted County age distributions. The median age in Stewartville (35.4) is younger than Olmsted County's (37.4) as well as Minnesota's median age (38.1). Stewartville has more residents under the age of 18 (28.5%) than Olmsted County (24.5%). Stewartville has fewer residents over the age of 65 (13.7%) than Olmsted County (15.4%). While the over 65-aged cohort has increased in the County since 2010, it has decreased as a proportion in terms of total number in Stewartville.

Since the 2010 US Census, Stewartville's population under age 19 has increased. The total number of residents aged 20-44 has decreased since 2010, indicating that many of the children in Stewartville are reaching adolescence and many of the parents are concluding their child-rearing years (14.6% of the population aged 35-44). The number of middle-aged residents (ages 45-64) has increased since 2010. To maintain or increase its population, Stewartville will need to retain its younger population and/or encourage the in-migration of young families.

Figure 2-4 – Stewartville Age Distribution (2020)

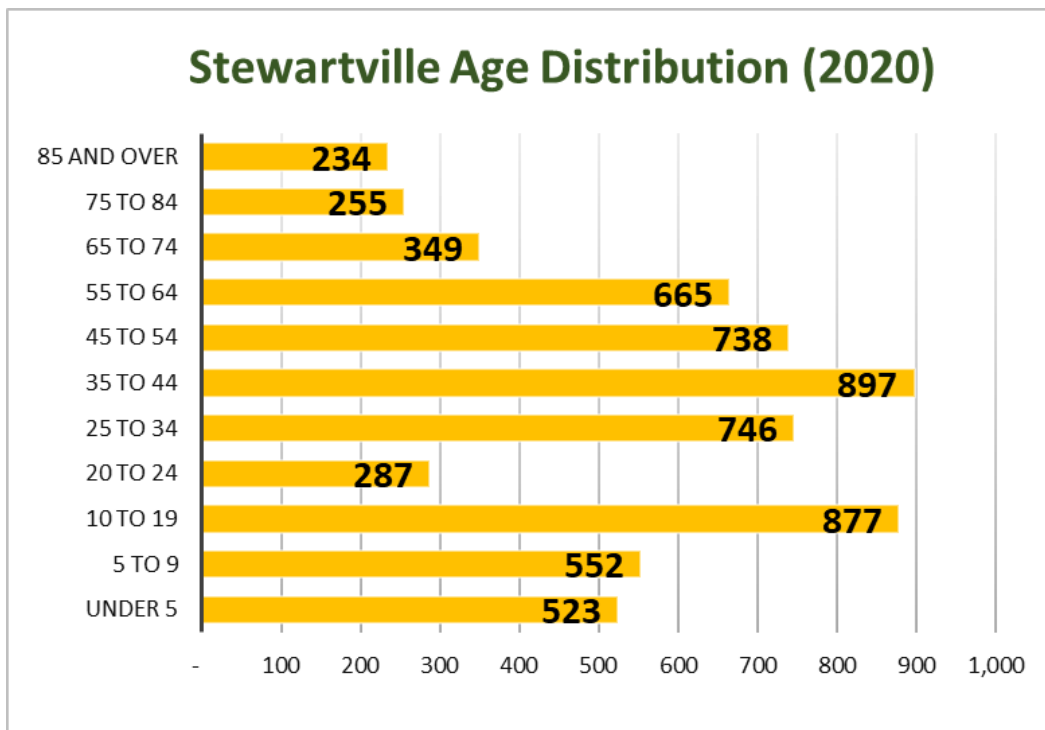


Table 2-1 – Age Distribution (2010-2020)

Age	City of Stewartville					Olmsted County				
	2010		2020 Estimate		Proportional Change	2010		2020 Estimate		Proportional Change
	Number	Percent	Number	Percent		Number	Percent	Number	Percent	
Under 5	481	8.2%	523	8.5%	8.7%	11,127	7.7%	10,720	6.9%	-3.7%
5 to 9	358	6.1%	552	9.0%	54.2%	10,549	7.3%	10,580	6.8%	0.3%
10 to 19	967	16.5%	877	14.3%	-9.3%	17,486	12.1%	20,049	12.8%	14.7%
20 to 24	328	5.6%	287	4.7%	-12.5%	8,093	5.6%	9,262	5.9%	14.4%
25 to 34	780	13.3%	746	12.2%	-4.4%	22,254	15.4%	22,617	14.5%	1.6%
35 to 44	903	15.4%	897	14.6%	-0.7%	18,353	12.7%	20,652	13.2%	12.5%
45 to 54	422	7.2%	738	12.1%	74.9%	22,399	15.5%	18,251	11.7%	-18.5%
55 to 64	668	11.4%	665	10.9%	-0.4%	16,185	11.2%	20,155	12.9%	24.5%
65 to 74	375	6.4%	349	5.7%	-6.9%	9,971	6.9%	13,274	8.5%	33.1%
75 to 84	293	5.0%	255	4.2%	-13.0%	5,925	4.1%	6,867	4.4%	15.9%
85 and over	293	5.0%	234	3.8%	-20.1%	2,312	1.6%	4,019	2.6%	73.8%
Under 18	1,670	28.5%	1,745	28.5%	4.5%	36,561	25.3%	38,372	24.5%	5.0%
Over 65	961	16.4%	838	13.7%	-12.8%	18,208	12.6%	24,160	15.4%	32.7%
TOTAL	5,868	-	6,123	-	4.3%	144,654	-	156,446	-	8.2%
Median Age	35.4	-	36.0	-	-	36.6	-	37.4	-	-

Source: U.S. Census Bureau, 2010 Census and 2016-2020 American Community Survey 5-Year Estimates

Table 2-2 – Biological Sex (2010-2020)

	City of Stewartville					Olmsted County				
	2010		2020 Estimate		Proportional Change	2010		2020 Estimate		Proportional Change
	Number	Percent	Number	Percent		Number	Percent	Number	Percent	
Male	2,622	44.7%	2,725	44.5%	3.9%	69,904	48.4%	76,400	48.8%	9.3%
Female	3,239	55.3%	3,398	55.5%	4.9%	74,605	51.6%	80,046	51.2%	7.3%
TOTAL	5,861	100.0%	6,123	100.0%	-	144,509	100.0%	156,446	100.0%	-

Source: U.S. Census Bureau, 2010 Census and 2016-2020 American Community Survey 5-Year Estimates

The population of the City of Stewartville is approximately 55.3% female and 44.7% male.

2.3.4 Race

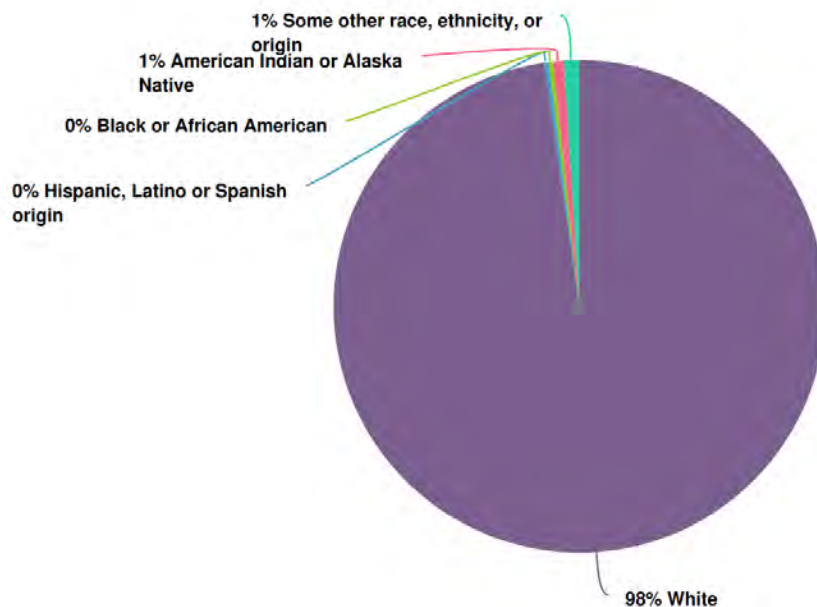
Stewartville residents have historically been primarily of White background. Between 2010 and 2020, Stewartville has become more diverse. City officials must consider the impacts and externalities past, present, and future policy decisions have on residents of all racial and ethnic backgrounds. As Stewartville, the region, and the country becomes more ethnically diverse, efforts must be made to engage all segments of the population in decision making. Unfortunately, the planning team was unable to reach all segments of the population with various strategies used to obtain survey responses from a sample that is representative of Stewartville’s population. Table 2-3 represents the racial composition of Stewartville’s in 2010 and 2020. Figure 2-5 represents the race of survey respondents. Broad public participation is necessary to create community outcomes that benefit all residents and do not disproportionately, negatively affect residents of specific ethnic backgrounds.

Table 2-3 – Race

Ethnicity and Hispanic Origin	2010		2020	
	Percentage	Count	Percentage	Count
White alone, percent	97.5%	5771	91.3%	6104
Black or African American alone	0.5%	32	1.2%	83
American Indian & Alaska Native alone	0.2%	12	0.5%	31
Asian alone	0.5%	27	0.6%	42
Two or More Races	0.9%	51	5.1%	339
Hispanic or Latino	1.5%	88	3.8%	255
White alone, not Hispanic or Latino	94.9%	5617	89.9%	6011
TOTAL:		5917		6687

Source: U.S. Census Bureau 2020 Decennial Census

Figure 2-5 – Race of Community Survey Respondents



2.3.5 Household Size

The average household size in the City of Stewartville was estimated at 2.5 residents in 2020. For Olmsted County, the average size was 2.45 persons per housing unit. Over future decades, the average persons per housing unit is anticipated to decrease. A similar trend is occurring around the United States as total fertility rates have been decreasing for several years.

Table 2-4 – Projected Average Household Size (2000-2042)

	2000 Census	2010 Census	2015 ACS 5-year Estimate	2019 ACS	2025 Projection	2030 Projection	2035 Projection	2040 Projection	2042 Projection
City of Stewartville	2.62	2.52	2.54	2.49	2.44	2.39	2.35	2.30	2.28
Olmsted County	2.53	2.50	2.52	2.43	2.35	2.27	2.19	2.11	2.08

Source: U.S. Census Bureau, 2000 Census, 2010 Census, 2011-2015 ACS 5-Year Estimates. Values for 2020-2042 were estimated using an exponential growth projection formula based on census and ACS growth trends.

Household sizes are larger in owner-occupied units as compared to renter-occupied units. This is consistent in the City of Stewartville and in Olmsted County.

2.3.6 Household and Housing Unit Projections

The City of Stewartville had 2,356 occupied housing units and an estimated 129 vacant units in 2020. The vacancy rate since 2010 have decreased from 4.4% to 3.9%. During that same period, Olmsted County experienced a 9.3% increase in its total number of housing units. Since 2000, Stewartville’s housing stock has increased by 25.6%.

Table 2-5 – Average Household Size by Tenure (2010-2020)

	2010		2020	
	Average Household Size of Owner-Occupied Units	Average Household Size of Renter-Occupied Units	Average Household Size of Owner-Occupied Units	Average Household Size of Renter-Occupied Units
City of Stewartville	2.67	1.99	2.66	2.12
Olmsted County	2.63	1.93	2.59	1.99

Source: U.S. Census Bureau, 2006-2010 American Community Survey and 2016-2020 American Community Survey 5-Year Estimates

Table 2-6 – Number of Occupied Housing Units (1980-2020)

	1980 Census	1990 Census	2000 Census	2010 Census	2015 ACS 5-year Estimate	2020 Census	2000-2020 Change
City of Stewartville	1,298	1,588	1,995	2,236	2,332	2,593	30.0%
Olmsted County	-	-	47,894	56,779	57,899	65,242	36.2%

*Source: U.S. Census Bureau, 2000 Census, 2010 Census, and 2011-2015 ACS 5-Year Estimates
Population Projections 2020-2042 are estimates.*

The City of Stewartville is projected to experience an increase of 999 occupied housing units, or 38.5%, between 2020 and 2042. Olmsted County is expected to see a significant 69.1% increase. The city will continue to experience growth in residential development to meet market needs and to accommodate the projected increase

2.3.7 Labor Force

The labor force participation rate in the City of Stewartville has been increasing since 2010. Stewartville’s unemployment rate has decreased to an astounding 0.6% in 2020. Data indicates decreases in labor force participation and unemployment at the state and county scales. The difference in unemployment may be due to the decreased proportion of population over the age of 65 in Stewartville, among other factors, such as access to employment opportunities in nearby City of Rochester, Minnesota.

2.3.8 Educational Attainment

The U.S. Census Bureau provides information on educational attainment levels. 93.4% of Minnesota residents aged 25 years and over have attained a high school diploma or higher. The City of Stewartville (93.9%) residents achieve equivalent educational attainment when compared to Olmsted County residents (94.5%) and the State of Minnesota.

Approximately 42.7% of Minnesota residents have earned at least a bachelor’s degree, while 30% of Stewartville residents and 46.7% of Olmsted County residents have earned at least a bachelor’s degree.

2.3.9 Employment

Employment in Stewartville is primarily provided by two major industries. The educational, health and social services industry provides 40.7% of total employment, while the retail trade industry provides 17.1%. The construction industry and manufacturing industry provide 7.4% and 7.3% of total employment, respectively.

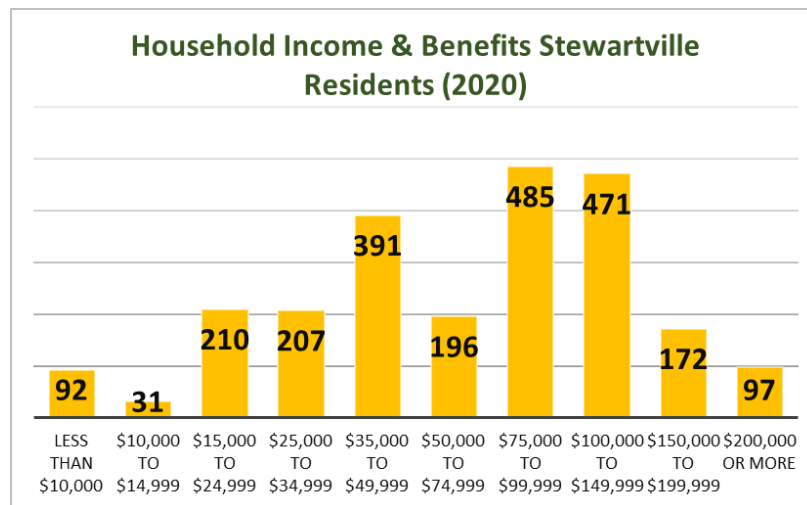
The top two occupational categories in which Stewartville residents are employed are management, business, science, and arts occupations (38.6%) and sales and office occupations (26.2%).

Only 23.1% of Stewartville residents travel less than 15 minutes to work. 50.5% of residents travel more than 30 minutes to work. Additional information about Stewartville’s labor force and employment may be found in Chapter 7: Economic Development.

2.3.10 Household and Per Capita Income

According to the 2020 American Community Survey, median household income in the past 12 months (in 2020 inflation adjusted dollars) in Stewartville is \$78,312 compared to \$80,403 in Olmsted County, \$73,382 in Minnesota, and \$64,994 across the United States. Per capita income in Stewartville is \$31,730 compared to \$42,470 in Olmsted County, \$38,881 in Minnesota, and \$35,384 in the United States.

Figure 2-6 – City of Stewartville, Income and Benefits (2020)



3 HOUSING



3 Housing

3.1 Introduction

Housing is an essential component to a healthy and vibrant community. Providing safe and affordable housing, as well as a variety of housing types, is a common community goal. An analysis of housing conditions will help the City gain a better understanding of the changes which have occurred over the past decade. It will also provide insight into future change that can be anticipated. This information will create a foundation from which decisions regarding future housing development can be based. Demographic information presented in Chapter 2: Issues and Opportunities is not repeated here. Below is a summary of the existing housing conditions in the City of Stewartville and Olmsted County.



3.2 Existing Conditions

The City of Stewartville has and will continue to experience growth because of its proximity to the City of Rochester and its small-town character. As change and development continues, it will be important for the City to manage growth and maintain the character of the community. Many individuals and families who choose to live in Stewartville do so because of its community character, location, quality of life, and proximity to jobs.

In 2020 the U.S. Census identified that Stewartville had 2,696 housing units. Since 2000, the city has experienced a 30% increase in housing units.

According to American Community Survey (ACS) in 2019, 77.2% of all housing units were owner-occupied and 22.8% were renter-occupied. The average household size was 2.64 for owner-occupied units and 2.04 for renter-occupied units. The median value of owner-occupied homes in 2019 was \$178,700.

Details for the number of households and housing unit projections are in Section 2.3.6: Households and Housing Unit Projections.

3.2.1 Housing Stock Age Characteristics

The age of the local housing stock is an important component to be considered when preparing for the future. If there is a significant amount of older housing units among the housing supply, they will most likely need to be replaced, rehabilitated, or redeveloped for new development within the planning period. Allowing for a new housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other public services to address community needs that are affected by new development.

Homes in the City of Stewartville are well distributed by age. Information gathered from the U.S. Census Bureau in 2019 identified that 46.7% of the homes in Stewartville were built since 1990 and are less than 30 years old. 53.3% of homes were built before 1990, and of this, 26.3% of these homes are more than 50 years old. Table 3-1 categorizes the amount of housing by year built.

46.7% of the homes in Stewartville were built 1990-2020

Table 3-1 – Stewartville and Olmsted County Year Occupied Structure Built (2020)

Year Occupied Structure Built	City of Stewartville		Olmsted County	
	Total Housing Units	Percentage	Total Housing Units	Percentage
Built 2014 or later	346	13.9%	4230	6.3%
Built 2010 to 2013	47	1.9%	2362	3.5%
Built 2000 to 2009	454	18.3%	12,421	18.6%
Built 1990 to 1999	313	12.6%	10,082	15.1%
Built 1980 to 1989	216	8.7%	8,574	12.9%
Built 1970 to 1979	455	18.3%	8,851	13.3%
Built 1960 to 1969	321	12.9%	6,765	10.1%
Built 1950 to 1959	136	5.5%	5,461	8.2%
Built 1940 to 1949	83	3.3%	2,191	3.3%
Built 1939 or earlier	114	4.6%	5,730	8.6%
TOTAL	2,485	100%	66,667	100%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates



3.2.2 Occupancy and Structural Characteristics

Housing occupancy is a measure to determine whether the housing supply is adequate to meet demand. A stable housing market is one where the availability of new and existing housing units roughly matches the needs of the population. According to the U.S. Department of Housing and Urban Development (HUD), an overall vacancy rate of 3% is considered optimal. Vacancy rates under the 3% standard may imply a tight housing market where demand exceeds supply, causing housing prices to rise. Conversely, a vacancy rate greater than 3% may indicate an over-supply of housing units, causing stagnation in housing prices. The vacancy rate in Stewartville has decreased over the last decade by 0.6%. The current estimates show vacancy at approximately 5.2%, while Olmsted County is 4.7%.

Table 3-2 – Stewartville and Olmsted County Housing Occupancy/Vacancy (2010 – 2020)

2010					
	Occupied Housing Units	Percentage	Vacant Housing Units	Percentage	Total No. of Housing Units
City of Stewartville	2,318	95.6%	107	4.4%	2,425
Olmsted County	57,080	94.4%	3,415	5.6%	60,495
2020					
	Occupied Housing Units	Percentage	Vacant Housing Units	Percentage	Total No. of Housing Units
City of Stewartville	2,356	94.8%	129	5.2%	2,485
Olmsted County	63,561	95.3%	3,106	4.7%	66,667

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Table 3-3 shows that between 2010 and 2020 the percentage of owner-occupied homes in Stewartville has increased from 77.8% to 82%. The percentage of renter-occupied homes has decreased from 22.2% to 18%. Overall, the number of occupied housing units in Stewartville has increased by 120 units. Olmsted County has experienced a 4.4% increase in renter-occupied homes.

Table 3-3 – Stewartville and Olmsted County Housing Units by Tenure (2010 – 2020)

2010					
	Owner Occupied	Percentage	Renter Occupied	Percentage	Total Number of Occupied Housing Units
City of Stewartville	1,740	77.8%	496	22.2%	2,236
Olmsted County	42,920	76.6%	13,146	23.4%	56,066
2020					
	Owner Occupied	Percentage	Renter Occupied	Percentage	Total Number of Occupied Housing Units
City of Stewartville	1,931	82.0%	425	18.0%	2,356
Olmsted County	45,901	72.2%	17,660	27.8%	63,561

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Table 3-4 displays the number of units per structure in the City of Stewartville and Olmsted County in 2020. The most common type of housing units in Stewartville are one-unit detached structures (69.6%), commonly referred to as single-family homes. Detached housing units are one-unit structures that are detached from any other house, with open space on all four sides. Structures are considered detached even if they have an attached garage or contain a business unit. The second most common type of housing units in Stewartville are mobile home structures (12.4%).

A full analysis of housing demand, including housing production shortfalls, in Olmsted County by unit can be found in the *Comprehensive Housing Needs Analysis for Olmsted County, Minnesota* (2020).

Table 3-4 – Stewartville and Olmsted County Units in Structure (2020)

	City of Stewartville		Olmsted County	
	Number	Percent	Number	Percent
1-unit, detached	1,730	69.6%	1,730	69.6%
1-unit, attached	164	6.6%	164	6.6%
2 units	0	0.0%	0	0.0%
3 or 4 units	59	2.4%	59	2.4%
5 to 9 units	83	3.3%	83	3.3%
10 to 19 units	0	0.0%	0	0.0%
20 or more units	140	5.6%	140	5.6%
Mobile home	309	12.4%	309	12.4%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates



3.2.3 Housing Value Characteristics

Providing affordable housing which meets the needs of current and future City residents is an important element in planning for the future. A lack of quality affordable housing has impacts on population migration patterns, economic development, and the tax base.

An owner-occupied housing unit is a unit where the owner or co-owner lives, even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the respondent’s estimates of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. The figures presented may differ from assessed housing values as calculated by an assessor.

In 2020, the median value of owner -occupied homes in Stewartville was \$197,700

In 2020, the median value of owner-occupied homes in Stewartville was \$197,700, while it was \$236,500 in Olmsted County. Stewartville’s median value may be partially attributed to the relatively large proportion of mobile homes in Stewartville (12.4% of all occupied units). Olmsted County’s higher median value may partially be attributed to the number of high value residential properties located in Rochester. In Stewartville, 30.4% of the owner-occupied units were valued between \$150,000 and \$199,999. 7.9% of occupied housing units were valued at less than \$50,000. The breakout of housing values follows in Table 3-5.

Table 3-5 – Stewartville and Olmsted County Housing Value of Owner-Occupied Units (2020)

	City of Stewartville		Olmsted County	
	Number	Percent	Number	Percent
Less than \$50,000	152	7.9%	1,570	3.4%
\$50,000 to \$99,999	83	4.3%	1,513	3.3%
\$100,000 to \$149,999	280	14.5%	5,261	11.5%
\$150,000 to \$199,999	587	30.4%	9,517	20.7%
\$200,000 to \$299,999	473	24.5%	12,698	27.7%
\$300,000 to \$499,999	312	16.2%	11,082	24.1%
\$500,000 to \$999,999	44	2.3%	3,775	8.2%
\$1,000,000 or more	0	0.0%	485	1.1%
Median (dollars)	\$ 197,700	-	\$ 236,500	-

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

3.2.4 Housing Affordability

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing which does not cost a household more than 30% of its monthly or annual income. This affordability benchmark is not an underwriting standard, and it does not address one’s ability to pay for housing. A household may choose to pay more to get the housing it needs or wants. However, according to HUD standards, people should have the choice of having decent and safe housing for not more than 30% of their household income.

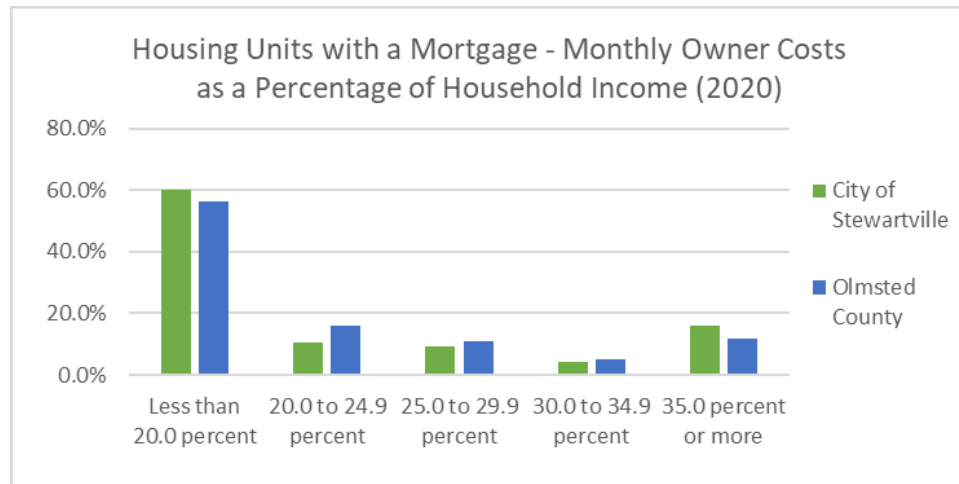
Most Stewartville residents in owner-occupied housing with a mortgage (75.5%) pay less than 30% of their monthly household income on housing costs. 60% of Stewartville residents are fortunate to spend less than 20% of their household income on housing costs. However, 20.5% of Stewartville residents are paying more than 30% of their household income on owner-occupied housing costs (with a mortgage). This is higher than the estimate for Olmsted County, with 16.9% of residents paying above 30% of their monthly household income on their homes. A table with monthly costs by household income category is listed below in Table 3-6 and is depicted in Figure 3-1.

Table 3-6 – Stewartville and Olmsted County Owner-Occupied Housing Units with a Mortgage - Monthly Owner Costs as a Percentage of Household Income (2020)

	City of Stewartville		Olmsted County	
	Number	Percent	Number	Percent
Less than 20.0 percent	754	60.0%	16,841	56.2%
20.0 to 24.9 percent	130	10.3%	4,834	16.1%
25.0 to 29.9 percent	115	9.1%	3,238	10.8%
30.0 to 34.9 percent	55	4.4%	1,494	5.0%
35.0 percent or more	203	16.1%	3,558	11.9%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Figure 3-1 – Stewartville and Olmsted County Owner-Occupied Housing Units with a Mortgage - Monthly Owner Costs as a Percentage of Household Income (2020)



One-third (49.4%) of owner-occupied units in Stewartville do not have a mortgage. 76.4% of Stewartville residents living in owner-occupied housing without a mortgage pay less than 20% of their monthly household income on housing costs. In fact, 81.7% of Stewartville residents in owner-occupied homes without a mortgage pay less than 30% of their monthly household income on housing costs. 18.3% of Stewartville residents are paying more than 30% on housing costs (without a mortgage), nearly twice as much compared to Olmsted County residents (10.8%). Table 3-7 includes a full breakout of costs and is depicted in Figure 3-2.

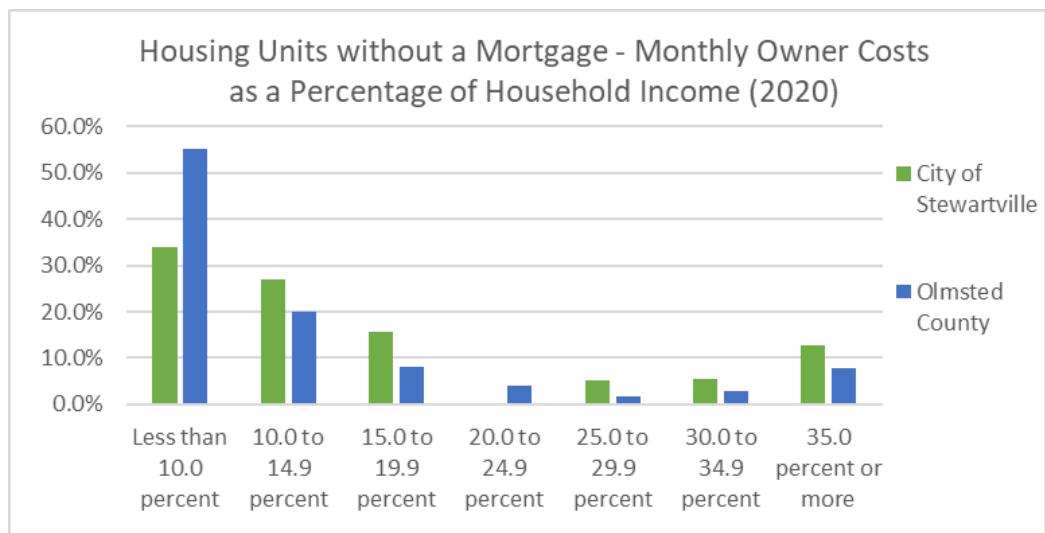
As of 2020, 20.5% of Stewartville residents were cost burdened by their mortgage, paying more than 30% of their monthly income on housing costs

Table 3-7 – Stewartville and Olmsted County Owner-Occupied Housing Units without a Mortgage - Monthly Owner Costs as a Percentage of Household Income (2020)

	City of Stewartville		Olmsted County	
	Number	Percent	Number	Percent
Less than 10.0 percent	212	34.0%	8,679	55.1%
10.0 to 14.9 percent	168	26.9%	3,171	20.1%
15.0 to 19.9 percent	97	15.5%	1,278	8.1%
20.0 to 24.9 percent	0	0.0%	650	4.1%
25.0 to 29.9 percent	33	5.3%	286	1.8%
30.0 to 34.9 percent	34	5.4%	448	2.8%
35.0 percent or more	80	12.8%	1,248	7.9%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Figure 3-2 – Stewartville and Olmsted County Owner-Occupied Housing Units without a Mortgage - Monthly Owner Costs as a Percentage of Household Income (2020)



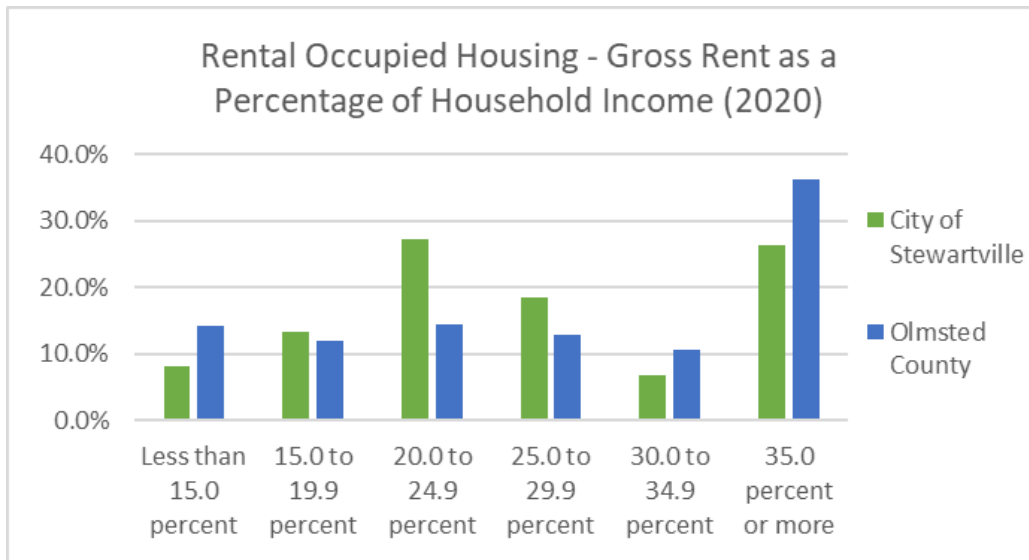
Most Stewartville residents in rental occupied housing (67%) pay less than 30% of their monthly household income on rent. 33% of Stewartville’s renters are paying 30% or more of their monthly household income on rent. 46.7% of Olmsted County’s renters are paying 30% or more of their median household income for rent. Table 3-8 includes a full breakout of costs and is depicted in Figure 3-3.

Table 3-8 – Stewartville and Olmsted Renter-Occupied Housing - Gross Rent as a Percentage of Household Income (2020)

	City of Stewartville		Olmsted County	
	Number	Percent	Number	Percent
Less than 15.0 percent	32	8.1%	2,370	14.3%
15.0 to 19.9 percent	53	13.4%	1,972	11.9%
20.0 to 24.9 percent	108	27.2%	2,402	14.5%
25.0 to 29.9 percent	73	18.4%	2,117	12.7%
30.0 to 34.9 percent	27	6.8%	1,750	10.5%
35.0 percent or more	104	26.2%	6,004	36.1%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Figure 3-3 – Stewartville and Olmsted County’s Renter-Occupied Housing - Gross Rent as a Percentage of Household Income (2020)



Property taxes are another component of housing affordability. Real estate taxes are lower in Stewartville, compared to Olmsted County as a whole, as depicted in Figure 3-4 below.

Figure 3-4 – Stewartville and Olmsted County Real Estate Taxes (2019)

City of Stewartville			Olmsted County		
	Number	Percent		Number	Percent
Less than \$800	166	8.6%	Less than \$800	2,655	5.9%
\$800 to \$1,499	181	9.4%	\$800 to \$1,499	5,203	11.5%
\$1,500 to \$1,999	159	8.2%	\$1,500 to \$1,999	6,467	14.3%
\$2,000 to \$2,999	736	38.1%	\$2,000 to \$2,999	11,599	25.6%
3000 or more	655	33.9%	3000 or more	19,233	42.4%
No real estate taxes paid	34	1.8%	No real estate taxes paid	181	0.4%
Median (dollars)	\$2,601.00		Median (dollars)	\$ 2,712.00	

According to the “United for ALICE” data collected in 2018, 26% of Olmsted County’s households were classified as ALICE (“Asset Limited, Income Constrained, and Employed”), with an additional 8% below the poverty line. ALICE includes households that are part of the local economy but earning incomes that cause their costs of living to be a burden even beyond housing costs. ALICE is a good indicator of housing affordability for an area’s workforce.

About a third of Stewartville’s households may be cost burdened, with limited assets and constrained incomes. According to the 2020 American Community Survey (ACS), 5.8% of Stewartville residents fall below the poverty line. 8% of Olmsted County residents fall below the poverty line.



3.3 Assessment of Future Conditions

Age and family status are closely related to housing, and people follow a typical pattern in their housing selection. People live with their parents as children and then tend to move out to rental housing as they enter young adulthood. A first-time home purchase will typically occur as they begin to form households. According to Zillow, a popular online real estate marketplace, the average age of a first-time home buyer in the United States is 36 years, which follows an average period during which Americans typically rent. The first home purchase is often followed by a move to "upgrade" housing during prime earning years. Retirement often brings yet another move. This may be to a final home, or for some older retirees, to retirement housing or nursing care.

This cycle is important because it creates turnover in the housing stock, often freeing up more affordable, older properties for prospective buyers. Most of the homes purchased are existing homes, rather than newly constructed homes. However, it is also important to understand how generational preferences for housing vary. The future desirability of neighborhoods and communities is going to be influenced by the degree to which the existing housing stock meets the desires of future home buyers.

Housing projections are helpful to estimate how much land will be consumed by future development. As housing units and residential development increases, there will be an increased demand for public facilities and services. Projections indicate that Stewartville will experience an increase of 999 households by 2042, a 38.5% increase (See Table 3-9).

Table 3-9 – Projected Total Number of Housing Units (2020-2042)

	2020 Census	2025 Projection	2030 Projection	2035 Projection	2040 Projection	2042 Projection	2020-2042 Change
City of Stewartville	2,593	2,883	3,007	3,239	3,488	3,592	38.5%
Olmsted County	65,242	73,516	82,839	93,346	105,184	110,330	69.1%

Source: U.S. Census Bureau, 2000 Census, 2010 Census, and 2011-2015 ACS 5-Year Estimates, Population Projections 2020-2042 are estimates.

Future growth will be by households headed by a variety of ages as the population of Stewartville is relatively evenly dispersed across age groups. In the next 20 years, housing demand will be from a variety of ages groups and for a variety of housing types. In the future, home buyers in Stewartville may seek a range of housing types including, affordable “starter” homes, various densities of detached single-family homes, a variety of rental housing options, and senior and assisted living for Stewartville’s aging population.

3.3.2 Comprehensive Housing Needs Analysis for Olmsted County, Minnesota

In July 2020, Maxfield Research & Consulting published a housing needs analysis for Olmsted County. For more details, consult the full analysis.

Selected Findings:

- The Covid-19 pandemic (as of July 2020) did not significantly alter housing production.
- Population growth in Olmsted County is higher. The aging millennial and baby boomer generation should affect housing types demanded in the county.
- Rental vacancy rates are extremely low among affordable rental housing (2.8%) and subsidized rental housing (1.2%) products.
- A review of over 8,400 market rate units found about 71% of units were NOAH (Naturally Occurring Affordable Housing) units affordable to household earning 60% or less of AMI.
- Age restricted senior properties maintain exceptionally low vacancy rates indicating pent-up demand for new senior housing product. Demand is highest for both market rate and affordable active adult and independent service options.
- Over the past five years, the resales price in the Olmsted County Market Area has experienced 35% growth compared to 16% from 2010 to 2015. However, inventory is at an all-time low and it's a very competitive market for buyers seeking entry-level product under \$300,000.
- New construction faces hurdles in producing homes priced under \$300,000. Builders are often unable to build single-family homes at this price point given today's development and regulatory costs. Therefore, new construction caters to move-up and executive buyers, while entry-level homes are serviced by the existing housing stock or new townhome construction.
- There are significant racial disparities in home ownership and median household income in Olmsted County.
- 57% of Stewartville residents in the labor force commute to Rochester. Roughly 72% of the workers living in Olmsted County have jobs in Rochester. 1.5% of workers in Olmsted County work in Stewartville.
- Stewartville is the second most affordable housing submarket in the County and has the lowest owner-occupied housing turnover rate, at 3.2% annually, which is a low level when compared statewide.
- Home buyers in the East and Stewartville Sub-markets are paying a much lower percentage of the home towards land – about 13% to 16% of the final purchase price.
- The Stewartville Submarket has the highest percentage of cost burdened owner households in the Olmsted County Market Area. About 22.5% of all owner households are cost burdened, while 58% of owner households earning less than \$50,000 are cost burdened.
- Of all the Olmsted County submarkets, Stewartville has the 3rd highest housing demand through 2030. Long term supply is not expected to meet demand.
- There is a lack of age-restricted active senior housing rental options.

3.3.2.1 Effects of the Covid-19 Pandemic

The very first key finding of the housing needs analysis posits that the Covid-19 pandemic had not significantly altered housing demand. This conclusion posited by the Comprehensive Housing Needs Analysis may have been reached too soon, as the conditions of the pandemic had only heightened a few months earlier in February of 2020. Much of the research since its publication contradicts this finding. In an article published by the Federal Reserve in July of 2021, it was found that the pandemic had tightened the housing market significantly. Housing demand and pricing had grown substantially as housing production and supply had fallen to historically low levels. New demand following the onset of the pandemic exceeded even pre-pandemic supply due to several factors. With this in consideration, the supply of affordable housing likely will not meet demand for many years to come.

Factors influencing the housing market following the pandemic:

- Delayed production of raw materials and supply chain issues.
- Tight labor markets during the pandemic and labor shortages following the pandemic.
- Increases in inflation.
- Homeowners' hesitancy to list properties during the pandemic.
- A loose-lending mortgage bubble.
- Unusually low interest rates on mortgages.
- Housing production shortfalls that have been occurring since the housing bubble of 2008 worsened during the pandemic.
- A pandemic-induced acceleration in the purchase of second homes.

3.3.3 Economic Growth and Housing

The City of Stewartville is expected to experience population growth in the coming decades, which coincides with expected economic growth in the region. The Rochester metro has grown by 26.7% and Stewartville has grown by 13% since the 2010 Census. This explosive population growth followed a surge in residential housing development from the 1990's through the early 2000's, which represents 31.9% of the City's existing housing stock. This population growth is fueling many of the region's economic sectors. Strong competition from the City of Rochester has constrained the City's market influence, resulting in many of Stewartville's shoppers and restaurant patrons being local residents. A comprehensive market analysis for Stewartville and the region would aid city officials in determining how to best increase Stewartville's market influence and how it's economic role within the Rochester MSA influences local housing supply and demand.



Housing is key to continued population and economic growth for the City of Stewartville. Stewartville plays a role as a "bedroom" community to Rochester. Based on 2019 ACS data, 57.2% of Stewartville's residents travel more than 30-minutes to work. The expanding Rochester

metropolitan region is expected to increasingly affect municipalities in Olmsted County, bringing greater population growth and economic opportunities to these cities and towns. This expansion is an opportunity for the City of Stewartville to capture this growth, if it positions its housing stock in a manner that is attractive to new residents.

Although 27.6% of the City's housing has been constructed since 2000, most of these housing units are single-family detached homes (per Table 3-1). A peer-reviewed study published in *Journal of Regional Sciences* in 2019 found that younger cohorts (groups of people), especially the millennial generation, are not as inclined to purchase single family homes in suburban areas as compared to the baby boomer generation. The desire to be close to cultural and natural amenities, as well as employment centers, have caused this cohort to gravitate towards housing that offers increased walkability and with a segment of the cohort, higher density. The proportion of Stewartville's population aged 20-34 has decreased since 2010 (See Table 2-3 in Chapter 2: Issues and Opportunities). Multi-family housing, in the form of condominiums and apartments, has been shown to be a popular housing type among this cohort. The production of this housing type represents an opportunity for the City to increase its attractiveness to younger cohorts seeking to locate outside of the City of Rochester. The retention of a younger workforce will also increase the City's economic competitiveness in the coming decades.

Stewartville's population aged 0-19 and 25-54 comprise 32.6% and 37.2% of the population, respectively (see Table 2-3). This indicates much of Stewartville's population is comprised of families with school-aged children. Historically, single-family detached dwellings have been the preferred housing type chosen by this age cohort of adults. As the population continues to grow, the proportion of the population of these age groups could vary. When assessing future housing needs, it will be important to observe whether the proportion of these groups change over time, as housing development in the city has primarily been developed in recent decades to suit this demographic of homebuyer. City officials need to consider that when the current population of children age, they may leave Stewartville for education and employment opportunities, especially if youth generations' preference for urban style living persists. As some of the parents also age into retirement in the next 20 years (up 23.1% of the current population of adults aged 45-64), they may seek housing options that are more suitable for senior living.

While the size of Stewartville's population currently aged 65 years and older has declined since 2010, the large segment of the City's current population aged 45-64 years old may demand additional senior-oriented living facilities as they enter retirement age in 20 years. As they age, these households become increasingly likely to desire housing that requires less maintenance and is designed for people with diminished mobility. Multi-family housing, in the form of condominiums and apartments, represents a housing type that will increase in desirability for this aging population. Unlike the younger cohorts that will focus more on affordability, Stewartville's aging population is expected to prize amenities given their income and assets.

The City of Stewartville's future economic growth, and its ability to compete with surrounding cities and towns, is strongly linked to the types of residential development the community pursues. The demand for a variety of housing types is expected to increase, especially within the condominium and apartment market. These housing types are anticipated to be desired by both younger and aging cohorts. Producing housing units that meet the budgets and preferences of both groups will help keep population growth within the city and helps build a healthy economy in the years to come.

3.3.4 Workforce Housing



Access to affordable, workforce housing is a major issue nationwide. In 2020, the average rent price for a 1-bedroom apartment in Olmsted County was \$1,136 per month. In Stewartville, the average overall rent in 2020 was \$958 per month, which increased from \$743 in 2013.

Workforce housing typically applies to working households that earn 60% to 125% of the Area Median Income (AMI). The lower bound of this range is based on the rationale that most of the nation's affordable housing programs do not offer subsidies for households earning above the 60-percent threshold. The upper bound is more fluid and should be based on the local circumstances of a community. In wealthier communities which exhibit a higher degree of variation between its average household income and its median household income, workforce housing policies may be better served with an upper threshold of 200 percent or more of the AMI.

The City of Stewartville's median household income (AMI) was estimated at \$63,566 in 2019. Workforce housing programs should focus on providing affordable housing to households earning 60% to 125% of this AMI. Households earning between \$38,139 annually and \$79,457 annually should be able to afford a rental or mortgage payment that is less than 30% of their monthly income. 55%-73% Stewartville's households may fall in this range. The City of Stewartville should encourage residential development that increases the supply of housing units that are affordable to these working households.

The production of workforce housing usually involves market-rate development as opposed to subsidized development, and it is difficult to apply a standard formula to determine what is considered appropriate market-rate housing. This underscores the importance of workforce housing being locally administered. Local communities are better equipped to determine the specific needs of their workforce, and the appropriate housing stock, location, and condition to be developed for their benefit.

The data provided by this chapter can be utilized to inventory the City of Stewartville's existing housing stock and assess the affordability of its housing options relative to its workforce. However, affordability is only one metric to determine the appropriateness of housing for the workforce. Other conditions to be considered include the proximity to employment centers and the type of housing assessed. Understanding Stewartville's workforce housing AMI range and knowing the locations of employment centers where households that fall within this range work will provide the City with insights that can be used to encourage, tailor and target future residential development. Understanding the demographic makeup of the workforce, and how it is going to change in the future, will help forecast the type of housing stock most appropriate for attracting new talent and businesses to the City of Stewartville.

Other questions that should be explored to implement a workforce housing program include:

- Is existing housing stock at risk of being converted to higher-end housing? If so, are there ways to preserve the affordability of existing housing stock?
- Is mixed-use redevelopment a possibility in some locations?
- Can certain regulations be changed to help protect and preserve current affordable housing options?
- Are programs available to help maintain aging housing?
- If substantial efforts have been made to preserve existing affordable housing stock, can workforce housing be built on infill lots?
- Can certain regulations be changed to help encourage increased density in targeted areas to increase the supply of future residential development?

Public private partnerships can also help the City of Stewartville realize many of its workforce housing goals. According to the Urban Land Institute, public private partnerships are creative alliances formed between a private developer and a government entity to achieve a common goal. These partnerships typically involve grant funding, municipal bonds, or reimbursement agreements. Because the government entity is effectively helping to finance a private development, it has greater leverage to dictate the outcomes of developments in such partnerships.

One of the most frequently used public private partnership strategies is Tax Increment Financing (TIF). TIF districts can be leveraged to help support the creation of workforce housing, as well as support commercial/ industrial development. City officials can negotiate with private developers seeking to locate projects within these TIF districts to ensure the project serves the local workforce. The City can offer incentives to developers that would provide workforce housing options, helping to close any financing gaps with the project and causing it to be designed with the local workforce market in mind. Additional grant and tax credit programs can be included in a workforce development's incentive package, allowing for financial flexibility that can make projects with significant public benefit more feasible.

3.3.5 Housing Density

The City of Stewartville exhibits both economic and social reasons for increasing its housing stock in an affordable manner. Capturing projected population growth is forecasted to make the City more economically competitive in the coming decades. The City can capture future public growth by meeting housing demand and enabling the development of more housing units at a

higher density. Doing so increases the city's tax base and reduces individual tax burden placed on existing and new residents.

The City of Stewartville's zoning districts have density requirements for the allowable number of units per acre for each residential zone. These density requirements are intended to maintain the character of each zoning district. However, they can also limit the City's ability to produce affordable housing and meet local housing demand. Limiting development density can have the unintended consequence of constraining the community's housing supply. Given the population growth expected throughout the Rochester metropolitan area, including Stewartville, a constrained housing supply coupled with growing housing demand will inevitably lead to higher housing prices. This effect may cause the number of cost-burdened, working households to increase across Stewartville, and possibly prevent the city from capitalizing on future economic growth opportunities. Increasing density in targeted zoning districts can help direct new development to appropriate locations that will better serve the City's housing needs.

3.4 Housing Programs

Various competitive and non-competitive programs may be available to help certain residents acquire housing or help the City provide an adequate supply of housing that meets existing and forecasted housing demand in Stewartville. Below is a partial listing of programs that are available.

Community Development Block Grant (CDBG) – Small Cities Program

This is a competitive grant program administered annually through the Minnesota Department of Employment and Economic Development (DEED). DEED administers U.S. Department of Housing and Urban Development (HUD) grant funds to non-entitlement communities for the purpose of rehabilitating local housing stock, among other projects. Competitive loans may be used for rental or owner-occupied housing. Interest rates on subsidized loans vary. Housing projects must benefit low- and moderate-income persons.

Housing Choice Voucher Program (Section 8)

The Section 8 federal housing choice voucher program provides rent assistance to eligible low-income households so that family payment does not exceed 20% of annual income. Housing can include single-family homes, townhouses and apartments and is not limited to units located in subsidized housing projects. Housing choice vouchers are administered locally by Public Housing Agencies (PHA). A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Low Income Housing Tax Credit (LIHTC)

The LIHTC Program is a competitive program administered by the Minnesota Housing Finance Agency. LIHTC's are one of the most important resource for creating affordable housing in the United States. This program was created in 1986 by the Tax Reform Act. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to

investors to raise capital for their projects, which reduces the debt the developer would otherwise have to borrow. A tax credit property can then offer more affordable units because the debt is lower.

USDA-Rural Development

Rural Development administers federal funds to help secure loan options to assist low-and moderate-income (LMI) families with home purchases and rehabilitation. Funding may be provided to municipalities and developers. Rural Development generally intends to provide funding to prospective homeowners who cannot obtain conventional financing.

Minnesota Workforce Housing Development Program

This competitive funding program, administered by the Minnesota Housing Finance Agency, is available to small and medium sized cities in Minnesota to build market rate residential rental properties. The municipality must secure matching funding and work in partnership with a developer to submit a proposal and apply.

Tax Increment Financing (TIF)

TIF districting is a mechanism used by local government to subsidize development using the increased tax increment generated by new development within a TIF district. The increased tax increment from the new development that would traditionally be spread around to fund general improvements city wide, is instead used only to fund focused improvements within or near the TIF district for a duration of time. Improvements may include construction of roads, sidewalks, pedestrian amenities, and utilities which are usually significant costs to a developer and municipality. Such improvements further increase the assessed values of properties within and near a TIF district. TIF should be established only to support developments which would not have occurred if not for the assistance of TIF funding. If used responsibly, TIF is an excellent tool that may be used to promote economic development, redevelop blighted areas, and support affordable housing. (Additional information about TIF in Stewartville may be found in Section 7.5.)

Property Tax Abatements

Cities in Minnesota may grant property tax abatements for economic development, to encourage a business to locate or expand at a location or to redevelop an area. Abatements can be used for purposes similar to Tax Incremental Financing. (Additional information about TIF in Stewartville may be found in Section 7.5.)

3.5 Housing Goals and Implementation Strategies

The Comprehensive Plan's goals and recommended strategies for implementation of Housing in Stewartville were developed through public input and consideration of current and future trends.

Goal 3-1: Encourage residential development that will increase the City of Stewartville's economic competitiveness by attracting new residents and retaining long-term residents.

Strategy A: Encourage a greater mix of housing options in Stewartville to provide suitable housing for all individuals and families of all ages, incomes, and backgrounds with the express purpose of reducing racial and socioeconomic segregation.

Action Steps:

1. Review and update the City's zoning and subdivision ordinance to eliminate barriers for housing development.
2. Outreach meetings with regional developers to discuss current barriers to development & identify project opportunities.
3. Analyze locations for housing rehabilitation/redevelopment.
4. Consider establishing funding strategies (i.e., TIF, local grant program) to support infill development.
5. Encourage the development of workforce housing.
6. Allow additional tools including community land trusts to preserve existing affordable housing.

Strategy B: Encourage higher density residential developments in areas that have access to the City's water and sanitary sewer systems and have multi-modal transportation connections to community and commercial services, as well as to employment centers, amenities, parks, and services.

Action Steps:

1. Adhere to the vision of the Future Land Use Map. Allow rezoning to higher density residential in areas identified as medium or high density on the Future Land Use Map.
2. Perform a cost analysis of City savings on infrastructure provided to various densities of land uses.
3. Increase housing density near employment centers, amenities, parks, schools, and services to reduce vehicle miles traveled (VMT) / carbon emissions and increase social and economic activity.
4. Pursue the development of additional senior housing options, especially those designed to support walkability.

Strategy C: Pursue the development of additional senior housing options, especially those designed to support walkability.

Action Steps:

1. Outreach meetings with regional developers to discuss current barriers to development & identify project opportunities.

Strategy D: Review and update the City's zoning ordinance to:

- Allow mixed-use infill development,
- Increase allowable residential densities,
- Allow accessory dwellings (ADUs) in residential zoning districts,
- Update requirements for mobile home communities,
- Evaluate reducing minimum off-street parking space requirements for multifamily residential uses,
- Reduce minimum lot area requirements for all residential uses, and
- Prevent the inadvertent creation of nonconformities.

Action Steps:

1. Outreach meetings with regional developers to discuss current barriers to development.
2. Review and update the City's zoning and subdivision ordinance to eliminate barriers for housing development.

Goal 3-2: Strengthen and support existing City of Stewartville neighborhoods.**Strategy A: Encourage repair, maintenance, and upgrades of existing residential buildings and properties.****Action Steps:**

1. Continue funding and the promotion of housing programs that provide funding for maintenance and rehabilitation.
2. Track annual building and zoning permitting data by type of permit to identify trends over time.
3. Continue to enforce site design controls (i.e., buffering, landscaping standards) through the City's development review process.
4. Consider a City initiated rental housing inspection program which requires inspections of rental units every 4-5 years and require all registered rental properties to include a disclosure/reference to state statutes for renter's rights in rental applications.

Strategy B: Encourage affordable housing options for Stewartville's residents.**Action Steps:**

1. Inform residents about housing rental programs for residents spending more than 30% of their household income on monthly housing costs, including the Housing Choice Voucher Program.
2. Inform residents of opportunities and programs that give low- to moderate-income families a chance at homeownership (i.e., USDA Rural Development and HUD programs).
3. Allow additional tools including community land trusts to preserve existing affordable housing.

4 TRANSPORTATION



4 Transportation

4.1 Introduction

Transportation planning can be used as a tool to help guide and accommodate the growth a community envisions. Transportation is interconnected with other chapters of this Comprehensive Plan, especially with land use. Transportation decisions, such as construction of new roadways or upgrading existing roads, can impact accessibility, land values, and land use development.

4.2 Street Network

4.2.1 Existing Conditions

The transportation system in the City of Stewartville consists principally of city streets, county roads, US highways, and a portion of Interstate 90. A snapshot of the street network is provided in Table 4-1. The transportation system also includes a network of local sidewalks and trails for bicyclists and pedestrians.

Table 4-1 – Overview of Stewartville’s Street Network

Total Miles of Street	29
Miles of Local Street	19.5
Miles of State Aid Street	4.5
Miles of State or County Road	5
Daily VMT Local Streets	18,800
Daily VMT State/County Roads	41,775

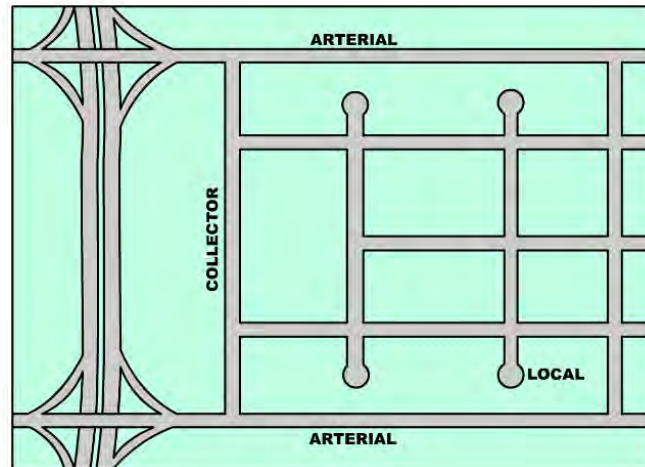
4.2.2 Road Classifications

Roads can be generally classified into five categories – freeways, expressways, arterials, collectors, and local roads. Road classification is determined by the type of service it provides.

1. **Freeway:** provides the lowest amount of access and highest level of mobility. Freeways include all interstates. Interstate 90 is classified as a freeway.
2. **Expressway:** provide low access and high mobility. These roadways provide for the longest trips. US Highway 63 is classified as an expressway. Expressways have lower capacity for travelers than freeways.
3. **Arterial:** provide low access and a high mobility. Arterial roads service the medium to short length trips. They provide access to other arterial roads, and collector streets. State Trunk Highway 30, CSAH 6, CSAH 35, County Road 106, County Road 120, and 20th Street Northwest are classified as arterial roads.
4. **Collector:** provide a combination of access and mobility. Collector streets provide connection between neighborhoods and from neighborhoods to minor business concentrations.
5. **Local:** provide the most access and lowest level of mobility. Local streets provide direct access to property. They include city streets and rural township roadways, which connect to collector streets.

A demonstration of the function of these roadways is shown in Figure 4-1.

Figure 4-1 – Roadway Functions



There is a total of 29 miles of street in Stewartville. Major highway facilities serving the city include Interstate Highway 90 (I-90) and US Highway 63 (USH 63). Adjacent to the north and west of Stewartville, I-90 runs northeast/southwest while USH 63 runs north/south through Stewartville. Figure 4-2 illustrates I-90 and USH 63 are classified as major arterial routes, designed to provide interstate and interregional traffic mobility.

Streets that extend beyond Stewartville's Urban Service Area (USA) (See the USA boundary in Figure 9-8: Future Land Use Map) into other jurisdictions can be referred to as "regional" streets, while portions of regional streets crossing through Stewartville's USA may be referred to as "urban" streets. Three streets maintained by the City of Stewartville, County Highway Rd 8 SW/10th Street NW, STH30/1st Street E, and County Rd 6 SW/6th Street SW are classified as minor arterial roadways for moderate to large-sized places (cities, villages, towns, and clusters of communities) and other traffic generators providing intraregional and inter-area traffic movements. Minor arterials have a low probability of receiving MnDOT funding for large improvement projects.

State Trunk Highway 30 (STH 30) and USH 63 converge into Main Street. Main Street is the City's primary north-south arterial corridor that extends from the I-90 Interchange through the entire city. This corridor is a vital part of Stewartville's street network that serves as the primary access to its most important commercial corridors, including the northern industrial park and downtown. Efforts should be made to incorporate features that minimize impact of high-speed traffic transitioning from the highway portion of USH 63 at the edges of the community to the urban portion of Main Street downtown. The transition that is present can lead to mobility and access conflicts with pedestrians and other drivers due to speed limit variations along the corridor.

Within the City's Urban Service Area, the City has review authority over new streets. It is important to consider how current and planned levels of service for streets are suitable based on anticipated land uses.

Minnesota State Aid System (MSAS)

Arterial and collector streets are designated for State Aide Funding. Stewartville has approximately 5 miles of streets designated as MSAS streets. The City annually receives an allocation in State Aide Funding for construction and maintenance of designated streets.

4.2.3 Traffic Generators

I-90 and USH 63 are major elements of the Stewartville transportation system. They are the origin or destination for many Stewartville trips. Residents of Stewartville use USH 63 to travel to the City of Rochester, 12 miles to the north. Others in the nearby region primarily travel to Stewartville via I-90 or USH 63. Much of the traffic along these arterials along the northern and southern boundaries of the city consists of commuters to and from the City of Rochester.

Traffic volume is measured by the Average Annual Daily Traffic (AADT), which according to MnDOT is an estimate of the total number of vehicles using a length of road (in both directions) on any given day of the year. This estimate represents the total number of cars per year divided by 365 days. The AADT are developed using factors that adjust for season, day of the week, and vehicle type.

AADT data indicates, as depicted in Figure 4-3, the highest levels of traffic in Stewartville are along segments of the Main Street corridor. This downtown area experiences between 12,900 and 19,100 trips per day. The north side of the City along USH 63 also generates a significant amount of traffic with 18,800 trips per day. These trips include vehicle travel passing through the downtown as well as trips with downtown destinations.

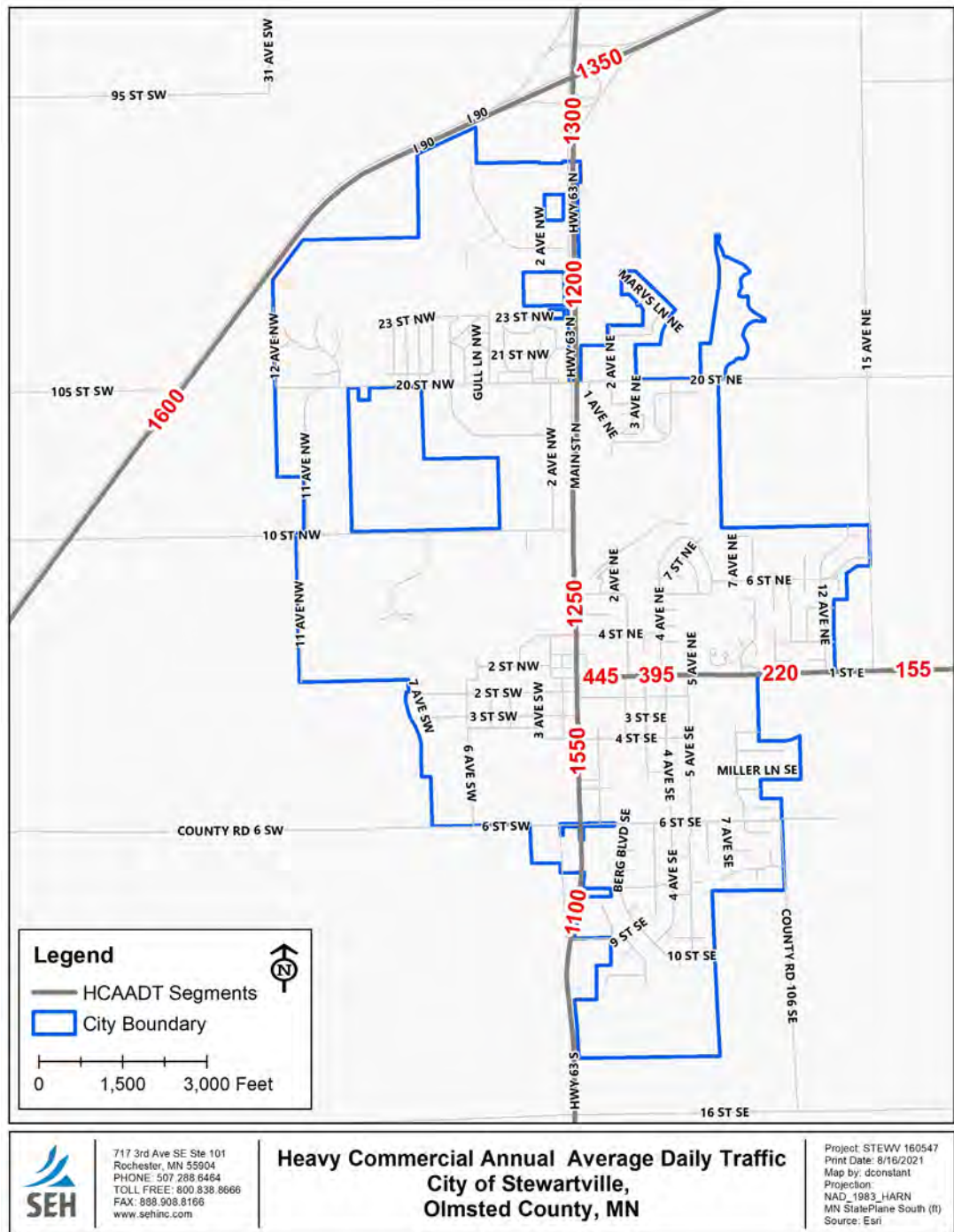
AADT also shows higher levels of traffic (3,100 AADT) along County Highway Rd 8 SW/10th Street NW, west of the city boundary. This could indicate frequent travel between the City of Stewartville and High Forest Township, three miles to the west.

Retail, industrial, residential, and commercial land uses are located on both sides of USH 63, but land uses adjacent to the roadway are primarily commercial. The largest concentrated areas of commercial and industrial development in the city are north of the North Branch Root River and west of USH 63 and downtown along Main Street between the intersections of Main Street and 4th Street NE and Main Street and 3rd Street SW. The commercial/industrial area northwest of the North Branch Root River generates 4,350 automobile trips per day.

Downtown is a major generator of traffic with a concentration of many retail, restaurant, entertainment, and commercial businesses. City Hall is located half a block east of this area along 1st Street E. The Stewartville Fire Department is located two blocks south of the downtown core along USH 63 where traffic levels taper off but are still relatively high. Stewartville High School generates around 2,000 trips per day along 4th Street SW and 6th Avenue SW.

Heavy Commercial Annual Average Daily Traffic (HCAADT) data indicates, as depicted in Figure 4-4, most heavy commercial traffic occurs along the major arterials, USH 63/Main Street and I-90. 1st Avenue E (TH 30) also attracts heavy commercial vehicles.

Figure 4-4 – Stewartville HCAADT



4.2.4 Bridges

There are a mix of bridges in Stewartville. Vehicular bridges in Stewartville are owned either by MnDOT or Olmsted County. The City of Stewartville owns and maintains two pedestrian bridges. One bridge is located in Florence Park and the other is in Meadow Park North.

State and local bridges are inspected at least once every two years. MnDOT is responsible for all inspections of bridges along the state highway system, and the County is responsible for all inspection along the county highway system. Municipalities complete the inspections for bridges under their ownership. Bridges are rated and categorized in terms of their functional and structural condition. A functionally obsolete bridge is typically older and no longer meets geometric standards, such as having narrow lanes or shoulders. However, this classification does not mean the bridge is unsafe. A structurally deficient bridge generally has an element that needs attention, such as potholes or rust.

4.3 Pedestrian and Bicycle Infrastructure

4.3.1 Existing Conditions

Existing bicycle and pedestrian infrastructure is located through the City, but sidewalks are most notably found in the historic downtown. Feedback from residents has indicated there are many gaps present in the sidewalk network in parts of the community, especially newer residential areas. Existing trails bisect the community adjacent to the North Branch Root River and continue around the perimeter of the city. Many existing routes include off-street, dedicated bike and pedestrian trail, stretches of on-street bike routes, and sidewalk connections that pre-date the formation of the trail system. The densest portion of the trail network in the city is in Bear Cave Park. For a map of the current city parks and trails system, Figure 5-5 in the Utilities, Public Facilities and Community Services Chapter. includes a map of trails in the City of Stewartville. A system of bicycle routes connects the City's parks, schools, the downtown corridor, and adjacent neighborhoods.

4.3.2 Community Survey Results

As indicated by the 2021 Community Survey results, the continuation and expansion of the walking and biking trail system throughout the city would be a valued asset of the transportation network and the parks and recreation system.

Promoting bike & pedestrian connectivity is "very important" or "extremely important" to 58% of survey respondents.

The 2021 survey results revealed the following information about multimodal accessibility:

- 58% of respondents said promoting bike and pedestrian connectivity is very important (33.2%) or extremely important (24.8%).
- 58.8% of respondents believe (41.8% agree, 26.5% strongly agree) the trail system should be improved.
- 49.3% of respondents stated the existing trail system is adequate (40.9% agree, 8.4% strongly agree).

- 26.5% of respondents said sidewalk system is inadequate.
- 11% of respondents feel unsafe using sidewalks/pedestrian infrastructure in the city. 12.9% feel unsafe using bicycle routes in the city.
- 28.7% of respondents said there is an inadequate amount of bicycle infrastructure, like bike parking/racks and designated lanes, in Stewartville.
- Comments regarding more transportation links/options, bike paths, and sidewalks.
- Requests for bike trail connectivity to Rochester, Olmsted County, and other regional trail systems.

A regional snowmobile trail network also connects into Stewartville at its northeast and southwest boundaries. A future trail connection between Rochester and Stewartville, called Bluestem Trail, is planned for linkage to the Blufflands State Trail System.

The City should support priorities identified by the community survey by supporting regional trail connections, improve bicycle and pedestrian connectivity, expand and maintain the existing trail network, and perform sidewalk infill where possible.

4.4 Transit and Commuting

Rolling Hills Transit

Rolling Hills Transit, based in Kasson, Minnesota, is a private bus service serving the region. The company has bus locations in the counties of Dodge, Olmsted, Winona, Fillmore, and Houston. Any member of the public may use Rolling Hills' services, but they specialize in providing rides to seniors making errands or attending appointments and children who need transport to school or daycare. General trips to locations within the region may be scheduled by appointment. Fees are set to provide an affordable option for transit within the region and around Stewartville. The City may consider establishing service to Rochester in the future through Rolling Hills or another public or private transit service.

Park and Ride

In the future, the Stewartville is interested in coordinating with regional planning jurisdictions and the City of Rochester in consider creation of a park and ride location. Census data indicates more than 60% of the working labor force in Stewartville may be commuting to Rochester for employment. Commuting patterns are detailed further in the Economic Development chapter of this plan.

It is anticipated that further residential development and population growth in Stewartville and Rochester will increase congestion and travel time to work along Hwy 63. A park and ride location would serve daily commuters to and from Rochester and drastically reduce daily vehicle miles traveled, automobile congestion, and carbon emissions.

4.5 Air Transportation

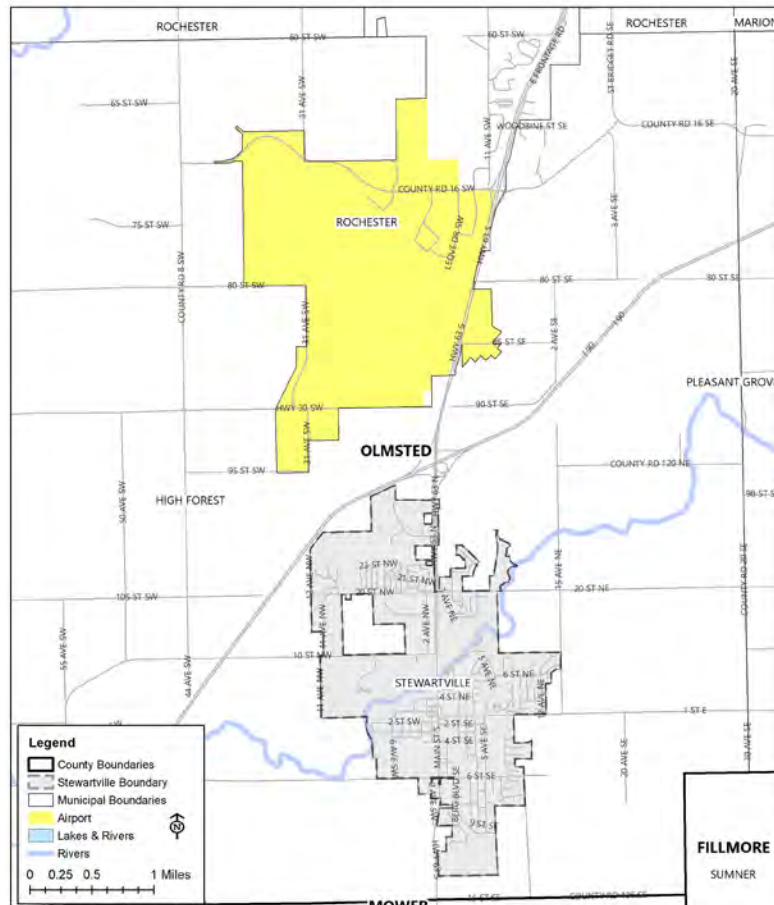
The Rochester International Airport (RST) is located less than one mile north of Stewartville. RST offers direct passenger flights to and from American Airlines, Delta Air Lines, and Sun Country Airlines. Direct flight destinations from RST are Minneapolis, Chicago, Phoenix, Atlanta, and Fort

Myers. Air cargo service is provided by FedEx and DHL. Corporate and private jets also occasionally utilize RST's runway.

RST is an alternative to flying to or from the larger Minneapolis-St. Paul International Airport (MSP), and offers/provides proximity to Mayo Clinic, easy parking, and varied arrival and departure times. MSP is 80 miles northwest of Stewartville. The airport's long-term plans are depicted in the future Airport Layout Plan. In 2021 the airport broke ground on a multi-year, multi-phase project to replace Runway 2/20, which has reached the end of its useful life.

Land uses adjacent to the airport are governed by the Rochester International Airport Zoning Ordinance which includes use restrictions and height limitations. These regulations protect the airport from future incompatible uses and developments. The boundaries of the area governed by the airport zoning ordinance extend into the City of Stewartville. The Airport Safety Zoning surrounding the airport nearly extends to Interstate 90 at its southern boundary, further restricting prospective future development between I-90 and the airport.

Figure 4-5 – Proximity to Rochester International Airport



4.6 State and Regional Investment Planning

4.6.1 MnDOT Capital Highway Investment Plan (CHIP)

Minnesota’s 10-year Capital Highway Investment Plan (CHIP) details MnDOT’s capital highway investments for the next ten years on the state highway network. The CHIP is updated yearly to remove projects that are currently being constructed, adjust timing of existing planned projects, and add new planned projects. The primary purpose of the document is to communicate programmed and planned capital highway projects over the next 10 years.

The first 4 years of scheduled projects in the CHIP represent projects in the State Transportation Improvement Program (STIP), which identifies projects with MnDOT funding committed to them. The projects scheduled 5-10 years in the future in the CHIP allow for advanced project identification and coordination. Stewartville is in CHIP District 6.

4.6.2 MnDOT State Transportation Improvement Program (STIP)

The STIP is a federally required document listing upcoming transportation improvement projects scheduled over a four-year period. Area Transportation Partners (ATPs), like Metropolitan Planning Organizations (MPOs) and regional councils of governments, publish their own Transportation Improvement Plans (TIPs) that include all local projects planned for a four-year period. Projects included in TIPs statewide are selected by the eight MnDOT district offices and published in the STIP. Refer to the most recently published STIP for more details about projects occurring in, or near, Stewartville.

4.6.3 ROCOG 5-Year Transportation Improvement Program (TIP) 2022-2025

Stewartville is represented on the Rochester Olmsted Council of Governments (ROCOG). ROCOG is responsible for developing a regional Transportation Improvement Program (TIP) covering a period of 4 or more years. According to the Federal Transit Administration (FTA), “The TIP must be developed in cooperation with the state and public transit providers.” The TIP should include capital and non-capital surface transportation projects, bicycle and pedestrian facilities and other transportation enhancements, Federal Lands Highway projects, and safety projects included in the State’s Strategic Highway Safety Plan. The TIP should include all regionally significant projects receiving FHWA or FTA funds, or for which FHWA or FTA approval is required, in addition to non-federally funded projects that are consistent with the Metropolitan Transportation Plan (MTP).

Upcoming transportation projects planned near Stewartville between 2022-2025 are listed below:

Route System	Project Number	Project Year	Lead Agency	Description	Proposed Funds	Project Total	Target FHWA	Dist. C FHWA	Target AC Payback	FTA	State Trunk Hwy	Local
HIGHWAY MN 30	5505-30	2024	MnDOT	MN 30 FROM US 63 TO US 52, BITUMINOUS MILL AND OVERLAY AND US 63 AT THE JCT OF MN 30 (FIRST ST) IN STEWARTVILLE, TRAFFIC SIGNAL	STBGP 5K20	7,750,000	3,650,000	-	-	-	1,540,000	50,000
HIGHWAY MN 30	5505-30AC	2025	MnDOT	**AC**MN 30 FROM US 63 TO US 52, BITUMINOUS MILL AND OVERLAY AND US 63 AT THE JCT OF MN 30 (FIRST ST) IN STEWARTVILLE, TRAFFIC SIGNAL	STP <5K	2,510,000	-	-	2,510,000	-	-	-

4.7 Electric and Automated Vehicles

Within the 20-year time horizon of this plan, there will be continued development and increased use of electric vehicles. Nationally, there is increasing availability of charging stations. This is likely something the City can accommodate if the need arises with relatively minimal efforts.

Driverless vehicles are a “futuristic” approach to driving that is already being implemented in specific locations throughout the United States. Estimates vary greatly as to when this technology will be widespread and available, ranging from 5 to 20 years. Companies like Google, Tesla, and Uber are actively creating their versions of autonomous vehicles. Some of the pros and cons to this technology include:

- Pros: fewer serious accidents, better traffic flow, increased fuel efficiency and environmental sustainability
- Cons: increase in vehicles, privacy, and convenience; people may commute longer distances (resulting in increased traffic congestion)

It is important to consider the future impacts of this technology and to stay tuned-in to the infrastructure needs that these transportation improvements will require. Stewartville seems well positioned at the confluence of I-90 and TH 63 to provide quick access to future charging stations off the south side of I-90. The charging service could be initiated by the public sector or private sector. A public charging station could encourage economic development surrounding the interstate exits and draw in more travelers. The City may explore funding and planning options with regional political jurisdictions.

4.8 Transportation Priorities

Few planning elements will impact how connected a community is more than transportation. Having a well-designed, well-maintained, and accessible transportation network, for both motorized and non-motorized travel, is an important component to maintain economic vibrancy, attractive neighborhoods, and creating steady market-demand throughout the community. Particularly in higher density areas or reasonably confined geographic areas, having non-motorized options, including pedestrian/on-street trails, sidewalks and/or bicycle options available will help to increase the social cohesion and integration, and will lead to a more engaging quality of life as neighbors interact with one another more. As we look at future needs, reinvestment is needed to maintain and improve existing transportation systems.

A map has been developed to highlight significant future transportation projects in the City of Stewartville and is shown in Figure 4-6.

Figure 4-6 – Future Transportation Projects Map



Future infrastructure needs identified by the City include:

- **CIP planning** – The City’s Capital Improvement Plan (CIP) should be continually updated and reevaluated at least annually. Annual evaluations could align with the City’s budget process.
- **Future roads plan** – Future road locations and specifications should be broadly determined by city staff in coordination with Olmsted County and High Forest. Figure 4-6 shows potential future roadways to connect areas south of I-90.
- **MnDOT coordination** – Continue to coordinate with MnDOT on funding, prioritizing and public outreach on upcoming roadway improvement projects.
- **Schumann Drive NW & USH 63 intersection** – Continue to assess the safety of this intersection, prioritize and coordinate with MnDOT on the signalization of this intersection.
- **Root River crossing & alternate North-South corridor** - Currently there is only one paved route that crosses the Root River. Consideration should be given to paving 15th Ave NE, from 1st St E to 20th St NE to create a second north-south route. Providing a second route is valuable for emergency services and for providing detour options during reconstruction of USH 63 and the Root River bridge.
- **Bridge inspections** - To be proactive about safety and infrastructure conditions, a routine inspection schedule and process should occur for the pedestrian bridge owned by the City of Stewartville.
- **Multi-modal transportation options** – The City should consider creating a Complete Streets Initiative for all new street construction and reconstruction. MnDOT defines “Complete Streets” as:

An approach to road planning and design that considers and balances the needs of all transportation users. It’s about the basics: improving the transportation system’s safety and functionality for all users. Its main premise is nothing more than for people to get around safely and efficiently from point A to point B, using whatever mode of travel they choose. The complete streets approach helps to maximize the use of public roadways and right-of-way to provide a comprehensive and connected multimodal transportation system.

A commitment to Complete Streets results in:

- Increased physical activity among residents;
- Improved pedestrian and cyclist safety;
- Reduction in air pollution; and
- Reduction in traffic congestion.

Complete Streets initiatives should consider all potential modes of transportation, including:

- Automobile
- Pedestrian
- Bicycle
- Public Transit.

For a large segment of the population, there is a cost barrier to automobile travel, which dominates throughout the country. Complete Streets policies equitably provide

appropriate transportation infrastructure for all transportation system users, including children, persons with disabilities, the elderly, or the impoverished. Such users, especially, may not have access to automobile transportation to school, work, or routine destinations.

- **Sidewalk Connectivity** – When feasible, sidewalk should be required on both sides of the street when constructing new (i.e., with new subdivisions) or reconstructing roadways. City policy requires new subdivisions construct sidewalks on both sides of streets. Reconstruction projects are required to construct sidewalks where they are absent if there's sufficient right-of-way space.
- **ADA Sidewalk Transition Plan** – An update to the City's Americans with Disability Act (ADA) Sidewalk Transition Plan is needed and will update City construction standards to comply with federal standards. This update is necessary prior to receiving additional federal funding, such as Safe Routes to School. The purpose of an ADA Transition Plan is to remove barriers to mobility of people with disabilities, specifically as it pertains to construction of sidewalk ramps at locations where walkways cross curbs in streets or parking lots. Upgrades to existing infrastructure would occur in accordance with this plan, as reconstruction of roadways or sidewalks occurs according to the City's CIP / capital project schedule.
- **Trail Network Expansion** – Continue to expand the off-street trail network throughout the city and provide connectivity to existing city and regional trails.
- **Park and Ride** – Plan for a Park and Ride facility on the north side of Stewartville for regional commuters to help reduce traffic congestion and vehicle emissions. Also plan how the City may serve EVs in the future.
- **15th Avenue** – The City is actively seeking granting funding to assist High Forest Township with paving 15th Avenue. 15th Avenue NE could serve as a collector road or minor arterial for new development east of the city in the long-term.
- **Cultivating a Traditional Downtown** – State Highway 63/Main Street runs through the heart of Stewartville's downtown and must adhere to state regulations. Residents yearn for a traditional downtown atmosphere, as indicated by survey responses. The City should coordinate with MnDOT and business owners to support improvements that promote economic development and pedestrian use of the downtown space.

4.9 Transportation Funding

The loan and grant funding programs through MnDOT and MN DNR listed below may be available to help the City of Stewartville fund municipal infrastructure projects

4.9.1 State Funding

Minnesota DOT Programs:

- Municipal State Aid System (MSAS) – Program for funding for eligible cities to obtain funding for improvements to infrastructure needs. Cities with populations of over 5,000 are eligible and yearly apportionment is based on population and infrastructure needs.
- Local Roads Improvement Program (LRIP) – Program for deteriorating highways, town roads, and city/village streets.
- Safe Routes to School Program (SRTS) – Program aims to improve safety, reduce traffic and improve air quality near schools through a multidisciplinary approach that is structured around the 6 E's: Evaluation, Education, Encouragement, Equity, Engagement, and Engineering.
- Transportation Economic Assistance (TEA) – Funding assistance for roads and storm sewers related to business creation and expansion.
- Minnesota Active Transportation Infrastructure Grants – Program supports active modes of transportation increased physical activity. Funding may be provided for planning, education and encouragement, engineering studies, and infrastructure investment. Funding intends to support safe accessible active transportation and reduced vehicle miles travelled.
- Transportation Economic Development (TED) Program – Provides competitive grants to construction projects on state highways that provide measurable economic benefits. MnDOT, in partnership with Minnesota Department of Employment and Economic Development (DEED), administers the program. In parallel, DEED administers the Transportation Economic Development Infrastructure (TEDI) program. TEDI funds projects on local roads and various transportation types. Funding from each program may be combines on individual projects.

Minnesota DNR Programs:

- Regional Trail Grant Program - Provides grants to local units of government to promote development of regionally significant trails outside the seven-county Minneapolis-St. Paul metropolitan area.
- Local Trail Connections Program - Promotes short trail connections between where people live and desirable locations. Not to be used to develop significant new trails.

4.9.2 Federal Funding

- Surface Transportation Block Grant Program – Funding program for roads functionally classified as principle arterial, minor arterial, or major collector, and highways outside of urban areas (usually for county highways). Projects go through a solicitation process, and in the Olmsted County area, funds are administered by ROCOG.
- Transportation Alternatives Program (TAP) – Program to develop non-motorized improvements. Federal funding administered by MnDOT. Includes federal Safe Routes to Schools funding.

- Highway Safety Improvement Program (HSIP) – Program to fund low-cost safety improvements that can be implemented quickly. This is a competitive grant program administered by MnDOT.

4.9.3 Other Funding Options

Grant funds are not always available, and of course, they aren't guaranteed. It's important that the City prioritize transportation projects in the Capital Improvement Plan each year. This will ensure a well-organized plan is in place for funding projects.

4.10 Transportation Goals and Implementation Strategies

The Comprehensive Plan's goals and recommended strategies for implementation of Transportation in Stewartville were developed through public input and consideration of current and future trends.

Goal 4-1: Improve transportation infrastructure within the city so it provides a range of transportation alternatives and options.

Strategy A: Create a Bicycle and Pedestrian System Plan that includes short-term and long-term goals for these transportation systems.

Action Steps:

1. Perform an analysis of sidewalk and trail gaps and barriers and identify a plan to fill in the gaps, prioritizing connections to schools, parks, and key destinations.
2. Include funding for sidewalk and trail connections in the Capital Improvements Plan.
3. Continue to expand the off-street trail network throughout the city and connect Stewartville to adjacent communities by regional bicycle and pedestrian trailways.
4. Identify locations where wayfinding signage for trails can be placed/improved.
5. Continue to expand the off-street trail network throughout the city and connecting Stewartville to adjacent communities by regional bicycle and pedestrian trailways.

Strategy B: Incorporate multi-modal and pedestrian-oriented features to street projects, such as sidewalks, green space, designated crosswalks with colored pavement, pedestrian-scaled lighting, vehicle charging stations, bike racks, pedestrian routes, and warning signs.

Action Steps:

1. Update and expand upon the Complete Streets Policy which was adopted in 2010, to include current Complete Streets standards.
2. Encourage interconnected streets and patterns of development to create more convenient multi-modal travel options for residents that will also foster a sense of neighborhood.
3. When feasible, sidewalk should be required on both sides of the street when constructing new (i.e., with new subdivisions) or reconstructing roadways.

4. Revise City ordinances to require new developments to include multi-modal design elements and amenities.
5. Consider developing a park and ride lot for transit commuters to and from Rochester to help reduce traffic congestion and vehicle emissions.

Strategy C: Improve overall transportation system safety and accessibility.

Action Steps:

1. Coordinate with MnDOT to facilitate efficient and cooperative planning, design, operation and maintenance of transportation facilities.
2. Coordinate with MnDOT to construct all-way stop lights at the intersection of 20th Street and Hwy 63 NE.
3. Design streets to minimize potential safety issues, such as narrowing roadway widths, prioritizing passive control features as needed and appropriate.
4. Ensure safety features are incorporated into the design of all local transportation facilities.
5. Perform a detailed analysis to identify roadway segments and intersections that need safety enhancements.
6. Update the City's Americans for Disability Act (ADA) Sidewalk Transition Plan to comply with federal standards.
7. Use maintenance projects to improve safety, traffic flow, and ADA compliance for all users for maximum cost-effectiveness.
8. Create a future roads plan for areas that could be annexed in the future.
9. Consider paving 15th Ave NE, from 1st St E to 20th St NE to create a second / alternate north-south route and crossing of the Root River.
10. Establish a routine inspection schedule and process for the pedestrian bridge owned by the City of Stewartville to be proactive about safety and infrastructure conditions.

Strategy D: Annually update a 5-year Capital Improvement Plan (CIP) to include short- and long-range transportation projects, including for streets, bridges, pedestrian, and bicycle systems.

Action Steps:

1. Coordinate with departments to annually develop CIP for review and discussion by Common Council.
2. Establish sustainable funding program for infrastructure maintenance and reconstruction.
3. Right-size street pavement widths to meet the needs of the users without providing unnecessary construction and maintenance costs.

5 UTILITIES, PUBLIC FACILITIES AND COMMUNITY SERVICES



5 Utilities, Public Facilities and Community Services

5.1 Introduction

Local governments are charged with providing a wide variety of public facilities and public services to their residents. Stewartville's quality of life is enhanced by outstanding and reliable utilities and services. These help to make Stewartville a good place for residents and businesses alike. The City will continue to maintain a high standard of service for those utilities, services, and facilities under its direct management, and will work with others to ensure that they are supported in continuing to deliver quality service to their customers.

Residents and businesses in the City of Stewartville are served by a diverse set of public and private utilities and other service providers.



5.2 Utilities

Responsibility for Stewartville's water and wastewater systems lies within the City of Stewartville's Public Works Department. The department maintains the distribution and collections systems, water production, the water treatment plant, water storage facilities, and the wastewater treatment plant. The City's Department of Public Works maintains and operates the stormwater collection system and stormwater management best practices.

5.2.1 Water Supply and Distribution

Stewartville's community public water system supplies and distributes drinking water, serving a population of 6,284. The source of supply for the system is groundwater. A map of the system is in Figure 5-1.

Approximately 141,252,000 gallons of water was pumped to users in 2021. Daily water use was estimated at 63 gallons per capita. Average daily pumpage of water in 2021 was 386,991 gallons, and the maximum day average ratio was 1,000,000 gallons. Between 2011 and 2021, water use increased by 2 million gallons per year.

Distribution System

Stewartville's water system only serves properties within the city boundary. Engineers consider the overall system to be in good condition with no flow or pressure issues to areas that are currently served by the system.

Pressure issues could arise if the water system were to expand further south and southwest, as gravity mains will not provide adequate water pressure to new development without the construction of pump stations.

To facilitate growth of the community, it may be necessary to construct new facilities to meet the additional water needs of the community.

Wells

Stewartville's drinking water is sourced from two wells, ranging from 805 to 1204 feet deep, that draw water from the Jordan-Wonewoc and St. Peter-Jordan aquifers. Well pumping capacity is 1,500 gallons per minute.

Storage

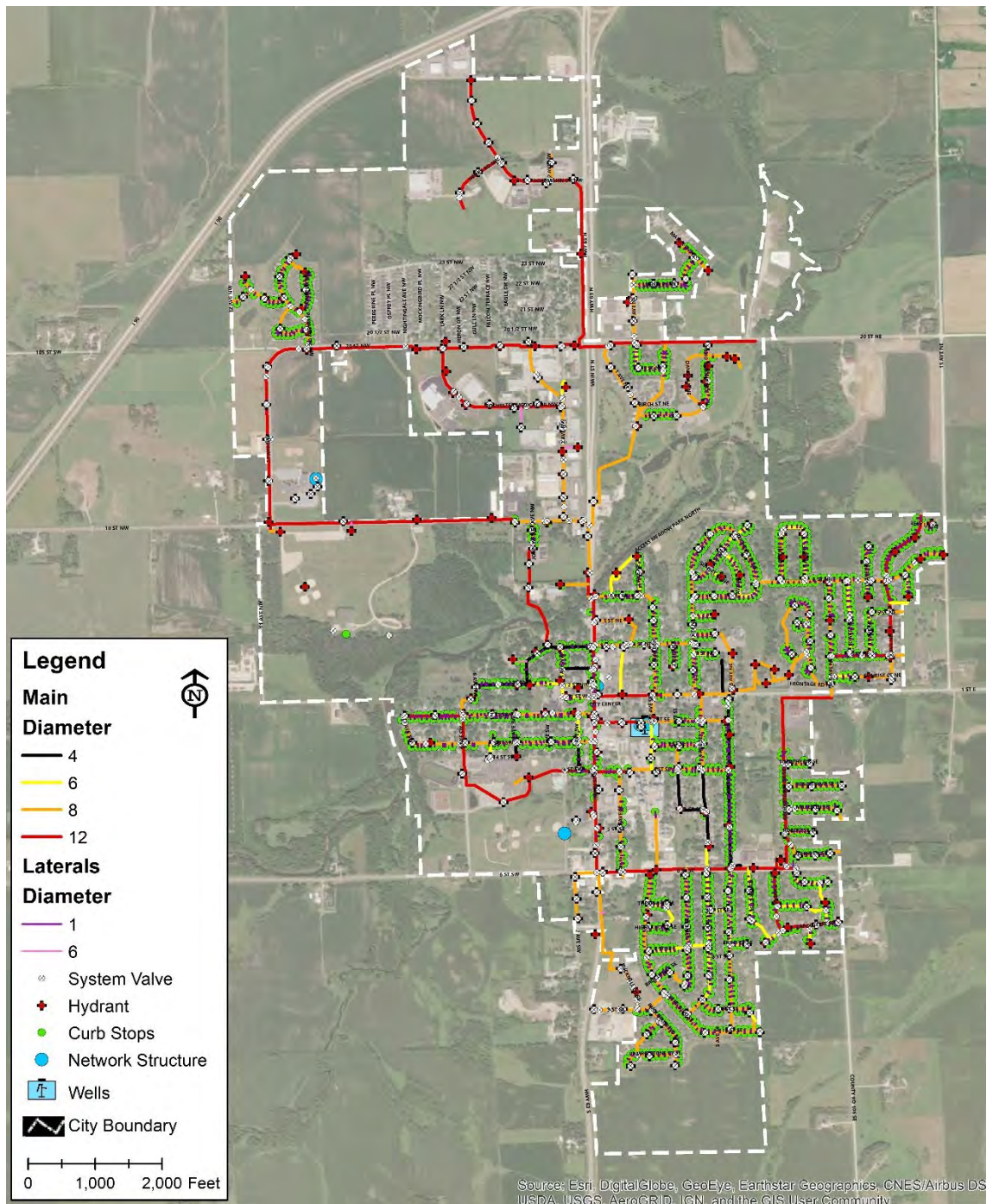
The City's storage facilities consist of two 500,000-gallon tanks. Stewartville's system currently doesn't require any booster stations.

Water Quality and Treatment

In 2018, the consumer confidence report completed by the City with the help of the Minnesota Department of Health, tested for more than 100 groundwater contaminants. The report concluded that the drinking water provided in Stewartville is safe, reliable, and meets federal and state quality requirements.



Figure 5-1 – Water System Map



5.2.2 Wastewater Collection and Treatment

Collection System

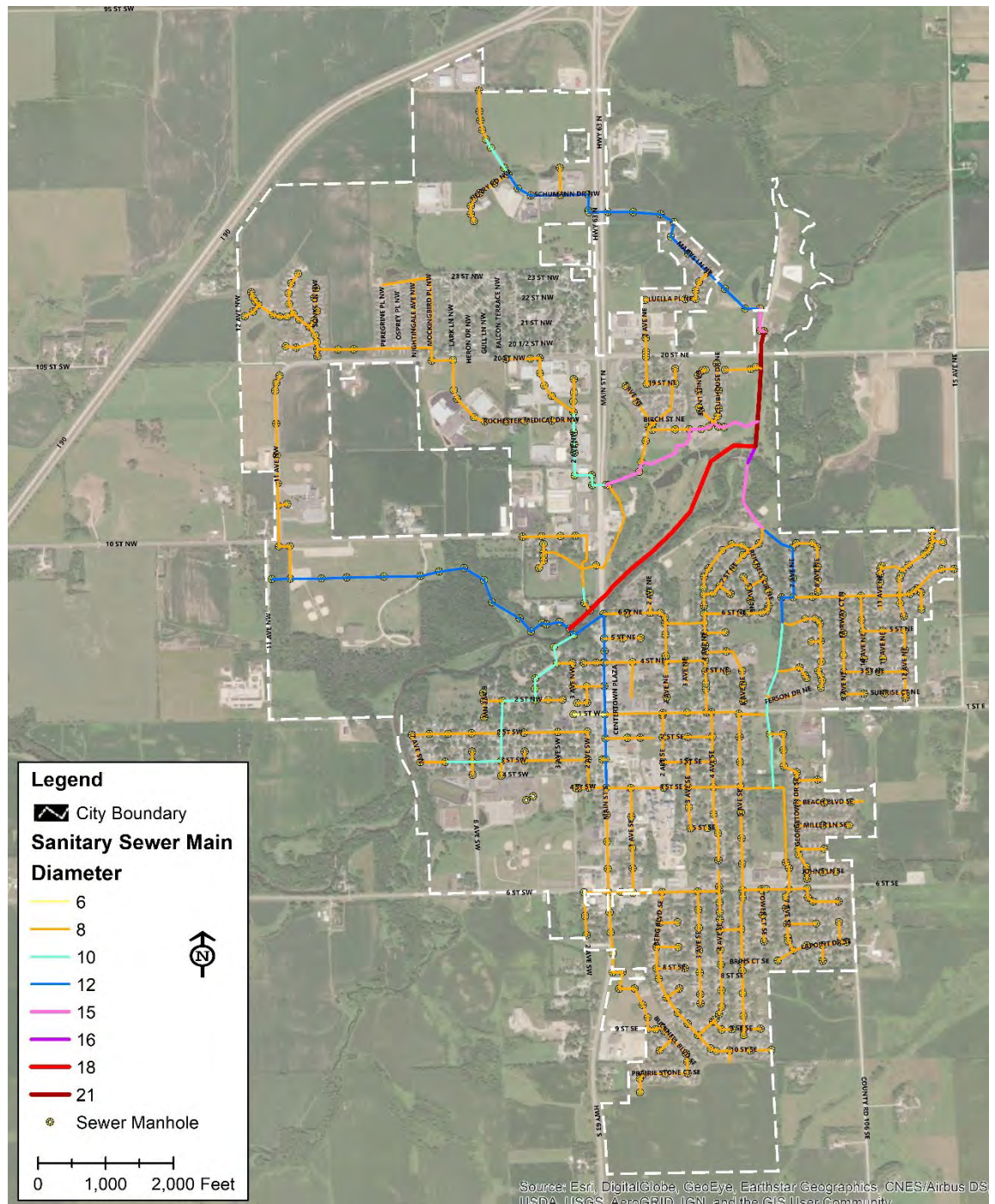
Stewartville's wastewater system only serves properties within city limits. Engineers indicate the overall condition of the system is good, and there are not flow or pressure issues currently. A map of the system is in Figure 5-2.

Wastewater Treatment Plant

The City's wastewater treatment plant (WWTP) is located at 595 20th St NE Stewartville, MN. Treated effluent is discharged into the Root River at the WWTP location. The overall condition of the WWTP is good.



Figure 5-2 – Sanitary Sewer System Map



5.2.3 Stormwater Management

System Description

The existing stormwater management system is presented in Figure 5-3, and consists of a series of pipes, manholes, ponding areas, ditches, culverts, and force mains that convey stormwater to designated areas. The primary function of a storm drainage system is to minimize property damage and inconvenience due to periodic flooding of streets, basements and other low-lying areas and provide stormwater treatment to reduce pollutants in stormwater runoff.

The City has a stormwater utility, and the City owns and maintains all ponds that serve the purpose of collecting stormwater drainage from public rights-of-ways

Operation and Maintenance

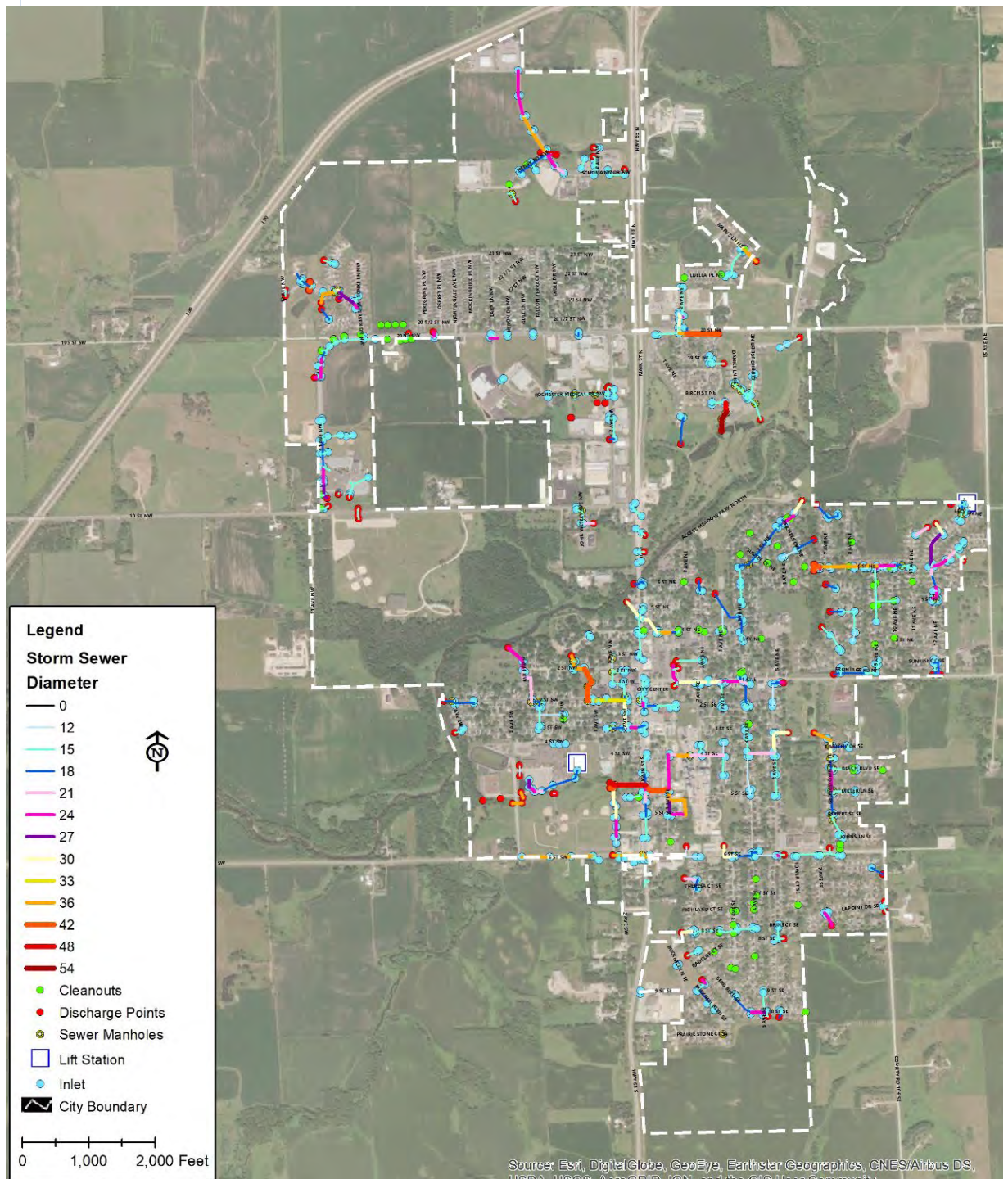
The Public Works Department is responsible for operation and maintenance of the storm sewer collection system and maintaining the functionality of stormwater best management practices (BMPs), such as wet ponds, infiltration basins, and bioretention facilities. The storm sewer collection system is updated during street reconstruction projects or on an as-needed basis.

In the future with further growth Stewartville can expect to be required to meet MS4 Permit criteria.



Source: Minnesota Pollution Control Agency

Figure 5-3 – Storm Sewer System Map

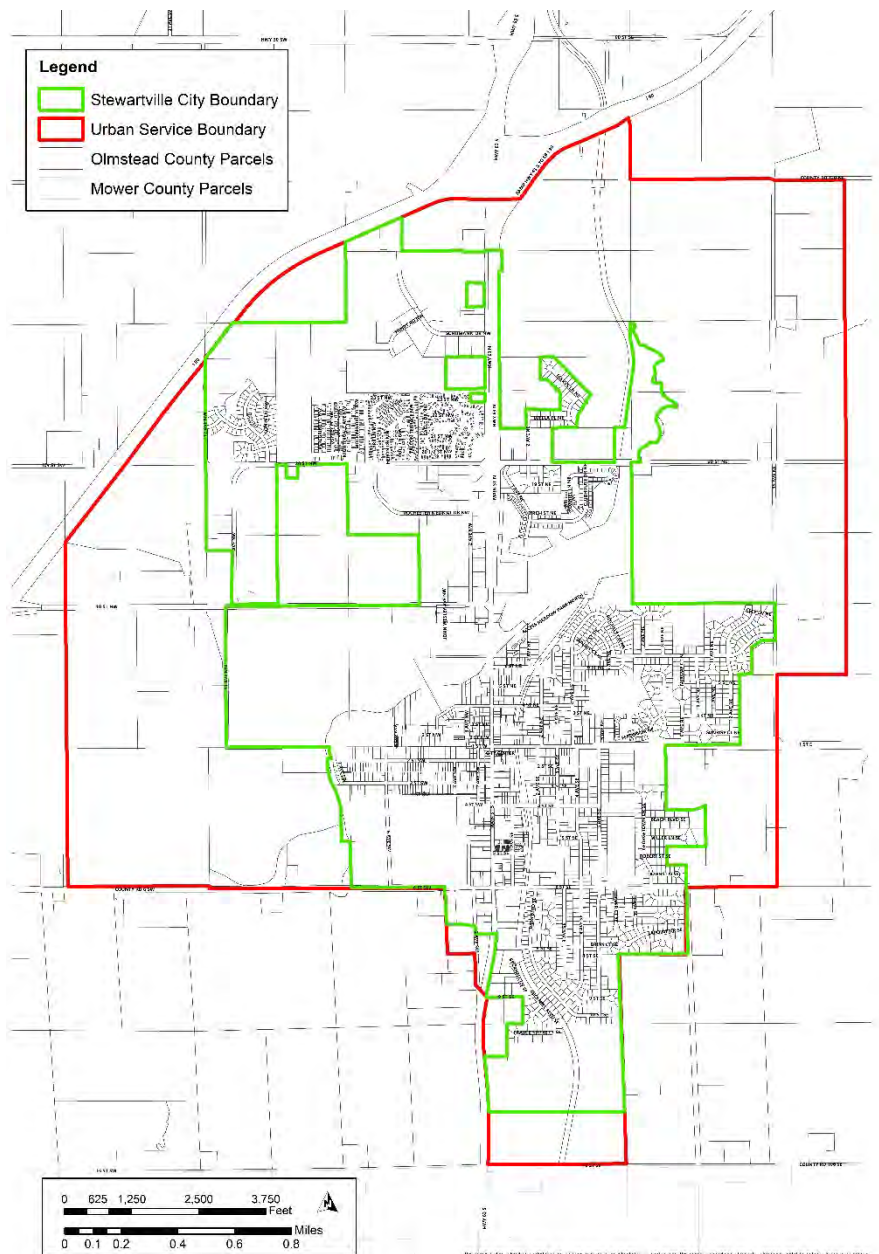


5.2.4 City Urban Service Area

The City of Stewartville has established an Urban Service Area to identify locations around the city that are likely to be served with sanitary sewer in the future. The Urban Service Area boundary is depicted on Figure 5-4 and is shown on the Future Land Use Map. The establishment of an Urban Service Area communicates where known urban development and anticipated future development can exist with adequate sewer capacity at efficient service levels.

When development is proposed within the Urban Service Area, outside the City’s municipal limits, Olmsted County provides the City of Stewartville the opportunity to review the proposed development, through extraterritorial review rights. Additionally, the City of Stewartville has an Orderly Annexation Agreement in place with High Forest Township. The purpose of the extraterritorial review is to allow for proper zoning and land use controls for the orderly growth and expansion of the city.

Figure 5-4 – Urban Service Area Boundary



5.2.5 Electrical Power and Natural Gas Utilities

People’s Energy Cooperative is the primary provider of electric service. Minnesota Energy is the primary provider of gas service to residents and customers in Stewartville.

5.2.6 Telecommunications

As of October 2021, 93% of Olmsted County has access to at least 100 mbps download/20 mbps upload internet speeds, which is 4% higher than the state average by county.

In July of 2021, MetroNet began construction of city-wide fiber optic internet within existing utility easements. Construction is expected to conclude by fall of 2022.

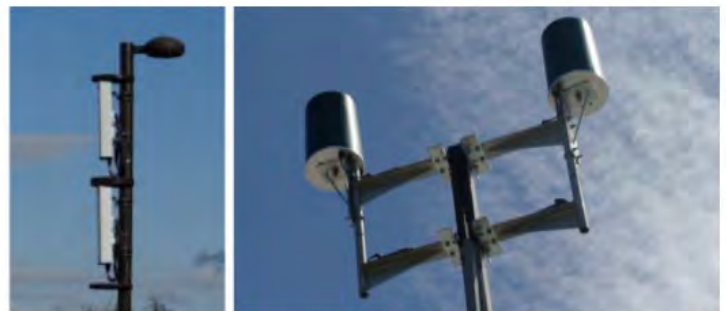
Cable TV is available from Charter Communications (Spectrum). Satellite TV and phone services are available from several providers.

The transition from 4G (4th Generation) to 5G cellular networks requires new and updated infrastructure and coordination between municipalities and service providers. The benefits that 5G can provide to municipalities if 5G expansion is well-coordinated include:

- Arrival of smart city infrastructure, such as heated sidewalks and bike lines, solar powered streetlamps monitored by 5G wireless networks for outages, and 5G security cameras.
- Opportunities for long-term economic development, attracting more innovative communications and businesses.
- Expanded broadband service to underserved communities.
- Elimination of aboveground cable and TV service wiring by underground fiber networks.
- Speed up the arrival of driverless vehicles.

More than 35 years after the first use of cell phones, 5G networks are expected to provide greater coverage, bandwidth, speed, and reliability. 5G operates in the "high-frequency spectrum." Unlike 4G, which functions through dozens of large cellular antennas on towers and buildings placed across great distances, 5G’s high-frequency phones use millimeter wave technology. These short waves require thousands of small cell antennas co-located on telephone poles, light posts, and standalone structures.

It is important that municipalities understand their current



5G small cell antennas can be as compact as a pizza box, but can also take other sizes and shapes depending on functional and aesthetic needs.

infrastructure and have a plan to help prepare for what might need to be adjusted, updated, replaced, or expanded. Municipalities must consider their existing ordinances and processes for adapting existing, as well as constructing new, infrastructure to enable 5G signal. By proactively partnering with carriers, future projects can be aligned with carriers' plans for transitioning to 5G.

5.2.7 Solid Waste and Recycling

The City does not provide solid waste or recycling collection services. Rather private companies provide these services to the community. Sunshine Sanitation is a main provider. Solid waste in Stewartville is disposed of primarily at Olmsted Waste to Energy Facility and also at Kalmar Landfill. Recycling is collected at the Root River Recycling and Waste Transfer Center.

5.3 Municipal Facilities

5.3.1 City of Stewartville Facilities and Services

The City of Stewartville currently has 20 full time employees in three departments: City Hall/Administration, Public Works, and Library. The City usually hires 8 to 10 seasonal employees in the winter and 50 or more seasonal employees in the summer. Additionally, there are 3 part time library employees. A staff of volunteers works in the Fire Department.

The administrative, public works, fire department and library buildings owned and maintained by the City of Stewartville are described below. City buildings related to other departments such as Parks, Water and Wastewater are covered independently in other sections of this Chapter.

The purpose of this section is to summarize the buildings and facilities currently under ownership by the City, review the existing conditions, identify potential future needs, and list goals and policies that relate to city buildings, facilities and services. Buildings owned and maintained by the City of Stewartville vary greatly in age and condition, as well as function. Sound and functional buildings with adequate space are a necessity to provide high quality services to the citizens of the community.

City Administration

The City's administrative offices are housed at City Hall. In the near-term, relocation from the existing, aging City Hall may occur. City Hall was built in 1937 by the Work Progress Administration (WPA) during the Great Depression. City Hall was originally used as a community center that eventually served as city hall and the library until 1971 when city administration offices relocated to the fire hall. When a new library was built in 1991, city administration staff moved back into City Hall. In 1991, City Hall was renovated. City Hall is located at 105 East 1st Street. Five full time staff work in City Hall: City Administrator; Finance Director; City Clerk/Planning Coordinator; Deputy Clerk; and Accounting Clerk.

Public Works Department

The Public Works Building is located at 601 North Main Street. The Public Works Department takes pride in providing many services to citizens, including maintenance of streets, parks, and water and wastewater systems. The Public Works Department maintains 5.68 miles of paved roads and 3.387 miles of unpaved roads in the City.

Fire Protection

The Stewartville Fire Department (SFD) is a volunteer fire department that responds to fire, rescue, and medical emergencies in a 187-mile radius surrounding the City. The Department is available 24 hours per day, seven (7) days per week. In addition to Stewartville City limits, they also respond to calls in surrounding townships, serving approximately 10,184 people. The Department averages 525-550 calls per year. In 2020 alone, 421 EMS calls and 120 fire calls were responded to, totaling 7,665 hours of service. On average, the department receives 370 calls a year.

A new Fire Hall was constructed in 2013. The new Fire Hall was constructed at 417 Main Street South, the site of the previous station. The station is a 14,000 square foot five-bay fire station with a training room, day room, and general administration area.

Public Safety

Public safety services are contracted out to the Olmsted County Sheriff’s Department. The Sheriff’s Department provides police protection within city limits. Specifically, they provide a level of service consistent with services provided in the unincorporated areas of the County and they provide a patrol force within the city with six officers each working a 40-hour week.

Two new deputies were hired by Olmsted County to help field calls for service in Stewartville (Source: *Stewartville Star*, April 12, 2022). Results of the community survey indicate some public sentiment that Stewartville should form its own local police department.

Table 5-1 – Annual Calls for Service 2012-2021, Olmsted County Sherriff’s Department

Year	Stewartville Population	Annual Calls for Service in Stewartville, Olmsted County Sherriff’s Dept.	Annual Calls for Service in Stewartville, per resident
2012	5,930	3,532	0.5956
2013	5,956	3,085	0.5180
2014	5,990	3,356	0.5603
2015	6,006	3,820	0.6360
2016	6,062	4,156	0.6856
2017	6,115	4,367	0.7141
2018	6,133	4,229	0.6895
2019	6,120	5,492	0.8974
2020	6,687	4,854	0.7259
2021	6,770	5,154	0.7613

*Note: Calls for service per resident does not reflect the crime rate of City, which is based on reported crimes rather than total general calls for service.
Source: Olmsted County Sherriff’s Department.*

Public Library

Monday through Saturday, citizens of Stewartville and the surrounding areas have access to the Stewartville Public Library located at 110 2nd Street SE. Five staff members operate the Library. The Stewartville Public Library is part of the Southeastern Libraries Cooperative. Access to thousands of books is available through the SELCO Library Catalog.

Civic Center

The Stewartville Civic Center was built in 1988 and renovated in 1999. It is in downtown Stewartville at 120 City Center. The Civic Center is utilized for community activities and may be rented for private functions. The Civic Center has two rooms with the capacity of holding 425 people in the large room. Additionally, the Civic Center hosts events for senior community members.

5.3.2 City of Stewartville Parks and Recreation

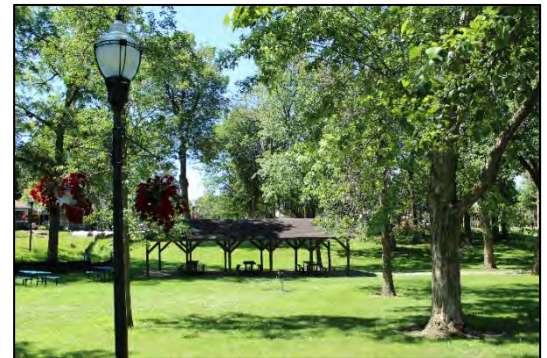
Stewartville’s large network of trails and many parks are cherished assets among its residents.

Public Parks Stewartville’s network of public parks includes:

Table 5-2 – Stewartville Public Parks

Park Name	Acres	Percentage of Total Acres	Park Classification
Bear Cave Park	188.0	79.1%	Community Park
Florence Park	8.1	3.4%	Mini Park
Brin Park	4.4	1.9%	Mini Park
Meadow Park North	20.0	8.4%	Neighborhood Park
Meadow Park South / "Kiddie Park"	14.6	6.1%	Neighborhood Park
Veteran’s Park	0.6	0.3%	Mini Park
Community Garden	0.9	0.4%	Specialty Park
Stewartville Dog Park	1.18	0.5%	Specialty Park
Rolling Ridge Park*	TBD		TBD
Petersen Park*	TBD		TBD
TOTAL	237.78	100%	
<i>* = planned/future park</i>			

The National Recreation and Parks Association (NRPA) recommends communities provide 6.25 to 10.5 acres of park area per 1,000 population. With 35.56 acres of park area per 1,000 population in Stewartville, there is adequate park space available.



NRPA guidelines include the following information regarding types of parks and space needs:

Table 5-3 – NRPA Park Classifications

Park Classification	Service Area	Size	Acres/1,000 Pop.
Mini Park	Less than 1/4 mile	1 acre or less	0.25 to 0.5 acres
Neighborhood Park	1/4 mile to 1/2 mile, up to 5,000 population	15 or more acres	1 to 2 acres
Community Park	1 to 2 mile radius	25 or more acres	5 to 8 acres

Public Trails

Stewartville has an extensive network of public trails, including paved trails and sidewalk connections. These are identified on the map in Figure 5-6.

The Bluestem Trail is a future regional trail, first proposed in 2012, connecting Rochester, Stewartville, and High Forest Township. The state legislature has authorized the trail, and the project is pending. Additionally, a trail connecting Stewartville and Chatfield, to Stewartville's east, has been approved, Project funding has not yet been secured.

Stewartville Pool

The Stewartville Pool was built in 2008 and is operated by the City of Stewartville. The facility is located at 204 4th Street Southwest. The pool is open during the summer months. The facility consists of a changing and bathroom facility, water slides, and water features.

Additional Private Recreation Facilities

In addition to public owned and maintained facilities, the community offers several privately-owned recreation locations, including the following:

- Riverview Greens Golf Club
- 2 Brothers Bar & Grill Bowling Alley
- Anytime Fitness
- The Sportsman Club



Figure 5-6 – Parks & Trails Map

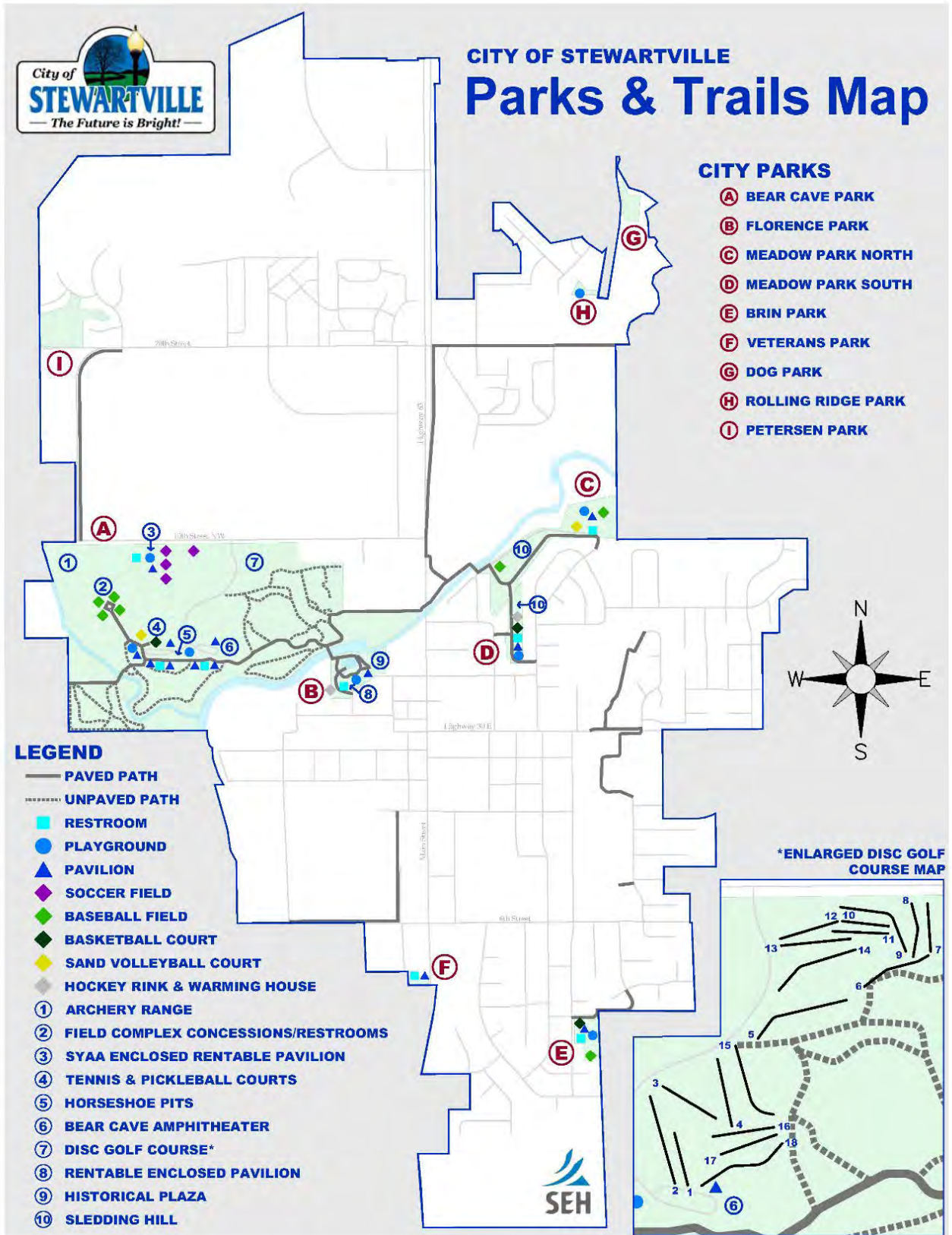
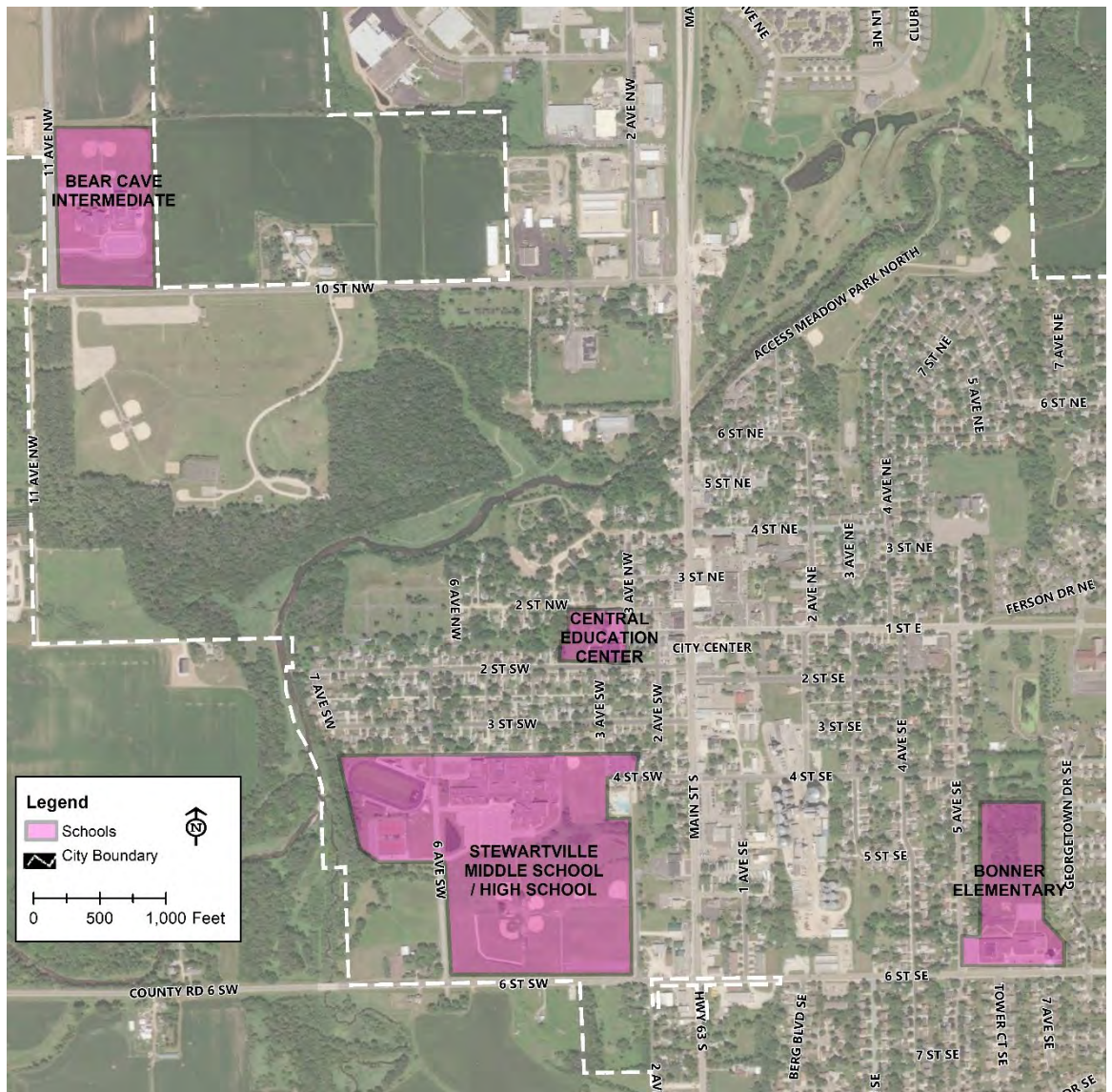


Table 5-5 – School District Enrollment by Grade

Grade	2021-2022 Student Enrollment	Grade	2021-2022 Student Enrollment
K	141	7	135
1	146	8	183
2	147	9	143
3	156	10	170
4	161	11	177
5	155	12	136
6	178		

Figure 5-8 – Stewartville Schools



5.4.2 Continuing Education

There are no higher education facilities located in Stewartville. Located in Rochester, within a 15-mile distance from Stewartville, continuing education opportunities are available at the following public and private institutions:

- Rochester Community & Technical College (RCTC)
- University of Minnesota – Rochester Campus
- Winona State University – Rochester Campus
- Augsburg University – Rochester Campus
- St. Mary's University

Stewartville is approximately 95 miles from the University of Minnesota in Minneapolis, MN and Minnesota State University in Mankato, MN. The University of Wisconsin-La Crosse in La Crosse, WI and Luther College in Decorah, IA are approximately 70 miles away. The Winona State University is 55 miles east of the city.

5.4.3 Child Care Facilities

Many childcare facilities are present in Stewartville. The list of state-licensed childcare facilities/services includes:

- Endless Journey
- ISD #534 Early Learning Center
- Tiger Time (Bonner & Central)
- St. John's Wee Care Pre-School
- Sprouts Childcare Center

5.4.4 Health Care Facilities

Olmsted Medical Center - Stewartville provides family medicine locally. Several other healthcare providers are located nearby in Rochester, Minnesota. Mayo Family Clinic Southeast is the closest clinic outside of Stewartville and provides primary care and laboratory services.

5.4.5 Assisted Care and Senior Care Facilities

Senior care facilities in Stewartville are the Garden Cottage Senior Living and Stewartville Senior Housing.

5.4.6 Places of Worship

There are many places of worship within the City of Stewartville, which are listed in Table 5-6 below.

Table 5-6 – Places of Worship

Name	Location	Denomination
Saint John Lutheran Church	111 2nd Ave Ne Stewartville MN	Lutheran Church of Missouri Synod
St. Bernard Parish	116 4th Ave Se Stewartville MN	Roman Catholic
Zion Lutheran Church	400 5th Ave Ne Stewartville MN	Evangelical Lutheran Church of America
Grace Evangelical Free Church	702 1st St E Stewartville MN	Catholic
Stewartville United Methodist Church	900 John Wesley Ave Nw Stewartville MN	Assemblies of God
First Baptist Church	100 5th St SE Stewartville MN	Apostolic
High Forest Community Church	12036 Oak Ave SW Stewartville MN	Evangelical
River of Life Worship Center Assembly of God	101 3rd Ave NW Stewartville MN	Baptist General Conference
Source: Churchfinder.com		

5.4.7 Cemeteries

There are two cemeteries within Stewartville. They are listed in Table 5-7 below.

Table 5-7 – Cemeteries

Cemetery Name	Location
St. Bernard Cemetery	10th St NW Stewartville, MN
Woodlawn Cemetery	200 6th Ave NW, Stewartville, MN

5.5 Assessment of Future Needs

Properly assessing future needs of community facilities and services requires not only an understanding of existing conditions and critical issues, but also an appreciation of broader utility, public facilities and community services trends. With advancements in technologies over time and population growth, services and facilities may need to be reviewed to ensure they are adequately providing the services to the populations needing them. It will be important to continue to monitor developments and their impact to the facilities and services that residents and businesses depend on.

As we look at future needs, the following have been identified through the planning process:

- For the City’s water and wastewater system a model is recommended to be developed within the next five-years to more accurately identify system ability to be expanded with anticipated future growth.
- For the water system, a water system plan should be considered to start planning for a new municipal well.
- For the wastewater system, a new facility plan should be developed within the next two-years to have a better understanding of existing and future needs.
- The City should consider compliance requirements and benefits, including financial assistance for MS4 communities as regulated by the MN Pollution Control Agency.
- Additional childcare facilities.
- Expanded senior living options.
- Renovations to, and expanded use of, the Civic Center.

5.6 Utilities, Public Facilities, and Community Services Goals and Implementation Strategies

The Comprehensive Plan's goals and recommended strategies for implementation were developed through public input and consideration of current and future trends.

Goal 5-1: Provide municipal services to the community in a cost efficient and quality manner.

Strategy A: Continue working cooperatively with adjacent municipalities to provide efficient and cost-effective services and sharing equipment and facilities when needed

Action Steps:

1. Hold quarterly/periodic meetings with adjacent/ overlapping jurisdictions to maintain communication and working relationships to address issues and opportunities.
2. Review existing contracts and proactively address expiring agreements and services.

Strategy B: Develop models for the City's Water and Wastewater System within the next five-years to more accurately identify system ability to be expanded with anticipated future growth.

Action Steps:

1. Evaluate and develop models for the Water and Wastewater System.
2. Develop a new Facility Plan for the Wastewater System within the next two-years to maintain WPDES permit compliance.
3. Develop a Water System Plan to start planning for system improvements (i.e., new municipal well).

Strategy C: Continue to plan for infrastructure and public facility maintenance, the extension of services, and upgrades to public facilities through the utilization of a Capital Improvement Program (CIP).

Action Steps:

1. Annually develop a CIP for review and discussion by Common Council.
2. Consider compliance requirements and benefits, including financial assistance for MS4 communities as regulated by the MN Pollution Control Agency.
3. Develop a plan to prepare for the roll out of 5G by identifying what City infrastructure and policies might need to be adjusted, updated, replaced or expanded, including City approval processes, and proactive coordination with carriers.
4. Maintain a law enforcement system that supports the continuation of the City's low crime rate.
5. Continue to improve the City's Geographic Information System (GIS) to inventory and manage City services.
6. Perform an energy audit to identify where improvements can be made to City facilities.
7. Evaluate long-term solutions for improvements to, and maintenance of, the Civic Center.
8. Consider creating a composting program to reduce costs for trash collection.

Goal 5-2: Continue to support and enhance the City's parks and trails systems.

Strategy A: Continue 5-year updates to the City's Outdoor Recreation Plan to designate potential future public areas to support Stewartville's growing population.

Action Steps:

1. Consider construction of a variety of new youth-oriented recreation amenities such as a splash pad, skate park, playgrounds, or a youth center.
2. Create community focal points within parks and community facilities to help enhance Stewartville's "sense of place" (such as public art and civic architecture).
3. Establish public-private partnerships to establish creative parks and recreation programming that draws the public to targeted destinations.

Strategy B: Continue to expand the off-street trail network throughout the city and connect Stewartville to adjacent communities by regional bicycle and pedestrian trailways.

Action Steps:

1. Communicate with Olmsted County and other regional jurisdictions to organize an approach to funding regional trail connections.

Strategy C: Consider requiring parkland dedication as part of future development that meets recreational and open space objectives appropriate to different areas of the city.

Action Steps:

1. Perform a park impact fee analysis to determine appropriate funds / lands to be dedicated by developers.

6 ENVIRONMENTAL AND CULTURAL RESOURCES



6 Environmental and Cultural Resources

6.1 Introduction

The City of Stewartville's location provides natural resources that influence Stewartville's economy and community identity. This chapter reviews existing conditions, trends, and forecasts several attributes of the community, including:

- Agriculture and agricultural lands;
- Natural resources;
- Historic resources; and
- Cultural resources.

6.2 Agricultural Resources

The City of Stewartville currently has a limited amount of land zoned for agricultural use, which the City anticipates being developed with residential uses in the Future Land Use Map (see Figure 9-8 in Chapter 9, Land Use). The Future Land Use Map defines some areas surrounding the North Branch Root River as Agricultural/Open Space District, primarily for land conservation. Existing agricultural land identified for possible annexation in the Future Land Use Map is primarily identified for future low-density residential or light manufacturing use.

Although agriculture does have a predominate role on the City of Stewartville's Future Land Use map, agriculture remains an important element of the regional economy, with supporting businesses and jobs. As of 2017 in Olmsted County, there were 1,484 farm operations, 17,300 acres of pastureland (28,607 acres of cropland that is also pastured) and 216,630 acres of harvested croplands (239,087 total croplands harvested and idle un-harvested). In 2017, about 68.3 percent of the total land area of the County was farmland. Corn, Soybeans, forage, and oats are the primary crops. In 2017, there was \$121,634,000 worth of total crop sales from/in Olmsted County (1.2% of the total value of crop sales in Minnesota). Total farmland assets in Olmsted County, including land and buildings, were valued at \$1,903,527,000.

Cattle and calves are the most common livestock farmed in Olmsted County, followed by hogs & pigs. During the 2017 USDA National Agriculture Census, the reported number of livestock was 1,405 layers, 179 pullets, and 23,691 hogs and pigs. In January 2021, the estimated inventory of 40,500 cattle and calves was 40,500.

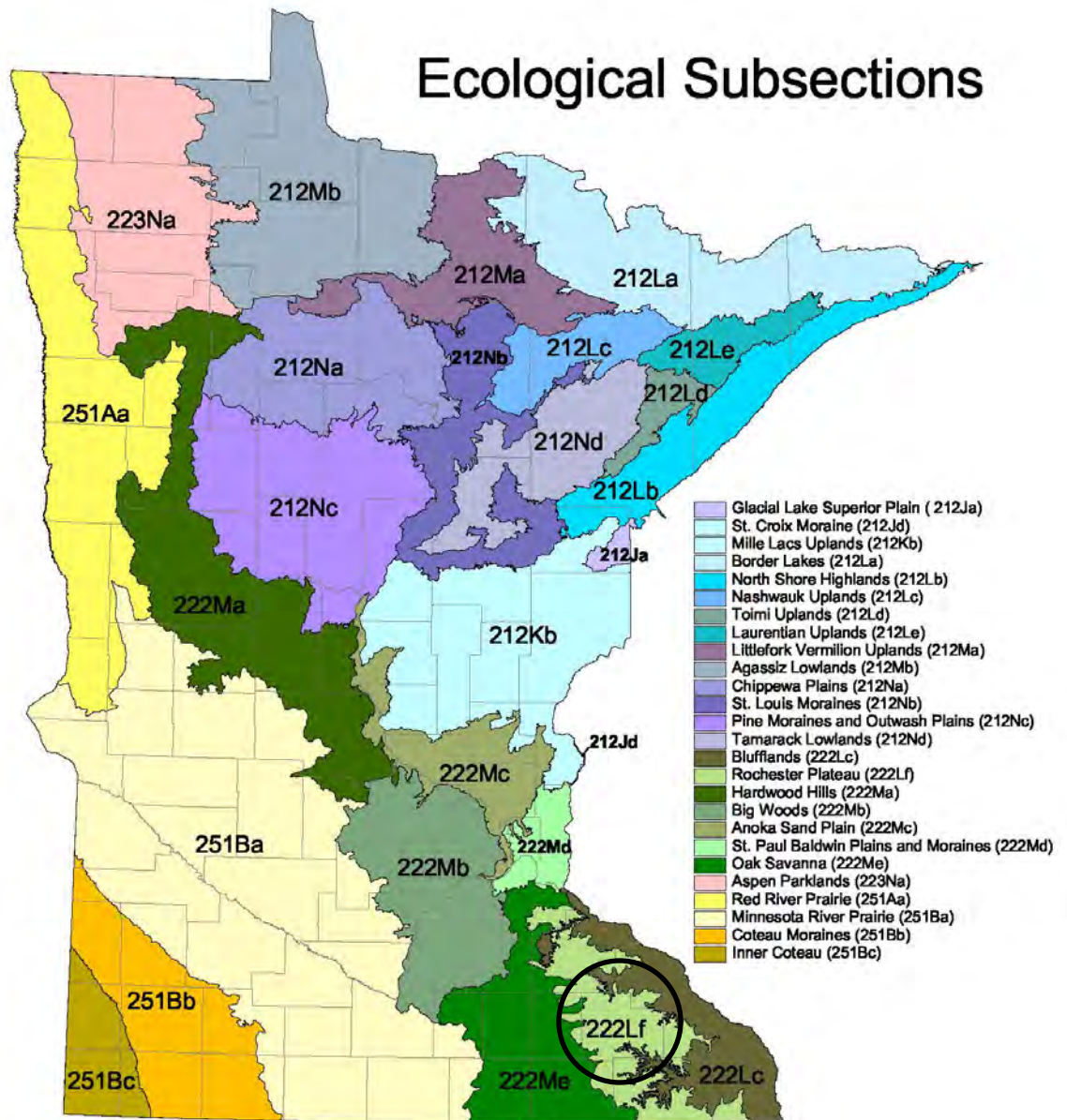
In January 2021, estimated non-irrigated cropland rent per acre was \$215 (state average: \$177/acre). Rent for pastureland was estimated at \$40 per acre (state average: \$25/acre). The increased rent prices of agricultural lands in Olmsted County are likely due to increased demand for commercial and residential land.

6.3 Natural Resources

6.3.1 Topography

The topography of the City of Stewartville is predominantly flat. Some steep slopes exist surrounding the Root River. Stewartville is located in southeastern Minnesota in the plains of the Rochester Plateau region. The Rochester Plateau is west of the Blufflands ecological subsection, which is characterized by bluffs, a forest transition area, and plains. Ecological Landscapes of Minnesota are shown in Figure 6-1 below, with Olmsted County in the center of the black circle.

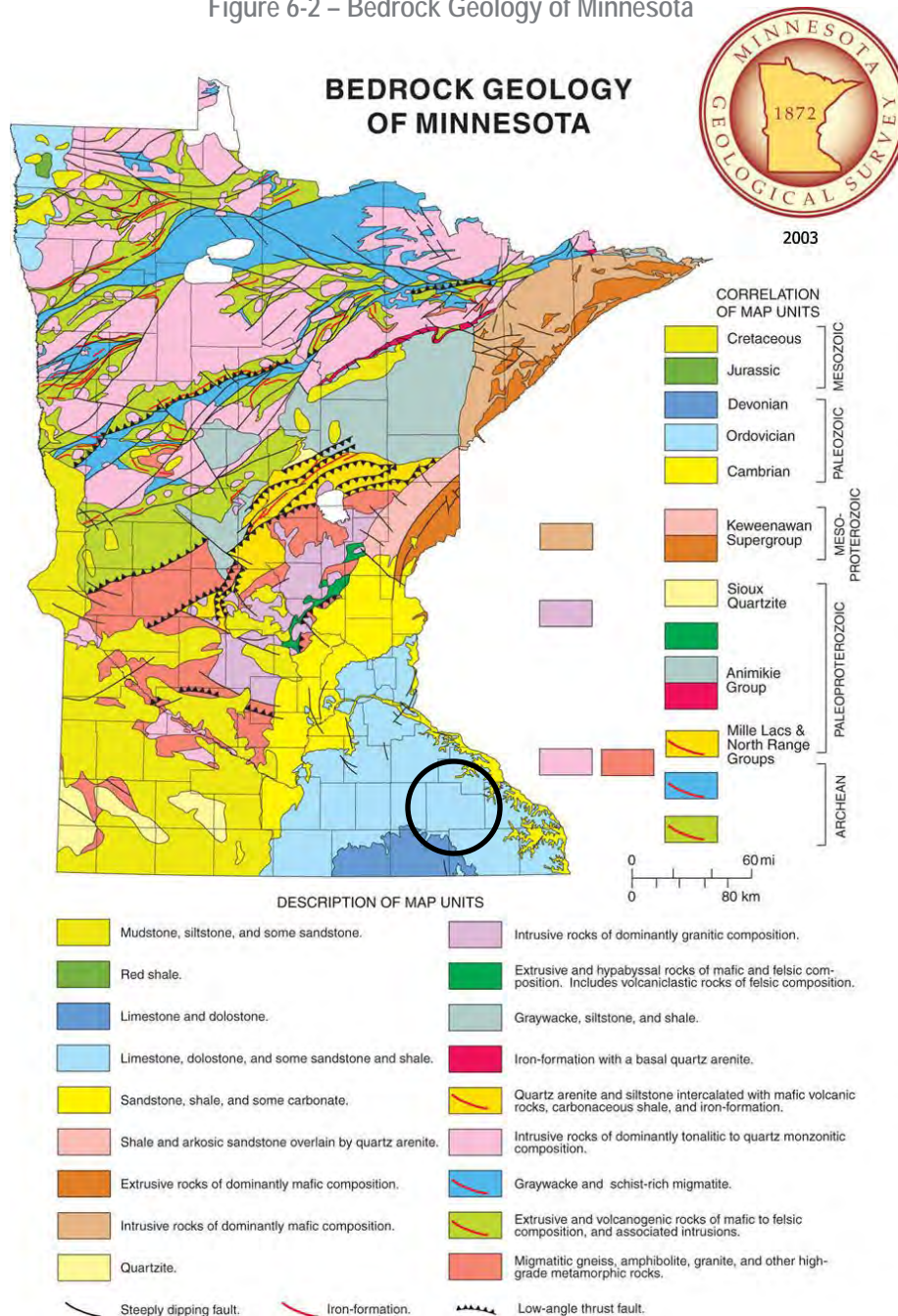
Figure 6-1 – Ecological Landscapes of Minnesota



6.3.2 Bedrock Geology & Soils

The City of Stewartville has primarily loamy soils, which include a mix of silty and sandy loams. Over half of the soil area in the city can be categorized as Burkhardt-Sattre complex (sandy loam), Pillot silt loam, and Emmert loamy sand. Soils in the western half of Olmsted County are generally excessively drained and well drained. Olmsted County includes a mix of bedrock geology types, but the primary type in Stewartville is sandstone with some dolomite and shale. Figure 6-2 shows the Bedrock Geology of Minnesota, and Olmsted County is shown in the center of the black circle.

Figure 6-2 – Bedrock Geology of Minnesota



6.3.3 Mineral Resources

According to the Minnesota Department of Natural Resources, there are currently no known metallic mineral deposits or occurrences in sufficient tonnage and grade such as iron, taconite or gold in Olmsted County to warrant extraction. There are no metallic mining operations in the County. Olmsted County has several operating non-metallic mining sites permitted under Sec. 93.481 of the Minnesota Statutes. None of these mining sites are in the City of Stewartville.

6.3.4 Watersheds and Surface Water

Lakes, ponds, rivers, streams, intermittent waterways, and natural drainage ways make up the surface waters of Stewartville and Olmsted County. These resources are all water bodies, standing still or flowing, including natural drainage ways that collect and channel overland rainwater or snowmelt runoff. Natural drainage ways are characterized by intermittent streams, threads, rills, gullies, and dry washes that periodically contribute water to first-order streams. There are also many artificial drainage ways where the natural drainage ways have been altered by human activity. All of these features have the ability to transport sediment and pollutants and are affected by their watersheds and the land surrounding them.

Stewartville is in the Root River Watershed. This watershed lies within the Root-Pike River Basin, where water drains to the Root River, which flows through the city, and then flows through the Mississippi River to the Gulf of Mexico. Carey Creek, near the western boundary of Stewartville, is a tributary of the North Branch Root River.

6.3.5 Impaired Waters

As required by the federal Clean Water Act, all states maintain a list of impaired waters that fail to meet quality standards. Common impairments include excess mercury and bacteria that are harmful to the health of humans and animals, excess nutrients that grow algae, and sedimentation that clouds water. Surface water impairment is primarily caused by human action, mostly resulting from agricultural and industrial chemical run-off. Impaired surface water can lead to groundwater contamination in the long run, especially when resulting from nitrate contamination associated with agricultural fertilizers.

Improving surface water and groundwater is a critical component of long-term sustainability and resiliency. Efforts which are often largely enforcement and/or educational in nature, can result in the common use of best management practices to protect our waterways. To mitigate groundwater contamination, having infrastructure designed to collect and treat stormwater before it enters waterways helps, as does public education to encourage reduced use of pollutants and better vegetation maintenance to help capture pollution before it enters waterways.

While several streams in the Root River Watershed are considered impaired in Minnesota's 2022 impaired waters list, including some portions of the Root River, the North Branch Root River passing through Stewartville is not classified as impaired. Most impaired waters in the watershed have excess bacteria or nitrate contamination. Both kinds of pollutant sources are likely caused by agricultural runoff in Olmsted County. In 2016 the *Root River One Watershed, One Plan* was approved by the Minnesota Board of Water and Soil Resources as a guiding document for management of water within the watershed planning area.

6.3.6 Point Source Discharges

The MnDNR regulates the discharge of pollutants to waters of the state through the Minnesota Pollutant State Disposal System (SDS) program. This limits and sets forth a process to monitor discharges for pollutants. The City of Stewartville holds a SDS municipal permit for the Stewartville wastewater treatment facility.

Nonpoint source pollution, or polluted runoff, is a primary cause of water quality issues throughout Minnesota. Educational efforts and promotion of best management practices can help to reduce runoff impacts to our waterways by limiting fertilizers, oil, grease, sediment and bacteria in agricultural, urban and residential areas. Major urban contributors include roads, parking lots, construction sites, industrial storage areas, and residential manicured lawns.

6.3.7 Area High-Capacity Wells

Many Minnesota municipalities utilize deep water aquifers for obtaining drinking water supply. The City of Stewartville operates two high-capacity wells to supply the municipal water system. These wells are at depths of 800 and 1,200-feet.

6.3.8 Groundwater

Groundwater is the sole source of potable water in the City of Stewartville. The quality of groundwater in Olmsted County is generally good. Stewartville's 2018 Consumer Confidence Report indicated that no drinking water samples contained contaminants exceeding safety limits.

The City of Stewartville is within a Drinking Water Supply Management Area (DWSMA). Through this designation, 799 acres are currently protected by a source water plan.

6.3.9 Shorelands

Shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation and act as buffers to protect water quality. In order to maintain the environmental, recreational, and economical quality of our water resources, the State of Minnesota requires counties to adopt and enforce shoreland ordinances.

As required by the State, shorelands are defined as:

- All land within 1,000 feet of the ordinary highwater mark of a lake, pond or flowage; or
- All land within 300 feet of the ordinary highwater mark of a river or stream or to the landward side of the floodplain, whichever is greater.

Incorporated municipalities are allowed to create and enforce their own shoreland zoning ordinances that differ from the State's regulations. The City of Stewartville defines shorelands in a similar manner as the State and has its own ordinance in place regarding shoreland zoning.

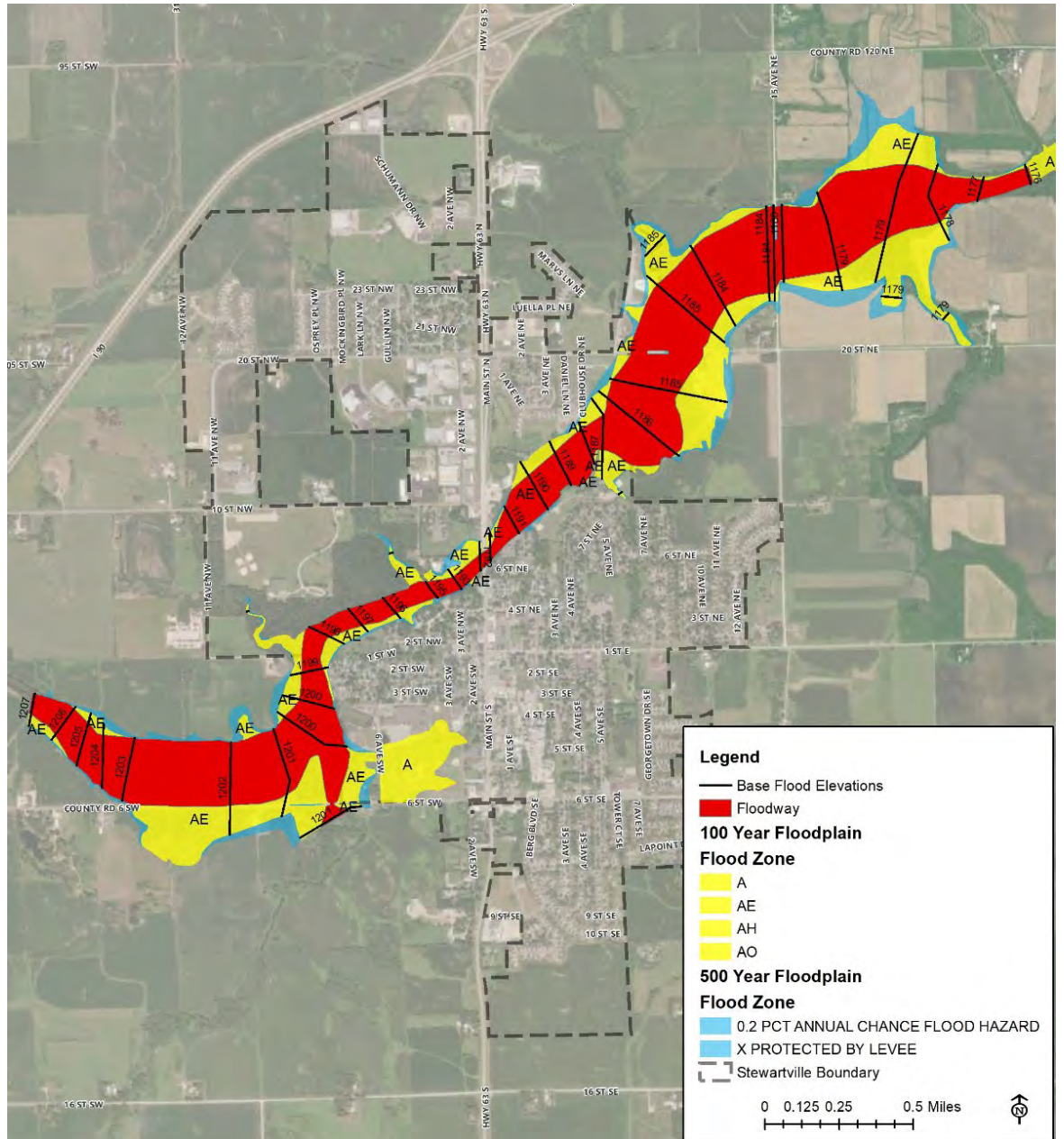
6.3.10 Floodplains

Floodplains are the flood-prone lands adjacent to water bodies. Floodplains can be desirable development areas due to the scenic and recreational value lakes, rivers, and streams can provide. Development near water bodies, however, may put animal habitats and residents and their properties at risk. Development in floodplains can affect the environmental quality of an entire waterway.

FEMA has conducted prior floodplain mapping in Stewartville. The effective date of the current FIRM panel encompassing Stewartville is April 19, 2017. According to the Federal Emergency Management Agency (FEMA), areas along the Root River are in the floodway and 100-year floodplain. Development within the floodplain is restricted by a property's specific location in the floodplain, as mapped on the Flood Insurance Rate Maps (FIRM) developed by FEMA, and as depicted in Figure 6-4. Detailed flood mapping may be found on FEMA's website.

Natural and man-made changes in the landscape, and the age and accuracy of flood insurance maps have in some cases limited the reliability of using FIRM maps for the identification and designation of floodplains. The City also has floodplain development regulations in their zoning ordinance which should be consulted prior to any construction activity. In accordance with the City's ordinance, development within the 100-year floodplain and floodway should generally be prohibited.

Figure 6-4 – FEMA Flood Hazard Areas Map



6.3.11 Wetlands

There are minimal areas classified by MnDNR as wetlands within Stewartville's city limits. Wetlands are defined by the state as "...those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands may be intermittent/seasonal or perennial/permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants, replenish groundwater supplies, store floodwaters, and maintain stream flows, making them a valuable community resource.

6.3.12 Steep Slopes

Steep slopes are a challenge to develop, and development in general should avoid these areas, as they are susceptible to challenges associated with topography and stormwater. Steep slopes that are prohibitive to development, do occur throughout the city, especially near the banks for the Root River.

6.3.13 Forest and Woodlands

Wooded areas within the city are generally located in natural areas, conservancies, or parks. Other wooded areas are spread throughout the city and include smaller parks, wooded residential lots, and other space and undeveloped lands in Stewartville.

6.3.14 Wildlife, Wildlife Habitat and Open Space

The main types of fish and wildlife habitat in Stewartville are comprised of rivers and streams, ponds, and wetlands as well as wooded and grassy areas.

6.3.15 Rare and Endangered Species and Natural Communities

US Fish & Wildlife Service's IPaC tool indicates the following threatened or endangered plant, insect and animal species may be present in Olmsted County:

- Northern Long-eared Bat
- Monarch Butterfly
- Leedy's Roseroot
- Prairie Bush-clover

Minnesota also lists endangered, threatened, and special concern species. Due to the fluidity of this list, a comprehensive list is not provided here, but may be found on the MN Department of Natural Resources website.

6.4 Community History & Cultural Resources

6.4.1 Historical Overview

Preservation of historic and cultural resources is important to the vitality of any community. The first European settlers in the region were the French in the mid-1600's. Later Jonathan Carver and other English explorers paddled their birch bark canoes to Minnesota, up the Mississippi River and across Lake Superior.

For almost two centuries after Father Louis Hennepin began exploring what is now the State of Minnesota, few Europeans had permanently settled in the region. Under the 1852 Treaty of Traverse de Sioux, the Sioux Indians were forced to leave their homelands in southern Minnesota. The first settlers of European descent to claim land in Olmsted County established homesteads near the village of Dover in 1853.

On February 20, 1855, two years after the homesteaders made their first permanent settlements in the region, the territorial legislature created Olmsted County from 660 square miles of land, that included parts of present-day Winona, Fillmore, and Wabasha Counties. That same year Olmsted County sent its first representatives to the legislature.

Olmsted County was named after David Olmsted, who first came to Minnesota in 1848. He was elected a member of the first Territorial Council, and, in 1854, he was elected the first Mayor of St. Paul.

The first pioneers who settled in the vicinity of High Forest Township with their families were Truman Wooldridge, Jabez Clemens, Wm. Sargent, Luther Barrows, and Reuben Austin. They arrived in the spring of 1855. Migration to Minnesota reached its peak in 1885, and the green valleys and flowing streams of the southeastern area of the state received more settlers than any of the rest of the Minnesota territory.

Stewartville is named after Charles Stewart, Sr. Stewart originally built a flour mill near the village of High Forest in partnership with William Russell. Later he decided to build his own flour mill in the vicinity of what is now the City of Stewartville. Mr. Stewart served many years as Justice of the Peace. He served in the Minnesota State Legislature in 1868 and 1870. Stewart died in 1886.

Stewartville became a corporate village on November 21, 1893. At this time there were 280 persons residing in the territory that was incorporated. The first election of Stewartville's Council was held on December 12, 1893.

During the 1980's, the region was negatively impacted by the Farming Crisis. From the late 20th century into the present, Stewartville, Rochester, and Olmsted County as a whole, have experienced growth.

6.4.2 Historic Properties and Places

National Historic Designations

The James Sears House at 305 Main Street North is the only property in the City of Stewartville that is listed on the National Register of Historic Places.



Certified Local Government Program

Minnesota cities with a qualifying heritage preservation ordinance and commission (HPC) may become a Certified Local Government (CLG) through the State Historic Preservation Office. CLG status enables the local government to apply for federal matching grants to preserve historic properties. This local-state-federal partnership encourages the integration of historic preservation into local government policy.

CLG's responsibilities include:

- Establish and maintain a qualified HPC.
- Maintain a system for identifying historic properties.
- Enforce appropriate legislation for the designation and protection of historic properties.
- Provide for public participation in the local preservation program.
- Play an expanded role in nominating properties to the National Register.
- Perform other agreed-upon functions delegated by the SHPO.



Photo Credit: Minnesota Historical Society



Photo Credit: Minnesota Historical Society

6.5 Existing Programs

Numerous Federal, State, Regional, Local, and private plans and programs exist which contribute to the preservation, conservation, or management of agricultural, natural, and cultural resources in Olmsted County. A partial list of preservation resources is shown below.

Minnesota Pollutant State Disposal System (SDS) program

This DNR operated program regulates municipal and industrial operations discharging wastewater to surface or groundwater.

Minnesota DNR Forest Protection Incentive Programs

The Cost-Share Program and Managed Forest Land Program encourage sustainable forestry on private lands by offering incentives to landowners. The cost-share program helps fund projects to improve woodland areas, such as wildlife and pollinator habitat improvement, bud capping, tree planting, tree thinning, invasive species removal, timber stand improvement and forest road work. The Managed Forest Land Tax Program began following the adoption of the Minnesota Sustainable Forest Incentive Act (SFIA). When the Class 2c Managed Forest Land designation is applied to a woodland area, the owners of the area pay a property tax rate of only 0.65% on actively managed areas. For both programs, landowners with at least 20 acres of forest land under a registered woodland stewardship plan that was written within the last 10 years may be eligible.

Olmsted County Multi-Hazard Mitigation Plan

The County's Multi-Hazard Mitigation plan was drafted in 2017 and considers hazards Stewartville may face in the future. A representative of Stewartville was included on the plan's steering committee.

Hazard mitigation includes any action taken to reduce long-term risk to human life and property. Hazard mitigation may include:

- Structural hazard control
- Development of policies, programs, and standards
- Public education
- Implementing safety measures during projects
- Retrofitting facilities
- Preparing warning systems

Considering potential hazards and acting to mitigate hazards can save lives and property, protect valuable critical infrastructure, and reduce legal liability. Figure 6-5 is a map from the Multi-Hazard Mitigation Plan which identifies critical facilities and infrastructure in Stewartville.

Potential natural hazards the Stewartville residents may face include:

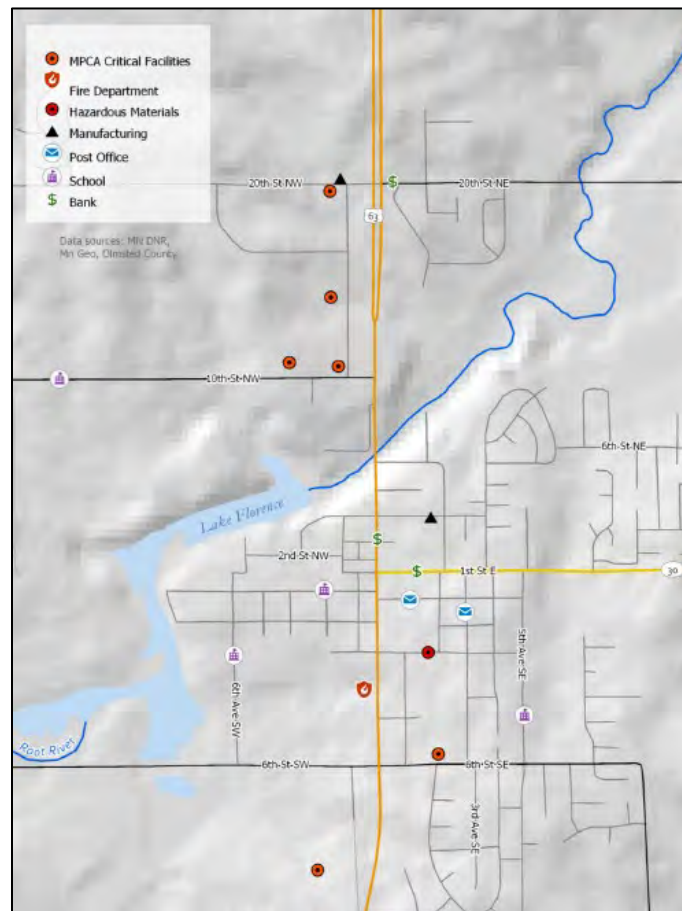
- High winds
- Extreme cold
- Tornadoes
- Extreme heat
- Flooding of the Root River
- Drought
- Severe winter storms

In 2017, it was estimated that Stewartville has a number of properties located in the floodplain that could be lost in the event of a major flood. These properties were valued at more than \$5.6 million. To avoid property damage and risks to public safety, development in the 100-year and 500-year floodplain should be discouraged.

High winds and tornadoes pose a significant risk to Stewartville, including to the many mobile homes. Natural disasters may occur increasingly in the future due to the effects of climate change. With this in consideration construction of storm shelters and safe rooms in vulnerable areas and the adoption of an emergency action plan would be possible mitigation measures for the City to consider.

Refer to the County's Multi-Hazard Mitigation Plan for further information and recommended hazard mitigations actions.

Figure 6-5 – Critical Facilities Map (From Olmsted County Multi-Hazard Mitigation Plan)

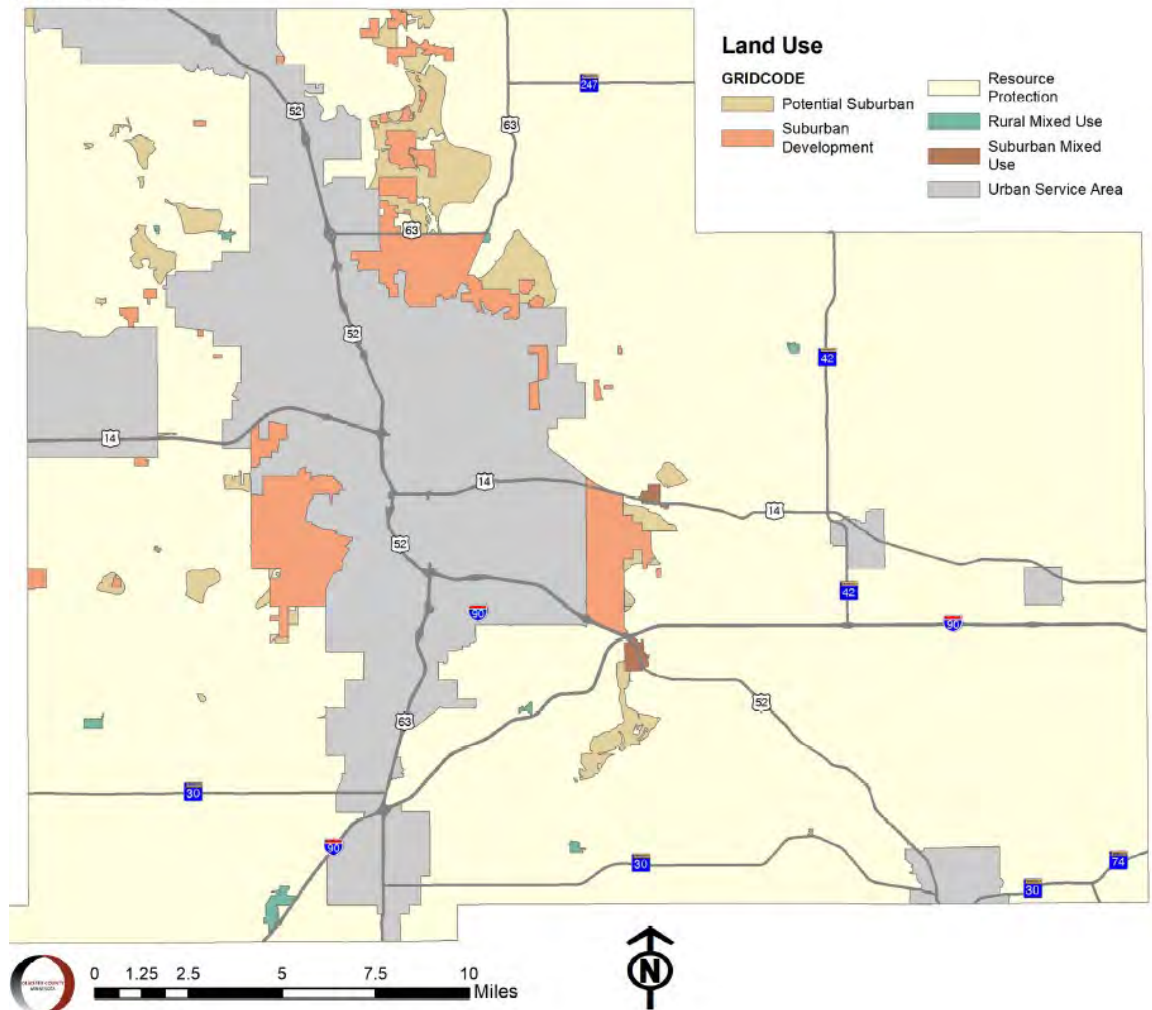


Olmsted County Planning

Olmsted County's Future Land Use Map identifies the entire area surrounding Stewartville's Urban Service Area as resource protection area. It an objective of the County's to maintain sustainable urban development and promote the preservation of agricultural lands and natural resources. Additionally, the County discourages development within or near flood hazard areas.

Figure 6-6 – Olmsted County Future Land Use Map

June 15, 2022



City of Stewartville Ordinances

Ordinances have been adopted, and may be adopted in the future, to aid in the effort of conserving resources and protecting landowner rights, land values, and the public health and safety.

Minnesota State Historic Preservation Review Board

The Review Board helps people connect with the past by evaluating historic properties and aiding communities in registering properties on the National Registry of Historic Places.

Minnesota Historical Society

The Historical Society (MNHS), established in 1849, connects Minnesota residents and visitors to the state's stories and history. MNHS researches and archives historical items, encourages

tourism to historic sites, and educates the public about the state's past. MNHS provides competitive grants for projects focused on preserving Minnesota's culture and history.

Minnesota Statewide Historic Preservation Plan 2021-2031

The Minnesota State Historic Preservation Office (SHPO)'s new Historic Preservation Plan is nearing completion at the time of this plan's writing. This plan outlines specific goals and objectives to protect and enhance the state's cultural resources.

6.6 Assessment of Future Needs

Cities and regions are competing globally to attract and retain entrepreneurs and a highly skilled workforce. Natural and cultural resources are critically important elements needed to cultivate the type of healthy, vibrant communities where people want to live, work, learn, and play. By investing in local and regional distinctive assets and culture, cities help foster innovation and entrepreneurial commercial activity, resulting in a more resilient local economy.

Stewartville's natural environment, agricultural heritage, parks and trail system are recreational and economic assets, all of which contribute to the city's unique sense of place. Stewardship to maintain and preserve these resources is important as the City plans for the next 20-years.

In the years ahead it will be important for the City to strengthen community resiliency, to help prepare for shocks and stressors, and to better manage unexpected events. This includes preparing to better respond to natural disasters, but also taking steps to prevent disasters. Resiliency can also help the community build a diverse economy to reduce negative impacts from an economic downturn.

Responding to the increase in the number and duration of large storm events in recent years will be critical for Stewartville's infrastructure. Projects that help the city become more resilient to these types of changes are necessary over the next 20-year planning period. These projects include:

- Designing stormwater ponds and infrastructure for larger rain events
- Floodplain management
- Reduction of potential flood risk on property and infrastructure
- Expanding green infrastructure
- Reviewing and updating building and zoning code requirements

6.7 Goals and Implementation Strategies

The Comprehensive Plan's goals and recommended strategies for implementation of Environmental and Cultural Resources in Stewartville were developed through public input and consideration of current and future trends.

Goal 6-1: Identify and address vulnerable infrastructure and resources to mitigate potential hazards.

Strategy A: Adhere to the best management practices established in the Olmsted County All Hazard Mitigation Plan.

Action Steps:

1. Identify best practices from the Olmsted County All Hazard Mitigation Plan that are specific to hazard mitigation locally in Stewartville, and develop City policies and procedures to plan for adverse events.
2. Continue to coordinate with Olmsted County on routine updates to the All Hazard Mitigation Plan and other regional hazard mitigation efforts to keep mitigation strategies current for critical infrastructure in Stewartville.
3. Continue emergency preparedness programs and continue efforts to mitigate common hazards such as fire, flooding, power outages, and other emergency events.
4. Consider potential hazards when reviewing development proposals. Carefully review proposals to perform construction or fill in floodplain and wetland areas.

Strategy B: Continue emergency preparedness programs and continue efforts to mitigate common hazards such as fire, flooding, power outage, and other emergency events.

Action Steps:

1. Ensure that emergency response procedures are well-communicated and coordinated between various City departments, regional entities, public/private services, and the public.
2. Revisit, practice, and update local emergency preparedness protocols annually at a workshop with City departments and first responders.

Goal 6-2: Encourage the identification, appreciation, and protection of Stewartville's historic and cultural resources.

Strategy A: Utilize local, state and federal programs to preserve and enhance Stewartville's historic and cultural resources.

Action Steps:

1. Consider a local historic preservation program to recognize and protect historically significant sites and structures.

2. Promote state and federal tax credit benefits for properties with national historic designation.

Goal 6-3: Encourage environmentally sensitive development to minimize negative impacts on the environment, including water quality and soil integrity.

Strategy A: Identify, prioritize, and address local soil erosion and nonpoint pollution problems.

Action Steps:

1. Work with new developments to adequately plan stormwater infrastructure to capture, temporarily store, infiltrate, and slowly release rainwater from more frequently occurring larger rain events.
2. Review and modify the City's zoning ordinance and subdivision ordinance to incorporate additional green infrastructure requirements to reduce pollution from urban runoff. Such elements could include grassed/bioswales, infiltration basins, bioretention facilities, native landscaping, porous pavement, and vacuum sweeping of large parking lots.
3. Encourage property to utilize programs that provide rebates for home retrofitting of sustainable technology.

7 ECONOMIC DEVELOPMENT



7 Economic Development

7.1 Introduction

Economic development is a critically important function for the City of Stewartville. Without a strong tax base, there is insufficient revenue to make the types of investments successful communities require, including investments in education, transportation, safety, clean water, and compatible neighborhoods. The Economic Development chapter provides a framework for public investment in economic development activities consistent with the overall goal of pursuing economic development that brings good, living wage jobs to the city and supports the long-term growth and vitality of the city’s neighborhoods, historic downtown, commercial areas, and industrial parks.



7.2 Existing Conditions

7.2.1 Labor Force

The labor force is the portion of the population that is 16 years or older who are employed or unemployed but actively seeking employment opportunities. As a business, it is helpful to know information about the population that will be depended on to fill open positions in the future.

Stewartville’s population has grown steadily over the past several decades. By 2042, projections predict a 30.9% increase in the City of Stewartville’s population.

The 2020 American Community Survey (ACS) shows Stewartville had a labor force participation rate of 72%, which is similar to the rate for Olmsted County (71.4%). Labor force data is detailed in the Table 7-1 on the next page.



Table 7-1 – Labor Force Employment Status (2010-2020)

City of Stewartville	2010	2010 Percentage	2020	2020 Percentage
Persons Age 16 and Over	4,443	-	4,529	-
In Labor Force	3,199	72.0%	3,297	74.4%
Employed	3,048	68.6%	3,276	73.9%
Unemployed	151	3.4%	21	0.7%
Unemployment Rate	-	4.72%	-	0.6%
Olmsted County	2010	2010 Percentage	2020	2020 Percentage
Persons Age 16 and Over	112,055	-	122,148	-
In Labor Force	81,128	72.4%	87,199	71.4%
Employed	77,206	68.9%	84,169	68.9%
Unemployed	3,922	3.5%	2,952	2.4%
Unemployment Rate	-	4.8%	-	3.4%
State of Minnesota	2010	2010 Percentage	2020	2020 Percentage
Persons Age 16 and Over	4,175,262	-	4,444,556	-
In Labor Force	2,939,384	70.4%	3,078,339	69.3%
Employed	2,693,044	64.5%	2,957,615	66.5%
Unemployed	246,340	5.9%	117,117	2.6%
Unemployment Rate	-	8.4%	-	3.8%

Source: U.S. Census Bureau, 2006-2010 American Community Survey and 2016-2020 American Community Survey 5-Year Estimates



Educational Attainment

A helpful indicator of the economic potential of an area is the education attainment of its residents. Generally, a population with a higher level of education reflects a more skilled workforce with higher earning potential. A more skilled population can also be seen as an attractive quality for businesses considering relocating to a community.

93.9% of Stewartville residents had at least a high school diploma in the 2020 ACS. This is a 3.6% increase from 2010.

30% of Stewartville residents have obtained a bachelor’s degree or higher, which is less than residents statewide (42.7%) and residents of Olmsted County as a whole (46.7%). Education data is detailed in Table 7-2 below.

Table 7-2 – Education Levels (2010-2020)

Highest Education	City of Stewartville				Olmsted County			
	2010		2020		2010		2020	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Less than 9th grade	123	3.3%	52	1.3%	875	0.9%	2,749	2.6%
9th to 12th grade, no diploma	239	6.4%	186	4.8%	4,666	4.8%	3,071	2.9%
High school graduate (includes equivalency)	1,271	34.1%	1,102	28.4%	22,456	23.1%	20,368	19.2%
Some college, no degree	798	21.4%	773	19.9%	20,706	21.3%	17,744	16.8%
Associate's degree	436	11.7%	606	15.6%	10,888	11.2%	12,490	11.8%
Bachelor's degree	716	19.2%	780	20.1%	22,845	23.5%	28,239	26.7%
Graduate or professional degree	149	4.0%	385	9.9%	14,776	15.2%	21,174	20.0%
TOTAL	3,732	100%	3,884	100%	97,211	100%	105,835	100%

Notes: Population 25 years and over.
 Source: U.S. Census Bureau, 2006-2010 American Community Survey and 2016-2020 American Community Survey 5-Year Estimates

Employment

Employment in Stewartville is led by two prominent industries. Employment in the Educational, Health and Social Services Industry is the greatest with 40.7% of employment. The second leading industry is Retail Trade with 17.1% of all employment (See Table 7-3).

Table 7-3 – Employment by Industry (2020)

Industry	2019	
	Number	Percentage
Agriculture, forestry, fishing and hunting and mining	0	0.0%
Construction	244	7.4%
Manufacturing	238	7.3%
Wholesale trade	30	0.9%
Retail trade	559	17.1%
Transportation and warehousing, and utilities	100	3.1%
Information	16	0.5%
Finance, insurance, real estate, and rental and leasing	156	4.8%
Professional, scientific, management, administrative, and waste management services	149	4.5%
Educational, health and social services	1,333	40.7%
Arts, entertainment, recreation, accommodation and food services	168	5.1%
Other services, except public administration	143	4.4%
Public administration	132	4.0%
TOTAL	3,276	100%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

In terms of the occupations of Stewartville’s labor force, approximately 38.6% of Stewartville’s labor force is employed in the Management, Business, Science, and Arts Occupations, while 26.2% are employed in Sales and Office Occupations (See Table 7-4).

Table 7-4 – Employment by Occupation (2020)

Occupation	2020	
	Number	Percentage
Management, business, science, and arts occupations	1,266	38.6%
Service occupations	438	13.4%
Sales and office occupations	857	26.2%
Natural resources, construction, and maintenance occupations	363	11.1%
Production, transportation, and material moving occupations	352	10.7%
TOTAL	3,276	100.0%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Leading employers, with the number of employees in Stewartville are found in Table 7-5.

Table 7-5 – Employment by Occupation (2019)

Employer	Number of Full Time Jobs	Number of Part Time Jobs
HALCON	403	
GEOTEK	355	
School	240	20
Fareway	100	20
Schwickerts	40	
All American Coop	38	15 19 seasonal
Stewartville Care Center	28	41
Jimmy's Salad Dressings	20	2
First Alliance Credit Union	20	1 seasonal
Kwik Trip	18	29
House Chev	15	
Sprouts	13	5
Caseys	12	29
MN Med	10	
FedEx	9	42
2 Brothers	8	35
Pizza Ranch	8	18
Grisim Bus	5	35

Source: CEDA, March 2022

Travel Time to Work

Nearly all Stewartville residents work in the State of Minnesota (97%). Approximately 87.5% work within Olmsted County (See Table 7-6).

Table 7-6 – Place of Work (2010-2019)

Place of Work	2010	2020
Worked in state of residence	98.7%	97.0%
Worked in county of residence	91.8%	87.5%
Worked outside county of residence	6.9%	9.5%
Worked outside state residence	1.3%	3.0%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Only 29.3% of Stewartville residents travel less than 15 minutes to work. 80.7% of residents travel less than 30 minutes to work. 19.7% of residents travel more than 30 minutes to work. Detailed travel times to work are identified in Table 7-7. 63.8% of workers travel between 10 to 29 minutes to worker. It may be assumed that most of these workers are likely traveling to Rochester for employment.

Table 7-7 – Travel Time to Work (2010-2020)

Travel Time to Work	2010	2020
Less than 10 minutes	19.8%	16.9%
10 to 14 minutes	7.8%	12.5%
15 to 19 minutes	13.7%	13.4%
20 to 24 minutes	29.6%	25.1%
25 to 29 minutes	7.2%	12.8%
30 to 34 minutes	12.5%	11.7%
35 to 44 minutes	3.2%	2.7%
45 to 59 minutes	1.9%	0.9%
60 or more minutes	4.2%	4.0%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Most of Stewartville residents travel to work by car, truck, or van (89%) and most workers drive alone (74.4%). Since 2010, more workers are carpooling to work or working from home. Table 7-8 identifies residents' means of travel to work.

Table 7-8 – Means of Transportation to Work (2010-2020)

Means of Transportation to Work	2010	2020
Car, Truck, or Van	92.4%	89.0%
Drove alone	84.1%	74.4%
Carpooled	8.3%	14.6%
In 2-person carpool	7.1%	11.1%
In 3-person carpool	0.8%	2.9%
In 4-person carpool	0.4%	0.9%
Public transportation (excluding taxicab)	1.2%	0.0%
Walked	2.8%	4.0%
Bicycle	0.3%	0.0%
Taxicab, motorcycle, or other means	0.8%	0.0%
Worked at home	2.5%	7.0%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Income

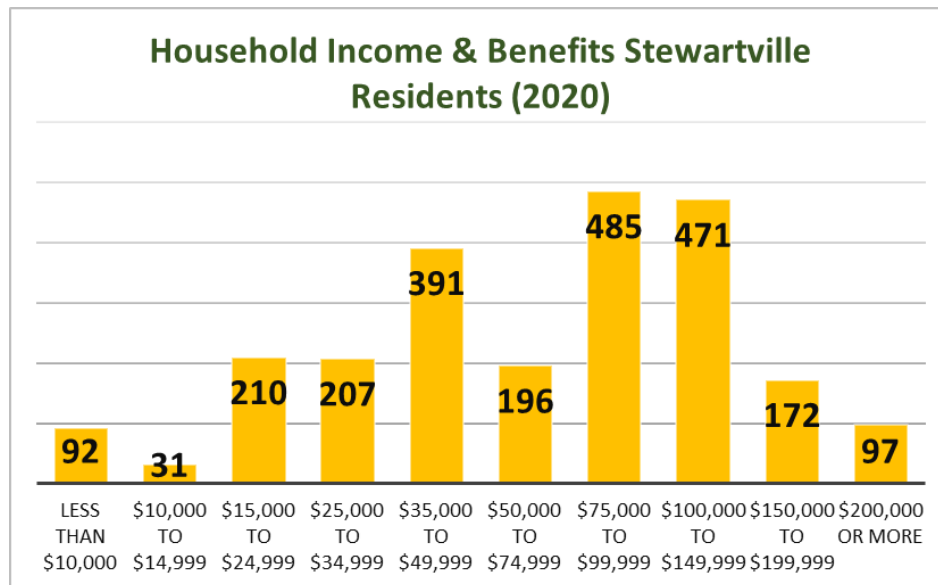
The median household income in Stewartville, according to the 2020 American Community Survey, is \$63,566, while Olmsted County’s is \$76,951. The mean household income in Stewartville is \$74,363 compared to \$101,733 in Olmsted County and \$96,814 in Minnesota. A large difference between mean income and median income in a community, like there is present in Olmsted County, can indicate a large income disparity among residents.

Table 7-9 – Household Income (2020)

2020 Income & Benefits	City of Stewartville		Olmsted County	
	Approx. Number	Percentage	Number	Percentage
Less than \$10,000	92	3.9%	2,225	3.5%
\$10,000 to \$14,999	31	1.3%	1,907	3.0%
\$15,000 to \$24,999	210	8.9%	3,877	6.1%
\$25,000 to \$34,999	207	8.8%	3,941	6.2%
\$35,000 to \$49,999	391	16.6%	6,865	10.8%
\$50,000 to \$74,999	196	8.3%	10,742	16.9%
\$75,000 to \$99,999	485	20.6%	9,407	14.8%
\$100,000 to \$149,999	471	20.0%	11,949	18.8%
\$150,000 to \$199,999	172	7.3%	6,674	10.5%
\$200,000 or more	97	4.1%	6,038	9.5%
TOTAL	2,356		63,561	
Median Household Income	\$78,312.00	-	\$80,403.00	-
Mean Household Income	\$80,602.00	-	\$105,026.00	-
Per Capita Income	\$31,730.00	-	\$42,470.00	-

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

Figure 7-1 – City of Stewartville, Income and Benefits (2020)



7.3 Stewartville's Economic Strengths and Weaknesses

The City of Stewartville's economy has both strengths and weaknesses which can continue to be improved to benefit the community's businesses and labor force.

Strengths

- Excellent access to the I-90 transportation corridor.
- Proximity to the city of Rochester and the Rochester International Airport.
- Highway 63 through Stewartville, a major commuter corridor which provides high traffic volumes, an asset to Stewartville's businesses.
- Diversity of businesses including manufacturing, agricultural-oriented businesses, construction services, large and small commercial, retail, and professional services.
- A Quality school system and strong parks and recreation amenities which benefit residents and attract employers and new residents that grow the local labor force.
- Programming by CEDA and the City for Stewartville's business community, engaging the public in conversations about opportunities and programs to improve Stewartville's business climate.
- Past funding from the MN Investment Fund to support business start-ups, expansions, and business retention.
- The City's commercial façade improvement program, which is budgeted for annually.

Weaknesses

- Lack of on-street parking on Highway 63 for downtown Main Street businesses.
- Capacity limitations with City's public water system.
- Lack of redundancy in the electrical grid servicing Stewartville and multi-day electric outages (e.g., December 2021 People's Energy outage).

Opportunities

- Downtown commercial redevelopment.
- Improved walkability of downtown, including enhanced signage/connections to existing parking lots.
- Promotion of service-based small businesses.
- Shared workspaces for small businesses, business start-ups/entrepreneurs, remote workers, and individuals who lack internet access.
- Programming by CEDA and the City to strengthen Stewartville's business climate.
- Additional housing, including workforce housing and a range of housing to meet market demands.
- Leveraging state and federal grants/funding to expand opportunities for active living, outdoor recreation, and biking and walking systems (i.e., Statewide Health Improvement Partnership (SHIP) grant program).
- Updates to the City's zoning ordinance to ensure City regulations lead to the types of developments intended and desired for the community.
- Expansion of the City/CEDA's housing programming, providing funding resources for residential façade improvements throughout the city.

- Maintaining a consistent level of childcare services, to meet the needs of Rochester's residents, allowing the work force to including working parents.

Threats

- Proximity to Rochester creates competition pressure for retail and restaurant services.
- City of Rochester expansion to the south, including development of services off Highway 63.
- Perceived higher tax rates for Olmsted County communities.
- Online retailers will continue to compete with Stewartville's local businesses.

7.4 Assessment of Future Needs

Key Trends

Emerging trends will shape Stewartville's future economy and appropriate economic development programs and policies of the City. The following are some of those emerging trends.

Workforce of the Future - Aligning Education and Work

Technological innovation will result in new jobs as well as changes to existing jobs. In turn, workers must develop the technical and non-technical skills necessitated by these changes. It is difficult to predict which skills workers will require in the future, but many high growth jobs share a need for workers who have both specialized technical expertise and the ability to adapt to change. The City should consider policies that target three main areas:

1. Supporting skills training that meets industry needs;
2. Communicating the skills businesses need; and
3. Engaging in state and regional efforts to close the skills gap.

Source: The Center for Best Practices, National Governors Association (NGA Solutions)

Globalization

An increasing number of products and services are free-flowing across international borders due to low-shipping costs, improved telecommunication, and global demand. This has expanded markets for some products, but also made certain prevalent industries in Stewartville vulnerable to competition.

Manufacturers seeking to be competitive while still retaining local production seem to generally focus on niche markets or substitute technology for labor to increase productivity and decrease labor costs. Many incentives offered by state and federal programs do so to generate job creation or retention. This mismatch can leave some economic development organizations with few tools to assist companies looking to remain competitive without investing in manual labor production.

Businesses throughout Minnesota have been engaged in efforts to combat globalization while focusing on "buy local" campaigns. This concept, whether business-to-business or business-to-consumer, looks to retain as much money in the local economy as possible.

Entrepreneurship

Economic development is increasingly focused on promoting entrepreneurship. The Kauffman Growth Entrepreneurship Index, an indicator of how much entrepreneurial businesses are growing, identified trends in Minnesota in 2020.

The New Employer Business series provides information on new employer businesses, a subset of all entrepreneurial activity. This series includes measures which capture trends in the emergence of these businesses, their representation in the population and among all firms, and the time it takes these businesses to make a first payroll.

	National Trend	State of MN Trend
Rate of New Employer Business Actualization	9.41%	11.35%
Rate of New Employer Businesses	0.11	0.10
New Employer Business Velocity	2.01	1.90
Employer Business Newness	7.01%	5.50%

The Kauffman Indicators of Early-Stage Entrepreneurship captures early-stage entrepreneurial activity, broadly defined. It includes four key early-stage measures of entrepreneurial activity.

	National Trend	State of MN Trend
Rate of New Entrepreneurs - Percentage of population that starts a new business	0.38%	0.18%
Opportunity Share of New Entrepreneurs - Percentage of new entrepreneurs who created a business by choice instead of necessity	69.75%	66.47%
Startup Early Job Creation - Average number of jobs created by startup in their first year, normalized by population	5.03	3.60
Startup Early Survival Rate - Percentage of startups that are still active after one year	78.09%	80.13%

National trends in early-stage entrepreneurship include:

- Overall, men are substantially more likely to start businesses each month than women.
- The rate of new entrepreneurs in 2020 was the highest among Latinos and lowest among African Americans.
- The 2020 rate of new entrepreneurs among immigrants is close to double than that for the native-born.
- The rate of new entrepreneurs was highest among Americans aged 45–54 and lowest among Americans aged 20–34.

Common practices adopted to encourage entrepreneurship include facilitating networking and collaboration, improving access to financing, providing training and education, offering supportive services such as incubators and technical assistance, and adopting favorable public policies.

Most of the entrepreneurial programs that have been created are focused on a set of targeted industry sectors, such as high technology, manufacturing, or in some cases retail businesses. The most common entrepreneur, however, is a solo individual often starting a business within their own home. This includes a group of people recently termed “pajama entrepreneurs” or “third bedroom entrepreneurs”, who leverage their expertise to provide design, business and technical consulting, business management, and other services.

Role as a Bedroom Community

Labor force characteristics, the results of the community survey, and transportation patterns indicate Rochester is a primary employment destination for many Stewartville residents. While this is not a negative trait, expanding local employment opportunities and commercial activity can increase local economic prosperity, local self-reliance, and the City’s tax base, while reducing traffic congestion and marginal tax burden on individual property owners.

Stewartville residents’

mean travel time to

work is 20.7 minutes.

7.5 Economic Development Programs and Partnerships

There are a variety of local, regional, statewide, and federal economic development programs available to municipalities to assist them with supporting existing businesses and recruiting new businesses. Many of these the City already takes part in. In addition, there are programs available for individual businesses to assist in start-up and expansion.

There are four major categories of economic development programs:

- **Financial Incentives:** Programs which provide businesses with assistance to lower their financing costs. Examples include grants, low-interest business loans, equity financing, and business incubators.
- **Technical Assistance:** Programs which provide businesses and local jurisdictions with assistance through research, job training, information regarding marketing, regulations, and financial assistance programs.
- **Tax Incentives:** Tax credits and deductions which lower the tax liability of businesses and individuals who have contributed in some way to increase economic activity in the state. Specific tax incentives include tax incremental financing (TIF) and exemptions from sales tax on capital equipment.
- **Promotion/Coordination:** Activities, often with the cooperation of the private sector, promoting state or local economy or a specific sector of an economy.

Effectively using these programs and associated tools requires an investment by the community to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding.

7.5.1 Federal, State, and Regional Economic Development Programs

Economic development programs the City of Stewartville is involved with and/or utilizes includes:

United States Department of Agriculture (USDA) - Rural Energy for America Program (REAP)

REAP creates economic development opportunities for rural businesses by supporting renewable energy and energy efficiency projects through loan guarantees and grants. The program provides assistance to qualified applicants to finance renewable energy and energy efficiency projects. Grants for up to 25% of total eligible project costs, are available, as are loan guarantees on loans for up to 75% of total eligible project costs.

United States Department of Agriculture (USDA) - Rural Economic Development Loan Program (RED Loan)

The Rural Economic Development Loan program provides funding to rural projects through local utility organizations to create and retain employment in rural areas. Funding can be used for building construction, equipment, working capital, or infrastructure. The program offers up to \$2,000,000 in financing, with as low as 1% interest and 10-year terms.

Minnesota Department of Employment and Economic Development (DEED)

The Minnesota Department of Employment and Economic Development (DEED) is the state's principal economic development agency. DEED programs promote business recruitment, expansion, and retention; international trade; workforce development; and community development. The City of Stewartville received two significant grants in 2018 and 2019 through DEED from the MN Investment Fund to support business start-ups, expansions, and business retention. The City would like to continue this collaboration in the future for business growth in Stewartville.

Minnesota Job Creation Fund

The State of Minnesota administers the Minnesota Job Creation Fund program which promotes economic vitality in the State by offering rebates to approved businesses after job creation and capital investment goals are achieved. The rebates are based on project parameters and can be given for up to 7 years in the identified sites. To qualify, the project must:

- Be engaged in an eligible business activity.
- Obtain local government support for projects via council resolution.
- Invest at least \$500,000 (\$250,000 for Targeted Populations*) in real property improvements within one year of becoming a designated Job Creation Fund business.
- Create at least 10 (5 for Targeted Populations*) new full-time permanent jobs within two years of becoming a Job Creation Fund business while maintaining existing employment numbers.
- Pay at least \$13.86 in wages and benefits in 2021, adjusted annually based on 110% of federal poverty guidelines. The level will change again on Jan. 1, 2022.
- Have other location options outside of Minnesota.
- Cause no undue harm to Minnesota business competitors.
- Certify that the project would not occur without Job Creation Fund assistance.

The program offers incentive amounts per year based upon cash wages created.

Minnesota Investment Fund

The State of Minnesota's Minnesota Investment Fund provides financing for capital improvements, equipment, and the addition of new, quality jobs in the State. Project specifications are used to determine the award's final terms. All projects must meet minimum criteria for private investment, number of jobs created or retained, and wages paid. At least 50% of total project costs must be privately financed through owner equity and other lending sources. (Most applications selected for funding have at least 70% private financing.) The program offers up to \$1,000,000 in financing and some of the loan may be forgivable.

Minnesota Job Skills Partnership

This State of Minnesota program pairs businesses and educational institutions to train workers to expand opportunities for work in the State. Training can be done on the site of the business. The program provides grants for training; up to \$400,000 to assist with the developing and delivering of the curriculum by the educational institution.

People's Energy Cooperative (PEC) Utility Provider

Energy Advisor Review: People's Energy Cooperative (PEC) has an Energy Advisor on staff who is able to review plans of structure to maximize energy efficiency and rebate amounts at no cost. The program provides savings on energy bills, maximized rebates, and provision of a side-by-side comparison of monthly costs.

Rebates: PEC has a number of prescriptive rebates for common energy saving measures taken. Rebates are provided for energy saving products. PEC also provides custom rebates for any other energy saving equipment or energy saving measures. Custom rebates are determined on a case-by-case basis.

Capital Credits: Each year's excess revenues are allocated to members based upon their annual usage of electricity. The program provides money back at the end of each year based upon energy usage and Cooperative revenue.

People's Energy Revolving Loan Fund: PEC supports economic development in the communities we serve by providing low interest loans. These funds can be used for building construction and expansion, machinery and equipment purchases, and real property improvements. Project specifications and PEC Board will determine final loan amount, interest, and term. The program provides gap financing loans for eligible projects and flexible terms and interest rates.

Minnesota Energy Resources

Minnesota Energy Resources has rebates available for efficient systems and equipment.

Southern Minnesota Initiative Foundation (SMIF)

This organization invests approximately \$5 million annually in businesses that grow the economy of south central and southeastern Minnesota. Key interests of SMIF include early childhood development, community vitality, and supporting entrepreneurial activity. Each year SMIF provides grant funding in projects that further their key interests. The City of Stewartville has historically been awarded funding from this program for several projects.

SMIF's Business Loan Program works in partnership with local lending institutions, economic development organizations, and government agencies to help "fill the gap" between available and necessary financial resources. It offers low interest loans for industries such as bioscience, renewable energy, food/agriculture, manufacturing, technology, and healthcare.

Community and Economic Development Associates (CEDA)

The City of Stewartville's Economic Development Authority (EDA) contracts with Community and Economic Development Associates (CEDA) for economic development staffing services. CEDA staff members provide assistance to the City 40 hours per week and focus on ensuring that the City is a great place to live, work and do business. Each year a work plan is constructed to align elected and appointed officials' priorities with the work being conducted. The work plan consists of items such as: residential housing; parks/recreation; energy reliability/ redundancy; commercial/ industrial development; business assistance; community marketing; Main Street beautification; and grant writing.

Stewartville Area Chamber of Commerce

The Chamber's mission is to support and promote the growth of businesses in Stewartville and to enhance the quality of life for the entire community. The Chamber hosts programs to promote new businesses and to assist existing businesses grow and attract new talent. The Chamber also coordinates several community events to promote Stewartville and encourage tourism throughout the year. The Chamber and its members volunteer to improve the economic conditions of the community, with emphasis on creating job opportunities and supporting businesses and tourism. The Chamber serves as a conduit, connecting a network of local businesses to developers, city staff, the public, and politicians.

7.5.2 City of Stewartville Incentive Programs

The City of Stewartville provides business subsidies for private development to support economic growth, the creation and retention of jobs and the expansion of the City's tax base. Business subsidies are provided in accordance with the policy updated by the City Council on July 10, 2012. Incentive programs the City of Stewartville provides to spur economic development include the following.

City of Stewartville Tax Increment Financing

The City of Stewartville actively uses tax increment financing and they have been successful in assisting with economic development. The use of TIF dollars in a sensible manner to promote and encourage private sector economic investments is important to ensuring the City's economic competitiveness. The "tax increment" is the amount of property taxes collected on the new development within a geographical area designated as a "tax increment financing district". The tax increment collected represents the new tax revenue for all taxing jurisdictions (i.e. city, county and school district). While there is a complex set of laws that govern tax increment financing, it can generally be used to promote industrial development, redevelopment, economic development, and affordable housing. Tax increment revenues can finance public infrastructure, site improvements, land acquisition and site preparation. The revenues can also be used to support debt in the form of tax increment bonds.

The City of Stewartville utilizes TIF incentives, as a property tax rebate over 9 years for TIF eligible items (generally project items ground level and below including acquisition). The City will use a “pay-as-you-go” obligation for up to 90% of a property owner’s taxes due to the City. Funding will be received as property taxes are paid.

An example of the City’s successful use of TIF has been its partnership with GEOTEK, one of the biggest employers in the city, financing infrastructure improvements around a 65,000 square foot facility expansion at 1 Rochester Medical Drive in Stewartville. The City worked with consultants to create Economic Development TIF District No. 1-12. The districts will reimburse the City with tax increment payments up to \$589,731 worth of site improvement expenses (including grading, earthwork, parking, foundations, underground utilities, etc.) over the course of nine (9) years. Payments will be provided bi-annually commencing in August 2021 through February 2030. The assistance requires that GEOTEK maintain at least 338 jobs for the duration of the contract, with a minimum hour wage requirement. GEOTEK was also required to continue operations in the City for at least five years from the day that the addition was issued a certificate of occupancy. It was estimated that this project would substantially increase the tax base in the community, which was a significant consideration in issuing the assistance.

Public Private Partnerships are an innovative collaboration between a government agency and a private-sector company that can be used to finance or build projects. Tax increment financing in Stewartville may be used to attract both business development and expansions, as well as residential development (including workforce housing) through incentives leveraged by this tool. By incentivizing development that provides larger public benefits, the City can utilize TIF to achieve economic development goals.

City of Stewartville Tax Abatement

In Minnesota, each taxing jurisdiction has independent abatement authority, and a city only controls its share of property taxes. The County and the School District must each decide whether to participate in a project and make an abatement levy. Property tax abatements are typically granted to encourage a business to locate or expand at a location or redevelop an area. Abatements can be used for purposes similar to tax increment financing (TIF),

Minnesota law allows abatements to be used for a broad range of purposes if the public benefits exceed the costs. Permitted uses of abatements include:

- General economic development, such as increasing the tax base or jobs
- Construction of public facilities or infrastructure (e.g., streets and roads)
- Redevelopment of blighted areas
- Providing access to services for residents (e.g., housing or retail)

City of Stewartville utilizes tax abatements as a property tax rebate for over up to 15 years on eligible items. The City will use a “pay-as-you-go” obligation up to 90% of a property owner’s taxes due to the City. Funding will be received as property taxes are paid. Tax Abatement reflects the City’s portion of the taxes only.

Tax Abatement was successfully utilized to assist the construction of Taco Bell located at 100 Schumann Drive NW in Stewartville. The development site required the creation of MN Pollution Control Agency compliant ponding to handle drainage. The Developer agreed to construct the

ponding so that it will benefit other parcels in the area as well. Due to these extraneous costs, the Developer requested Tax Abatement assistance from the City. The total amount of the pay-as-you-go Tax Abatement will be 90% of the tax increment not to exceed \$70,000 collected over a period of ten (10) years, commencing with taxes payable in 2023. Ten percent of the increment will be retained for administrative purposes.

City of Stewartville Revolving Loan

The City's Revolving Loan Fund provides gap financing for projects that invest in the community's job creation, tax base growth, or general economic vitality. The program provides low interest gap financing loans serviced through the City. Terms and interest rates are negotiable.

Recently, this program was utilized when the City and Economic Development Authority coordinated with Anytime Fitness to provide a \$50,000 to finance new exercise equipment to one of the City's only gyms/fitness centers. A 10-year term, 3.25% interest, monthly payments and equipment as collateral were established in the loan agreement. The loan funds were utilized for the purchase of equipment at the fast-growing fitness franchise which relocated to a larger, 8,000 square foot space at 1600 2nd Avenue NW in Stewartville.

City of Stewartville Development Signage Program

In the interest of maintaining safe, well-designed signage to attract development, the City of Stewartville's Economic Development Authority (EDA) has established the Development Signage Grant Program to aid developers with the cost of "land for sale" signage in their developments. Benefits include up to \$500 dollar-for-dollar match to assist with eligible signage creation and installation.

An example of this program's utilization was signage at the Schumann Family Trust new commercial/industrial development. Through this program, the City/EDA provided \$337.50 for the purchase of a 4' x 8' aluminite sign to be located near the intersection of Henry Road NW and Schumann Drive NW. The sign was set up to advertise the new 4th Subdivision in the Schumann Business Park. Because this is a pay-for-performance program, the Schumann Family Trust was reimbursed after the signage was paid for and installed.

City of Stewartville Commercial Façade Improvement Program

The City's Commercial Improvement Program provides assistance with projects such as siding, painting, power-washing, brick tuckpointing, landscaping, awnings, lighting and more. The program offers up to \$5,000 dollar-for-dollar matching grant for visible, exterior improvements to commercially zoning structures in the city.

For example, the City/EDA worked to assist real estate business JEH Properties through this Program. The business was provided a grant for the purchase and installation of signage on an awning at the building located at 200 N. Main Street in Stewartville, MN. The signage also denoted parking location in addition to the company name. The reimbursement for the incentive program operates in a pay-for-performance fashion. Financial assistance was provided after the business completed the project.

Community and Economic Development Associates

Microenterprise Loan Fund: CEDA has a microenterprise loan fund for small businesses looking to add benefit to the regional communities. The program provides low interest gap financing and flexible terms.

Emerging Entrepreneur Loan Program: CEDA is a designated lender for the State of Minnesota's Emerging Entrepreneur Loan Program that offers loans for startup and expansion of small and micro businesses. The program offers low interest loans for women, minorities, and veterans.

7.6 Economic Development Goals and Implementation Strategies

The Comprehensive Plan's goals and recommended strategies for Economic Development in Stewartville were developed through public input and consideration of current and future trends.

Goal 7-1: Continue to strengthen Stewartville's downtown as the key central business district and core of the community.

Strategy A: Continue the use of local programs, modify programs/ policies/ ordinances as needed, consider new programs (i. e., community arts).

Action Steps:

1. Evaluate the use and effectiveness of the existing local business façade improvement grant program.
2. Consider creating additional local small grant and loan programs that may encourage economic activity, including funding that may preserve unique, historic assets and renovate or clean-up existing buildings.
3. Update the City's mixed-use zoning ordinance to allow multiple upper-floor residential units in the B-1 Central Business Zoning District as a permitted use.
4. Coordinate with business owners to review the City's signage regulations with the goal of amending them in a way to allow signage to attract more of the travelers through the downtown.
5. Evaluate the zoning ordinance's minimum off-street parking space requirements for commercial uses.
6. Consider a community arts program for the downtown (i.e., murals, utility box painting, crosswalk painting).

Strategy B: Engage in strategic planning specific for downtown to analyze and identify improvements strategies**Action Steps:**

1. Perform a downtown parking study to determine whether too many or too few parking spaces are present in the downtown area and evaluate if the supply is in proximity to areas of demand.
2. Develop a downtown signage plan to direct vehicular traffic, pedestrian and bicyclists. The plan should include a common theme to aesthetically unify the appearance of downtown.
3. Develop a downtown master plan to identify and prioritize downtown improvements, including opportunities to develop a public private partnership for redevelopment of vacant or under-utilized buildings.
4. Analyze the market to determine if there are specific, local business opportunities (i.e. "competitive advantages") to promote in Stewartville.
5. Include pedestrian-scale improvements that beautify downtown in the City's Capital Improvements Plan (i.e., parking lot lighting, alley beautification, streetscape amenities, rights-of-way improvements).
6. Identify opportunities to host events that make downtown a shopping and entertainment destination.

Goal 7-2: Diversify Stewartville's economic base and increase regional economic competitiveness.**Strategy A: Diversify the City's economic base to improve resiliency to economic shocks and transformations that are outside the City's control.****Action Steps:**

1. Review local regulations pertaining to home occupations and consider a process to encourage business growth while protecting the character of existing neighborhoods.
2. Revise the City's zoning ordinance to allow small business incubators and co-working locations as allowed uses in commercial zoning districts.
3. As identified in the community survey, residents would like to have access to more restaurant and dining options. Review how policies affecting liquor licensing, permitting, parking minimums, and outdoor dining may be amended to support restaurant, brewery/beer garden development.
4. Expand the City's commercial and industrial tax base to off-set the growing demand and costs for services provided to residential properties. Growing the City's commercial and industrial tax base to 15% to 20% of the total assessed market value would be prudent over time to balance the future tax burden in the city. (In 2021, assessed commercial properties are 6.2% of the total tax base and industrial is 5.8%, for a total of 12%.)

Strategy B: Strategically target development to increase Stewartville’s regional economic competitiveness and local employment opportunities.

Action Steps:

1. Target commercial, industrial manufacturing developments that are synergistic and complementary to existing businesses and community infrastructure. Target industries identified as having a competitive advantage in Olmsted County.
2. Identify skills gaps, training opportunities and other methods to close skills gaps.
3. Support development of a range of residential housing to capture a larger share of southeastern Minnesota’s population growth, including mixed-use and workforce housing.
4. Advertise incentives provided by the City’s tax increment financing district(s) and tax abatement incentives to attract private developers to important redevelopment areas of the City.
5. Support current and planned industrial parks with adequate infrastructure.
6. Support and encourage the growth of childcare facilities, providing a necessary service for working families, an essential component of a healthy workforce in Stewartville.
7. Collaborate with the Economic Development Authority (EDA), Stewartville Area Chamber of Commerce, Community and Economic Development Associates (CEDA), and other economic development partnerships to actively target commercial, industrial manufacturing developments that are synergistic and complementary to existing businesses and community infrastructure.

8 INTERGOVERNMENTAL COOPERATION



8 Intergovernmental Cooperation

8.1 Introduction

Intergovernmental cooperation is an important tool needed to operate municipalities in an efficient and cost-effective manner, as well as to control and promote growth in an orderly fashion for City of Stewartville residents and businesses along with the adjacent units of government.

8.2 Existing Intergovernmental Agreements and Partnerships

The City of Stewartville has several intergovernmental agreements with adjacent communities and other organizations which are detailed in this section. Details of these working relationships and agreements are identified below.

8.2.1 Nearby Jurisdictions

There are 26 local units of governments in Olmsted County as well as many others located near Stewartville in adjacent counties. As shown in Figure 8-1 on the following page, there are 8 cities and 18 townships in Olmsted County. The City of Stewartville works cooperatively with Olmsted County, the City of Rochester, High Forest Township, and others as detailed below.

Olmsted County

Olmsted County provides policing services through the Sherriff’s Department to the City of Stewartville. Section 5.4 on Community Services provides details of this contractual arrangement.

City of Rochester

Through a mutual aid agreement with the City of Rochester, the fire department serves the City of Stewartville and the surrounding communities.

High Forest Township

High Forest Township has its own planning and zoning authority that is administered by the Township Cooperative Planning Association (TCPA). The City of Stewartville and High Forest established an Orderly Annexation Agreement in 2001 which was updated in 2022 with a five-year extension. The agreement provides a platform for the orderly planning and transition of government within areas proposed to be annexed by the City. The Urban Services Boundary is shown in Figure 9-8 – Future Land Use Map. Area covered by the Orderly Annexation Agreement is identified in the table below.

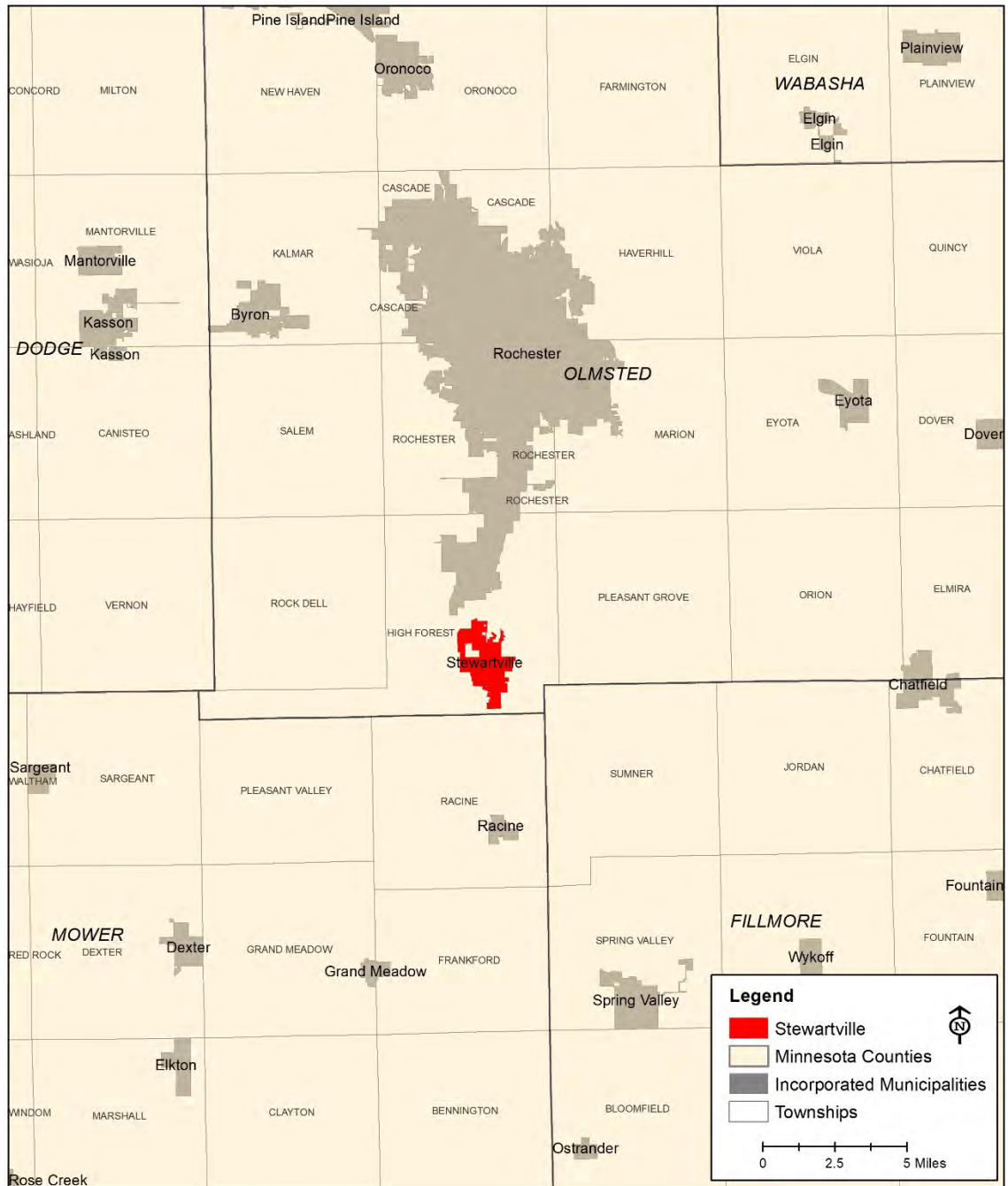
Table 8-1 – Area Covered by Orderly Annexation Agreement

Area Covered by Orderly Annexation Agreement	
Current City Limit Size (Nov 2022)	2,100 acres
Land Subject to Orderly Annexation Agreement	4,057 acres
Total Orderly Annexation Agreement Limits (including all land within current City limits)	6,157 acres

City of Chatfield

The City of Stewartville and the City of Chatfield have cooperatively purchased and share equipment used by their Public Works Departments.

Figure 8-1 – Municipal Boundaries Map with Adjacent Townships



8.2.2 Regional Organizations and Agencies

Stewartville School District

The City of Stewartville partners with the Stewartville School District in a number of areas. Facilities sharing, including School District facilities and the Civic Center, are a common occurrence for community events.

Rochester-Olmsted Council of Governments (ROCOG)

ROCOG provides planning services to member local governments. It was established in 1971 to comply with the Federal Aid Highway Act and is responsible for the implementation and maintenance of a regional transportation plan. The City Administrator serves on the ROCOG Board.

Southeastern Minnesota League of Municipalities (SEMLM)

SEMLM's mission is to promote a unified voice for eight southeastern Minnesota counties on state legislative issues. The organization also provides educational programs for local city official and information for city staff. Initiatives range from housing, to transit, to main street revitalization.

8.2.3 State Agencies

The Minnesota Department of Natural Resources (MnDNR) and Minnesota Department of Transportation (MnDOT) are the primary state agencies the City of Stewartville coordinates with to achieve the goals and objectives of this Plan.

Minnesota Department of Natural Resources (MnDNR)

MnDNR provides support to local decision makers integrating natural resource conservation into local planning. Local units of government and citizen groups are encouraged to use MnDNR resources and data when developing or updating policies, plans, and ordinances. Funding programs are also available to local governments for conservation and outdoor recreation.

Minnesota Department of Transportation (MnDOT)

MnDOT supports the state's system of streets, roads and bridges and distributes funds for highway maintenance and construction based on a formula determined by the MN Legislature. The Department works closely with local units of government to ensure the state maintains a safe, effective and coordinated highway network.

8.2.4 Inventory of Existing Plans of Overlapping, Nearby, & Related Jurisdictions

Existing plans adopted by overlapping, nearby, and related jurisdictions provide insights into the planning objectives of Stewartville's partners and neighbors. Existing plans, many of which inform the goals of this plan are inventoried in the table below.

Table 8-2 – Inventory of Existing Plans from Overlapping, Nearby, & Related Jurisdictions

State of Minnesota	Year
Statewide Multimodal Transportation Plan (MnDOT)	2022
Minnesota STIP 2021-2024 (MnDOT)	Annually
District 6 10-Year CHIP 2022-2031 (MnDOT)	2021
District 6 Active Transportation Plan (MnDOT)	2019
District 6 Freight Plan (MnDOT)	2022
District 6 Safety Plan (MnDOT)	2016
2020-2022 Affirmative Action Plan (Mn Housing)	2020
2020-2022 Strategic Plan (Mn Housing)	2020
2022-2023 Affordable Housing Plan (Mn Housing)	2022
Analysis of Impediments to Fair Housing Report (Mn Housing)	2018
Minnesota Climate Action Plan (MnDNR)	2022
Natural Resources Strategic Plan 2018-2028 (MnDNR)	2018
Minnesota Wildlife Action Plan 2015-2025 (MnDNR)	2015
Southeast Minnesota Toward Zero Deaths (TZD) Plan	2020
Strategic Plan (Department of Health)	2015
Olmsted County	
Comprehensive Housing Needs Analysis for Olmsted County	2020
General Land Use Plan Update	2022
Rochester Area Bicycle Master Plan	2012
Olmsted County Multi-Hazard Mitigation Plan	2017
Olmsted County Water Management Plan 2022-2031	2022
Rochester-Olmsted Regional Council of Governements (ROCOG)	
ROCOG 2045 Long Range Transportation Plan (Amended)	2020
2022-2025 Transportation Improvement Program (TIP)	Annually
Unified Transportation Work Program 2022-2023	Annually
Environmental Justice Report	2016
City of Stewartville	
Stewartville 2042 Comprehensive Plan	2022
Stewartville On the World Stage Design Team Report	2010
CEDA Community Survey Summary	2018
City of Rochester	
Emergency Operations Plan	2017
Downtown Rochester, MN Downtown Master Plan	2010
2020-2024 Five-Year Consolidated Plan (Amended)	2020
Safe Routes to School Plan	2014
Second Street Corridor Plan	2009
Rochester Comprehensive Plan 2040	2015
Rochester International Airport	
Rochester International Airport Master Plan	2022
Root River Planning Partnership	
Root River Watershed Management Plan	2016
Southeastern Minnesota League of Municipalities	
Southeastern Minnesota Regional Economic Study	2018

8.3 Opportunities for Collaboration

In the future, an open and continuous dialogue between the City of Stewartville, Olmsted County, and other governmental jurisdictions will result in cooperative and mutually beneficial efforts. These efforts are critical to the future planning and development of public and shared services. Without the coordination and cooperation of local governmental jurisdictions, decisions critical to preserving and enhancing local and regional characteristics, activities, and natural resources will be compromised.

As growth and land use changes continue in the area, development in the City of Stewartville may be a contentious topic to neighboring property owners and surrounding communities. Collaboration with communities in the region to attract new development and retain existing businesses is vital. Continued work with adjacent jurisdictions towards cooperative boundary agreements would also reduce contention and potential conflict.

The City of Stewartville will seek to cooperate with all neighboring municipalities, the County, State agencies, and the school districts for mutual benefit. To ensure compatibility with the planning goals and objectives identified in the City of Stewartville's Comprehensive Plan, the City will share their plan with adjacent communities and agencies and would like to participate in future planning efforts with these entities.

8.4 Conflict Resolution / Alternative Dispute Resolution

County and local governments are often engaged in parallel discussions in their respective communities. Nearby communities may share common planning interests with the City of Stewartville. However, conflict may arise between such communities and Stewartville. Whenever possible, local governments should engage in efforts to avoid potential intergovernmental conflicts.

When there's potential for intergovernmental conflict, it may benefit the local governments and interested parties to review countywide and ROCOG planning objectives and policies to determine whether local interests are consistent with regional goals.

While this section considers intergovernmental conflict resolutions specifically, similar conflict resolution methods may be leveraged to handle disputes with elected officials, residents, business owners, and city employees as applicable.

Potential Subjects of Dispute:

- Annexations / boundary disputes
- Land use compatibility / rezoning proposals
- Sharing staff, facilities, or equipment
- Renting equipment
- Joint purchasing
- Revenue sharing
- Municipal service / maintenance agreements

Methods for Conflict Mitigation:

- Open discussion prior to decision making
- Sharing planning documents (ex. comprehensive plans)
- Participating in regional planning (ex. regional housing studies, regional transportation plans, county future land use mapping, etc.)
- When adopting / amending local policies, compare the policies of adjacent municipalities
- Meeting with adjoining jurisdictions
- Extraterritorial review agreements
- Cooperative boundary agreements
- Revenue sharing agreements
- Public outreach and education
- Adopting special use districts

Methods for Resolving Disputes:

- Open discussion
- Negotiation
- Facilitated or mediated negotiation
- Litigation

Conflict Resolution Resources and Guides:

- Minnesota Department of Administration, Office of Collaboration and Dispute Resolution, Bridging Divides Tools
<https://mn.gov/admin/government/ocdr/bridging-divides-tools/>
- Community Mediation Minnesota
<https://communitymediationmn.org/>
- Harvard Law School Program on Negotiation, Free Reports
<https://www.pon.harvard.edu/publications/#158>
- Mitchell Hamline School of Law Dispute Resolution Institute
<https://mitchellhamline.edu/dispute-resolution-institute/>

8.5 Intergovernmental Cooperation Goals and Implementation Strategies

The Comprehensive Plan's goals and recommended strategies for intergovernmental cooperation were developed through the planning process and with consideration of current and future trends.

Goal 8-1: Effectively communicate and collaborate with state agencies, regional organizations, overlapping jurisdictions, and adjacent municipalities.

Strategy: Communicate prioritized municipal needs and funding requests to regional and state partners, to garner needed support.

Action Steps:

1. Continue utilizing orderly annexation agreements and other types of boundary agreements with adjacent municipalities regarding growth and land uses.
2. Review and update Orderly Annexation Agreement with High Forest Township.
3. Continue to work with ROCOG, Olmsted County, High Forest, and MnDOT to provide funding and other support to Stewartville's prioritized infrastructure needs.
4. Analyze demand and potential locations of park and ride facilities for workers to nearby municipalities.
5. Support growth of and partnership with the school district. Consider shared facilities.
6. Collaborate with Olmsted County and adjacent municipalities on tax abatement efforts and ensure equitable distribution.
7. Work cooperatively with regional planning efforts to reduce potential for conflict to arise from competing interests and increase efficiency in communication.
8. Coordinate with MnDOT on land use and transportation decisions which may impact the city. Regular communication and participation in decisions will be an important priority for intergovernmental cooperation in the future.
9. Work with adjacent jurisdictions to protect groundwater quality.
10. Adopt a policy for notifying surrounding municipalities of projects or developments when adjacent to other municipal boundaries.

9 LAND USE



9 Land Use

9.1 Introduction

Land use refers to the activities that take place on properties that comprise the community. Changing over time, land uses respond to market forces and to directions set forth in the city's land use planning policies, including its comprehensive plan, subdivision and zoning regulations, and other policy documents. The land uses in a community also reflects larger economic, social, and structural trends in a geographic area.

This chapter analyzes the amount and type of existing uses of land and discusses opportunities for development within the City of Stewartville. The Future Land Use Map contained in this chapter identifies the City of Stewartville's vision for the future developments and land uses that will adhere to city policies and rely on city services for operation.

Defining appropriate land uses involves more than making economic and environmentally sensitive decisions about the location and appropriateness of the use of properties. It is also about retaining a community's sense of place and well-being of its residents. The purpose of land use planning is to ensure land use decisions made by individuals do not negatively impact the land rights and quality of life of others. Land use planning provides landowners, citizens, and local communities the opportunity to define their own priorities and ensure that an individual landowner's actions do not negatively impact the health, safety, and welfare of others.

Many communities are facing problems due to unplanned growth such as pollution, traffic congestion, and sprawling development. Infrastructure and maintenance costs continue to encumber local units of government. By giving communities the opportunity to define the way they wish to grow by developing a guide and "vision" to reach that target, such as a future land use map, the magnitude of these problems can be reduced.

9.2 Land Use Summary

Stewartville anticipates growth to occur on lands not yet developed within the city, at sites within the city which will be redeveloped as infill, and eventually to the northeast, east, and southwest of the current city boundary within the City's urban service area and urban influence area.

Over the next 20 years, it is anticipated that low-density residential development will occur primarily at the periphery of the current city boundary. Increasing density is encouraged to support the provision of city services and long-term fiscal solvency of the City. Commercial growth along Main Street North / USH 63 N is also encouraged to maintain the strength of Stewartville's downtown. Undeveloped areas south of I-90 will also be advantageous locations for future commercial and industrial development.

9.3 Existing Land Uses

The previous land use plan was developed for the 2010 Comprehensive Plan. It has been updated periodically.

Since the last comprehensive plan was completed in 2010, there has been a significant change in land uses within the City. Table 9-1 illustrates the city's existing land uses.

Table 9-1 – Percentage of Existing Land Uses

Land Use Category	Number of Parcels	Square Feet	Acres	Percentage of Total Acres in City
Single Unit Residential*	2433	26,644,379	611.75	25.0%
Multiple Unit Residential**	34	373,273	8.57	9.0%
Commercial	148	7,578,832	174.01	17.0%
Industrial	62	5,771,369	132.51	10.0%
Public/Exempt***	232	24,845,537	570.45	5.0%
Agricultural/Undeveloped	22	17,474,312	401.21	7.0%
Unimproved Residential Lands****	92	2,189,315	50.27	1.0%
Mobile Homes with Unpaid Taxes	10	10,566	0.24	0.01%
Total Residential Land Area	2,569	29,217,533	670.83	35.01%
TOTAL	3,033	84,887,582	1,949.02	100%

Source: Source: Olmsted County Assessor's Office.

Notes: * Single Unit residential Includes mobile and manufactured homes. **Multiple Unit Residential represents all properties with more than a single dwelling unit. *** Public/Exempt includes parks, various government owned properties, rights-of-way, schools, churches, & cemeteries. **** Unimproved Residential Lands are properties anticipated for residential development in the future but lack road and utility service.

Over the past twelve years, there has been a steady increase in residential development, mostly in the eastern portion of the city. Observation of the 2030 Future Land Use Map, drafted in 2010, reveals that more light manufacturing development was anticipated than what has been developed to date.

9.4 Land Valuation

Land sales and prices can indicate changes in the economy and land use patterns. Particularly when agricultural and forested lands are sold and converted to alternative land uses it is important to determine if there is a desire to shift these lands to more intense uses, such as residential, commercial, or industrial.

Table 9-2 below identifies Estimated Market Values (EMVs) by general land use category. Estimations of EMVs includes the valuation of land and improvements. By acreage, Stewartville is composed primarily of residential land uses. The EMV per acre for residential land uses, at \$669,103 per acre, far exceeds that of commercial, at \$196,982 per acre. Industrial/manufacturing land uses in Stewartville are valued at approximately \$242,410 per acre.

Table 9-2 – Estimated Market Values (EMV) per Acre by General Land Use Type (2021)

Real Estate Class	Total Number of Acres	2021 Total EMV (Real Estate & Personal Property)	EMV Per Acre
Residential*	620.57	\$415,225,100	\$669,103
Commercial	174.01	\$34,276,800	\$196,982
Industrial	132.51	\$32,121,700	\$242,410

Source: Olmsted County Assessor's Office.
*Note: * Does not include property classified as Unimproved Residential Land*

Encouraging more commercial and industrial development in the future is an effective way to increase Stewartville’s overall tax base, as commercial and industrial uses typically have higher property values and require less municipal services than residential land uses. Additionally, encouraging denser commercial developments, especially on smaller lots downtown, will increase the city’s overall EMV per acre for commercial uses.

Table 9-3 below further evaluates Estimated Market Values by real estate classification and provides an overall percentage of EMV by real estate classification in the city. Multiple Unit Residential comprises 50% the total EMV in the City while making up only 9% of the City’s land use by area. Multiple Unit Residential, specifically high-density multiple family residential, is far more valuable per acre than other uses. While property taxes for Commercial and Industrial uses are levied at higher rates than other uses, Multiple Unit Residential likely provides more tax base to the City than other uses due to the use category’s much higher EMV of improvements per acre. By comparison, Single Unit Residential EMV of Land per acre in the city is similar to that of Multiple Unit Residential, but Single Unit Residential has nearly half of EMV of improvements per acre of Multiple Unit Residential. While Single Unit Residential still comprises 25% of the land area in Stewartville and accounts for 26.02% of the EMV of properties in the city. Table 9-3 indicates that it is likely more lucrative for the City of Stewartville to extend public utilities, which are costly to existing residents, to new high-density Multiple Residential, Commercial, and Industrial rather than to low-density residential uses. This is due to multifamily’ s high EMV of improvements per acre and commercial and industrial uses due to their higher tax levy rates.

Table 9-3 – Estimated Market Values (EMV) by Assesment Class (2021)

Real Estate Classes	EMV of Land Per Acre	EMV of Improvements Per Acre	EMV Land and Improvements Per Acre	% of Total
Single Unit Residential*	\$104,145.59	\$556,600.98	\$660,746.57	26.02%
Multiple Unit Residential**	\$134,790.41	\$1,130,993.25	\$1,265,783.65	49.84%
Commercial	\$69,308.10	\$127,673.71	\$196,981.81	7.76%
Industrial	\$69,839.68	\$172,568.80	\$242,408.48	9.55%
Public/Exempt***	\$33,301.40	\$87,183.09	\$120,484.49	4.74%
Agricultural/Undeveloped	\$8,477.85	\$534.88	\$9,012.73	0.35%
Unimproved Residential Lands****	\$44,110.75	\$63.66	\$44,174.41	1.74%
Total EMV Per Acre	\$463,974	\$2,075,618	\$2,539,592	-
Total EMV	\$110,822,700	\$445,365,000	\$556,844,200	-

Source: Source: Olmsted County Assessor's Office.
*Notes: * Single Unit residential Includes mobile and manufactured homes. **Multiple Unit Residential represents all properties with more than a single dwelling unit. *** Public/Exempt includes parks, various government owned properties, rights-of-way, schools, churches, & cemeteries. **** Unimproved Residential Lands are properties anticipated for residential development in the future but lack road and utility service.*

Figure 9-1 represents total EMV by land use categories, but it does not control for total land use area consumed by each use type. When comparing Table 9-2 to Figure 9-1, one can draw conclusions about the true value of land use types, which should be evaluated against the amount of land area a use consumes. Uses with a lower percentage of total EMV in Table 9-2 than their percentage of total EMV represented in Figure 9-1 indicates that use type consumes a larger amount of land, relative to its EMV. Such uses may presently be low-density and more expensive to provide services to.

Figure 9-1 – Estimated Market Value (EMV) by Land Use (2021)

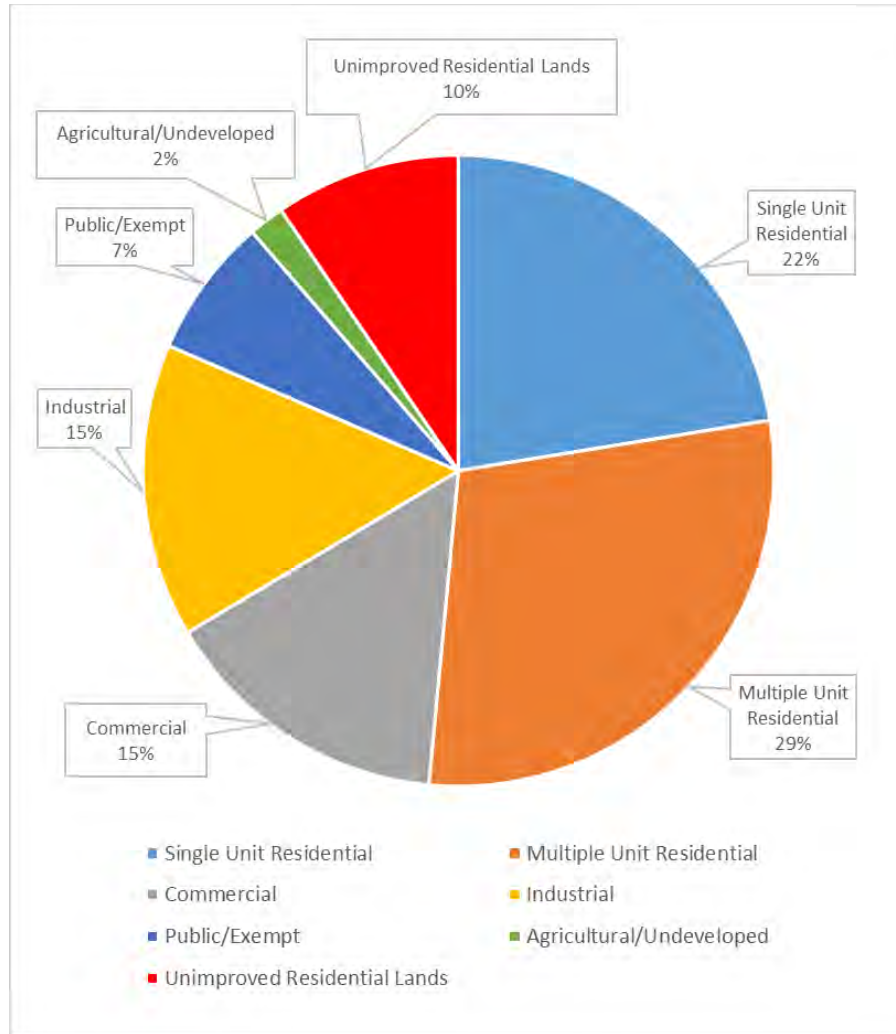
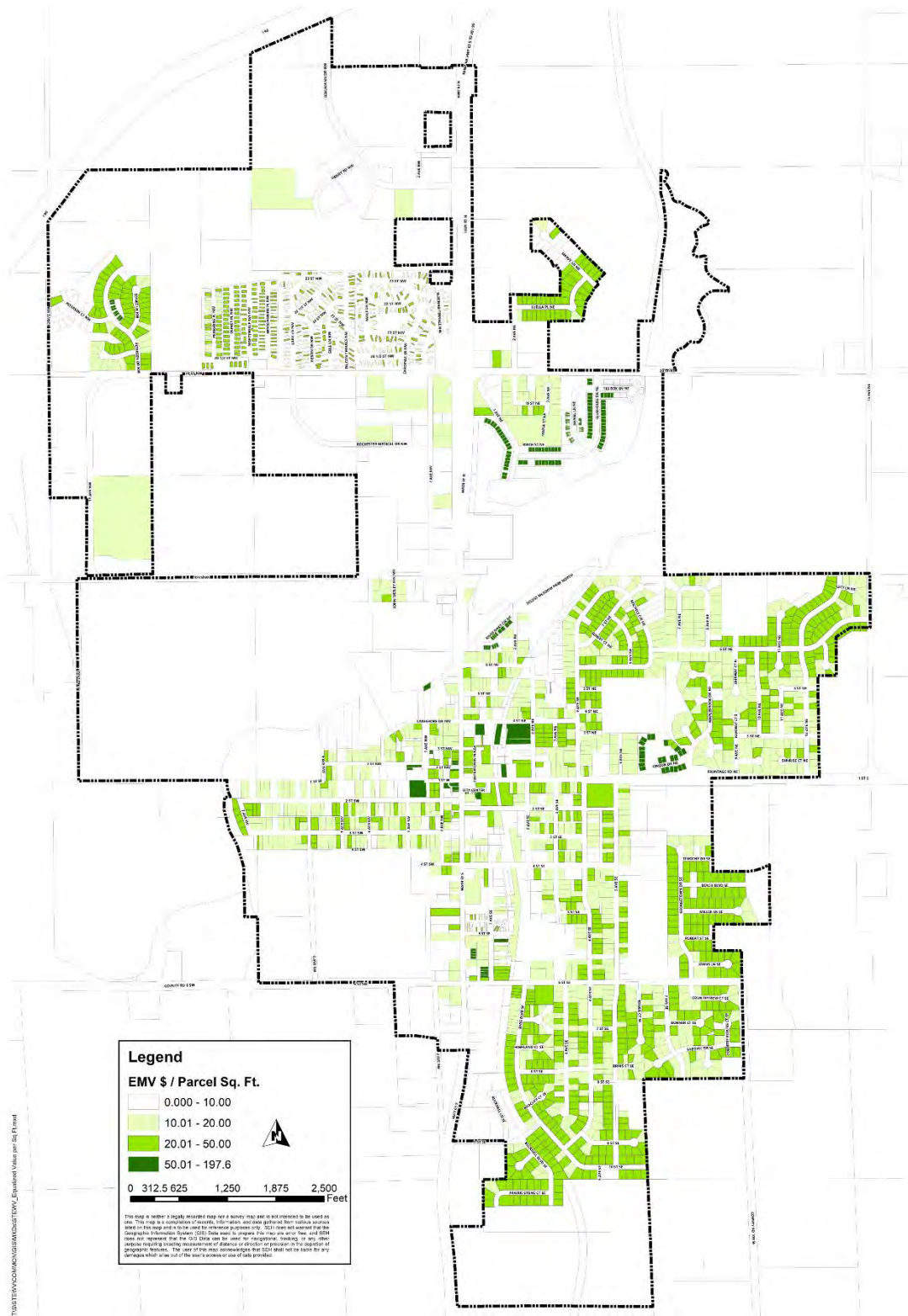


Figure 9-2 is a map showing EMV of parcels per square footage of property. The darker green parcels indicate high value properties per square foot, which most likely result from improvement values.

Figure 9-2 – Estimated Market Value per Square Foot (2021)



To further evaluate land use by valuation, a mapping analysis was performed (in Figure 9-3) to identify the location of the highest valued residential properties and the highest valued residential properties by acre. The same analysis was performed for commercial properties (in Figure 9-4) and industrial properties (in Figure 9-5).

Figure 9-3 – Residential Parcels by Estimated Market Value per Square Foot (2021)

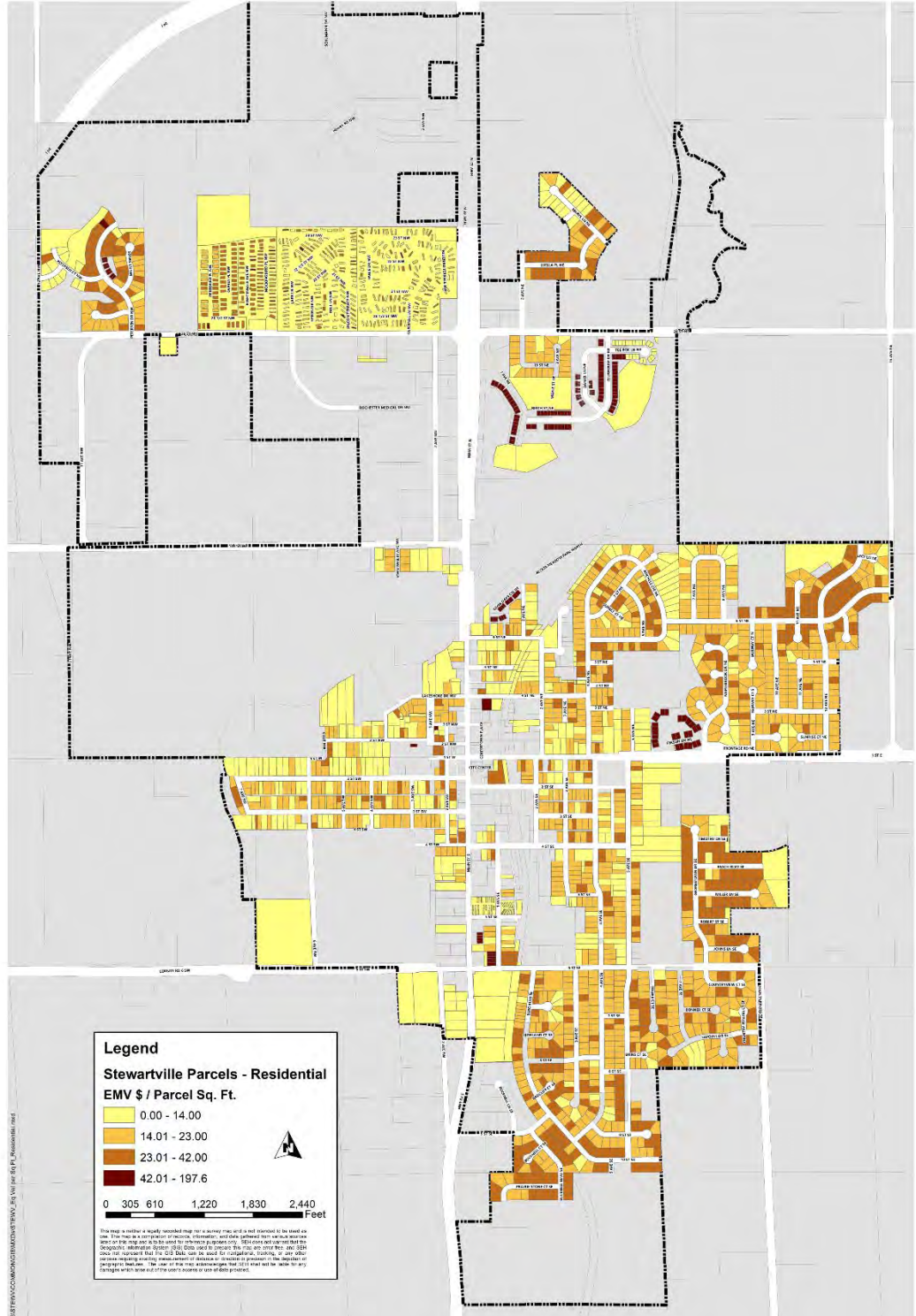
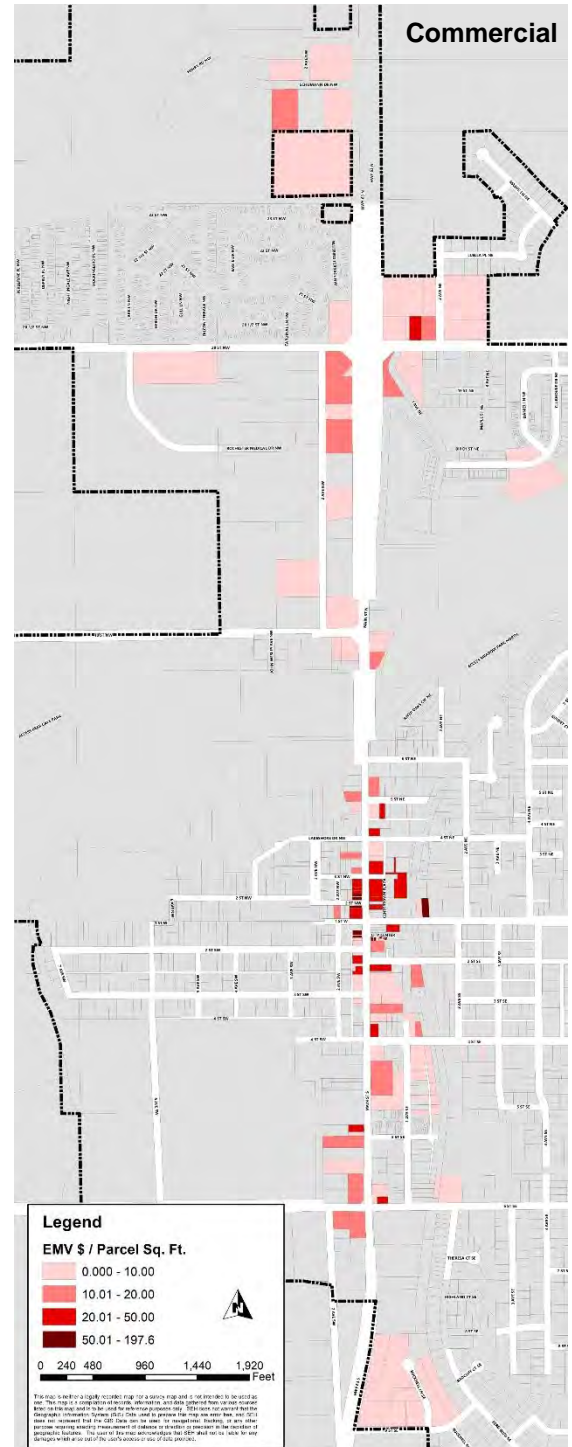
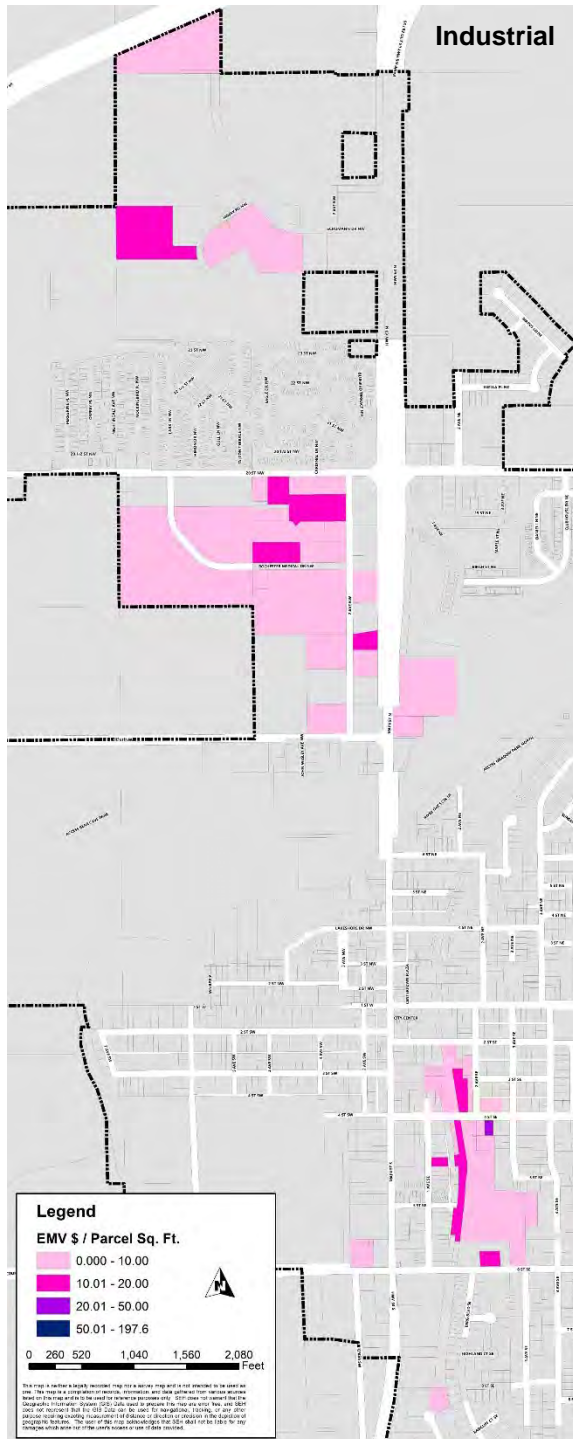


Figure 9-4 – Commercial Parcels by EMV per square Foot (2021)

Figure 9-5 – Industrial Parcels by EMV per Square Foot (2021)



9.5 Projected Population, Housing Units and Household Size

The City of Stewartville's estimate population in 2020 was 6,687. The City had gained 771 residents since the 2010 census (a 13% increase). By 2030 population projections indicate the city may grow to a population of 7,759 residents, which is a 16% increase from population in 2020. Stewartville's population density increased from Stewartville 2.89 persons per acre in 2010 to 3.26 persons per acre in 2020. These metrics signal demand for residential land uses in Stewartville will continue to increase. Additional detail may be found in Section 2.3: Population and Demographics.

From 2010 to 2019, average household size in the City of Stewartville increased from 1.99 persons per unit to 2.04 persons per unit for rent-occupied housing. During that same period, average household size for owner-occupied units decreased from 2.67 person per unit to 2.64 person per unit.

The City of Stewartville experienced 10.1% growth in the total number of housing units between 2010 and 2020, following construction of 271 new housing units (occupied and unoccupied). Based on the increase in housing units between 2010 and 2020, the City of Stewartville is projected to see an increase of 302 new housing units between 2020 and 2030, which is an increase of 11.2%.

Based on the projected population and housing occupancy rate, for 2020 to 2030, 414 housing units or approximately 42 dwelling units per year will be needed to satisfy local housing demand.

New subdivisions and housing developments of varied densities will be required to accommodate the projected population growth and satisfy housing demand. The amount of land to accommodate the balance of projected housing units is dependent on future residential densities. A range of 3 to 8 units per acre can be applied, based on prior development densities experienced within the city. Based on that range of densities, the amount of land required for residential development between 2020 and 2030 would be 52 acres (with 8 units per acre) to 138 acres (with 3 units per acre).

Areas of residential development in the future will include land east of 5th Avenue SE and east of the Root River in the northeast portion of the city. Based on the City's ability to provide adequate services currently, residential development will likely be limited south of 6th Street SE.

Characteristics of residential land uses in Stewartville are detailed further in Chapter 3: Housing.

9.6 Future Land Use Trends

Traditionally, dissimilar uses have been separated in communities across the United States, creating detrimental inefficiencies such as increased costs for extended water/sewer/road infrastructure, longer commutes, traffic congestion and disinvestment in downtowns. To achieve improved economic, environmental and infrastructure outcomes, a variety of compatible uses of various intensities should be encouraged in many contexts. In recent decades, unique mixed-use developments have increased equity, accessibility, commerce, social interaction, and housing affordability in municipalities of all sizes. Ideally, municipalities should balance a mix of uses that

increase efficiency, tax revenues, and sustainability while maintaining a separation of low intensity uses from high intensity uses, which can negatively affect health, safety, and welfare.

9.6.1 Commercial Development

Commercial land uses provide employment, entrepreneurial opportunities, and a diversity of goods and services to residents and travelling customers. The community's commercial base is diversified between meeting the needs of the area agricultural community and the needs of a growing residential community. In 2020, 174.01 acres (approximately 8%) were assessed as commercial within the City of Stewartville.

Expansion of commercial land uses is anticipated through the development of undeveloped or underdeveloped lands, including along Main Street/USH 63. It is highly recommended that more activity and infill development be focused into the downtown area, also referred to as the Central Business District (CBD), along Main Street/USH 63. As seen in communities around the country, enabling mixed-use, multi-family, diversified commercial development in or near downtown areas is key to creating a thriving downtown. Renovation of older structures and infill construction is necessary to create an inviting atmosphere in the CBD. Retail, restaurants, and uses that encourage gatherings and pedestrian activity have proven to sustain small business and downtown areas around the country.

The North Business Corridor represents the expanded business corridor along USH 63, from the Root River north to Interstate 90, which has experienced most of the community's recent commercial development. Additional commercial development is also suitable in the northeast portion of the city to create a buffer of land uses between areas suitable for industrial development south of I-90 and anticipated residential developments east and northeast of 20th Street NE.

9.6.2 Downtown Stewartville

Stewartville's downtown is a key asset in the community. However, due to disinvestment, reorientation toward auto-oriented development, changes in commerce, and negative trends affecting rural economies, downtown's look, function, and character has suffered. Downtowns serve as foundation for a community's identity, with evidence of the community's history visible with architectural features since the time of its settlement. An attractive and vibrant downtown has a powerful impact on a community.

Current Assets

Downtown Stewartville still retains several key features that provide opportunities to re-frame the purpose of downtown and bring people and investment back to the historic core of the city. Some of assets that currently exist in the downtown include:

- Historic grid development pattern
- Several well-preserved historic buildings
- Tree lined streets approaching downtown
- City Hall located just off Main Street
- Civic Center located off Main Street, an important events venue
- Off-street parking
- Existing restaurants, bars, retail, professional offices and services

Though there are some notable assets and successes in downtown there are also many opportunities for leveraging downtown's assets, supporting additional business development, attracting visitors and helping downtown strengthen its vitality.

Current Issues / Opportunities

- High levels of truck traffic through downtown, on Main Street / USH 63
- Low levels of pedestrian activity
- Lack of pedestrian amenities (i.e., benches, outdoor seating, buffer from USH 63 traffic)
- Pedestrian crossing at USH 63 / 1st Street East not inviting to pedestrians
- Midblock crossings of USH 63 occur frequently and are unsafe
- Lack of bicycle facilities
- Empty / underutilized storefronts
- Some buildings in need of rehabilitation
- Lack of trees and landscaping
- Off-street parking lots lack consistent directional signage, aesthetics and pedestrian amenities

Recommendations for Downtown

Leveraging downtown's existing assets can help revitalize it and position it as an economic driver for the city's future success. Recommended actions may include:

- Focus on a "placemaking" strategy for bringing people, activity and interest back Downtown
- Consider downtown events to bring both visitors and residents downtown
- Work with the Chamber, businesses and the City to create a Public Art Program
- Apply for registration as a Historic District
- Participate in the Minnesota Main Street program and Main Street America
- Develop a Downtown Master Plan, which would include recommendations for urban design standards
- Develop a Downtown Streetscape Improvement Plan to introduce street trees and expanded walking facilities throughout Downtown
- Expand the downtown façade improvement program to include façade and sign improvements, pedestrian amenities and streetscaping components.
- Encourage the use of state historic building rehabilitation programs and tax credits
- Expand comfortable and inviting bicycle routes to downtown
- Incentivize development of outdoor seating, outdoor cafes, and parklets
- Encourage and direct new businesses to locate in downtown
- Work with developers to explore development of apartment housing and mixed use development in the heart of downtown (i.e., studio apartments, condos and multifamily housing)

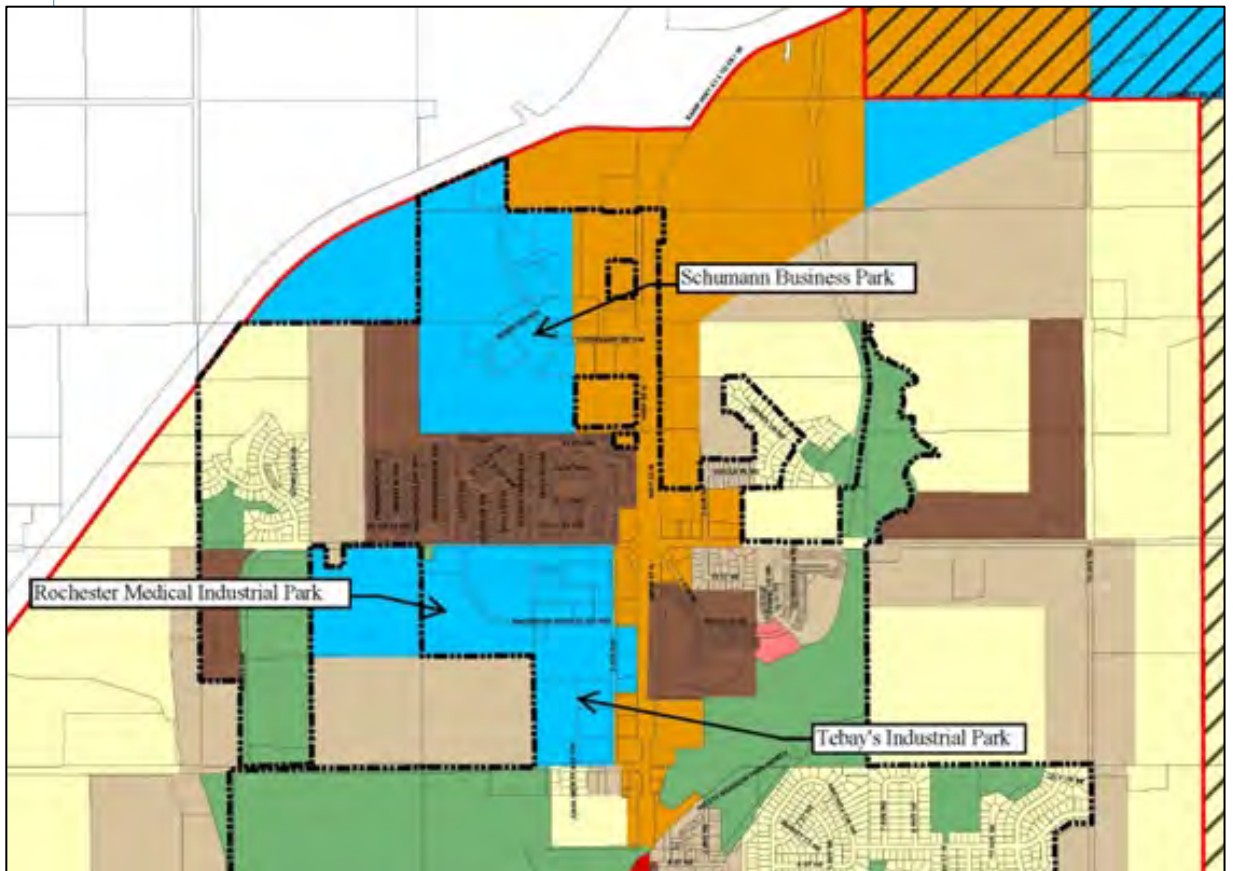
9.6.3 Industrial Development & Industrial Parks

Industrial land use generally increase local employment opportunities, increase the goods and services available locally to City residents, and create a more diverse tax base. Globalization, among other factors, has drastically affected industrial land use in the United States in the last two decades.

The 2010 Comprehensive Plan identified 4 small areas, totaling 87.52 acres, as potential industrial parks with portions of the parks possessing water and sewer service for immediate industrial development. The area previously identified as Schumann Industrial Park, along Schumann Drive NW has experienced development in recent years, but the developments are commercial uses, rather than industrial.

The 2042 Future Land Use Map identifies several areas suitable for industrial development. A summary follows.

Figure 9-6 – Industrial Parks with 2042 Future Land Uses



Bucknell Industrial Park, bounded by Bucknell Lane SE, 9th Street SE, and USH 63, has not recently experienced new development. Due to this area's proximity to many existing single family residential properties, it is the recommendation of this Plan that this area is more suitable for commercial or medium density residential development.

Rochester Medical Industrial Park has experienced industrial development and remains a suitable location for additional industrial investment. Even prior to the 2010 plan, Rochester Medical owned 92.3% of the property in the Park, and development which has occurred has been by Rochester Medical.

Tebay's Industrial Park could be considered the City's primary industrial park, and it has experienced substantial industrial development since 2010. In 2010, 56% of the properties in the park were developed. Today, 83.3% of the park has been developed. Tebay's Industrial Park is located east of, and is contiguous with, Rochester Medical Industrial Park. These two parks previously identified in 2010 could be considered one single industrial area.

The 2010 Future Land Use Map designates:

- 27.76 acres as vacant industrial park, considered prepared for development,
- 140.7 acres of undeveloped land inside the city boundary, and
- 323.39 acres of undeveloped land outside the city boundary as suitable for future industrial uses, and
- For 491.85 total acres designated for industrial land uses.

While two of the industrial parks identified in the Stewartville's 2010 Comprehensive Plan have experienced industrial development, the amount of anticipated industrial development was overestimated.

In the 2042 Future Land Use Map, the amount of land currently within the City's municipal limits designated for industrial use, located outside of the industrial parks, has been reduced. In 20 or more years, Stewartville may require additional land for industrial development. Schumann Business Park and lands to its west, Rochester Medical Industrial Park, Tebay's Industrial Park, and lands to its southwest, within the city's municipal limits are suitable for industrial development. Additionally, 344.18 acres northeast of the city boundary, located south of I-90 may be suitable for industrial land uses in the long-term.

9.7 2042 Future Land Use Map

9.7.1 Summary

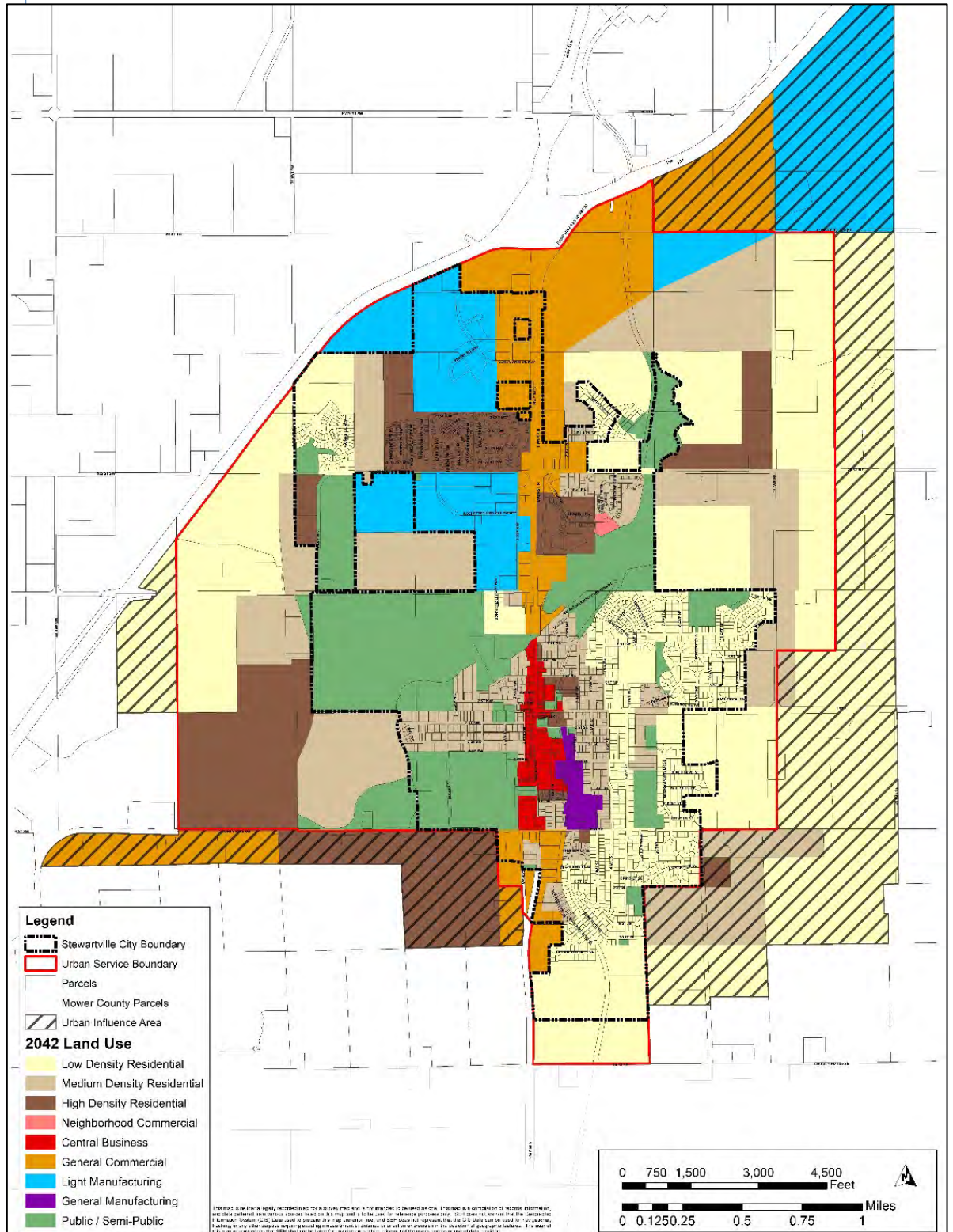
The recommended Future Land Use Map designates future land uses as a tool to guide future development and communicate desired land use patterns as land transitions and develops in future years. The Future Land Use Map is not the City's Zoning Map, but rather is intended to inform community decision-makers when considering changes to the Zoning Map and planning for future development or redevelopment. The land use classifications on the Future Land Use Map provide justifications for the land use decisions made by public officials. Public decisions that related to land use changes should be made in conformance with the vision of the Future Land Use Map and Comprehensive Plan.

Future development in Stewartville will generally continue in three forms:

- New infill development of underutilized or vacant properties within the City where municipal services are available.
- Redevelopment of existing parcels, which may or may not be currently served by water/sewer utilities.
- New development in areas annexed into the city of Stewartville.

A small image of the City's 2042 Future Land Use Map is in Figure 9-8. A full-page map may be found in Appendix A.

Figure 9-8 – 2042 Future Land Use Map (Thumbnail Picture)



9.7.2 2042 Future Land Use Classes for the 2042 Future Land Use Map

The recommended Future Land Use Map designates future land uses as a tool to communicate desired land use patterns as land transitions and develops in future years. This future land use categories are an estimation of future development patterns. New roadway alignments will impact future land uses and may influence where land use category boundaries are located.

Descriptions of Land Use Categories on the 2042 Recommended Future Land Use Map follow.

9.7.3 Residential Land Use Categories

Low Density Residential

Low Density Residential includes areas identified as suitable for single-family attached and detached dwellings. The areas in the Low Density Residential land use category have historically been governed by the City of Stewartville's R-1 District which allows a maximum of 5.44 dwelling units per acre.

Medium Density Residential

Medium Density Residential may include a mix of single family detached dwellings, single family attached, duplexes, triplexes, and quadplexes. This land use category has historically been governed by the City of Stewartville's R-2 Zoning District which allows the same single-family density as the R-1 district and allows multi-family density up to 20 dwelling units per acre.

High Density Residential

High Density Residential provides locations for higher density apartment dwelling units. Developments within this land use category are characterized by: shared parking; adjacency to open space and other public facilities; location near major arterial streets in neighborhoods that are, or soon will be, served by a full range of public facilities. This land use category has historically been governed by the City of Stewartville's R-3 Zoning District which allows a maximum multi-family density of 20 dwelling units per acre. In some locations, High Density Residential serves as a buffer between lower intensity uses such as Low Density Residential and higher intensity uses such as Light Manufacturing.

9.7.4 Commercial Land Use Categories

Central Business

Central Business includes downtown Stewartville and is characterized by small lot sizes with no setbacks, historic buildings, and pedestrian orientation. The downtown area extends east and west of Highway 63 from the Root River to the south of 6th Street. Areas designated as Central Business are intended to allow for a diversity of service, retail, and office businesses, as well as apartment housing within the downtown area. Areas with this land use category have historically been governed by the City of Stewartville's B-1 Zoning District.

General Commercial

General Commercial provides areas for higher intensity commercial uses that are more automobile oriented than in the Central Business category. Uses include larger-scale commercial uses catering to the needs of the entire community and surrounding areas, and businesses providing highway-oriented retail goods and services. Areas with this land use category have historically been governed by the City of Stewartville's B-2 Zoning District.

Neighborhood Commercial

The Neighborhood Commercial land use category is intended to allow for varied commercial uses, including uses and lot configurations not permitted in the Central Business District, while retaining neighborhood scale and pedestrian orientation. This category allows a wide variety of commercial uses catering to the needs of the entire community and nearby areas.

9.7.5 Industrial Land Use Categories

Light Manufacturing

Light Manufacturing includes lower-intensity industrial uses, in terms of noise, dust, heat, smoke, odor, traffic or other adverse impacts to adjacent property owners. Areas with this land use category have historically been governed by the City of Stewartville's M-1 Zoning District and residential uses are generally not permitted within these areas.

General Manufacturing

General Manufacturing includes a wide variety of industrial uses with the highest intensity of potential adverse impacts to adjacent property owners in terms of traffic, noise, dust, heat, smoke, and odor. These land uses should not be in proximity to lower intensity uses, such as residential and Central Business / Neighborhood Commercial uses. Areas with this land use category have historically been governed by the City of Stewartville's M-2 Zoning District.

9.7.6 Other Use Categories

Public / Semi-Public

Public / Semi Public includes parks, conservation areas, schools, and City facilities, such as city hall, library, and public works facilities. This land use category has historically been governed by the City of Stewartville's Public / Semi-Public Zoning District. Various properties with this classification may or may not be openly accessible to the public.

Agricultural

Agricultural areas are those areas currently used agriculturally, which the City does not intend to provide various services to or annex for possible development during the next 20 or more years. These areas are intended to remain agricultural. Agricultural land uses are currently not identified on the 2042 Future Land Use Map.

9.7.7 Summary of 2042 Future Land Uses

The 2042 Future Land Use Map categorizes lands in the City into ten land use categories. Significant changes between the 2030 Future Land Use Map and the 2042 Future Land Use Map (adopted with the 2010 Comprehensive Plan) are described as increases when compared as a proportion of all uses and include the following:

- Low Density Residential, as a proportion of all mapped uses, will remain relatively the same as what was identified in the 2030 Future Land Use Map (decreasing from 45% of all mapped areas to 41.5% of all mapped areas).
- Medium Density Residential increased by 12.6%.
 - Promoting construction of denser single-family homes, duplexes, triplexes, quadplexes, and townhomes provides more affordable housing opportunities for young residents and seniors as housing costs continue to increase. New medium density housing is suitable for infill development and as a “buffer” between lower intensity uses and higher intensity land use. Many of the areas where Medium Density Residential Housing is anticipated for development are outside of the current city municipal limits and would be annexed prior to development approval. When compared to low density uses, it is more cost effective to extend city services for medium and high density uses which also often produce more city tax revenue per acre.
- General Commercial use increased by 7.4% and Light Manufacturing decreased by 3%.
 - Stewartville is comprised primarily of residential uses with many members of its workforce commuting to Rochester for employment and shopping. Development of more commercial uses should be promoted, as commercial uses provide far more tax revenue per acre when compared to residential land uses, including Low Density Residential. Additionally, promoting more commercial uses provides more local employment opportunities and reduces commuter traffic (and associated emissions and congestion).
 - The city has experienced less industrial and manufacturing development than was previously anticipated back in 2010, and this trend has been similar nationwide. The city has experienced commercial development, rather than industrial in some areas identified as “Industrial Parks” in the previous plan. An increase in General Commercial on the 2042 Land Use Map offsets a slight 3% reduction in Light Manufacturing.
- Agricultural use is not identified as a future land use that will be in the City of Stewartville in 2042.
 - No Agricultural land within the city municipal limits or potential future annexation areas is represented on the 2042 Future Land Use Map. Intense farming uses are not compatible with other uses planned within the City of Stewartville.

A comparison of land use categories by acreage between the 2030 and 2042 Future Land Use Maps follows in the table below.

Table 9-4 – Acreage Change from 2030 to 2042 Future Land Use Maps - Inside City Limit

Land Use Category	2030 Future Land Use Map (2010)		2042 Future Land Use Map (2022)	
	Total Acres	Percent of Total	Total Acres	Percent of Total
Agricultural / Open Space	30.46	1.6%	0	0%
Low Density Residential	670.11	34.2%	1,070.92	35.5%
Medium Density Residential	133.09	6.8%	459.46	15.2%
High Density Residential	191.50	9.8%	185.53	6.2%
Neighborhood Commercial	0	0%	4.35	0.07%
Central Business	100.95	5.1%	54.58	1.8%
General Commercial	92.32	4.7%	419.94	13.9%
Light Manufacturing	220.22	11.2%	263.71	8.8%
General Manufacturing	22.68	1.2%	26.02	0.9%
Public / Semi-Public	500.63	11.0%	528.80	9.9%
TOTAL	1,961.96	100%	3,013.32	100%

9.8 Extraterritorial Jurisdiction

The City of Stewartville’s extraterritorial review jurisdiction is within its Urban Services Area (USA), shown on the Future Land Use Map. The Urban Service Area is established by the City’s orderly annexation agreement with High Forest Township. Within the USA, the City possesses rights to future annexation and review authority over all proposed land use changes and proposed annexations and developments. The purpose of this area is to allow for proper zoning and control over the orderly growth and expansion of the city. Within this area, the City reviews land uses, setbacks, and lot sizes of proposed plats. When reviewing development proposal within the boundary of the Urban Service Area, the City should carefully consider the growth of the community and the impacts of land uses and the extension of water/sewer service within the boundary at least 20 or more years into the future.

Due to the high level of uncertainty when attempting to predict what development proposals will be brought before the City and neighboring jurisdictions in the future, the Future Land Use Map also identifies preferred, potential uses for areas beyond the Urban Service Area. In other words, the Future Land Use Map shows preferred land uses for areas beyond the current boundary of the Urban Service Area to preemptively address the possibility of a high-growth scenario in which it may be feasible for the City to annex areas beyond the current boundary of the Urban Service Area and extend services. These areas beyond the Urban Service Area are referred to as Stewartville’s Urban Influence Area (UIA).

All proposed annexations require careful thought and consideration regarding potential land uses and the cost of extending municipal services to avoid negatively impacting surrounding landowners and existing taxpayers. Each annexation request for annexation should be reviewed based on the type of development, the availability of municipal services, wastewater treatment plant capacity, available water service, potential traffic impacts, and overall economic impacts on the City of Stewartville. Annexation requests to the City of Stewartville should be considered on a

case-by-case basis and should contribute to, and correspond with, furthering the vision established by the Future Land Use Map.

The following overarching policies should be considered for annexation of properties within the Urban Service Area.

- Avoid expansion of large lot and rural development patterns.
- Carefully consider subdivision patterns with lot and road layouts for the efficient use of land and the provision of public utilities.
- Require new subdivisions to adhere to street patterns that connect neighborhoods and make sidewalk / trail connections where appropriate.

Since these areas are outside the current City limits of Stewartville, coordination and cooperation is needed with High Forest Township, Pleasant Grove Township, and Olmsted County.

9.9 Land Use Implementation Recommendations

Following the adoption of this Comprehensive Plan it is recommended that the City of Stewartville continue to consider the consistency of its ordinances and zoning map with this planning document and implement changes to achieve consistency between these documents. As a general policy, as specific developments and/or rezonings are proposed, the existing zoning designation for the underlying property will need to be rezoned to be made consistent with the 2042 Future Land Use Map.

9.9.1 Recommendations for Zoning Ordinance Modifications

Specific recommendations for the City of Stewartville's Zoning Ordinance include the following modifications.

- A) Creation of a Neighborhood Commercial Zoning District to align with the 2042 Future Land Use category.
- B) The City's Manufactured Home Zoning District and standards therein are recommended to be reviewed and updated to ensure standards are current for maintenance, lot dimensional requirements, and public infrastructure access/availability.
- C) Allow mixed-use infill development,
- D) Increase allowable residential densities,
- E) Allow accessory dwellings (ADUs) in residential zoning districts,
- F) Evaluate reducing minimum off-street parking space requirements for multifamily residential uses, and
- G) Reduce minimum lot area requirements for all residential uses.
- H) Creation of a Planned Unit Development (PUD) overlay zoning district to allow flexibility in permitting innovative and unique development proposals.
- I) Consider creating standards for personal storage units.

9.10 Land Use Goals and Implementation Strategies

The goals and recommended strategies for implementation for achieving the City's desired futures land use. These goals and strategies will help guide priorities for future investment and will provide the City with a means to measure the progress towards achieving the community's land use vision over time, and as necessary, an opportunity to reassess, revise, and/or supplement the desires of the community. The following goals and recommended strategies are not ranked or presented in order of importance or need.

Goal 9-1: Maintain a land use plan and map that reflects the current values of the community and identifies appropriate areas for growth and redevelopment.

Strategy A: Efficiently manage growth with fiscally responsible, flexible, and sustainable planning principles.

Action Steps:

1. Encourage land development in locations where existing infrastructure is available.
2. Developments should be designed and constructed in a manner that is compatible with adjacent land uses (e.g., buffering, landscaping, architectural design, site aesthetics, access, traffic circulation, setbacks, noise controls).
3. Maintain an inventory of all rezonings and update the official zoning map annually. Update the Future Land Use (FLU) Map concurrently to accurately reflect zoning map amendments with the land use designations on the FLU Map.
4. Review the zoning and subdivision ordinance to incorporate improved policies that support Smart Growth Principles. (See APA Policy Guide on Smart Growth).
5. Encourage walkable mixed-use developments and redevelopment that provide options for residents and visitors to work, engage in commerce, and recreate.
6. Update the Zoning Ordinance to allow "neighborhood commercial uses" that support walkability for customers and increase the affordability of small business starts and low-intensity service/retail operations.

Strategy B: Promote well-planned industrial development.

Action Steps:

1. Concentrate industrial land use and zoning designations in areas where adequate infrastructure is present or may feasibly be constructed in the future.
2. Discourage high intensity industrial uses from locating near lower intensity residential uses or popular destinations, such as schools or downtown.
3. Provide buffers and/or transition areas between established residential areas and planned industrial areas.

Strategy C: Continue to strengthen the vitality of downtown Stewartville.**Action Steps:**

1. Develop a Downtown Action/Master Plan, which would include recommendations for urban design standards and strategies to incentivize infill development in the downtown including outdoor seating, outdoor cafes, and parklets.
2. Work with the Chamber, the City, business and art communities to create a Public Art Program.
3. Develop a Downtown Streetscape Improvement Plan to introduce street trees and expanded walking facilities throughout Downtown.
4. Expand the downtown façade improvement program to include façade and sign improvements, pedestrian amenities and streetscaping components.
5. Encourage the use of state historic building rehabilitation programs and tax credits.
6. Join and participate in Minnesota Main Streets and Main Street America programs.
7. Refocus development toward downtown including when development and business opportunities arise, work with proposers to consider downtown as first location.
8. Continue to invest in maintenance and upkeep of public infrastructure downtown, including lighting, paving, plantings.
9. Encourage new housing downtown and work with building owners to support rehabilitation of living spaces above storefronts/ businesses.

10 IMPLEMENTATION



10 Implementation

10.1 Introduction

The City of Stewartville Comprehensive Plan is an actionable document, intended to guide decisions within the city. Implementation will occur incrementally through City ordinances, policies, programs, and investments. The Plan is an expression of the City of Stewartville's preferences and provides a series of policies for assisting the community in attaining its goals and objectives. The Plan is not an attempt to predict the future, but rather an attempt to document the City's values that citizens of Stewartville share. The Plan guides a variety of community issues including housing, transportation, utilities and community facilities, economic development, intergovernmental cooperation, and land use.

If there is a question regarding a decision that is not clearly conveyed in the details of this Comprehensive Plan, then the decision should be based on community desires identified through community engagement and results presented in the Community Profile Chapter of the Plan. All chapters included in this Plan work to achieve the desired future for the City of Stewartville.

10.2 Plan Integration and Consistency

The City of Stewartville's Planning and Zoning Commission, City Council, City staff, and citizens should utilize the Comprehensive Plan in reviewing all proposals pertaining to development in the city. Development proposals should be examined to determine whether they are consistent with City preferences as expressed in the Plan. As part of the development review, a thorough review of the Plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the review may simply be a determination of whether the Plan provides relevant direction and whether the requested action is in conformance with the Plan. Development proposals with significant potential impacts will require a more detailed analysis to determine such proposal's consistency with the Plan.

The planning process has ensured that plan chapters and goals complement each other. In the future, as plan amendments occur, it is important that the City of Stewartville Planning and Zoning Commission and City Council conduct consistency reviews. Reviews by the Planning and Zoning Commission will ensure the document continues to represent an organized approach to planning.

To ensure consistency across jurisdictional boundaries, the City of Stewartville encourages early dialogue between adjacent and overlapping jurisdictions as they develop or revise their comprehensive plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, procedures should be developed to encourage a consensus between parties to address concerns and facilitate regional cooperation. (Refer to this Plan's Intergovernmental Relations Chapter for more information.)

10.3 Plan Evaluation, Monitoring, Amending, and Updating

While many of implementation strategies can be accomplished in the short term, several others will be continuous or ongoing and do not have specific implementation timelines. The Implementation Priority Guide (found in Section 10.4) and the Annual Evaluation Checklist (found in Appendix D) should be used to evaluate and monitor the implementation of goals and strategies.

As community priorities and needs inevitably change, the Plan may need to be formally amended as appropriate. Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the Plan requires updating and amendment. The time that elapses between the completion of the Plan and the need to amend the Plan will depend greatly on evolving issues, trends, and land use conditions resulting from the actions of public and private parties. Periodic updates and implementation evaluation will allow for updates to statistical data, and to ensure the Plan's goals, objectives, and actions reflect the current conditions, needs, and concerns.

A Comprehensive Plan should be comprehensively updated at least once every ten years. Generally, a full Comprehensive Plan update should not be expected more often than once every five years. To ensure that the City's Plan is an effective management tool, review may be needed before a full ten-year update. More frequent reviews will help identify areas where additional resources or actions are needed to help realize the City's vision. Part of this effort will include addressing conflicts which may arise between the elements of the Plan. Consistent implementation evaluation ensures the Plan can be adapted to address any future community circumstance.

To ensure transparency and public involvement, the process outlined below should be followed to analyze implementation progress, assess any needed amendments or updates, and allow public involvement and comment. In brief, the Plan evaluation process shall follow these steps:

1. The City of Stewartville Planning and Zoning Commission shall undertake an annual review of the Comprehensive Plan using the Annual Evaluation Checklist. The Commission will also monitor progress implementing the Plan's goals and strategies by reviewing the Implementation Priority Guide. The Commission will consider any necessary amendment(s) to the Plan to address requests from citizens and changes to social, economic, and environmental conditions. Implementation progress notes and details of possible amendments to chapters should be documented on the Annual Evaluation Checklist.

Optionally, the Commission should review the previous year's permit approvals and denials, as well as conditions applied to approved permits. Following discussion, the Commission may consider improvements to the permitting and approval process and City Ordinance.

2. The Planning and Zoning Commission shall call a public hearing to afford the public time to review and comment on recommended Plan amendments. The public hearing shall be adequately noticed.
3. Based on public input, Planning and Zoning Commission recommendations, and other facts, the City Council will then formally act on amendment(s) recommended by the Planning and Zoning Commission. Plan revisions should be acknowledged via a signed resolution.

10.4 Implementation Priority Guide

This section serves as a “priority” list for implementing and realizing the vision of this Comprehensive Plan. It prescribes those actions necessary to realize the goals and strategies highlighted in previous sections of the Plan. The Plan addresses many important components critical to sustaining a healthy community while preserving the community character and resources residents enjoy.

Goals are the “purpose or end” that provides direction for the City staff, City Council, City Planning and Zoning Commission, other governmental organizations, and residents. Strategies are more specific statements that set preferred courses of action to achieve goals in the future.

The Implementation Priority Guide should be followed to ensure desired outcomes are achieved. The Guide identifies implementation leads, key partners, and estimated timelines for improvements proposed in this Plan.

The following pages are key implementation strategies of each element of the Comprehensive Plan. Goals, strategies, implementation leads, key partners, and funding sources are not listed in any order of rank or priority.

Implementation Priority Guide

* = **TIMELINE DEFINED:** Ongoing - continuous effort; Short-term - priority completion by 2026; Mid-term - priority completion 2026-2035; Long-term - priority completion 2035-2042

Chapter 3 - Housing	Strategies	Action Steps	Priority / Timeline*	Implementation Lead(s)	Key Partner(s)	Potential Funding Sources
<p>Goal 3-1: Encourage residential development that will increase the City of Stewartville's economic competitiveness by attracting new residents and retaining long-term residents.</p>	<p>A. Encourage a greater mix of housing options in Stewartville to provide suitable housing for all individuals and families of all ages, incomes, and backgrounds with the express purpose of reducing racial and socioeconomic segregation.</p>	1. Review and update the City's zoning and subdivision ordinance to eliminate barriers for housing development.	High / Short-term	♦Planning Staff ♦CEDA ♦Planning & Zoning Commission	♦Common Council ♦EDA / Housing & Redevelopment Authority ♦Rental Housing Board ♦Private Developers	♦Tax Incremental Financing; Property Tax Abatement ♦Small Cities Development Program (SCDP) Grants, DEED ♦Manufactured Home Community Redevelopment Program, Minnesota Department of Housing
		2. Outreach meetings with regional developers to discuss current barriers to development & identify project opportunities.	Medium / Short-term			
		3. Analyze locations for housing rehabilitation/redevelopment.	Medium / Short-term			
		4. Consider establishing funding strategies (i.e., TIF, local grant program) to support infill development.	Low / Mid-term			
	<p>B. Encourage higher density residential developments in areas that have access to the City's water and sanitary sewer systems and have multi-modal transportation connections to community and commercial services, as well as to employment centers, amenities, parks, and services.</p>	1. Adhere to the vision of the Future Land Use Map. Allow rezoning to higher density residential in areas identified as medium or high density on the Future Land Use Map.	High / Ongoing	♦Planning Staff ♦CEDA ♦Planning & Zoning Commission	♦Common Council ♦Rental Housing Board ♦Private Developers	♦Tax Incremental Financing; Property Tax Abatement ♦Small Cities Development Program (SCDP) Grants, DEED
		2. Perform a cost analysis of City savings on infrastructure provided to various densities of land uses.	Medium / Mid-term			
		3. Increase housing density near employment centers, amenities, parks, schools, and services to reduce vehicle miles traveled (VMT) / carbon emissions and increase social and economic activity.	Medium / Ongoing			
	<p>C. Pursue the development of additional senior housing options, especially those designed to support walkability.</p>	1. Outreach meetings with regional developers to discuss current barriers to development & identify project opportunities.	Medium / Mid-term	♦Planning & Zoning Commission ♦Planning Staff	♦Common Council ♦EDA / Housing & Redevelopment Authority ♦Rental Housing Board ♦Private Developers	♦Low Income Housing Tax Credit

	<p>D. Review and update the City's zoning ordinance to:</p> <ul style="list-style-type: none"> o Allow mixed-use infill development, o Increase allowable residential densities, o Allow accessory dwellings (ADUs) in residential zoning districts, o Update requirements for mobile home communities, o Evaluate reducing minimum off-street parking space requirements for multifamily residential uses, o Reduce minimum lot area requirements for all residential uses, and o Prevent the inadvertent creation of nonconformities. 	<p>1. Outreach meetings with regional developers to discuss current barriers to development.</p>	<p>Medium / Short-term</p>	<ul style="list-style-type: none"> ◆Planning Staff ◆CEDA ◆Planning & Zoning Commission 	<ul style="list-style-type: none"> ◆Common Council ◆EDA / Housing & Redevelopment Authority ◆Rental Housing Board ◆Private Developers 	<ul style="list-style-type: none"> ◆USDA-Rural Development Rural Community Development Initiative Grants
		<p>2. Review and update the City's zoning and subdivision ordinance to eliminate barriers for housing development.</p>	<p>High / Short-term</p>			

Chapter 4 - Transportation	Strategies	Action Steps	Priority / Timeline*	Implementation Lead(s)	Key Partner(s)	Potential Funding Sources
<p>Goal 4-1: Create and improve connections between key areas in Stewartville.</p>	<p>A. Create a Bicycle and Pedestrian System Plan that includes short-term and long-term goals for these transportation systems.</p>	<p>1. Perform an analysis of sidewalk and trail gaps and barriers and identify a plan to fill in the gaps, prioritizing connections to schools, parks, and key destinations.</p>	<p>High / Short-term</p>	<p>♦Public Works Director ♦Engineering Staff ♦Planning Staff</p>	<p>♦City Admin ♦Public Works Department ♦Planning & Zoning Commission ♦Common Council ♦Olmsted County</p>	<p>♦Active Transportation Infrastructure Grants Program, MnDOT ♦Transportation Alternatives Program (TAP), MnDOT ♦Safe Routes to School (SRTS), MnDOT ♦Regional Trail Grant Program, MnDOT ♦Local Trail Connections Program, MnDOT</p>
		<p>2. Include funding for sidewalk and trail connections in the Capital Improvements Plan.</p>	<p>High / Short-term</p>	<p>♦Public Works Director ♦Engineering Staff ♦Finance Committee</p>		
		<p>3. Identify locations where wayfinding signage for trails can be placed/improved.</p>	<p>Medium / Short-term</p>	<p>♦Public Works Director ♦Engineering Staff</p>		
		<p>4. Continue to expand the off-street trail network throughout the city and connecting Stewartville to adjacent communities by regional bicycle and pedestrian trailways.</p>	<p>Medium / Ongoing</p>	<p>♦Public Works Director ♦Engineering Staff ♦City Admin</p>		
	<p>B. Incorporate multi-modal and pedestrian-oriented features to street projects, such as sidewalks, green space, designated crosswalks with colored pavement, pedestrian-scaled lighting, vehicle charging stations, bike racks, pedestrian routes, and warning signs.</p>	<p>1. Update and expand upon the Complete Streets Policy which was adopted in 2010, to include current Complete Streets standards.</p>	<p>Medium / Mid-term</p>	<p>♦Engineering Staff ♦Public Works Director ♦Planning Staff</p>	<p>♦Common Council</p>	<p>♦City of Stewartville</p>
		<p>2. Revise City ordinances to require new developments to include multi-modal design elements and amenities.</p>	<p>Medium / Ongoing</p>	<p>♦Planning Staff ♦Engineering Staff ♦Public Works Director</p>	<p>♦Common Council ♦Planning & Zoning Commission</p>	<p>♦City of Stewartville ♦Developers</p>
		<p>3. Consider developing a Park and Ride Lot for transit commuters to and from Rochester.</p>	<p>Low / Long-term</p>	<p>♦Engineering Staff ♦Planning Staff</p>	<p>♦Common Council ♦Olmsted County</p>	<p>♦Transportation Alternatives Program (TAP), MnDOT</p>

	C. Improve overall transportation system safety and accessibility.	1. Coordinate with MnDOT to construct all-way stop lights at the intersection of 20th Street and Hwy 63 NE.	Medium / Mid-term	♦Engineering Staff ♦Public Works Director	♦MnDOT ♦Olmsted County	♦Tax Incremental Financing ♦Highway Safety Improvement Program (HSIP), MnDOT
		2. Update the City's Americans for Disability Act (ADA) Sidewalk Transition Plan to comply with federal standards.	High / Short-term	♦Engineering Staff ♦Public Works Director	♦Common Council	♦City of Stewartville
		3. Create a Future Roads Plan for areas that could be annexed in the future.	High / Mid-term	♦Engineering Staff ♦Public Works Director	♦Planning Staff ♦Planning & Zoning Commission ♦High Forest ♦Olmsted County	♦City of Stewartville Utilities
	D. Annually update a 5-year Capital Improvement Plan (CIP) to include short- and long-range transportation projects, including for streets, bridges, pedestrian, and bicycle systems.	1. Coordinate with departments to annually develop CIP for review and discussion by Common Council.	High / Short-term	♦Public Works Director ♦Engineering Staff ♦City Admin	♦Common Council ♦Finance Committee	♦Property Taxes ♦Special Assessments ♦Impact Fees ♦Transportation Revolving Loan Fund (TRLF), MnDOT

Chapter 5 - Utilities, Public Facilities & Community Services	Strategies	Action Steps	Priority / Timeline*	Implementation Lead(s)	Key Partner(s)	Potential Funding Sources
<p>Goal 5-1: Provide municipal services to the community in a cost efficient and quality manner.</p>	<p>A. continue working cooperatively with adjacent municipalities to provide efficient and cost-effective services and sharing equipment and facilities when needed.</p>	<p>1. Hold quarterly/periodic meetings with adjacent/ overlapping jurisdictions to maintain communication and working relationships to address issues and opportunities.</p>	<p>High / Mid-term</p>	<p>◆City Admin ◆Planning Staff ◆Public Works Director</p>	<p>◆Common Council ◆Olmsted County</p>	<p>◆City of Stewartville</p>
		<p>2. Review existing contracts and proactively address expiring agreements and services.</p>	<p>Medium / Mid-term</p>			
	<p>B. Develop models for the City's Water and Wastewater System within the next five-years to more accurately identify system ability to be expanded with anticipated future growth.</p>	<p>1. Evaluate and develop models for the Water and Wastewater System.</p>	<p>High / Mid-term</p>	<p>◆Public Works Director ◆Engineering Staff</p>	<p>◆Common Council</p>	<p>◆City of Stewartville Utilities</p>
		<p>2. Develop a new Facility Plan for the Wastewater System within the next two-years to maintain WPDES permit compliance.</p>	<p>High / Short-term</p>			
		<p>3. Develop a Water System Plan to start planning for system improvements (i.e., new municipal well).</p>	<p>High / Mid-term</p>			
<p>C. Continue to plan for infrastructure and public facility maintenance, the extension of services, and upgrades to public facilities through the utilization of a Capital Improvement Program (CIP).</p>	<p>1. Annually develop a CIP for review and discussion by Common Council.</p>	<p>High / Short-term</p>	<p>◆Public Works Director ◆Engineering Staff ◆City Admin</p>	<p>◆Common Council ◆Finance Committee</p>	<p>◆Property Taxes ◆Special Assessments ◆Impact Fees</p>	
<p>Goal 5-2: Continue to support and enhance the City's parks, recreation, and trails systems.</p>	<p>A. Continue 5-year updates to the City's Outdoor Recreation Plan to designate potential future public areas to support Stewartville's growing population.</p>	<p>1. Consider construction of a variety of new youth-oriented recreation amenities such as a splash pad, skate park, playgrounds, or a youth center.</p>	<p>High / Mid-term</p>	<p>◆Parks Staff ◆Parks Board</p>	<p>◆Parks Board ◆Common Council</p>	<p>◆Property Taxes ◆Parks Impact Fees ◆Land and Water Conservation Fund (LAWCON), MnDNR</p>
		<p>2. Create community focal points within parks and community facilities to help enhance Stewartville's "sense of place" (such as public art & civic architecture).</p>	<p>Medium / Mid-term</p>			
	<p>B. Continue to expand the off-street trail network throughout the city & connect Stewartville to adjacent communities by regional bicycle & pedestrian trailways.</p>	<p>1. Communicate with Olmsted County and other regional jurisdictions to organize an approach to funding regional trail connections.</p>	<p>Medium / Mid-term</p>	<p>◆Engineering Staff ◆Planning Staff ◆Parks Staff</p>	<p>◆Parks Board ◆Common Council</p>	<p>◆Regional Trail Grant Program, MnDOT ◆Local Trail Connections Program, MnDOT</p>

	C. Consider requiring parkland dedication as part of future development that meets recreational and open space objectives appropriate to different areas of the city.	1. Perform a park impact fee analysis to determine appropriate funds / lands to be dedicated by developers.	Medium / Long-term	♦Planning Staff ♦City Admin ♦Parks Board	♦Common Council	♦Impact Fees
Chapter 6 - Environmental & Cultural Resources	Strategies	Action Steps	Priority / Timeline*	Implementation Lead(s)	Key Partner(s)	Potential Funding Sources
Goal 6-1: Identify and address vulnerable infrastructure and resources to mitigate potential hazards	A. Adhere to the best management practices established in the Olmsted County <i>All Hazard Mitigation Plan</i> .	1. Identify best practices from the Olmsted County <i>All Hazard Mitigation Plan</i> that are specific to hazard mitigation locally in Stewartville, and develop City policies and procedures to plan for adverse events.	Medium / Short-term	♦Planning Staff ♦Public Works Director ♦County Emergency Management Director	♦Fire Department ♦Common Council ♦Olmsted County	♦City of Stewartville ♦Building Resilient Infrastructure and Communities (BRIC), FEMA
		2. Continue to coordinate with Olmsted County on routine updates to the <i>All Hazard Mitigation Plan</i> and other regional hazard mitigation efforts to keep mitigation strategies current for critical infrastructure in Stewartville.	High / Ongoing	♦Planning Staff ♦Public Works Director ♦County Emergency Management Director	♦Fire Department ♦Common Council ♦Olmsted County	♦City of Stewartville
		3. Consider potential hazards when reviewing development proposals. Carefully review proposals to perform construction or fill in floodplain and wetland areas.	High / Ongoing	♦Planning Staff ♦Engineering Staff	♦Planning and Zoning Commission ♦Common Council ♦MnDNR	♦City of Stewartville
	B. Continue emergency preparedness programs and continue efforts to mitigate common hazards such as fire, flooding, power outage, and other emergency events.	1. Ensure that emergency response procedures are well-communicated and coordinated between various City departments, regional entities, public/private services, and the public.	High / Ongoing	♦City Admin ♦County Emergency Management Director	♦City Staff ♦Fire Department ♦Sherriff Department ♦EMS/Ambulance Services ♦Common Council ♦Olmsted County ♦School District	♦City of Stewartville ♦Minnesota Department of Public Safety ♦Building Resilient Infrastructure and Communities (BRIC), FEMA
		2. Revisit, practice, and update local emergency preparedness protocols annually at a workshop with City departments and first responders.	High / Ongoing			

Chapter 7 - Economic Development	Strategies	Action Steps	Priority / Timeline*	Implementation Lead(s)	Key Partner(s)	Potential Funding Sources
<p>Goal 7-1: Continue to strengthen Stewartville's downtown as the key central business district and core of the community.</p>	<p>A. Continue the use of local programs, modify programs/ ordinances as needed, consider new programs (i. e., community arts).</p>	<p>1. Evaluate the use and effectiveness of the existing local business façade improvement grant program.</p>	<p>Low / Short-term</p>	<p>◆City Admin ◆Planning Staff ◆CEDA</p>	<p>◆Common Council ◆EDA ◆Business Owners</p>	<p>◆ City of Stewartville</p>
		<p>2. Consider creating additional local small grant and loan programs that may encourage economic activity, including funding that may preserve unique, historic assets and renovate or clean-up existing buildings.</p>	<p>Medium / Mid-term</p>	<p>◆City Admin ◆Planning Staff ◆CEDA</p>	<p>◆Common Council ◆EDA ◆Business Owners ◆Chamber of Commerce</p>	<p>◆Minnesota Historic Structure Rehabilitation Tax Credit ◆EDA Revolving Loan Fund ◆City of Stewartville</p>
		<p>3. Update the City's mixed-use zoning ordinance to allow multiple upper-floor residential units in the B-1 Central Business Zoning District as a permitted use.</p>	<p>High / Mid-term</p>	<p>◆Planning Staff ◆Planning & Zoning Commission</p>	<p>◆Common Council ◆EDA</p>	<p>◆City of Stewartville</p>
		<p>4. Coordinate with business owners to review the City's signage regulations with the goal of amending them in a way to allow signage to attract more of the travelers though the downtown.</p>	<p>Medium / Mid-term</p>	<p>◆Planning Staff ◆CEDA</p>	<p>◆Common Council ◆EDA ◆Business Owners ◆Planning & Zoning Commission</p>	<p>◆City of Stewartville</p>
		<p>5. Evaluate the zoning ordinance's minimum off-street parking space requirements for commercial uses.</p>	<p>High / Mid-term</p>	<p>◆Planning Staff</p>	<p>◆Planning & Zoning Commission ◆Common Council</p>	<p>◆City of Stewartville</p>
		<p>6. Consider a community arts program for the downtown (i.e., murals, utility box painting, crosswalk painting).</p>	<p>Low / Short-term</p>	<p>◆Planning Staff ◆CEDA</p>	<p>◆Public Works Staff ◆EDA ◆Chamber of Commerce</p>	<p>◆MN State Arts Board Grants ◆McKnight Foundation ◆City of Stewartville</p>
	<p>B. Engage in strategic planning specific for downtown to analyze and identify improvements strategies.</p>	<p>1. Perform a downtown parking study to determine whether too many or too few parking spaces are present in the downtown area and evaluate if the supply is in proximity to areas of demand.</p>	<p>Medium / Long-term</p>	<p>◆Engineering Staff ◆Planning Staff</p>	<p>◆Public Works Department ◆Planning & Zoning Commission ◆Common Council</p>	<p>◆City of Stewartville</p>
	<p>2. Develop a downtown signage plan to direct vehicular traffic, pedestrian and bicyclists. The plan should include a common theme to aesthetically unify the appearance of downtown.</p>	<p>Medium / Mid-term</p>	<p>◆Planning Staff</p>		<p>◆City of Stewartville</p>	

		3. Develop a downtown master plan to identify and prioritize downtown improvements, including opportunities to develop a public private partnership for redevelopment of vacant or under-utilized buildings.	Medium / Mid-term	◆Planning Staff	◆Planning & Zoning Commission ◆Common Council ◆EDA ◆Chamber of Commerce ◆Business Owners ◆CEDA	◆MN Main Street Economic Revitalization Program ◆MN DEED Redevelopment Grant ◆City of Stewartville
		4. Analyze the market to determine if there are specific, local business opportunities (i.e. "competitive advantages") to promote in Stewartville.	Medium / Long-term	◆CEDA ◆Planning Staff	◆Common Council ◆EDA ◆Business Owners	◆City of Stewartville
		5. Include pedestrian-scale improvements that beautify downtown in the City's Capital Improvements Plan (i.e., parking lot lighting, alley beautification, streetscape amenities, rights-of-way improvements).	High / Short-term	◆Planning Staff ◆Engineering Staff ◆Public Works Department	◆Common Council	◆Special Assessments ◆City of Stewartville
		6. Identify opportunities to host events that make downtown a shopping and entertainment destination.	Medium / Mid-term	◆CEDA ◆Chamber of Commerce	◆EDA ◆Common Council	◆City of Stewartville
Goal 7-2: Diversify Stewartville's economic base and increase regional economic competitiveness.	A. Diversify the City's economic base to improve resiliency to economic shocks and transformations that are outside the City's control.	1. Review local regulations pertaining to home occupations and consider a process to encourage business growth while protecting the character of existing neighborhoods.	Low / Short-term	◆Planning Staff ◆CEDA	◆Planning & Zoning Commission ◆Common Council	◆City of Stewartville
		2. Revise the City's zoning ordinance to allow small business incubators and co-working locations as allowed uses in commercial zoning districts.	Low / Mid-term	◆Planning Staff ◆CEDA	◆Planning & Zoning Commission ◆Common Council	◆City of Stewartville
		3. As identified in the community survey, residents would like to have access to more restaurant and dining options. Review how policies affecting liquor licensing, permitting, parking minimums, and outdoor dining may be amended to support restaurant, brewery/ beer garden development.	Medium / Mid-term	◆Planning Staff ◆City Admin ◆CEDA	◆Planning & Zoning Commission ◆Common Council	◆City of Stewartville

		4. Expand the City's commercial and industrial tax base to off-set the growing demand and costs for services provided to residential properties. Growing the City's commercial and industrial tax base to 15% to 20% of the total assessed market value would be prudent over time to balance the future tax burden in the city. (In 2021, assessed commercial properties are 6.2% of the total tax base and industrial is 5.8%, for a total of 12%.)	High / Ongoing	◆Planning Staff ◆City Admin	◆Planning & Zoning Commission ◆Common Council	◆City of Stewartville
B. Strategically target development to increase Stewartville's regional economic competitiveness and local employment opportunities.	1. Target commercial, industrial manufacturing developments that are synergistic and complementary to existing businesses and community infrastructure. Target industries identified as having a competitive advantage in Olmsted County.	High / Ongoing	◆City Admin ◆CEDA	◆Planning Staff ◆Planning & Zoning Commission ◆Common Council ◆Olmsted County	◆MN Investment Fund ◆City of Stewartville	
	2. Identify skills gaps, training opportunities and other methods to close skills gaps.	Medium / Ongoing	◆CEDA	◆EDA ◆Olmsted County	◆MN DEED Training Grants ◆City of Stewartville	
	3. Support development of a range of residential housing to capture a larger share of southeastern Minnesota's population growth, including mixed-use and workforce housing.	High / Ongoing	◆Planning Staff ◆CEDA	◆Planning & Zoning Commission ◆Common Council	◆City of Stewartville	
	4. Advertise incentives provided by the City's tax increment financing district(s) and tax abatement incentives to attract private developers to important redevelopment areas of the City.	Medium / Ongoing	◆City Admin ◆CEDA	◆Chamber of Commerce ◆EDA ◆Common Council	◆TIF / Tax Abatement ◆City of Stewartville	
	5. Support current and planned industrial parks with adequate infrastructure.	Medium / Long-term	◆City Engineer ◆Planning Staff ◆CEDA	◆Planning & Zoning Commission ◆Common Council	◆TIF ◆US EDA ◆City of Stewartville	

Chapter 8 - Intergovernmental Cooperation	Strategies	Action Steps	Priority / Timeline*	Implementation Lead(s)	Key Partner(s)	Potential Funding Sources
<p>Goal 8-1: Effectively communicate and collaborate with state agencies, regional organizations, overlapping jurisdictions, and adjacent municipalities.</p>	<p>A. Communicate prioritized municipal needs and funding requests to regional and state partners, to garner needed support.</p>	<p>1. Review and update Orderly Annexation Agreement with High Forest Township</p>	<p>High / Short-term</p>	<p>◆City Admin ◆Planning Staff ◆Engineering Staff</p>	<p>◆Olmsted County ◆High Forest Township</p>	<p>◆City of Stewartville ◆High Forest Township</p>
		<p>2. Continue to work with ROCOG, Olsted County, High Forest, and MnDOT to provide funding and other support to Stewartville's prioritized infrastructure needs.</p>	<p>Medium / Short-term</p>	<p>◆City Admin ◆Engineering Staff</p>	<p>◆ROCOG ◆MnDOT ◆Olmsted County ◆High Forest</p>	<p>◆MnDOT ◆Olmsted County ◆City of Stewartville</p>
		<p>3. Analyze demand and potential locations of park and ride facilities for workers to nearby municipalities.</p>	<p>Medium / Long-term</p>	<p>◆Engineering Staff ◆Planning Staff</p>	<p>◆ROCOG ◆MnDOT ◆Olmsted County</p>	<p>◆MnDOT ◆Olmsted County ◆City of Stewartville</p>
		<p>4. Support growth of and partnership with the school district. Consider shared facilities.</p>	<p>Medium / Ongoing</p>	<p>◆City Admin</p>	<p>◆School District ◆Common Council</p>	<p>◆State Bonding Bill ◆School District ◆City of Stewartville</p>
		<p>5. Collaborate with Olmsted County and adjacent municipalities on tax abatement efforts and ensure equitable distribution.</p>	<p>Medium / Mid-term</p>	<p>◆City Admin ◆CEDA</p>	<p>◆Olmsted County ◆City of Rochester</p>	<p>◆Tax Abatements ◆Olmsted County ◆City of Stewartville</p>
Chapter 9 - Land Use	Strategies	Action Steps	Priority / Timeline*	Implementation Lead(s)	Key Partner(s)	Potential Funding Sources
<p>Goal 9-1: Maintain a land use plan and map that reflects the current vision of the community and identifies appropriate areas for responsible growth and redevelopment.</p>	<p>A. Efficiently manage growth with fiscally responsible, flexible, and sustainable planning principles.</p>	<p>1. Encourage land development in locations where existing infrastructure is available.</p>	<p>High / Ongoing</p>	<p>◆Planning Staff ◆Engineering Staff</p>	<p>◆Planning & Zoning Commission ◆City Council</p>	<p>◆City of Stewartville</p>
		<p>2. Developments should be designed and constructed in a manner that is compatible with adjacent land uses (e.g., buffering, landscaping, architectural design, site aesthetics, access, traffic circulation, setbacks, noise controls).</p>	<p>High / Ongoing</p>	<p>◆Planning Staff ◆Engineering Staff</p>	<p>◆Planning & Zoning Commission ◆City Council</p>	<p>◆City of Stewartville</p>
		<p>3. Maintain an inventory of all rezonings and update the official zoning map annually. Update the Future Land Use (FLU) Map concurrently to accurately reflect zoning map amendments with the land use designations on the FLU Map.</p>	<p>High / Ongoing</p>	<p>◆Planning Staff</p>	<p>◆Planning & Zoning Commission ◆City Council</p>	<p>◆City of Stewartville</p>

		4. Review the zoning and subdivision ordinance to incorporate improved policies that support Smart Growth Principles. (See APA Policy Guide on Smart Growth)	Medium / Mid-term	◆Planning Staff	◆Planning & Zoning Commission	◆City of Stewartville
		5. Encourage walkable mixed-use developments and redevelopment that provide options for residents and visitors to work, engage in commerce, and recreate.	Medium / Ongoing	◆Planning Staff	◆Planning & Zoning Commission	◆City of Stewartville
		6. Update the Zoning Ordinance to allow “neighborhood commercial uses” that support walkability for customers and increase the affordability of small business starts and low-intensity service/retail operations.	Low / Mid-term	◆Planning Staff	◆Planning & Zoning Commission ◆Common Council	◆City of Stewartville
	B. Promote well-planned industrial development.	1. Concentrate industrial land use and zoning designations in areas where adequate infrastructure is present or may feasibly be constructed in the future.	High / Ongoing	◆Planning / Engineering Staff ◆CEDA	◆Planning & Zoning Commission ◆Common Council	◆City of Stewartville
		2. Discourage high intensity industrial uses from locating near lower intensity residential uses or popular destinations, such as schools or downtown. Provide buffers and/or transition areas between established residential areas and planned industrial areas.	High / Ongoing	◆Planning Staff ◆CEDA	◆Planning & Zoning Commission ◆Common Council	◆City of Stewartville

City of Stewartville 2042 Comprehensive Plan

APPENDICES



City of
STEWARTVILLE
Minnesota



COMPREHENSIVE PLAN
STEWARTVILLE, MN



Appendices

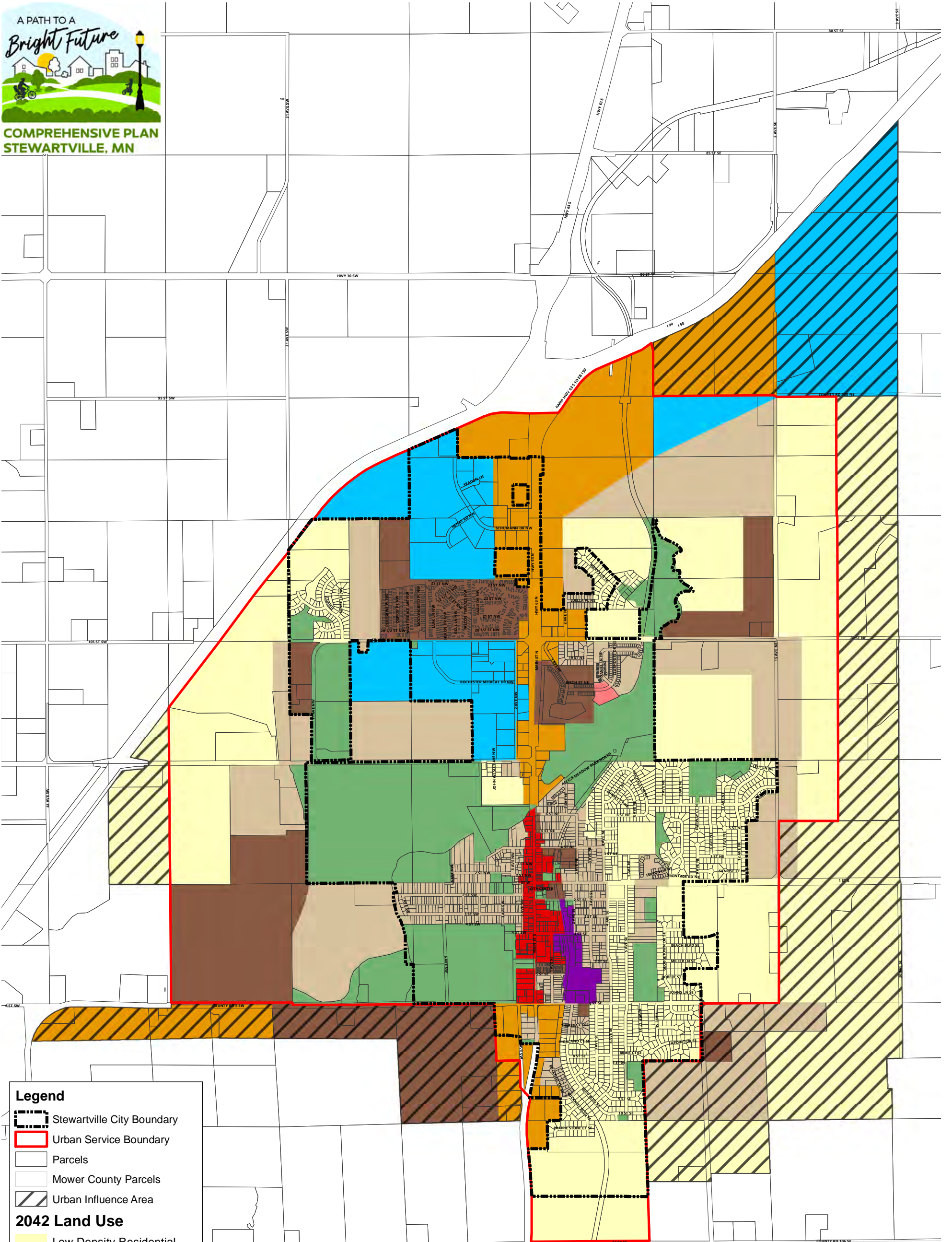
- Appendix A - 2042 Recommended Land Use Map
- Appendix B - Public Participation Plan
- Appendix C - City of Stewartville Comprehensive Plan Adoption Documents
- Appendix D - Comprehensive Plan Annual Evaluation Checklist
- Appendix E - Community Survey Results – December 2021
- Appendix F - Public Involvement Workshop Results – October 2021

Appendix A

2042 Recommended Land Use Map



**COMPREHENSIVE PLAN
STEWARTVILLE, MN**



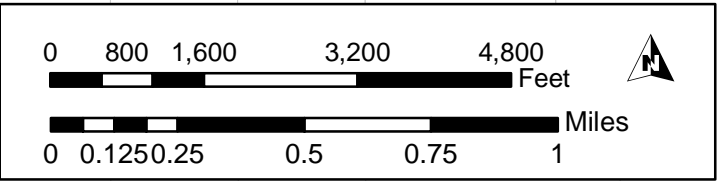
Legend

- Stewartville City Boundary
- Urban Service Boundary
- Parcels
- Mower County Parcels
- Urban Influence Area

2042 Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Central Business
- General Commercial
- Light Manufacturing
- General Manufacturing
- Public / Semi-Public

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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**2042 FUTURE LAND USE MAP
Stewartville, MN**

APPENDICES (Follows in a separate PDF document)

