CITY OF ORONOCO

COMPREHENSIVE PLAN

FUTURE LAND USE:

Plans, Goals, Policies & Implementation Steps

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Introduction

Oronoco's Lake Shady.

This introduction to the City of Oronoco Comprehensive Plan provides a brief summary and overview of the comprehensive planning process, including a description of project tasks, meetings, workshops, and actions taken by the City's Planning Commission and City Council. In May 2001, the City of Oronoco retained the services of Short Elliott Hendrickson Inc.® (SEH) to provide professional services related to studying the feasibility of City water supply and wastewater collection and treatment systems. As part of this larger project, SEH was also retained to assist the City with the preparation of a comprehensive plan to guide future growth and development of the City and to provide a basis for the planning of public infrastructure. The following major work activities were included in the "scope of work" for the comprehensive planning process:

1. **Public Open House:**
   On September 11, 2001, an open house was held to inform the public about the comprehensive planning process and to identify issues and planning priorities through interaction with Oronoco residents and City officials.

2. **Visioning Workshop:**
   A Visioning Workshop was held on November 7, 2001, to provide a forum for residents and City officials to: discuss the impacts that growth and change will have on current residents; discuss housing and business needs and opportunities; discuss needs and expectations for park and recreational facilities; discuss local transportation issues, needs and opportunities; and examine different styles of residential and business development to establish community preferences. Seventeen (17) residents and community leaders attended the Visioning Workshop. The workshop included a variety of interactive exercises to address the following subject matter:

3. **Visual Preferences:**
   Workshop participants were shown a variety of slides illustrating different types of development and were asked to express their preferences and opinions.

4. **SWOT Analysis (strengths, weaknesses, opportunities, and threats):**
   Workshop participants identified issues for each of these topics.

5. **Values and Priorities:**
   Workshop participants established and ranked community priorities for the following subject areas: public safety, environment, community design, commercial uses, housing and neighborhoods, transportation, infrastructure and utilities, and schools.

Introduction *(Continued)*

6. **Preparation of Comprehensive Plan Chapters:**
Following the November 7 Visioning Workshop, SEH project staff began preparing the "draft" comprehensive plan chapters. In December 2001, the Oronoco City Council approved a detailed work program and schedule. The revised schedule called for completion of the "Preliminary Draft" of the Comprehensive Plan by May 2002. This task included the preparation of text, tables, maps, and illustrations that will comprise the comprehensive plan document. Background information was gathered and analyzed, planning goals and policies were developed, and plan maps and illustrations were prepared for the following plan elements: Community Vision and Values, Community Character and Appearance, Land Use, Housing, Parks and Recreation, Transportation, and Infrastructure. Also, an implementation plan element was prepared that identified and prioritized comprehensive plan implementation tools.

7. **Planning Commission Meeting:**
On February 27, 2002, SEH planners, Mike Wozniak and Dan Jochum, met with the Oronoco Planning Commission and some members of the City Council to review the status of the comprehensive plan project and to present an alternative future land use plan map for discussion and input. The Planning Commission provided general direction to refine the alternative land use plan and policies that were presented and incorporate them into the comprehensive plan. The alternative future land use plan included a variety of changes from the City's current Land Use Plan (2000) including the following: increased development densities to facilitate more cost-effective wastewater treatment and water supply systems; less highway commercial areas to encourage more compact districts for business development included a mixed use downtown or "New City Center" area; planning for an Office/Business Park District as opposed to "Industrial" development; and planning for a broader array of housing styles and densities to appeal to a broader market 5.

8. **Presentation of "Draft" Comprehensive Plan:**
On May 8, 2002, a substantially complete "Draft" of the Comprehensive Plan was presented to members of the City Council and Planning Commission. Those present at the meeting expressed general satisfaction with the content and form of the plan. Some modifications to the future land use plan map were requested to better address the transition between the low-density rural character of the existing community and newly developing areas. *The following items in this introduction to the comprehensive plan shall be completed as the City's review process proceeds through public hearing, Planning Commission review, and City Council consideration of the Comprehensive Plan*

Public Hearing with Planning Commission
Recommendation of the Planning Commission
Adoption of Comprehensive Plan by the City Council

Community Profile

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1.0 Community Profile

1.1 Introduction

Wooden Statue

This chapter includes a brief description of the early beginnings of Oronoco, its role within Olmsted County, and its relationship to the Rochester area; an inventory of the population and housing characteristics of Oronoco residents, and a description of economic development and employment activity. Oronoco is located just 9 miles north of Rochester in Olmsted County and only 67 miles south of the Twin Cities metro area. Oronoco's proximity to Rochester has stimulated steady growth since 1990. Growth has been facilitated by the presence of Highway 52, which runs between the Twin Cities and Rochester. According to the Clerk current data 2000 census, Oronoco has a population of 883. However, as of the year ending 2004 , Administrative Minnesota population estimate was at 933. It is reasonable to expect that the City's population will continue to grow as people migrate from the growing Rochester and Twin Cities area in search of a more rural life-style and as existing younger residents of the City begin to establish families.

1.2 Early History

The Old Mill

Leonard Hodges arrived here on March 13, 1854 with a permit to survey land in the Territory of Minnesota. When Leonard and his companions Ebenezer Collins and John Clark arrived here there was no sign of any other settlers. Claims had been made though, and lots had been staked, but the Federal Government was not ready to sell land until July 15, 1854. The original plat of Oronoco Village was filed and recorded on August 29, 1855. Migration to Minnesota reached its peak in 1885, and the green valleys and flowing streams of southeastern Minnesota received more settlers than most other areas in the state. The City of Oronoco was founded on banks for the Zumbro River. Lake Shady, originally named the Old Mill Pond, was formed in 1854, with the installation of a mill dam at the current dam site. The old dam was replaced with the present dam in 1936. Olmsted County was created on February 20, 1855. On August 27, 1855, the Olmsted County commissioners held their first meeting at the Village of Oronoco on the banks of the Zumbro River. In 1858, prospectors saw gold flecks in the Zumbro River near Oronoco and a gold rush followed, but it ended abruptly in the spring of 1858, and life in Oronoco settled down to a slower pace. To celebrate their past heritage, Oronoco hosts the annual Downtown Oronoco Gold Rush the third weekend in August every year since 1972. This consists of a large flea market with vendors and antique dealers setup around town. Some of Oronoco's history can be seen in the older buildings scattered around the City.

Community Profile *(Continued)*

1.3 City Government

Oronoco's City Hall and Community Center located on Minnesota Avenue in Historic Downtown.

When the City of Oronoco was incorporated on March 6, 1968, it was decided that the community should be administered by an elected mayor and a four-member council who would appoint a City clerk and treasurer. The clerk and treasurer positions were later consolidated into one position. In 1969, an 11-member Planning Commission was established. The City clerk handles the day-to-day business of the City. The City offices are located in the Oronoco Community Center at 115 2nd Ave NW. The building originally housed eight grades, but today provides rooms for the clerk's office, council meetings, city committee meetings, senior citizen meetings, and the social gatherings. Volunteer fire protection and First Responder service is also provided by the City. The City is currently undertaking a process to plan for wastewater collection and/or alternative treatment systems and water supply and distribution systems. Development in the community is currently guided by a comprehensive zoning ordinance adopted in 1989. The first zoning ordinance was adopted in 1976, and updated in 1986 to guide development. In 1994, the City adopted a subdivision ordinance to place constraints on new subdivisions in the City and an interim residential ordinance in 2001. In 2000, the City adopted a future land use map and a 25-year urban service area that attempted to plan for significant residential and commercial growth. The current comprehensive planning is intended to convert the City's future land use map into a comprehensive plan in order to establish a broad-based policy basis to guide future growth and change.

1.4 Demographic Characteristics

The following sections examine recent demographic trends for the City of Oronoco, Oronoco Township, and Olmsted County.

1.4.1 Population:

According to estimates from the Oronoco city clerk's office, through the year ending 2005, the city of Oronoco's estimated population is listed at 965 persons. This is an addition of 238 people or a 32.7 percent increase over the 1990 census population of 727. Between 1990 and 2000, the population of Oronoco increased by 21.5 percent, or 156 persons. This percent was down from the previous decade where the population increased by 27 percent. Oronoco Township increased its population by 10.5 percent and Olmsted County grew by 16.7 percent from 1990 to 2000. From 1990 to 2000, Oronoco's population grew almost twice as fast as the state of Minnesota as a whole, which grew 12.4 percent. The Minnesota State Demographer estimated Oronoco's population at 933 for the year ending 2004. Some of this growth can be attributed to the growth of Rochester and the job opportunities in the region. In 2000, about 63 percent of the population in Oronoco was between the ages of 20 and 64. The age group from 0 to 19 makes up about 29 percent of the population, and the senior (65+) group makes up 8 percent of the population. The median age in Oronoco was 37.9 years old in 2000. Olmsted County's median age has risen with the median age rising from 31.6 in 1990 to 35.0 in 2000. The population in Oronoco is predominately white (97.39 percent). Other races account for 2.61 percent of the population. Oronoco did become more racially diverse since 1990,

when 99.17 percent of the population was white. The proportions of males to females in the City of Oronoco have remained relatively unchanged over the past 10 years with males comprising around 51 percent of the population and females 49 percent of the population. According to the 1990 census over 86 percent of Oronoco residents have at least a high school diploma and about 22 percent of Oronoco residents have at least a bachelor's degree. These numbers are very consistent with Olmsted County in terms of educational attainment; however, in the township a larger proportion of the population has attained higher levels of education and earns higher incomes.

1.4.2 Households

Typical new development in southwest Oronoco called Riverwood Hills I. It was established in 2002.

In keeping with the current trend towards more and smaller households, the total number of households in Oronoco has increased from 258 in 1990 to 335 in 2000. In addition, the number of persons per households was 2.82 in 1990 and in 2000 it was 2.64. This decline reflects recent trends, including the declining birth rate, the increase of elderly persons living alone, the increasing number of single-parent households, and an influx of new residents to the area. In 2000, 91.6 percent of the occupied housing units in Oronoco were owner occupied, while 8.4 percent were renter occupied. Of the total housing units in Oronoco, 2.3 percent were considered vacant. Oronoco's vacancy rate is lower than both Oronoco Township (6.4 percent) and Olmsted County (3.3 percent). According to the 1990 census, almost half (49 percent) of the dwellings in the City of Oronoco were constructed prior to 1960. The greatest percentage of new dwellings built took place between 1985 and 1988, when almost 16 percent of the total housing units in the City of Oronoco were built. The Minnesota State Demographer estimated Oronoco's household count at 364 in the year ending 2004. In more recent years residential development of larger urban lots (2 acres and larger) have been annexed into the City of Oronoco to offer larger lot rural housing opportunities to residents. These homes are newer, bigger, and significantly more expensive. The combination of these factors suggests that people are moving to Oronoco and the adjacent township for housing opportunities (large rural lots) while working at higher-skilled, well-paying jobs. Oronoco has 343 housing units; nearly all are single-family houses. Without much diversity, affordable housing has become a growing issue. Meanwhile, Oronoco does not offer any options to purchase a town home or condominium within the city limits. In 2000, fair market rents in Rochester ranged from $332 per month for a studio to $610 per month for a two-bedroom apartment.

1.5 Natural Environment

Oronoco is located along Lake Shady on the Zumbro River. There are numerous environmental and recreational amenities in the City, township, and surrounding area. The Zumbro River provides opportunities for fishing, boating, canoeing, and swimming.

Access is provided at the following Olmsted County Park facilities: Allis Park-located north of the County 18 bridge and dam; includes a parking area and boat launch. Oronoco Park-located off County Road 12 on the north side of Lake Shady; includes and offers recreational facilities for picnicking, camping, hiking, and a playground. The park in River Park Subdivision also provides access to the Zumbro River. The Oronoco Park Committee is working with the DNR to prove access to the Zumbro River just below the Oronoco Dam. There are several snowmobile trails in the area that serve as part of a larger network. The Douglas State Trail currently runs from Rochester to Pine Island. The Goodhue Pioneer State Trail will run from Red Wing to Pine Island. There is the potential for both trails to be connected to Oronoco in the future.

1.6 Economic Development

The top industries for the county include services, retail trade, manufacturing of durable goods, and construction. The large employment centers of IBM and the Mayo Clinic, both in Rochester, provide some explanation for the concentration of jobs in the health services and manufacturing industries. Currently, there are not any large businesses located in Oronoco due to lack of central sewer and water. There are many prosperous small businesses in town, including the several antique shops, repair shops, and many more “mom and pop” style stores and the City’s only restaurant, Tilly’s. Farming provides for a significant percentage of the employment in the township and county. Oronoco’s proximity to the regional trade center of Rochester provides a variety of employment opportunities outside the City and the township. The growth of Rochester in recent years is bringing more jobs to the area, and as the City expands, bringing these jobs closer to Oronoco. This makes Oronoco an attractive alternative for people desiring to live outside the large city in a smaller, rural town, but still enjoy the employment opportunities a large city affords. Managing and shaping this potential growth in Oronoco provides a challenge for the City and township.

1.5 Services and Utilities

The City is reviewing the infrastructure needs of business, industry, and housing. Currently, the City is undertaking a process to develop water supply and/or wastewater treatment systems (see Chapter 8). Other utility services include telephone and cable service through Pine Island telephone company, electric service through Peoples Cooperative Services, natural gas service through Aquila.

Community Values and Vision

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2.0 Community Values and Vision

2.1 Purpose

The City of Oronoco should address the water and sewer needs of the City. A combination of alternative systems should be reviewed and presented to the Community for input. The purpose of this plan is to identify community values that may be used to establish a vision that takes into consideration preferences of the community residents and landowners and may be used to implement the comprehensive plan.

2.2 Community Values

Picnic Area at Lake Shady shores in Oronoco Park

Residents desire to maintain positive aspects of the small town character and life-style currently found in Oronoco as the City accommodates new development. This includes the ability to reside in quiet neighborhoods with safe streets and enjoy the proximity to the scenic natural and agricultural landscape of the area. Preserving and enhancing the City is an important community priority. Another priority of City officials and residents is to promote commercial development around the interchange at Co. 12/112. The desired outcome in planning the future of the City of Oronoco is to guide growth and change, so that Oronoco retains a unique identity and does not become part of "suburban" Rochester.

2.3 Community Vision

2.3.1 Growth should be environmentally sound

The natural environment, lakes, rivers, wetlands, and wildlife are distinctive ecological features that make Oronoco unique and should be protected. New development should create places of enduring quality with a variety and pattern that complements the natural landscape by preserving and enhancing ecological features.

2.3.2 Growth should be balanced and sustainable

The citizens of Oronoco view the health of their natural environment, the strength of their community, the security of their economy, and the fiscal stability of their local government as interdependent. Adequate land should be reserved for all suitable land uses, including residential, recreation, commercial, institutional, and office/business.

2.3.3 Growth should be orderly

Planning should occur first, and land use decisions, such as the zoning ordinance, subdivision regulations, and street and utility extensions

should follow and be consistent with the plan. The City should plan growth within its City limits, as well as planning within a future urban service area that may accommodate growth for the next 25 to 50 years.

2.3.4 Future growth should be required to make full use of urban services New development should occur contiguous to existing development areas to avoid leapfrogging of urban services through rural properties that would not benefit or bear a portion of the cost of such services.

2.3.5 Planning for growth and change should promote efficient use of land.
Sound planning encourages the preservation of land and natural resources. These benefits result from compact land use forms, redevelopment of vacant City lots, and moderation in street and parking standards. Higher density and smaller lot sizes preserve land for the City and neighborhood parks, as well as local woods and wetlands.

2.3.6 Planning for a healthy community includes encouraging a compatible mix of land uses and densities, especially in the Historic Downtown (B1 zoned) area.
This includes locating to the degree possible: stores, offices, residences, schools, and recreation spaces within walking distance of each other in compact neighborhoods with pedestrian-oriented streets. This pattern promotes: independence of movement, especially for the young and the elderly who can conveniently walk, cycle, or ride transit; safety in commercial areas through around-the-clock presence of people; reduction in auto use, especially for shorter trips; support for those who work at home through nearby services; a variety of housing choices, so that the young and old, singles and families, and those of varying economic ability may find places to live; and a variety of passive and active recreational opportunities to meet the needs of a wide range of ages and personal preferences.

An example of pedestrian friendly and higher density housing in downtown Burnsville, MN.

2.3.7 Transportation should be safe, convenient, and interesting. Streets reflect local character, balance the needs of the automobile with the pedestrian, and project a positive impression of the community. A well-neighborhood safety.

Community Character and Appearance

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3.0 Community Character and Appearance

3.1 Purpose

To successfully plan for the future, an inventory of Oronoco's current community character and appearance is essential. This chapter's purpose is to: identify opportunities and constraints to development; and to identify and to take into consideration land use preferences of community residents and landowners.

3.2 Issues and Needs

The City of Oronoco officials and residents have expressed a desire to guide and shape future growth and change in Oronoco to create a unique and special place. A strong desire has been expressed to avoid simply becoming an extension of the City of Rochester. Built on the banks of the Zumbro River), Oronoco remains a village-like rural town blessed with an attractive natural setting. The City now consists of ample open space, including Oronoco City and Olmsted County parks, Lake Shady, and low-density housing. This land use and community quality is important to existing residents and businesses. Residents and community leaders want to retain the positive qualities the City currently possesses as it grows and changes. The following are issues and needs associated with Oronoco's current character and future challenges. It is important to address these concerns in the goals and policies section.

The Zumbro River

Highway 52 runs north and south through the City and divides the City's Neighborhoods. A rather limited network of pedestrian trails and sidewalks exists to connect residents to community amenities. The lack of centralized wastewater collection and treatment systems has limited opportunities for new development to low-density residential (minimum 1-2-acre lot size) and limited business development. This very large lot development pattern seen today means very expensive infrastructure. Most of the older homes in the Historic District contribute to the small town character. An emphasis should focus on preserving and enhancing the housing in the older neighborhoods. City residents wish to create a traditional City downtown centered around the south interchange at 12/112 as the demand for new businesses and public/institutional land uses years and beyond.

3.3 Goals and Policies

Goal 1: Protect and enhance the small town, village-like atmosphere of the older City neighborhoods.

Community Character and Appearance *(Continued)*

Entrance Sign into Oronoco

Policy 1: Maintain and enhance the Historic District area as a center of civic activity and a vital mixed-use district. New commercial, service, and institutional uses should fit the size, scale, and intensity of a "village" setting. The role of the Historic District as a center for business and civic activity will become secondary to a new Business District as such a district is developed.

Goal 2: Distinguish the City limits.

Policy 1: Create City gateways along Highway 52 with signs and landscaping to welcome visitors and residents to Oronoco and distinguish Oronoco from Rochester.

Goal 3: Preserve surrounding rural farmland and natural environment.

Policy 1: Establish phased growth areas that reflect City priorities for development staging and contiguous, planned extensions of public infrastructure.

Goal 4: Create a unique identity for Oronoco to attract business and higher density residential development.

Policy 1: Plan for new commercial retail and service uses to be concentrated in a new Business District that is appropriate for the anticipated ultimate size of Oronoco.

Goal 5: Enhance the character of individual neighborhoods and the sense of overall community identity.

Policy 1: Connect all neighborhoods to each other and to downtown by developing a system of walking/biking trails.

Policy 2: Integrate neighborhood parks and open spaces throughout residential neighborhoods.

Goal 6: Provide a balance of housing types and life cycle/affordability options for people that currently reside or desire to live in Oronoco.

Policy 1: Encourage/require developers to build a mix of housing types in addition to detached single-family homes such as attached townhomes, twin homes, and multi-unit apartment buildings

Land Use

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4.0 Land Use

4.1 Purpose

One of Oronoco's many neighborhoods.

What kind of neighborhoods do we want? What should be preserved? How can future development stay in tune with Oronoco's character? This chapter of the comprehensive plan provides the guidance for the future physical growth of the community. It is based on the existing land use, projections for future growth and input of Oronoco residents, businesses, and property owners. The land use goals are idealized end results that the plan strives to accomplish in managing future growth and protecting manmade and natural resources. Policies represent the official position of the City with respect to implementation of growth management goals. Policies represent the actions the City and others must take to achieve the goals. This chapter of the comprehensive plan is the basic building block, the growth strategy, and the policy framework for Oronoco through the next quarter century (2006-2031). This plan identifies where people will live, work, shop, and where services to support these people are needed. It also guides future growth and redevelopment, including preservation of environmental and historic resources. The land use chapter helps the Planning Commission and City Council to respond to individuals' development requests. Taken together with the other chapter of the comprehensive plan, this is a proactive policy document that attempts to guide and inspire rather than react and control. The plan is implemented through private and public investment in land development, as well as through detailed area planning, zoning, and subdivision ordinances, public improvements, and incentives. The purpose of this chapter is to: identify appropriate locations for all types of land uses; define various land uses, including density, form, and range of specific uses within a land use category; specify the criteria for determining the appropriate location for a specific land use. lay out strategies to ensure that all the various types of land uses co-exist harmoniously; provide critical background data for infrastructure planning; and provide general guidance on plat and site design and building form.

4.2 Existing Land Use and Existing Land Use Plan

Oronoco is approximately 1,299 acres in size, with a city population estimate of 965 people as of December 2005. Oronoco has developed in a traditional town form, typified by a strong grid street pattern in the older core residential neighborhoods of the City. Recent residential growth in Oronoco and Oronoco Township has tended to be of the ex-urban style development; characterized by large lots (1 to 4 acres), curvilinear streets, and numerous cul-de-sacs. Limited

businesses exist in Oronoco and are dispersed along major thoroughfares, including Olmsted County 12, Olmsted County 18, and TH 52. The City is defined in large part by the convergence of the north and south branches of the Zumbro River along with the Lake Shady (an impoundment of the Zumbro River). In addition to the prominent Zumbro River, the City is also defined by the presence of numerous ravines and drainage swales that carry surface water to the river (see Figure 3 – Topography). The City adopted the 2002-2027 Future Land Use Plan in 2002 (See Figure 6).

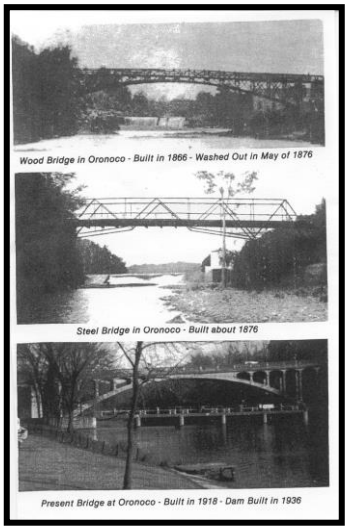
R-1 Residential
New Business District located on west side of interchange at 12/112
Highway Commercial on select portions thru the Hwy 52 corridor
Historic Business District located 1 block on either side of MN Avenue North & 1 Block on either side of MN Avenue South
Office Business Park on east side of 12/112 interchange
Park and Public lands located south of the City Centre
Urban Reserve on the northeast side of Hwy 52 north of city limits.

The City Council may review the Future Land Use Plan on an 'as needed basis'.

4.3 Land Use Issues/Needs

The following items represent land use related issues or needs that are most relevant to planning for growth and change within the City of Oronoco:

- The need to provide a combination of alternative sewer and/or wastewater services to existing residents and businesses to address problems associated with deficient on-site sewer systems and wells.
- The desire to provide opportunities for new urban development to provide housing and business development opportunities in Oronoco.
- The desire to protect and preserve natural resources such as the Zumbro River, Lake Shady, and other natural resources as determined by the residents of Oronoco.
- The desire to create a new "Central Business District" or "Downtown" in close proximity to the future Highway 52 interchange.
- The need to properly manage surface water resources, including storm water runoff. The need to develop a local street network to facilitate movement within the City and to provide connections to surrounding communities.
- The need to develop a network for pedestrian movement within the City and to provide connections to surrounding communities.
- The desire to create a system of parks and open spaces to provide opportunities for recreation and the use and enjoyment of natural resources by City residents.
- The need to cooperate and partner with surrounding communities and other governmental units to maximize the benefits of investments in public infrastructure and ensure delivery of high-quality public services.



TOP: *Wood Bridge in Oronoco Built in 1886- Washed Out in May of 1876.*
MIDDLE: *Steel Bridge in Oronoco – Built about 1876*
BOTTOM*: Present Bridge – Built in 1918*

Dam Built in 1936

4.4 Land Use Goals

Goal 1: To establish and maintain attractive, high quality living and working

environments that respect existing development patterns and utilize infrastructure efficiently.

Policy 1: Amend the City's zoning ordinance to establish zoning districts that are consistent with the future land use classifications set forth in this chapter

Goal 2: To establish phased growth areas that reflect City priorities for development staging and contiguous, planned extensions of public infrastructure.

Policy 1 Continue to plan for alternative systems that may include water and or sewer, or alternative septic treatment systems for some areas of the City..

Policy 2: Use all City land use actions such as annexations, zoning map amendments, and subdivisions of land to implement the City's preferred phasing of future growth.

Housing Development

Goal 3: To provide a balance of housing types and life cycle/affordability options for people that currently reside or desire to live in Oronoco.

Policy 1: Amend Zoning Ordinance to establish Zone Districts that are consistent with the Residential 1,2 and 3 Future Land Use Classifications defined in Section 4.5.3 of the Section.

Goal 4: To develop a thriving business/commercial corridor along Highway 52 and near or around the south interchange and north overpass. These areas will eventually become the primary centers for commerce.

Policy 1: Use all City land use actions such as annexations, zoning map amendments, subdivisions of land, and site plan approvals as tools to guide the location of most new business development, new public/institutional land uses and more concentrated residential development such that it will be located roughly within a one-square mile area around the future highway interchange.

Policy 2: Establish conditions for plat and site plan approvals for development within Oronoco that permits and encourages mixed use, pedestrian friendly land development.

Goal 5: To establish a network of City parks and open spaces to provide opportunities for recreation and enjoyment of nature by residents and visitors .

Policy 1: Poll or survey City residents to determine preferences for parks, recreational facilities, and public open space.

Policy 2:Prepare a site specific parks and open space plan that targets sites for future neighborhood parks, community parks, and public open space areas.

Policy 3. Use Parkland Ordinance for developments by requiring land or cash in lieu of land

Goal 6: To establish roadway and trail corridors that link neighborhoods, parks, downtown, other business centers, and community facilities together.

Policy 1: Implement the goals and policies established in Section 7 (Transportation chapter) of this comprehensive plan.
Policy 2: Amend this comprehensive plan to adopt by reference the

Oronoco Circulation Study that was initiated in August.

Goal 7: To enhance the gateways to Oronoco, primarily on Highway 52.

Future Development

Policy 1: As a follow-up project to the comprehensive plan, the City should study and establish policies to guide signage and landscape improvements to enhance the gateways to Oronoco.
Policy 2:Allocate City funding and or private donations to implement gateway improvements.

Goal 8: To work cooperatively with other governmental units to efficiently plan and deliver public services to the residents of Oronoco.
Policy 1: Work cooperatively with abutting communities; the Rochester/Olmsted County Planning Department; Relevant Agencies such as Mn/DOT District 6, MNDNR, and the Olmsted County Soil and Water Conservation District to implement this comprehensive plan.

4.5 Future Land Use

4.5.1 Land Required For Future Development

The City of Oronoco has established an urban service area boundary that encompasses approximately 4170 acres. This urban service area includes a large supply of land that would meet ambitious expectations for growth for a 50-year period and beyond.

4.5.2 Residential Development Density

"Residential Density" is a technical term that is very useful when planning development lands for residential use. For land developers, the concept of residential density development can be used to estimate "yield" of a specific piece of property; that is, the number of houses or apartments that can be built on it. For cities, the concept of residential density can be used to prepare a plan for some sector of the jurisdiction that is to be developed (or redeveloped) for residential use; it will give an indication of the future character of an area. Calculations of residential density produce an estimate of the number of dwelling units that may be built in an area. This can then be used for calculations such as the probable number of vehicle trips the area will generate, the number of school children who will live in the area, and the amount of wastewater that can be expected to flow from the area. From an urban designer's standpoint, residential density is perhaps the most important factor known that sets the basic character of a residential area. For the purpose of future land use planning, "gross residential density" is the measurement being used for making assumptions projected growth. The following definitions are used to describe various applications of the term "residential density." Definitions: Residential density: An expression of the compactness of residential development, usually expressed in of items per unit area. The

residential building site. Gross residential density: The number of dwelling units per unit area (such as acres or hectares) of land devoted to a residential building site. In this comprehensive plan residential density is expressed in terms of dwelling units (DU) per acre (ac). Another commonly used method to measure development density relates to lot coverage as measured by floor area ratio. The following additional terms are used when describing or calculating density of development by floor area ratio. Coverage: The area of a building lot that is covered by a structure, expressed in square feet; the proportion of a building lot that is covered by a structure, expressed in percent or in decimal parts. Floor area ratio (FAR): The ratio between the total gross floor area on all stories of a structure to the gross area of the building lot on which the structure is located. Floor area ratios are often used in regulating the density of development of commercial and industrial properties; they are rarely used in regulating the residential properties. In this comprehensive plan development density for business uses has been expressed in terms of Floor Area Ratio (FAR).

4.5.3 2002 Future Land Use Plan Map Classifications

The future land use map (see Figure 6) included in this chapter establish the following land use classifications to guide future growth and change within the City of Oronoco:

Residential 1 (RES 1) - This is a plan classification that will recognize the existing low-density residential areas in Oronoco that are characterized by lot sizes of **3/4** to 2 acres. It is assumed that these areas will likely develop or remain developed at a low density, but may see limited additional residential development upon the introduction of City sanitary sewer and/or water services.

The Old Brick Schoolhouse built in 1875 is on the National Register of Historical Places

Residential 2 (RES 2) – The detached single-family residence characterizes this use. The attached single-family and multiple-family buildings could be allowed, but with low densities (1 to 4.5 dwellings per acre). The number of housing units located on a typical City block will vary. The City Council and/or Planning Commission will set specific development standards for individual development sites through zoning and subdivision regulations and site plan review procedures for multi-unit housing developments.. Development within the residential areas should be served by alternative sanitary sewer and/or water, if available. This area should try to utilize the principles of traditional neighborhood design. The concept of traditional neighborhood design is reflected in the old neighborhoods in Oronoco that were platted in a grid pattern.

Parkland along 3rd Avenue SW deeded to the City in 2005.

Historic Business District (B1) – This several block area encompasses the historic center of Oronoco and currently includes a mix of public/institutional, business and residential land uses. The Historic District is planned to remain a mixed-use district with revitalization of existing uses and limited infill development. It is assumed that limited opportunities exist for redevelopment and intensification within the Historic District.

Highway Business/Commercial (B2) – This land use classification is intended to include lands that are best suited for highway oriented commercial retail or service uses that do not lend them to location in the Historic District of Oronoco. Lands identified under this classification are properties currently in commercial use; and, areas within 1 square mile of the interchange at 112/12.. Commercial development should be served by City utilities if it is available.

Parks (P) – Land set aside specifically for active and passive public recreation. Parkland may include areas public and private open space area that serves multiple functions, including storm water management, erosion and sediment control, and wildlife habitat. New Developments will identify location of Parks through the Parkland Dedication Ordinance.

Public/Institutional (PI) – This plan classification would identify areas for public institutional uses. This may include schools, churches, medical facilities, day care establishments, municipal or county facilities

4.6 Phasing/Staging

The timing or phasing/staging of the future land use development within the current City limits and proposed urban service area will be dictated by the following three primary factors:

The willingness and ability of the City to annex additional property to expand the corporate limits of the City of Oronoco.

The ability and willingness of the City to provide a combination of private and public infrastructure and services. Alternative wastewater collection/treatment and water supply/distribution systems are the key infrastructure systems that will control future development.

Market demand for new residential and business development

4.6.1 Annexation

The City Council of the City of Oronoco has demonstrated an interest and willingness to annex property situated within its future urban service area and situated in Oronoco Township. This has been demonstrated by the signing of an Orderly Annexation Agreement with Oronoco Township in 2004.

4.6.2 Infrastructure

New Development in 2005 provides an oversize well for future municipal water supply.

A facility plan was prepared for the City in 2001-2002 by SEH which suggested a multi-phase program for development of City water and wastewater systems. The phasing program is described in Section 7.1.1 of the Facility Plan. Subsequent reports showed that an interregional connection with either Pine Island or Rochester could be more financially feasible than the City of Oronoco building their own facility. These reports are included in a final report from SEH. A combination of alternative wastewater treatment systems should be reviewed and presented to the public for review. The 2002 Facility Plan outlined the need for a 500,000 gallon ground storage reservoir to serve the lower pressure zone – Zone 1 (see Figure 8, Existing Average Day Pressures) and a 500,000 gallon elevated tower in the future to allow development of Pressure Zone 2. A well was constructed in the Riverwood Hills subdivision to accommodate the subdivision. The developer designed the well to accommodate additional homes on the west side of Hwy 52 per the City's request and will turn the well over to the City when the City is ready to utilize it. A well was constructed in the River Park subdivision to accommodate the subdivision. The developer designed the well to accommodate additional homes on the east side of Hwy 52 per the City's request and will turn the well over to the City when the City is ready to utilize it. During the construction on Hwy 52 in 2006-2007, a utility tunnel will be placed. It is designed to house two water lines and one sewer line and may be utilized in the future. A combination of alternative water distribution systems should be reviewed and presented to the public for review.

4.6.3 Market Demand

If the City of Oronoco is successful in implementing a combination of alternative wastewater treatment and/or water supply systems, future development opportunities will change from the current limited prospects. For this reason, it is difficult to project future development trends. However, increased residential and business development within the small cities situated north of Oronoco on the TH 52 corridor, including Pine Island, Zumbrota, Cannon Falls, and a robust rate of growth for the City of Rochester suggests demand for the strategically located City of Oronoco. Although it is certainly possible the "optimistic" growth scenario may occur over the next quarter century, it is important to utilize more conservative assumptions for wastewater and water supply planning and financing. To ensure adequate revenue flows associated with new development to finance wastewater treatment and/or water supply systems, the City's financial consultant, David Drown Associates, analyzed a variety of residential development scenarios. The financial analysis for financing of City utilities resulted in a finding that an average annual construction of as few as 27 homes per year would provide sufficient revenues for the initial phases of City wastewater treatment and water supply systems. The potential for business development depends largely upon the rate of residential growth that may occur during the

planning period. In addition, the ability of the City to create a unique area that would serve as a magnet for mixed use development could make Oronoco a destination for residents within the Rochester metropolitan

Land Use *(Continued)*

area and motorist traveling on TH 52. The assumptions for land demand reflect an optimistic growth scenario that would be driven by City policies to create a compact mixture of land uses, including a new business area with a roughly one-square-mile area around the 12/112 interchange location.

Housing

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5.0 Housing

5.1 Introduction

New Development

One of the many issues facing rural towns in the near rapidly growing metropolitan areas is the need to ensure that a variety of housing choices exist for present and future residents. Although towns have little influence on land prices, the public sector can influence housing choice by its development regulations, code enforcement procedures, redevelopment efforts, use of housing programs, and overall community planning activities. The introduction of sanitary sewer and/or water services and the opportunities to accommodate community growth offer an opportunity to provide Market demand for new residential and business development. Market demand for new residential and business development rooftops" is not only a popular saying, but also is a part of a fundamental truth about community building. Businesses have difficulties hiring and retaining workers if safe, decent, and affordable housing does not exist near the jobs. Without adequate housing, part of a community's basic infrastructure, economic development is limited. This chapter identifies housing issues and needs and ways for both government and the private sector to meet those needs. It will include specific policies and programs that promote a range of housing choices to meet the needs of persons of all income levels, of all age levels, and of all special needs levels. This chapter will also address methods to promote the availability of land for the development or redevelopment of low-income and moderate-income housing, as well as sites for higher income housing. A key component of Oronoco's housing policies will be programs to maintain or rehabilitate existing housing stock as part of an overall effort to continue the "livability" of the community.

5.2 Existing Situation

The latest city figures, as of December 2005, reveals that there are approximately 379 households in Oronoco, with an average of 2.64 persons per household (2000 census). According to the 1990 census, about half of these households were built before 1960. A majority of older homes in the original City contributes to the small town character. An emphasis should focus on preserving and enhancing the housing in the older neighborhood. A few apartment units exist in the Historic District. These are fully occupied. The demand appears to remain high for apartment living. A few mobile homes exist on isolated sites throughout the City.

5.3 Issues and Needs

5.3.1 Housing Supply Oronoco has 379 housing units, most are single-family houses. According to the 1990 census, 76 percent of Oronoco's homes were built before 1980, and 24 percent were built before 1940. New construction in recent years has predominantly been large lots (1-2 acres) single-family homes.

5.3.2 Mix of Housing Types

An example of higher density and affordable housing from Rosemount, MN.

Life cycle housing, another important element of future housing needs, is defined by both the types of housing and by ownership/rental options. Currently, Oronoco does not provide much variety of housing types. As the community grows and matures, it is important to diversify the predominant single-family housing stock by adding more "move-up" housing for homeowners desiring larger homes, townhouses, and apartment buildings with larger units, and starter homes.

5.3.3 Development and Redevelopment Densities

A third element for providing affordable and life cycle housing is the land use density of single-family detached units and multi-family units within the community. Single-family lot sizes range from 1/2-acre in older areas of Oronoco that have alleys, to 2 acres in newer neighborhoods across Highway 52.

5.3.4 Housing Affordability:

Oronoco does not offer any options to purchase a town home or condominium within the city limits. Housing is generally considered affordable if it costs no more than 30 percent of a family's gross income. This general rule applies whether the family is buying or renting. As more first-time homebuyers move into Olmsted County to take advantage of the employment opportunities in Rochester, there will be the need for additional affordable housing opportunities. Also, seniors will be looking for more affordable and less spacious housing because of the downsizing of their living incomes. Some recommendations might include:

future housing should be designed around having two or three bedrooms;
several possible methods for producing single-family homes with reduced costs should be considered;
smaller than usual lots and efficient subdivision design;
build many homes at the same time to achieve economics of scale; use starter homes with unfinished expansion space;
create or refine subdivision ordinances to ensure better site planning.

5.3.5 Report on Affordable Housing

(Minnesota Association of County Social Service Administrators, April 2000) This report concluded that the lack of affordable housing in Minnesota has reached crisis proportions in many parts of the state. Not taking action to alleviate the affordable housing shortage will cost public entities in lagging economic vitality in their communities, overall decreased productivity of citizens, increased social services, and decreased educational achievement. The report stated that because the market alone will not meet the challenge of making more housing available to all Minnesotans, public intervention with powerful incentives is vital to provide affordable housing. The report said the following actions must be taken: Recognize the need for and increase funding to obtain supportive housing services for individuals and families who need either temporary or ongoing services in order to secure and maintain their housing. A fundamental restructuring needs to occur in order to stimulate new development. Because the scope of providing affordable housing is so large, this development will take the concerted efforts of the public, private, non-profit and foundation sectors to begin to solve the problem. Because of the high cost of land and building costs, everything possible must be done to maintain and restore the existing supply of affordable housing. All players need to work together to recognize the extent of the problems caused by a shortage of affordable housing and support efforts to change attitudes, which are barriers to increasing its supply.

5.4 Plan Direction

A principle of Oronoco's housing plan is that a wider diversity of housing types and tenures provides not only a greater security, but also a greater opportunity. Residents of any means should have a choice of accommodation and a chance to move. All residents of Oronoco should have safe, decent, and affordable housing. Everyone benefits when a community has a sufficient supply of housing: seniors who want less upkeep and lower costs than a large family home; businesses who want employees to fill their job openings; retailers seeking customers; young people starting their first full-time jobs; and families searching for their first home. A "housing tenure ladder" with many different rungs allows residents to change their housing when their needs or circumstances change: Moving from living situations that are precarious to those that are more secure; Moving from living situations that are cramped to those that are more roomy; and Moving from situations requiring a resident to "go it alone" to those that allow more cooperative sharing of residential responsibilities, burdens, and risks. Preservation and maintenance of Oronoco's existing housing stock is equally as important as the building of new housing to meet the needs of current and future residents. Local government has four roles to play in promoting quality and affordable housing:

Investor wisely spends federal, state, and local dollars dedicated to housing

Lender provides tools that the private sector cannot

Facilitator unites homeowners, renters, neighborhoods, businesses,

banks, and realtors to support quality affordable housing for all persons at all stages of their lives

Regulator: Local governments regulate land use and density through zoning and subdivision regulations, and housing condition and maintenance through building code enforcement measures.

The private sector; represented by landowner, lenders, developers, businesses, and realtors recognizes that the lack of adequate housing is an economic development and community building issue. The private sector can institute partnerships with other sectors to increase the supply of affordable housing (i.e., expanding the use of employer-assisted housing).

5.5 Housing Goals

Continue to use methods such as to facilitate understanding and support for the creation of adequate housing for all existing and future Oronoco residents. Promote the maintenance of a high-quality living environment in stable residential neighborhoods. Advocate equal opportunity in home ownership and renting, and the accommodation of all racial and ethnic groups in the purchase, sale, rental, and location of housing within the community. Strengthen the existing housing stock to support and enhance livability and character. Provide for a mixture of safe, healthy housing types to permit housing choice for people at various life cycle stages, income levels, and for those with special needs. Avoid concentrations of lower-cost and/or substandard housing units. Maintain a level of growth compatible with the level of public services available. Promote the availability of land for the development and redevelopment of affordable housing for all. Permit residential development only on land suitable for that purpose (i.e., land that is free from flooding, noise, excessive traffic, and other hazards, and which has proper sanitary sewer and/or water services). Consider access to schools, convenient shopping, parks and playgrounds, and other services when planning and developing new residential areas.

Current Rental Unit in Oronoco

5.6 Housing Policies

Provide development opportunities for additional single-family and multi-family housing units. Allow for high-quality residential development in the available areas according to the staged growth plan in order to meet the projected housing demand by the year 2031. Seek out limited infill opportunities to provide replacement housing in the existing neighborhoods, and to build new senior housing near the services in the new town center. Maintain housing stock at a high level of quality. Use available federal, state, and local funds for housing rehabilitation grants and loans to help owners update their houses. Require high quality design, materials, site planning, and landscaping when approving new subdivisions. Require infill developments to be compatible with surrounding residential context. Provide for a variety of housing types for people in all stages of life. Promote the preservation and rehabilitation of the existing housing supply. Promote and provide for a mix of housing options, including single-family homes, apartments, townhouses, manufactured homes, congregate care homes, and group homes that accommodate a diversity of residents. Encourage the use of Minnesota housing subsidy programs. Assist lower-income households in obtaining home ownership, using available federal resources. Promote first-time homebuyer, low interest loan programs. Support a balanced supply of housing

Housing *(Continued)*

affordable to people at all income levels, from low and moderate income to upper income. Approve proposals for private housing developments that are consistent with staged growth areas, residential land use designations, and the social and economic objectives embodied in this comprehensive plan. Work with City officials to build support for affordable housing in all neighborhoods, and to educate residents regarding the long-term benefits of affordable housing and to dispel its negative image. Develop new housing affordable to lower income people throughout each of the staged growth areas, rather than only near existing concentrations of lower cost housing. Disperse, rather than concentrate, affordable, multi-family housing. Consider a range of densities and lot sizes in areas for new housing to reduce land costs per unit. Provide for market rate and upper income housing opportunities in Oronoco where the topography will not allow smaller lots. Promote and market government assistance programs for home ownership and affordable housing.

Parks, Recreation, and Open Space

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6.0 Parks, Recreation, and Open Space

Riverwood Park established in 2005 with the help of community volunteers.

6.1 Introduction

Parks and open spaces can shape the physical environment of a community in a way that enhances neighborhoods. They represent an important building block for a neighborhood by providing places for people to meet and congregate. Parks and open spaces also provide opportunities to protect and conserve a community's natural resources while allowing residents and visitors to experience nature.

6.2 Existing Conditions

Ballfield (Memorial Park) on SW side of town.

In 2005, an Oronoco Park Committee was formed. Two parks were equipped with park playground equipment: Riverwood Hills and the ball diamond park. Currently, the Park Committee is reviewing the future needs of all parks and will implement a planning process. Oronoco has seven City Parks: the Community Center Park, Caryl Cowden Park, Riverwood Hills Park, 3rd Avenue SW Park, Memorial Park, River Park and the newest Park being established in Whittington Acres. The City of Oronoco has numerous environmental and recreational amenities. The Zumbro River (*future access will be via the Park in RiverPark subdivision)* provides opportunities for fishing, boating, canoeing, and swimming. Meanwhile, two Olmsted County Park facilities provide more amenities: – Allis Park, located north of the County 18 bridge and dam, provides access to Lake Shady, Oronoco Park on the north side of Lake Shady provides recreational facilities for picnicking, camping, hiking, and a playground. The Oronoco Park Committee is currently working with the DNR to provide a canoe access east of the Oronoco Dam. There are several snowmobile trails in the area that serve as part of a larger network. The Douglas State Trail (bicycle trail) currently runs from Rochester to Pine Island. The Goodhue Pioneer State Trail will run from Red Wing to Pine Island. The potential and desire exists for both trails to be connected to Oronoco in the future. Extensive floodplain and wetland areas (see Figure 4 - Environmental and Recreational Inventory and Figure 2 - Land Cover and Wetland Analysis) along the Zumbro River form the basis of an open space systems. Most of the properties located in these areas are privately owned, but would not be buildable for most land uses with the exception of some recreational uses. In addition, numerous ravines and major drainage swales (see Figure 3, Topography) extend this "defacto" open space system throughout the proposed urban service area.

New equipment added to the ballpark playground in 2005.

6.3 Issues and Needs

Community Center Playground Equipment

The following are key issues and needs that have been addressed in the goals and policies for parks, recreation, and open space: The Oronoco Park Committee is formulating a plan for future public parks, open spaces, and trails to meet the needs of new and/or current residents. The City wishes to play a role in regulating and managing natural resources. The significant anticipated growth in population over the next 25 years (planning period) will generate significant demands for parks, open spaces areas, and recreational programs.

6.4 Goals and Policies

Goal 1: Development of a system of City parks and open spaces to provide opportunities for recreation and enjoyment of nature.

Policy1: Poll or survey City resident's to determine preferences for parks, recreational facilities and public open space.

Policy 2: Prepare site specific parks and open space plan that targets areas for future neighborhood parks, community parks and public open space areas. And plan future uses for current parks.

River Park Subdivision Parkland

Goal 2: Provide adequate land for park and recreational development to served anticipated growth.

Policy 1: Encourage and accept gifts, easements, and forfeitures in areas with potential recreational development opportunities, if consistent with community needs.

Policy 2:Pursue available funding sources for public parks, trails, and open space land acquisition and facility development. This may include grants, charitable donations, volunteer labor, and corporate sponsorships.

Policy 3:Require dedication of net developable parkland or cash in lieu of land in conjunction with the subdivision of all properties.

Caryl Cowden Park with the Old Town Hall.

Goal 3: Establish a bicycle and pedestrian trail system in the City to connect City parks and open spaces with residential areas and the Historic District and the new Business District areas.

Policy 1:Identify pedestrian trail and sidewalk needs.

Policy 2: Establish preferred pedestrian trail and sidewalk alignments. Connect all City Parks via a paved or concrete pedestrian trail system.

Goal 4: Provide recreational facilities and programs to serve varied needs of all age groups in the City.

Goal 5: Increase access to and provide recreational opportunities along the north branch of the Zumbro River.

Transportation

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7.0 Transportation

7.1 Introduction

The City Streets were all paved in 2004.

A transportation system is the circulation system of a city. It brings people, goods, and services into and out of the city, as well as provides the means by which these people, goods, and services move about within the city from one type of activity to another. Cities, particularly in rural areas, need to relate their planning efforts to the different levels of transportation services needed in the area. These different service levels stem from the transportation demands of the state, county, and the city. Since the goals for these levels of service are often conflicting, it is important to try to minimize the inconsistency of these goals, so that the levels of services do not disrupt the quality of life. The current transportation system for the City of Oronoco is essentially an existing system of state, county, city, and residential roads or streets. Oronoco's transportation system does not adequately accommodates pedestrian traffic. Oronoco's roadway system is currently in place; however, there will be an excellent opportunity to expand the roadway system as growth occurs in the City in the future. Equally important is the maintenance of the existing roadway system. The City of Oronoco's transportation plan will ensure that the transportation system will continue to meet the City's needs in the future. This element of the comprehensive plan will set goals and policies for the transportation system. It will also address issues, concerns, and solutions to the system. Alternative transportation modes such as transit and pedestrian/bicycle facilities are also part of the plan. The Highway 52 Interregional Corridor Management Plan produced by Mn/DOT in 2002 should also be referred to when making transportation related decisions within the City. A circulation study was completed for Oronoco in 2002. The circulation study should also be looked at as a policy document that can help guide decision making on transportation issues in Oronoco. Both the Highway 52 Interregional Corridor Management Plan and the Oronoco/Pine Island Circulation Study will have more specific plans and policies that will help guide decision making. This chapter is meant to give a more general overview of issues and needs regarding Oronoco's transportation system.

7.2 Transportation Issues and Needs

One of the most important steps in the transportation planning process is the identification of issues and deficiencies. Establishing the key issues early on in

the study process provides the groundwork for defining the study goals and policies, which in turn serve as a guide for the study process. A clearly defined

set of issues also helps to maintain the study focus. Some of the transportation issues and needs for Oronoco include:

The Oronoco Project began in 2005 with an overpass at County 12/112 just south of the city; and an interchange at county 12/Hwy 52 at the north end of town.

The community is bisected by both Highway 52 and the two branches of the Zumbro River, which can make it difficult to get around in the community both on foot or in a vehicle.

There is a need to the development of collectors and major thoroughfares to connect existing and future neighborhoods to transportation routes.

A need to develop a network of trails and sidewalks to connect neighborhoods and parks together.

There is a need to maintain and enhance the capacity and safety of TH 52, because of its important function as an interregional corridor providing connection to both Rochester and Minneapolis/St. Paul.

7.3 Pedestrian and Bicycle Facilities

The Statewide Comprehensive Outdoor Recreation Plan (SCORP) indicated that the top four recreational facilities desired by Minnesota residents are pedestrian and bicycle facilities. Oronoco should strive to create a comprehensive trails plan that would create a trail system that will ultimately connect open spaces, parks, recreational and public facilities, as well as link neighborhoods and people. Many of these trails ultimately will also likely become destinations in themselves, offering scenic walks or rides around the entire City and the surrounding area. With recreational activities such as running, bicycling, in-line skating, and walking increasing in popularity, a trail system will not only offer a recreational opportunity in itself, but will also help to connect the community's parks with the neighborhoods.

7.4 Access Management

The City should consider developing an access management program, which will provide safety, benefits of reduced access to major City streets and area highways, and still provide reasonable access for residents and businesses. Such a program would include working collaboratively with Mn/DOT to implement access management policies identified in the Highway 52 Interregional Corridor Management Plan. The City of Oronoco has a system of primarily local roadways that vary widely in access needs. It is difficult to develop a single spacing guideline for roadways. In addition, the development of specific distance guidelines for different types of roadways is beyond the scope of a comprehensive plan. The guidelines should be developed as part of the implementation process of the plan, either as a future separate plan element or as part of the zoning ordinance. Access is a major concern to local businesses. Different types of businesses have different access needs. Owners and/or operators of businesses often view access as "the more access, the better." However, the Urban Land Institute's "Shopping Center Development Handbook" warns that "poorly designed entrances and exits not only present a traffic hazard, but also cause congestion that can create a negative image of the center." Some guidelines need to be provided both for the development of the access management plan and the consistency with the land use and transportation goals and policies. Some of the elements should be a part of the access management plan and include the following: Access to specific parcel should be limited to a

single driveway unless the front footage is relatively long. Access to an arterial

For addressing, the City is divided into 4 quadrants divided by Center Street and Minnesota Avenue.

or collector street should be located a significant distance from any intersection. Direct access of residential properties to arterial streets should be discouraged. The location of any driveway or access should be consistent with sight distance along the roadway. Where sight distance is not adequate, an alternate access location should be required. Development of service roads or common driveways should be used wherever possible, especially in commercial areas. The use of medians should be considered to control multiple access locations and provide left-turn lanes for heavier movements to private driveways or public streets. Access to any location where there is a designated left-turn lane in front of the driveway should be restricted to right-in and right-out only. This is to reduce conflicts and potential misuse of the turn lane. Where traffic studies show a need for outbound right- and left-turns to be separated, the driveway should be widened to provide for appropriate turn lanes and adequate inbound width. In multi-family areas there should be significant distance (20 to 30 feet) among the multiple driveways to provide for snow storage and maneuvering area. These types of driveways should be discouraged from occurring on City streets and restricted to on-site locations.

7.5 Plan Direction

The overarching principle of this chapter is to balance traffic needs with the need to ensure that roadways are community assets that are functional, safe, beautiful, and inviting places for all users. The roadways should support the land use and economic development policies of the City of Oronoco. Their design should be sensitive to environmental concerns. Finally, this plan supports multi-modal transportation uses, providing for convenient and safe transportation movement in addition to the many needs of motorists.

7.6 Transportation Goals

The general transportation goals for the City of Oronoco are as follows: Maintain a safe, efficient, and convenient transportation system, including roadways, trails, and sidewalks. Protect the integrity of the transportation system. Transportation planning shall be a collaborative effort among the City of Oronoco, surrounding communities, Olmsted County, and Mn/DOT.

7.7 Transportation Policies

The general transportation policies for the City of Oronoco are as follows:

Develop land use development standards that promote safe and efficient access to the transportation system.

To develop a local transportation system that protects the scenic beauty and natural resources of the City, while managing and shaping growth consistent with the comprehensive plan direction.

Plan an infrastructure improvement, maintenance, and replacement program that maintains the existing roadways, trails, and sidewalks, while promoting orderly development in new areas.

Develop land uses and access spacing guidelines compatible with the functional classification of the regional highway system.

Establish a local transportation network that preserves neighborhood

identity, but links neighborhoods together and to community parks and facilities.

Transportation *(Continued)*

Hwy. 52 & Frontage Road Reconstruction

Identify potential trail corridors for long-term linkage to neighborhoods and public parks.
Identify long-term transportation corridors to provide access to and within the City as development occurs.
Coordinate transportation planning and system improvements with Olmsted County and Mn/DOT.
Work with applicable transit authorities to maximize transit opportunities for the community.
Maintain City street and addressing guidelines set up by City and County addressing officials for cohesiveness.

Infrastructure

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8.0 Infrastructure

8.1 Introduction

The Oronoco Fire Dept. and 1st Responders are an elite group of volunteers that serve the City and surrounding area.

Community resources and public facilities include the land, buildings, and services that are considered essential infrastructure for serving the community. These include the City Hall, community buildings, the Fire Station, water and sewer facilities, communication systems, roads, and the parks. The City of Oronoco has a need and obligation to work collaboratively with other providers of public services to ensure that the needs of current and future Oronoco residents are being met. This would include providers such as area school districts, area libraries, Olmsted County, area hospitals, and health care providers, as well as other providers of essential public services. The limited scope and budget for the comprehensive plan development will not permit a full exploration of all aspects of the City facility needs. For this reason, this chapter focuses on the need to develop City wastewater treatment and/or water supply systems. In addition, the critical issue of surface water management is addressed at a policy level of detail. The Oronoco City Council initiated the preparation of a facility plan to investigate solutions to problems with the existing septic systems and wells that presently serve the City.

8.2 Planning Area and Population

The projected population growth for Oronoco could increase from 965 residents in the year 2005 to over 5,000 residents for the year 2027. There will also be an increase in commercial and industrial businesses within the area. A total of 4,170 acres is included in the study (urban service area). The preparation of the facility plan of 2002 was prompted by well-known problems related to failing septic systems and contaminated ground water with high nitrate levels. Anticipated development pressures related to the TH 52 interchange at 12/112 also provided a basis for exploring the feasibility of developing City utilities. Individual well and sewage treatment systems serve the City of Oronoco. Due to rapid growth, these systems may not be able to satisfactorily serve the current and future population, development, and current problems.

8.3 Planning Area/Political Jurisdictions

The land use area encompasses a total area of approximately 4,170 acres (6.5 square miles) and is comprised of the current boundary of Oronoco and portions

Township that are experiencing development pressure. These pressures will increase once the planned TH 52 interchange is constructed at 100th Street N.W.

8.4 Community Background

Some neighborhoods have community systems, as in this Woodsview Subdivision.

Oronoco is a community that does not have centralized water distribution or supply system, nor does it have wastewater collection or treatment facilities. As a result, it is somewhat unique in that it is a relatively large community without either of these municipal services. The City retained Short Elliott Hendrickson Inc.® (SEH) from 2001-2002 to evaluate infrastructure needs (water supply, treatment, storage, and distribution; wastewater collection and treatment) for the community and to determine how these needs could best be met. SEH prepared a facility plan that focuses on the water supply and distribution and the wastewater collection and treatment components of these needs. The plan summarized information on existing on-site disposal systems and wells. It discussed the estimated growth projections, estimates future flow and wastewater loads, evaluates feasible and practical alternative for water supply and distribution and wastewater collection and treatment. The plan evaluates construction and operation and maintenance costs, reviews environmental effects of implementing the alternatives, and calculates estimated user costs for the recommended improvements. The facility plan has been prepared to assist the decision makers in Oronoco with the selection of appropriate and cost-effective water supply and distribution and wastewater collection and treatment improvements for the community. It contains information required by regulatory agencies such as the MDH, MPCA, the Public Facilities Authority (PFA), and the U.S. Department of Agriculture Rural Development Agency (RDA), as they review the document for approval and for grant or loan participation. The Facility Plan was placed on the IUP list in March of 2002 because of deadlines in 2002 knowing that they could amend it once a definite decision on how to address the failing systems was made. The City continues to discuss options which may contain a combination of alternative solutions and not just municipal services to all residents.

8.5 Water Supply

8.5.1 Source

Drinking water is generally furnished from private wells and shared wells, since the City has no municipal well(s) or distribution system. However, a well was constructed in the Riverwood Hills subdivision to accommodate the subdivision. The developer designed the well to accommodate additional homes on the west side of Hwy 52 per the City's request and will turn the well over to the City when the City is ready to utilize it. A well was constructed in the River Park subdivision to accommodate the subdivision. The developer designed the well to accommodate additional homes on the east side of Hwy 52 per the City's request and will turn the well over to the City when the City is ready to utilize it. During the construction on Hwy 52 in 2006-2007, a utility tunnel will be placed. It is designed to house two water lines and one sewer line and will be utilized in the future. It is estimated there are slightly over 400 private wells within

the community. Based on a survey conducted in 1981, average well depth range is less than 196 feet deep; well age, depending upon the geographic section of the community in which it is located, varies from about one year to as old as 75 years. Historical well data and 2001 data on well testing have been included in the City's 2002 Facility Plan. Water treatment is accomplished by private wells. Ninety-five percent of the wells are located less than 196 feet deep. The bedrock (Jordan Sandstone) is located at 200 to 275 feet deep. The wells range in age, as follows: 42 percent from 1980 to present, 14 percent from 1970 to 1979, 6 percent from 1960 to 1969, 16 percent by 1960, and 21 percent is unknown.

8.5.2 Quality

Through past testing of water samples, MDH concluded there was a problem of groundwater contamination within the build-up portion of the community, and recommended municipal water distribution and /or sewage collection and treatment facilities be provided.

8.5.3 Contamination of Wells

The facility plan illustrates that the City of Oronoco has had significant contamination of wells due to high levels of nitrates, and the trend has continued into 2001. As additional development has occurred, the percentage of wells with high nitrate concentrations has increased. The percentage of wells with nitrate levels greater than 10 mg/R has increased from 0.7 percent in 1971 to 3.6 percent in 2001. These wells are susceptible to future increases in nitrate levels due to the failing septic systems.

8.5.4 Limitations of Existing Water Supply

The City of Oronoco does not have a municipal water system at this time. The City and the residents are supplied by individual wells, shared wells and larger community wells. The current water consumption for the City of Oronoco is difficult to calculate exact numbers due to the fact they are individually served.

8.6 Wastewater Treatment

8.6.1 Existing Wastewater Facilities

The City resident population, commercial, and public establishments are served by individual on-site wastewater treatment systems (ISTS). New Developments are required to have shared septic systems per the Interim Residential Development Ordinance. ISTS produce two environmental concerns. One concern is surface leaking of the wastewater. This occurs when the soil absorption system plugs and the wastewater flows to the ground surface. (This is called "leaking.") Problems caused by a surface leaking system are potential virus and pathogenic bacteria, as well as offensive odors, wet conditions, vectors, mosquitoes, or wildlife accessing the system and transmitting problems. The second type of ISTS failure is the rapid release of wastewater into the ground water from either highly

may not be visible because wastewater does not flow to the surface on the property. Rather, wastewater moves rapidly into the ground water, so soil bacteria does not remove the contaminants from the wastewater. In an effort to determine the condition of the ISTS, existing information was consulted. The Soil Conservation Service classified nearly all soils as possessing severe limitations for the purpose of septic tanks and drainfields. The reasons for the limitations included poor filtration by coarse uniform subsoil, shallow depth to bedrock, shallow depth to water table, and steep slopes. To further establish soil conditions, soil borings were performed in 1981 at 117 sites in Oronoco. The borings were taken adjacent to the drainfields of the residences. In 36 soil borings (31 percent), either bedrock or a water table was encountered at a depth less than seven feet. In approximately 56 borings (48 percent), sandy material was encountered below the top two to three feet of topsoil. These results generally confirmed that large areas of the community have severe limitations for use as ISTS. In addition to the soils limitations over the years, the Olmsted County Health Department sampled the private wells and determined that more than 50 percent contained elevated concentrations of nitrates. This is a strong indication of groundwater contamination from septic systems. It is believed most of the septic systems 20 years old or older would have to be upgraded if the City were to continue with this treatment method. In addition to contaminating ground water, malfunctioning septic systems also affect the surface water of Lake Shady or Middle Fork Zumbro River because inadequately treated wastewater releases nutrients into the waters. This causes algae and aquatic plant life to flourish. Eventually, plant life can deplete the oxygen level in the lakes or rivers to a point were fish could no longer survive. To assess the condition of the ISTS in the City, a 2000 survey divided the community into zones, and a survey questionnaire was distributed. Olmsted County now inspects and permits all new facilities. All new homes must meet current ISTS septic system regulations. Based upon conversations with Olmsted County, it is suspected a lot of the older homes would not meet the new on-site system regulations, but unless sewage is actually seeping onto the ground, no one knows the extent of the problem, if any. Some systems have been seeping to the surface due to bedrock at shallow depth.

8.7 Needed Improvements

8.7.1 General

The City of Oronoco needs an alternative water and/or wastewater treatment system to protect the waters and future growth of the City and protect the problem areas of the City. Alternative City water and/or sanitary sewer systems would create a more marketable community for new developments.

8.7.2 Existing Septic Systems

Previous data suggests that 66 percent of the wells in or around Oronoco are contaminated with high amounts of nitrates and fecal coliform from

leaking septic tanks. These contaminates can easily move into the Middle Fork Zumbro River and Lake Shady and create potential problems within the waters.

8.7.3 Requirements

Olmsted County requires the septic tanks to be cleaned on a regular basis by a qualified maintenance service. Additives are not recommended because they could flush the solids into the drainfield and plug the soil pores. An ordinance requiring residents to document that their septic systems are pumped every three years was passed by the Oronoco City Council in March of 2006.

8.7.4 Status of Existing Facilities

Some of the existing septic tanks are currently leaking into the ground water and are causing contamination in the drinking water. Also, as of 2001, approximately 17 percent of septic tanks are within the required distance 75 feet to a drinking well.

8.7.5 Property Values

Often, the transaction of real estate requires that each septic and well system be brought into conformance with the code at the time the property changes ownership. For most residences, this would represent a cost of approximately $7,500 to $10,000. In some cases, the existing lot sizes may not be sufficiently large to construct a conforming system, and additional land costs would be applicable. In these cases, strict enforcement of the code would prohibit sale of the property unless another treatment site could be established. This represents a compelling argument for a collection system and off-site treatment for those properties. For new construction, sufficient land area would be required to construct both the initial system, as well as a replacement system. A mound system for a typical single-family home requires a footprint area of approximately 1,200 square feet. Space for a replacement mound would require an additional 1,200 square feet. Thus, 2,400 square feet of a lot would be required for wastewater treatment. In addition to the actual mound area required, setback distances from property lines, buildings, water lines, rivers, and lakes or streams must also be considered. Setback distances dictate a treatment system's location on the property and have a significant effect upon usage of the property. A direct reduction of usable space of 20 percent to 30 percent of the property is common. The indirect effects due to setbacks, etc., restrict the type of construction and manner in which the lot may be used. In addition, they reduce the degree to which medium and high-density residential development may occur. It would be more cost effective to allow the City to develop at higher densities. Other than reduction in usable land area, a second impact of ISTS is that home resale values are less than if a municipal sewer exists. This is due to system maintenance requirements, as well as the cost to replace the system in the future. While property values are definitely less when ISTS are used for the wastewater treatment than when municipal sewer systems exist, the actual dollar amount is difficult to predict. It varies from city to city and by the size and location of the property. For Oronoco, this value could be best obtained

could create a higher potential of new developments and a possibility of more commercial businesses relocating into the Oronoco area.

8.7.6 Water Supply and Wastewater Treatment/Distribution Systems Plans

A Facility Plan prepared for the City by SEH that sets forth a multi-phase program for development of City water and wastewater systems. The phasing program is described in Section 7.1.1 of the Facility Plan. Subsequent reports showed that an interregional facility with either Rochester or Pine Island could be more cost effective. A summary of these reports are on file with the City. The Facility Plan was placed on the IUP list in March of 2002 because of deadlines in 2002 knowing that they could amend it once a definite decision on how to address the failing systems was made. The City continues to discuss options which may contain a combination of alternative solutions and not just municipal services to all residents. A well was constructed in the Riverwood Hills subdivision to accommodate the subdivision. The developer designed the well to accommodate additional homes on the west side of Hwy 52 per the City's request and will turn the well over to the City when the City is ready to utilize it. A well was constructed in the River Park subdivision to accommodate the subdivision. The developer designed the well to accommodate additional homes on the east side of Hwy 52 per the City's request and will turn the well over to the City when the City is ready to utilize it. During the construction on Hwy 52 in 2006-2007, a utility tunnel will be placed. It is designed to house two water lines and one sewer line and will be utilized in the future.

8.8 Environmental and Surface Water Management

The prominence of water resources in the Oronoco landscape necessitate a planning approach that recognizes the value and benefits of properly managing the City's surface water resources. The City should seek to accomplish the following:

Satisfy the requirements of the WCA (Wetland's Conservation Act of 1991) as it may be amended, and thereby achieve no net loss of wetlands within the City.

Balance the needs to preserve and protect natural resources and systems with both the rights of private property owners and the need to support the efficient use of developable land within the City.

Preserve the natural character of the landscape through the maintenance of wetland ecosystems.

Promote water quality by maintaining the ability of wetlands to recharge ground water and to receive the discharge of ground water, to retain sediment and toxicants, and filter and strip nutrients from surface water runoff before it discharges into community lakes and streams; thus, avoiding the contamination and eutrophication of these water features.

Provide wildlife habitat, and thereby support the maintenance of diversity of both plant and animal species within the City.

Prevent property damage and the losses associated with flood conditions, and reduce erosion and sedimentation problems.

Reduce the need for piped storm water improvements.
Oronoco should realize the importance of existing wetlands within its boundaries and with the adoption of a wetland's ordinance. The City will assist developers in understanding the need to retain and protect wetlands during the planning stages of a development. According to studies of non-point urban water pollution, erosion and transport of sediment off of unprotected construction sites is in many cases the leading contributor to pollution in lakes and rivers. Cities and counties nationwide have instituted measures to combat this problem by encouraging builders and developers to follow "best management practices" on construction sites. The City of Oronoco should develop an ordinance concerning erosion control and turf establishment standards on construction sites. The ordinance should be based on the Minnesota Pollution Control Agency's (MPCA) "Best Management Practices." The ordinance would require developers and builders to follow an erosion and sediment control program. The program will outline minimum steps that will be required on building sites where bare soil is exposed.

- ⇒ All grading plans and building site surveys will be reviewed for effectiveness of erosion and sediment control measures in the context of the site topography and drainage.
- ⇒ Temporary rock entrances, street sweeping, silt fences, and seed and mulch are a few of the "best management practices" that should be required for construction sites.
- ⇒ Additionally, turf installation and management is required on all lots before the Final Certificate of Occupancy will be issued to insure that bare ground is not exposed for long periods of time. Certain adjustments can be made to this requirement during periods of inclement weather.

8.8.1 Surface Water Management Plan (SWMP)

This plan should serve as a guide for the expansion and development of the storm drainage system throughout the City. The purpose of the SWMP is to meet the requirements of the 1982 Surface Water Management Act, which is designed to preserve and use natural water storage and retention systems in order to:

reduce the greatest practical extent the public capital expenditures necessary to control excessive volumes and rates of runoff;

improve and preserve surface water quality;

prevent flooding and erosion from surface water flows;
promote groundwater recharge;
protect and enhance fish and wildlife habitat and water and recreational facilities;
secure the other benefits associated with proper management of surface water; and preserve wetlands, lakes, and streams.

If Oronoco develops a SWMP, it should include goals and policies for the protection of wetlands and water bodies, groundwater and natural

protection within the City. The plan should also address surface water runoff, floodplain and shoreline management, along with erosion and sedimentation control, surface water quality, groundwater quality and wildlife, and recreation within the City. Finally, the plan should address best management practices and low impact development site design within the Zumbro River Watershed. The City adopted a Shoreland Ordinance in April of 2005.

8.9 Infrastructure Goals and Policies

8.9.1 Water System

Subdivision well house.

Goal 1: Protect the natural environment of Oronoco with the City providing a water supply and distribution system.

Policy 1: Provide the highest quality potable water possible to meet the domestic and commercial needs of the community.

Policy 2: Provide a distribution system that has adequate pressure and supplies for future development.

Policy 3: Establish fees and assessment procedures to generate revenue through water availability charges for benefited properties to finance requirement system improvements and utility line extensions.

8.9.2 Wastewater System

Goal 1: Protect the natural environment of Oronoco with the City providing appropriate wastewater infrastructure for suitable growth.

Policy 1: Develop wastewater collection and treatment system.

Policy 2: Establish fees and assessment procedures to generate revenue through sewer availability charges for benefited properties to finance requirement system improvements and utility line extensions.

8.9.3 Water Resources/Storm Water Management

Goal 1: To the extent possible, surface water shall be managed by the use of a natural drainage system.

Policy 1: Develop a SWMP identifies: needed storm water detention areas, surface and subsurface delivery systems, and necessary water quality related standards and requirements. Regulate and monitor development activities to minimize any adverse impacts upon natural systems, including wetlands and lakes.

Policy 2: The City of Oronoco should require new developments and other activities that disturb the soil or vegetation to employ appropriate erosion and sediment control measures to minimize any adverse impacts to the natural drainage system.

Policy 3: An independent registered engineer should be retained by the City to review new development projects to ensure proper management of storm water management.

Implementation

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9.0 Implementation

9.1 Overview of Implementation Priorities

Tools for implementing a City's comprehensive plan may generally be organized into the following categories: official controls, capital improvements, economic development initiatives, and civic projects/volunteerism. Listed below is a brief description of each category.

After Clean up of buck thorn at Allis Park, the Old Mill foundation can still be seen.

Official Controls:
In addition to the comprehensive plan, this category includes land use regulations such as the zoning ordinance and map, the subdivision controls ordinance, floodplain regulations, shoreland management regulations, storm water management regulations, the building code, nuisance abatement ordinances, and official mapping.

Capital Improvements:
A City's capital improvements (investments) may include public water and sewer systems, streets, bridges, sidewalks, pedestrian trails, lighting, parks, public buildings, signs, trees, and other landscape improvements. Capitol Improvement should also include fire and rescue equipment and vehicles.

Economic Development:
Economic development programs and projects may provide economic incentives such as grants or loans to leverage private investment in a City. They may involve active programs such as the cleanup of contaminated sites (brownfields), clearance or rehabilitation of blighted properties, or beautification projects to enhance a City's image. They may also involve marketing efforts to attract business development or to promote tourism.

Civic Projects/Volunteerism: This category of plan implementation may include civic projects such as park improvements, park maintenance by civic organizations or corporate sponsors, volunteer highway or trail cleanup programs, neighborhood cleanup projects, and home fix-up projects. Also, included in this category may be donations of cash, equipment, land, or easements for public use of benefit by the general community.

9.2 Official Controls – Implementation Priorities

Major revision of the City's zoning ordinance to establish zone districts and

included in this comprehensive plan and the City's facility plan. Revision of the design standards for public infrastructure to ensure high quality urban development as proposed in this plan. Adoption and administration of Shoreland Management Regulations consistent with requirement of the Shoreland Management Act. Administration of the City Surface Water Management Ordinance.

- ✓ Develop a priority list on an annual basis of projects and concerns facing the City.
- ✓ Adoption of and administration of appropriate nuisance abatement ordinances as may be needed to address such problems as junk vehicles, overgrown grass and weeds, damaged or diseased trees, etc.
- ✓ Develop of a City Heritage Preservation Program to study, protect, and preserve Oronoco buildings and properties of historic significance.
- ✓ Use of the services of a professional planner/engineer to review zoning applications, site plans, building permit applications, and plats.
- ✓ Every 3-5 years, Planning & Zoning Commission reviews and updates the comprehensive plan, and to assist the City with implementation priorities such as the preparation of land use regulations.
- ✓ Require applicants (developers) to bear costs associated with review of planning and zoning applications, environmental assessments, etc.

The City utilizes Olmsted County Sentence to Serve and Community Service Workers to complete various projects throughout the City.

9.3 Capital Improvement Program – Implementation Priorities

Prioritize City street maintenance needs for repair, seal coating, overlay or reconstruction. Work collaboratively with Mn/DOT, Olmsted County, and Oronoco Township to implement the improvements to TH 52 and the supporting streets and highways. Prioritize short- and long-term actions for City trail and sidewalk development, including acquisition of land or easements, trail design, and engineering and trail construction. Continue to plan for water and /or sewage treatment alternatives.

9.4 Economic Development Initiatives

Identify financial incentives such as low interest loans and grants to encourage business development. Work with area realtors, lending institutions, and property owners to market projects/investment opportunities. Prepare a reuse or redevelopment strategy for vacant and underutilized properties with the historic City Center area.

9.5 Civic Projects/Volunteerism

Work with local civic organizations to promote investment in City parks and trails. As a network of City pedestrian trails is developed, organize an adopt-a-trail program to keep City trails clear of trash and debris. Design and implement landscape beautification projects. This may include interim landscaping such as flower plantings on vacant sites as interim uses. Solicit donations and volunteer labor to develop "gateways" to Oronoco with signs and landscape improvement.

Utilize Community Service and Sentence to Serve to assist with civic projects.

List of Figures