

**City of Waterville**

**COMPREHENSIVE  
PLAN**

Adopted: July, 1980  
Revised: October 7, 2014

The City of Waterville's Comprehensive Plan was prepared by the City of Waterville and the Minnesota Valley Council of Governments (MVCOG).

For questions or comments pertaining to this plan, please contact:

Teresa Hill, City Administrator/Clerk  
Waterville City Hall  
200 3<sup>rd</sup> Street S.  
Waterville, MN 56096  
(507)-362-8300  
(507)-362-8835

# Table of Contents

<b>Introduction</b> .....	<b>Page 1</b>
Planning Principles .....	2
History of Waterville.....	3
Introduction .....	4
Why Have a Comprehensive Plan .....	4
Purpose of a Comprehensive Plan .....	4
The Process of a Comprehensive Plan.....	5
Roles and Responsibilities.....	5
Implementation.....	7
Amendments .....	8
<b>Comprehensive Plan Elements</b> .....	<b>Page 9</b>
Community Identity / Citizen Participation.....	10
Land Use / Environment .....	12
Housing .....	15
Economic Development.....	20
Capital Facilities .....	23
Transportation .....	26

# I. INTRODUCTION

## Planning Principles

The Comprehensive Plan is intended to address community values while providing for wide latitude of private property decisions consistent with these values. The Plan is intended to lead the City of Waterville to a sustainable development pattern that will accomplish the following objectives:

1. Wisely use the energy resources, urban systems, and land area of the City of Waterville by concentrating urban and suburban development and by creating an orderly pattern of development.
2. Encourage practices and technologies that maximize efficiency of resource use and minimize waste.
3. Preserve the natural and cultural resources that provide a “sense of place” for the city.
4. Ensure that growth pays for itself; incorporate long-term costs and benefits into the community decision-making process.
5. Conserve and restore natural resources and protect the ecological systems of the natural environment and economic uses of those resources.
6. Encourage the development of affordable housing and provide for a reasonable range of choice in housing and lifestyles.
7. Encourage the creation of economic opportunities in an equitable fashion for all citizens.
8. Cooperate with local jurisdictions within and adjacent to the City of Waterville in the development and implementation of the Plan.
9. Respond to land use and resource management issues in a flexible and proactive way.

## History of Waterville

WATERVILLE Township, settled in 1855 and organized in 1858, received this name from its village, in sections 21, 22, and 26-28, which was incorporated as a village on February 28, 1878, and as a city in 1898. It is also the name of a city in Maine and of villages and townships in ten other states. The choice of the name had reference chiefly to the adjoining Lakes Tetonka and Sakatah (Dakota names, used by Nicollet), through which the Cannon River flows, and to White Water Creek, here tributary to Lake Sakatah. The city developed when the first settlers arrived in 1855 from New England; the post office began in 1856, and the first general store and hotel were built in 1857; it was platted by E. L. Wright for the Minneapolis and St. Louis Railroad in 1877. Set in a tourist area, the city is the site of a fish hatchery and Sakatah State Park.

(Source: Minnesota Historical Society)

## Introduction

The Waterville Comprehensive Plan provides direction in making decisions about the community's future growth. The narrative sections and supporting graphics within this plan provide direction for solving existing problems and dealing with future change. Plan implementation involves the conversion of the strategies into measures of action. The implementation section, like the plan itself, is a flexible tool and should be amended or adjusted as conditions warrant.

The Waterville Comprehensive Plan will be implemented in a number of ways. Actual implementation of the plan is accomplished on a daily basis by City personnel and on a regular basis by the decisions that are made by the various commissions and the City Council. Implementation will involve the modification of existing ordinances, the adoption of new ordinances, administrative procedures, directives from the City Council and use of a capital improvements programs.

### **Why Have a Comprehensive Plan?**

A Comprehensive Plan is a legal document that states the goals and intentions of a city. It is the city's official statement used to guide development, redevelopment, and preservation of the city. It is used as the basis for planning issues, providing documented proof of intentions and strategies. It sets forth policies, plans, and programs governing land use, transportation, community facilities, and services. Zoning is based on the Comprehensive Plan. Courts often consult the Comprehensive Plan during legal matters on land use. Additionally, Comprehensive Plans lay the framework for growth management, addressing strategies that may help contain urban sprawl.

A number of states require a Comprehensive Plan as a matter of law. Minnesota does not require one, per Minnesota Statute §462.353, but many Minnesota cities have chosen to prepare one to guide their development.

There are two (2) major functions of a Comprehensive Plan. First, a Comprehensive Plan is physical documentation of what a community wants from their city. It states goals, objectives, and a vision of what the community may be. Second, the Plan serves as a guide to decision making in the community, both public and private sectors.

### **Purpose of a Comprehensive Plan**

- To promote the public interest in establishing a more functional, healthy, interesting, and efficient community by serving the interest of the community at large rather than the interests of individuals or special groups within the community, if their interest are at variance with the public interest;
- To treat the entire community as one ecosystem and inject long range consideration into determinations affecting short-range action;

- Prepare for anticipated changes and by such preparations, bring about significant savings in both private and public expenditures;
- Provide a framework for policies and actions leading to the improvement of the physical, financial, and social environments of the city, thereby providing a good place to live and work and a setting conducive for new development;
- Include citizen participation into future planning processes;
- Develop lands wisely so they can serve citizens more effectively and provide public services with less cost, thus creating a more secure tax base; and
- Serve as a legal foundation for zoning and subdivision ordinances.

### **The Process of the Comprehensive Plan**

In 2013, the Minnesota Valley Council of Governments worked with the Planning Commission, EDA and City Council to assist in the update of this plan. The main theme of the meetings was to gather citizen input on the goals and strategies of the City.

Research was conducted regarding existing conditions in Waterville. Sources include government statistic internet sites, information supplied by the City of Waterville staff, U.S. Census Bureau, Minnesota Department of Administration, Minnesota Department of Transportation (MNDOT), and the Minnesota Department of Employment and Economic Development (MN DEED).

### **Roles and Responsibilities**

The City of Waterville, like most communities, has defined a series of ongoing tasks and established commissions to specifically focus on each area of emphasis. Each of these commissions has a role in the implementation of the Comprehensive Plan. It is important that their efforts coincide with the policy direction that is established by the City Council.

### **City Council**

The City Council is the final authority in the implementation process. The Council has official approval of all plans and ordinances, the authority to earmark funds and the ability to execute funding agreements with state and federal agencies.

The City Council needs to work closely with all of the commissions in implementing the strategies found within this plan. The City Council should seek various funding sources for projects and goals listed within this Plan. These funding sources may include local, state, and federal governments, non-profit groups, and private individuals and organizations.

## **Planning Commission**

The Planning Commission plays a key role in all development and redevelopment decisions. It is important that the Commission's role be closely coordinated with the City Council to assure continuity between policies and what they strive to achieve and what is actually allowed by the City's codes and ordinances.

The Planning Commission is the entity with primary responsibility for the preparation of this plan. After adoption of the plan, two areas of emphasis remain. First, it is the role of the Commission to ensure that the framework of codes and ordinances is in conformance with the strategies of the plan. Conformance may require periodic updates of the zoning ordinance. Secondly, on an ongoing basis, it will remain the charge of the Commission to review all development and redevelopment proposals including but not limited to site plans, subdivisions, lot splits, rezoning and variances.

## **Citizen Participation**

Citizen participation in the local planning process is a key element in the continued implementation of the Comprehensive Plan. Open communication should characterize the relationship between City government and local citizens. The expression of public opinion and its subsequent consideration in decision making are essential ingredients in implementing all public policy issues including comprehensive plans.

Citizen participation was a component of the preparation and adoption of this Comprehensive Plan. In addition to the input of the volunteer commissions that contributed to this planning effort, public comments were continually sought at numerous meetings and at formal public hearings.

The implementation of a comprehensive plan requires an even stronger citizen participation effort. The community will need to continually re-evaluate the comprehensive plan to ensure that it accurately portrays public opinion. If the people of Waterville are familiar with the plan and endorse its recommendation, the implementation effort will be more effective.

## **Capital Improvement Plan (CIP)**

Capital improvement planning is the multi-year scheduling of public physical improvements. Improvements to transportation, sewers, community buildings and park and open space systems are typically projected during the first two years. Projects scheduled during years three through five are considered more tentative and subject to future change. In order to be effective, capital improvement plans should be updated annually.

Capital improvement plans should not be confused with annual municipal budgets. Capital improvement budgeting identifies those items that are funded during the following fiscal year. Capital improvement planning, as mentioned previously, refers to

planning over a five year period. The one year budget is typically used by a municipality in making daily expenditure decisions. The CIP is used for longer range planning decisions. Capital improvements should not include expenditures for equipment and services that are operating budget items. Such items should be financed out of current revenues. Again, outside funding sources should be sought out to assist in funding the improvements.

### **Administrative Procedures**

The City of Waterville has the major role in the future development decisions. The decisions that are made pertaining to residential, commercial and industrial projects have a lasting effect on the appearance and function of the community. Development projects are regulated by a series of codes and ordinances, all structured to ensure that minimum requirements are met. In addition to the regulatory structure, the review process itself is also important. During project reviews, the City and the developer conduct a critique of project details that typically result in a final product that exceeds minimum requirements. Because of the role of the review process, it is important that it is fully understood by the decision makers, the development community and the citizens of Waterville.

In most development decisions, an advisory public hearing is required by the Planning Commission prior to a hearing by the City Council. The advisory public hearing is held at a regular meeting of the Planning Commission. Ten days prior to the hearing, a notice is published in the official newspaper and affected residents are notified of the time and date of the hearing. Public hearings are required for the following:

- Platting
- Conditional Use Permits
- Zoning Amendments
- Planned Unit Developments (PUD)
- Wetland Permit

In addition to the items noted above, variances require review by both the Planning Commission and/or the City Council.

Additional Plan users may include developers, public agencies and their staff including the school board and Le Sueur County.

### **Implementation**

Comprehensive planning is a continuing process. This process does not terminate at adoption. It continues through implementation. Implementation is not automatic, but takes a conscious effort, and implementation must be properly timed, consistent with physical conditions, economic opportunities, and the financial capabilities of the City and the private sector. Premature implementation of aspects of the Plan can be disruptive and prevent the desired objective from being achieved in a reasonable period

of time. For example, where substantial change in land use is projected, it is important that such change is accomplished in a proper sequence and that it be completed in a reasonable period of time to prevent or minimize adverse conditions during the transition period.

It should be recognized that the Plan does not represent the ideal picture of what the community will look like at any fixed date in the future. It should be categorized as a general guide or general plan, it should not be considered flexible in a sense of meaning that its content is changeable or need not always be followed. To the contrary, the Plan, including the policies, plans and programs, represent a commitment which is the result of a rational, thorough study of the community and the opportunities with the community representing an integration of physical, economic, and social elements into an interrelated, interdependent total Plan. The Plan is amendable if justified and positive results consistent with other Plan content can occur. If there is flexibility in the Plan, it relates to the timing of proposed programs and proper timing of some of the changes, but it is not flexible with respect to policy and Plan content.

### **Amendments**

The Plan is an amendable document. Amendments are to be prepared and considered in the same fashion as the original Plan and no amendment can be approved unless a public hearing is held on the proposed amendment with a majority vote received.

## **II. COMPREHENSIVE PLAN ELEMENTS**

## 1. COMMUNITY IDENTITY / CITIZEN PARTICIPATION

The goal of Community Identity and Citizen Participation is to develop a community-based planning process with broad citizen participation in order to plan for sustainable development, strong community relationships and to benefit from the insights, knowledge, and support of local residents. It also focuses on maintaining buildings/sites that have particular interest or significance to the community.

### **Citizen Goals**

**Goal 1. :** Encourage Community Interaction:

#### **Strategies:**

- Determine methods to maximize communication and connections between residents, businesses, non-profits, and governmental entities.
- Reinforce neighborhoods and develop connections between those neighborhoods.
- Maintain and encourage racial, ethnic, economic, cultural and other types of diversity.
- Foster a cooperative relationship between the school W-E-M Independent School District 2143 and the city in the development and usage of recreational lands and facilities.

**Goal 2:** Maintain the rural quality and small town feel of the community.

#### **Strategies:**

- Encourage development that preserves open spaces and creates linkages with natural areas.
- Maintain the rural heritage and history of Waterville.
- Through the creation of performance standards, the City will maintain and enhance the quality of downtown Waterville.
- Create signage that draws people into downtown Waterville.
- Continue to highlight Waterville's natural resources of lakes and rivers.

**Goal 3:** Encourage and invest in facilities, programs and services that bring people and functions of a community together to make the community a more desirable place to live and visit for adults, kids, families and tourists.

**Strategies:**

- Encourage a variety of experiences and opportunities in terms of living, working, and social activities.
- Encourage participation, volunteerism and partnerships city sponsored events, from citizens, the business community, and non-profits within the community.
- Provide and maintain a variety of recreational opportunities exist for all age groups and abilities.
- Ensure a high quality and safe park system that meets the citizen needs and is assessable to all of its community members.

## **2. LAND USE / ENVIRONMENT**

Land Use planning is determining what types of development will occur and establishing a community-based framework as a basis for all decisions and actions related to land use. In addition, current development will impact future generations in many ways by affecting the air, water, and land. Planning and conservation is crucial to ensure these resources for future generations.

### **Existing Conditions**

#### **Boundaries**

The city of Waterville is located in the South East corner of Le Sueur County in South Central Minnesota. Similar to many of the surrounding communities in the area, Waterville is a community with the primary land use outside the city limits used for agriculture and related agricultural services.

#### **Undeveloped Land**

Slightly over 35 percent of the land area within the corporate limits of Waterville is either agricultural development or vacant lots. Most of the agricultural land is located in the northern section and southwestern corner of the City. The city has numerous vacant lots open for redevelopment.

#### **Commercial Land Use**

The city of Waterville's central business district is bound by Reed Street, Lake Street, Fourth Street and Hoosac Street. The majority of the commercial uses are located with the central business district, with the remaining businesses scattered throughout the community. The businesses primarily consist of retail, hospitality services, restaurants and professional services.

#### **Industrial Land Use**

Waterville's industrial uses are generally located along the Chicago State Trail located on the side edge of town. Generally, the industries consist of construction and farm related industries. Many of the existing industries are located within residential districts. The location and type of industry allowed must be considered carefully so there is no adverse impact on the quality of life for the citizens (noise, air, water pollution, etc.). Most industry requires a location on or near a transportation route such as a highway or rail line to accommodate the movement of goods.

## **Residential Land Use**

Residential zoning is dominated primarily by single-family dwellings with various multiple-family sites spread throughout the city.

### **Citizen Goals**

#### **1. Use land in a manner that promotes a strong economy.**

##### Strategies

- Where feasible, minimize infrastructure and community services costs by encouraging development and redevelopment in areas currently served by municipal services or in areas that the City can logically provide municipal services.
- Where appropriate, promote well-planned, mixed-use development in the downtown area as a means to help enhance the vitality of the downtown.
- Respect the rights of existing property owners to continue to use their property in a manner consistent with Waterville's ordinances, but at the same time, encourage property owners to bring nonconformities into conformance.
- Study the feasibility of creating additional future commercial and/or industrial development adjacent to Highway 60.
- Promote infill, reinvestment and redevelopment of land uses, and avoid or mitigate conflicting land use issues.
- Encourage restoration or redevelopment of underutilized or underdeveloped properties within current commercial and residential neighborhoods.

#### **2. Use land in a manner that addresses citizen needs.**

##### Strategies

- Continue to promote public involvement in all significant land use decisions.
- Balance the need to guide land for private development with the community's social and cultural needs for public open space, parks, community facilities and other uses.
- Ensure that the City of Waterville has adequate and appropriate land to meet future housing needs, including affordable and multi-family housing. Explore opportunities to integrate a variety of housing types.

- Ensure that areas guided for growth in Waterville consider the need for appropriate community facilities. For example, with all new development, consider the need to provide parks and other desirable community facilities.

**3. Use land in a manner that is sensitive to the protection of natural and cultural resources.**

Strategies

- In all land use decisions recognize that Waterville's natural and cultural resources contribute to the city's high quality of life and the economic vitality of Waterville.
- Seek ways to identify and protect (or sensitively integrate into development) significant natural and cultural resources.

**4. Protect the "small town" character of Waterville as it redevelops and grows, assure that new development will be an asset that contributes to the welfare of the city, and allows for patterns of development to become established and at the same time accommodate future needs.**

Strategies:

- Continually reevaluate, maintain, and enforce development performance standards, to promote land use efficiency, and maintain attractive neighborhoods. In addition, consider adopting the state building code to encourage quality development and redevelopment.
- Promote infill, reinvestment and redevelopment of land and uses, and avoid or mitigate conflicting land use issues
- Keep the Comprehensive plan itself, the Land Use Map, and the Zoning Ordinance up to date to implement this goal.

## 4. HOUSING

Housing can be divided into two goal categories: a) providing affordable housing stock, and b) maintaining the current housing stock. There are many different approaches and programs a community can use to keep their housing stock in good condition. In addition to affordable housing, the city of Waterville should strive to maintain housing for those in various life stages and those with special housing needs.

### Existing Conditions

Preserving the housing stock is an important and crucial goal for the city of Waterville. The condition of the housing stock represents the economy, lifestyles, and attitude of the community, therefore providing visitors with their first impression of the community.

For the purposes of this Comprehensive Plan, four (4) housing conditions have been used. Each level uses key criteria for determination of condition. The four levels are:

1. Standard (no visible problems)
2. Substandard Minor (noticeable peeling paint, rotting boards, cracked windows, missing shingles, etc.)
3. Substandard Major (missing railings, holes or cracks in steps, missing window panes, noticeable structural or wall cracks, many missing shingles, etc.)
4. Dilapidated (housing tilts, foundation sags, collapsed porch, three (3) or more of previously listed criteria, etc.)

In 2014, 84.3% of the homes in Waterville were considered standard, 11.7% of the homes were considered substandard minor, 3.2% of the homes were considered substandard major, and 0.8% of the homes were considered dilapidated.

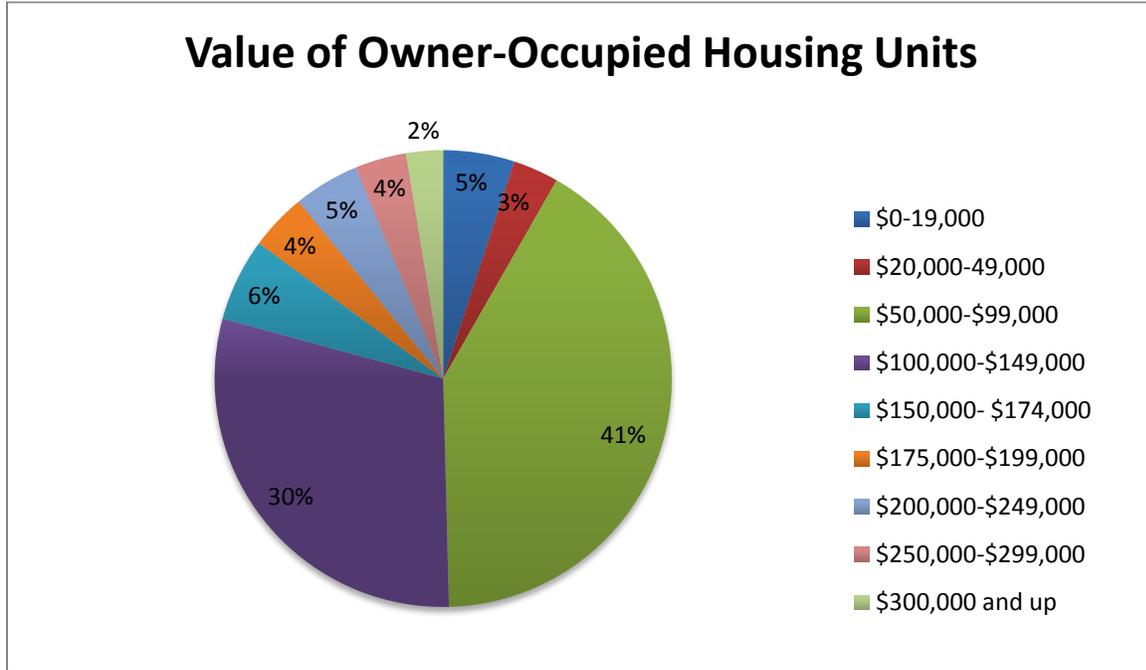
### General Indicators

The table below shows the number and housing types in Waterville, according to the 2010 census.

<b>Housing Types</b>		
<b>Type of Unit</b>	<b>2010</b>	<b>Percentage</b>
Single Family Units	488	55.02%
Multiple Family Units	28	3.17%
Unknown	371	41.83%
<b>Total Units</b>	<b>887</b>	<b>100%</b>

(Source: U.S. Census 2010)

The vast majority of Waterville's housing stock is composed of single-family units. The value of housing units and the value of owner-occupied housing units are illustrated below. Additionally, Waterville's median value for owner-occupied housing is \$138,600 (according to the 2010 U.S. Census.).



Value of Owner-Occupied Housing Units (Source: U.S. Census, 2010)

Value of Owner-Occupied Housing Units	
\$0-19,000	25
\$20,000-49,000	16
\$50,000-99,000	205
\$100,000-\$149,000	147
\$150,000- \$174,000	29
\$175,000-\$199,000	20
\$200,000-\$249,000	23
\$250,000-\$299,000	18
\$300,000 and up	13

Value of Owner-Occupied Housing Units (Source: U.S. Census Bureau)

## Housing Stock

The table below provides insight into the age of the housing stock. The following table and analysis consider such issues as the age of the community's housing.

Age of Housing						
Year Built	Waterville		Le Sueur County		Minnesota	
	#	%	#	%	#	%
2005-2010	31	3.2	697	5.6	82,884	3.6
2000-2004	46	4.7	1,128	9.1	214,976	9.2
1990-1999	75	7.6	1,392	11.3	315,505	13.6
1980-1989	105	10.7	1,195	9.7	303,204	13.0
1970-1979	80	8.1	2,105	17.0	378,637	16.3
1960-1969	102	10.4	1,294	10.5	235,409	10.1
1950-1959	136	13.8	1,047	8.5	249,187	10.7
1940-1949	68	6.9	622	5.0	120,227	5.2
1939 or earlier	341	34.7	2,876	23.3	427,919	18.4
<b>Totals</b>	<b>984</b>	<b>100</b>	<b>12,356</b>	<b>100</b>	<b>2,327,948</b>	<b>100</b>

(Source: U.S. Census, 2010)

In 2010, more than half (65.8%) of the City of Waterville's housing stock was built prior to 1960. Comparatively speaking, Le Sueur County had 47.3% built before 1960, while the state was slightly below the county at 44.4%.

Waterville had 7.9% of its housing built between 2000 and 2010. Le Sueur County had 14.7%, while the state had 12.8% of houses built between 2000 and 2010.

## Rental Housing and Affordability Indicators

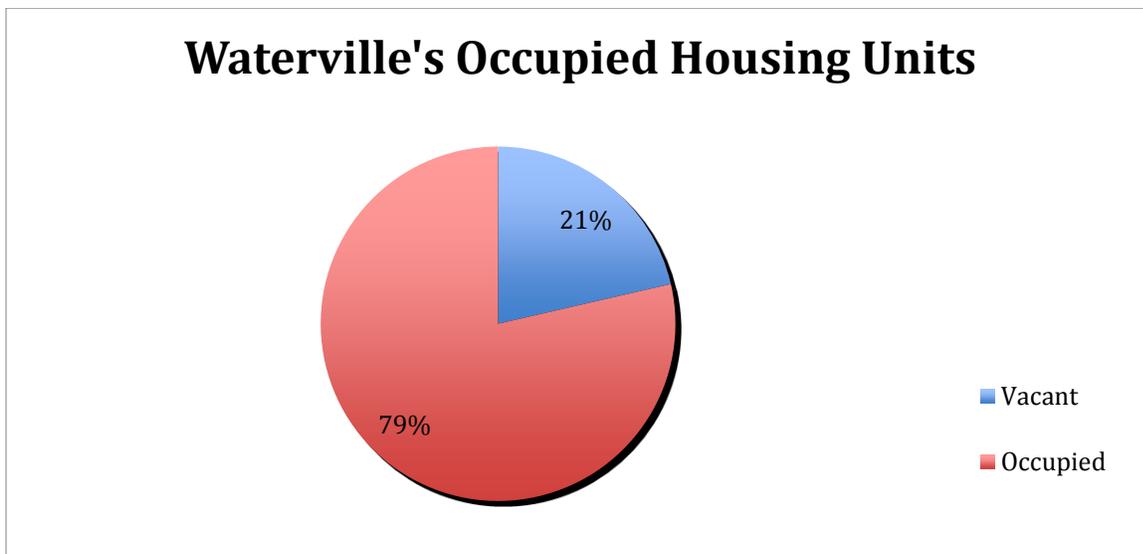
Assessing the provisions of rental housing and housing affordability are two areas that all communities must address. These interrelated components can help a community determine if the City is providing adequate life cycle housing for those individuals just starting out to seniors looking for a retirement home. Whether young or old, viable communities offer an array of housing alternatives to meet community needs.

More specifically, the Rental Housing and Affordability Indicators section examines such things as the degree of owner occupied versus rental housing, rent levels, and housing expenditure as a percentage of household income. Taken as a whole, aforementioned factors offer insight into affordable housing, opportunities for home ownership, and the potential for life cycle housing with the community.

Ownership Characteristics				
Type	Waterville		Le Sueur	Minnesota
	#	%	%	%
Owner Occupied	657	85%	83.8%	74.2%
Renter Occupied	116	15%	16.2%	25.8%

(Source: U.S. Census 2010)

In 2010, 85% of Waterville’s housing stock was identified as owner-occupied. As compared to Le Sueur County and the state, Waterville has a slightly larger percentage of owner-occupied units than Le Sueur County and the state. Waterville’s housing composition is illustrated below



Housing Composition (source: U.S. Census, 2010)

A comparative examination of gross rents between 0-1 Bedroom, 2 Bedroom, and 3+ Bedroom offered in Waterville shows that there is a need for more affordable rental units within the city. Over 70% of rental units located within Waterville are over \$500 per month. Of that 70%, only 35% of those are under \$749 per month.

2012 Waterville Gross Rent						
Gross Rent	0-1 Bedroom		2 Bedroom		3+ Bedroom	
	#	%	#	%	#	%
Less than \$200	0	0.00	9	11.8	0	0
\$200 to \$299	0	0.00	11	14.5	0	0
\$300 to \$499	18	26.5	17	22.4	0	0
\$500 to \$749	27	39.7	14	18.4	10	17.2
\$750 to \$999	16	23.5	21	27.6	36	62.1
\$1,000 or more	7	10.3	4	5.3	12	20.7
Median: \$714						

(Source: U.S. Census Bureau, 2008-2012 American Community Survey 5 Year Estimate)

Typically, it is assumed that people should pay 25-35% of their income for housing costs. Based on the 2010 U.S. Census data, 36.2% of renters pay less than 20% of their income in rent while 48.0% of renters pay more than 35% of their income in rent. This indicates that there is a need for rental affordability within the community.

Housing Expenditure as a Percentage of Household Income				
	Owner-Occupied		Renter-Occupied	
	#	%	#	%
Less than 20%	168	40.1	37	36.2
20% to 24.9%	54	12.9	5	4.9
25% to 29.9%	57	13.6	11	10.8
30% to 34.9%	15	3.6	0	0.0
35% or more	125	29.8	49	48.0

(Source: U.S. Census, 2010)

In regards to affordability, the results for owner-occupied housing are encouraging. 40.1% of owner-occupied housing units pay less than 20% of household income for housing while 29.8% of owner-occupied housing units pay more than 35% of house income for housing. All of the aforementioned indicators translate into a high degree of affordability for the own-occupied housing expenses.

## **Citizen Goals**

- 1. Continue to ensure affordable and diverse housing stock to meet a wide range of community needs.**

### Strategies

- Continue to assess housing needs, goals and resources.
  - Encourage appropriate variability of housing types throughout the City.
  - Support periodic housing market study updates to monitor changing housing market conditions.
- 2. Create a high quality environment in all residential neighborhoods.**

### Strategies

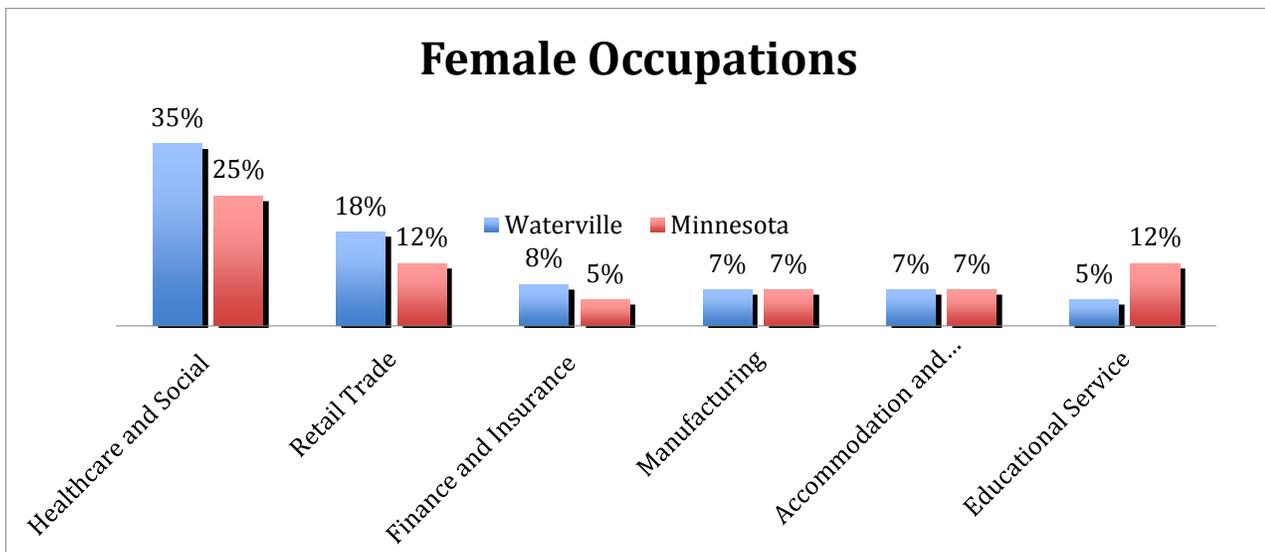
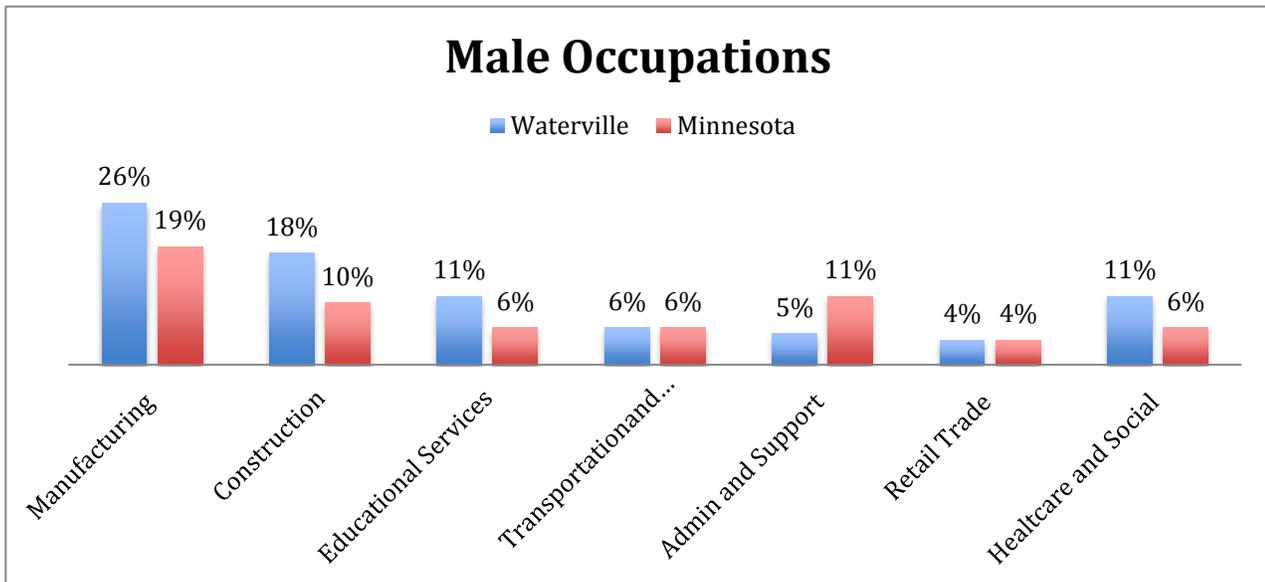
- Maintain zoning and other regulations to ensure the upgrading of older homes and neighborhoods.
- Maintain zoning regulations that allow for the construction of housing types and price ranges.
- Encourage active living components in new developments with sidewalks and trails, access to parks green space, etc.
- Promote neighborhood cleanup programs. Hold cleanup day for furniture, appliances, and general neighborhood cleanup.

## 5. ECONOMIC DEVELOPMENT

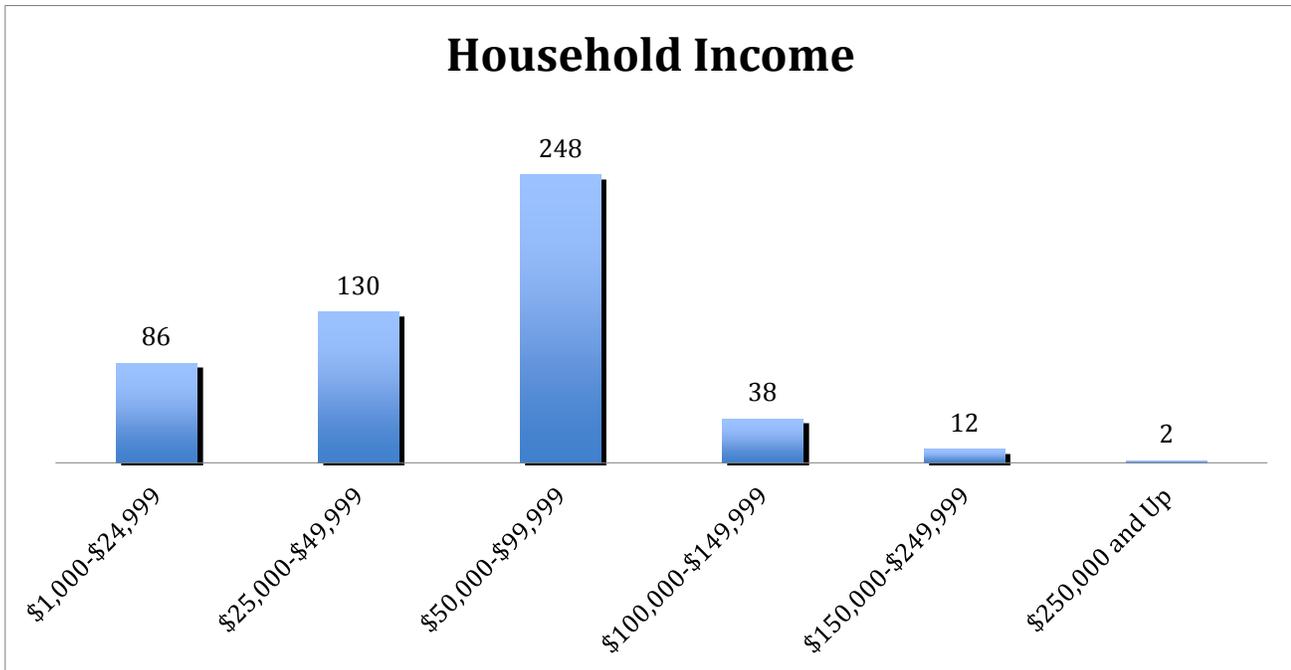
Economic Development is the expansion and retention of the tax base. It may achieve this expansion and retention through programs that offer businesses financial incentives to move in or stay within the community. Economic development is used to create a sustainable local economy through diversification of the local tax base.

### Existing Conditions

Waterville has a diverse employment base that employs people of all ages in different service and manufacturing industries. The graph below shows the number employed by occupation. Manufacturing, construction, healthcare/social and retail trade account for the most common occupations in Waterville.



The figure below shows the household incomes in 2010 of the residents of Waterville. As the table shows, Waterville has approximately 248 (48%) of households making between \$50,000 and \$99,999 a year. One hundred thirty (130) or (25%) of households are making \$25,000 and \$49,999 annually. Waterville currently has over 740 permanent households. The following graph does not represent the numerous seasonal homes that are throughout Waterville. Seasonal homes bring an additional revenue stream to both public and private organizations.



### Citizen Strategies

- 1. Support the development of a strong, diversified, and growing economic base and create a favorable climate for economic development and ongoing business activities.**

#### Strategies

- Promote and encourage quality business and environmentally friendly development in the city through the support and cooperation of the city council, EDA, business organizations and community leaders.
- Actively promote development and redevelopment within the community, including financial incentives with particular emphasis on attracting, and supporting businesses that provide livable-wage jobs.

- Promote aesthetically pleasing development and redevelopment in highly visible areas of the city.
- Emphasize tax base expansion and job creation in economic development efforts by the city.
- Develop hospitality industry and promote Waterville as a tourist destination.

**2. Support the economic vitality of the Downtown Commercial District.**

Strategies

- Retain and attract the appropriate mix of retail/service business activity and housing opportunities in Downtown.
- Promote adequate customer parking for downtown with additional concentration on improved signage.
- Encourage the use of Federal, State, local, and other financial resources to promote reinvestment and the rehabilitation of Downtown.

## 6. CAPITAL FACILITIES

Capital Facilities are everyday items a city needs to function in a safe, sanitary, and efficient level. This includes infrastructure such as sewer, water and wastewater treatment, as well as, other facilities that make a community viable. These facilities may include open space, parks, and schools.

### Existing Conditions

#### Streets

Streets in Waterville are generally laid out in a grid-like pattern. It is an important and valuable element in the appearance of the community. The advantages of the street grid pattern are that it spreads the traffic flow and allows for easy movement to neighboring blocks, indirectly promoting socialization.

The vast majority of streets are paved and Waterville will continue to make improvements to the street system, as needed.

#### Water

The importance of water in our lives cannot be overestimated. Water in all its forms and manifestations have a profound impact on everyone's lives. The uses to which we put water are too numerous to list, but some major ones include: drinking water, washing and cooling a home, process water for industrial plants, transportation and recreation. Waterville's water originates from the Jordan aquifers. The water system for Waterville is supplied by two wells that have a pumping capacity of 350 Gallons per Minute (GPM). Present average daily consumption is approximately 150,000 gallons per day, although consumption does tend to drop in the winter months.

Water is stored 300,000 gallon water tower. A complete water distribution system covers the community with the necessary fire hydrants for fire protections. In addition, water lines can be easily extended to developed areas.

<b>Waterville's City Wells</b>			
<b>Well Number</b>	<b>Year Installed</b>	<b>Depth</b>	<b>Aquifer</b>
Well 1	1992	600 feet	Jordan
Well 3	1992	600 feet	Jordan

Waterville City Wells (Source: Waterville City Staff)

#### Wastewater

Waterville's wastewater plant has a capability of processing 400,000 gallons per day. Present average daily consumption is approximately 250,000 gallons per day. The facility is operating at 63% capacity.

## **Utilities**

Electric power services are provided by Xcel Energy and natural gas service is provided by CenterPoint Energy.

## **Garbage Collection**

Garbage collection is provided by Waste Management. Garbage is collected once a week with recycling available every other week. However, there is currently no municipal compost site where residents can dispose of their organic materials.

## **Police and Fire Protection**

Waterville's Police Department, current staffs 3 full-time officers and 5 part-time officers. Communication is based out of a dispatch office at the Le Sueur County Sheriff's Office. The Waterville Fire Department serves the community of Waterville, the Waterville Township, and sections within the Bloomington Grove and Iosco Townships. The Department Currently has 21 members who are under the direction of the Fire Chief. In addition to the responsibility of fire safety the Waterville Fire Department has a rescue squad that acts as the first responder to emergencies within the area.

## **Citizen Goals**

- 1. Provide key city facilities that reflect the community's values and needs, and support the functioning of those who serve the public.**

### Strategies

- The City should look to prioritize which facilities will be renovated and/or need to be replaced at some point in the future.
- The City's Capital Improvement Plan should be updated to include funding for future building renovations and/or new construction.

- 2. Provide recreational opportunities and facilities designed to meet the needs of all age groups.**

### Strategies

- An equitable distribution of parks and open space shall be maintained throughout the community, ensuring that sufficient and adequate facilities are available and tailored to suit community needs.

- An adequate balance between active and passive recreational areas throughout the community should be provided.
- Open spaces and parks shall be developed to take maximum advantage of natural community.

**3. Develop and redevelop community facilities that focus on accessibility.**

Strategies

- Build or renew facilities to meet or exceed standards for accessibility.
- Look to develop a long term renewal plan based on a complete inventory, lifecycle, cost analysis, and condition assessment of all current community facilities.
- Build quality facilities that can be adapted to new uses as the community needs change.

**4. Maintain an efficient, adequate and safe drinking water system that meets the long-term needs of community residents, industries and visitors.**

Strategies

- Ensure that new developments in urban growth areas connect to the existing drinking water system.
- Analyze current fee structure, such as connection fees, to ensure that new development cover the marginal cost of their connection.
- Encourage conservation of water.

**5. Maintain a safe and efficient wastewater collection and treatment system that meets the long-term needs of community residents, industries and visitors.**

Strategies

- Encourage development in areas that can be currently served by sewer systems with adequate capacity.
- Improve on current wastewater treatment plant capacities and efficiency.

## 7. Transportation

The transportation section of the Waterville Comprehensive Plan is designed to guide the community through the ongoing process of creating and maintaining a safe, orderly, efficient, and fiscally-responsible transportation network which serves all Waterville residents in the best possible manner. Although, Waterville is not expected to experience growth and development levels so high as to be problematic in the future, proactive transportation planning will help negate any unforeseen transportation issues that may arise, and assists in enabling a greater overall quality of life.

### Existing Conditions

#### Arterials

Arterials are designed to accommodate medium to long trip lengths and generally connect communities and their respective concentrations of businesses together. While arterials can be sub-classified into what are known as principal and minor arterials, most of the roads in the Waterville area can be regarded as minor arterials, which carry approximately 1,000 to 10,000 vehicles per day. The consideration of arterials as part of the comprehensive planning process is important because new residential development is likely to occur in close proximity to these roads. This can be attributed to the ease of access they afford to the community and to surrounding areas.

Waterville has two significant arterial highways passing through the community. State Highway 60 runs east and west and serves as a major route between Faribault, Waterville, and Mankato. State Highway 13 is a major north-south route connecting Waseca, Waterville and Montgomery.

#### Collectors

Collector streets generally accommodate traffic movement between residential areas to other areas within the community or to minor arterials. Collectors usually accommodate a much lower volume of traffic than arterials do. The following have been identified as major collector streets in Waterville:

- Intersection of Marion and Herbert Streets;
- First Street;
- Herbert and Reed Street.

#### Local Streets

Roads that have not been previously identified as either arterials or collectors are designated as local streets. Local streets, for the purposes of the plan, generally facilitate traffic movement within limited areas of the community, which are most often residential in nature.

**General**

As a combined system of arterials, collectors, and local streets, all of the current roadways within Waterville work to serve inter-community traffic as well as traffic which may simply be passing through the community. As a matter of planning, areas which are utilized most should be considered as being priorities in transportation planning efforts. In an effort to identify these areas which see the highest amount of traffic volumes, a study was conducted by the Minnesota Department of Transportation (MNDOT) which provides average recorded daily traffic volumes on the identified arterial and collector roads in Waterville. These traffic volumes should be considered in transportation-related planning efforts which may alter traffic flow in any way, as well as with all other forms of planning for Waterville which may be closely linked to the transportation system. The average daily traffic volumes of Waterville from 2011 are reported in the table below.

<b>Street Name</b>	<b>Start Point</b>	<b>End Point</b>	<b>Traffic Count</b>
510 <sup>th</sup> Street	CSAH. 6 x-ing	Herbert St.	210
W. Paquin	Herbet St.	Reed St.	1,100
E. Main	2 <sup>nd</sup> St.	MNTH-13	2,800
E. Main	E. Main St.	2 <sup>nd</sup> St. N.	2,200
N. Reed	Reed St.	Main St. W.	1,000
S. Reed	Green St.	Hoosac St.	1,150
E. 2 <sup>nd</sup> St.	1 <sup>st</sup> S.	Hoosac St.	640
S 3 <sup>rd</sup> St.	Hoosac St.	Paquin St.	1,200
S 1 <sup>st</sup> St.	Paquin St.	1 <sup>st</sup> St. S.	155
S 3 <sup>rd</sup> St.	Paquin St.	Main St.	1,450
S 1 <sup>st</sup> St.	Main St.	Paquin St.	315
E. Paquin St	Reed St.	MNTH-13	1,100
E. Hoosac St.	Reed St. S.	1 <sup>st</sup> St. S.	255
MNTH-13	E. Paquin St.	CR-131	3,300
MNTH-13	MNTH-60	E. Paquin St.	3,700
MNTH-13	MNTH-131	CSAH-12	2,400

## **Citizen Goals.**

- 1. Provide a balanced transportation system, giving attention to all modes and related activities including automobile, bicycle, golf cart and pedestrian circulation.**

Strategies:

- The mobility needs of all persons in the planning and development of the transportation system shall be considered.
- The highway system shall complement and facilitate local movements provided by local streets, bicycle trails and pedestrian facilities. Maintain a line of communication with local, county, and state highway officials in order to ensure that planned improvements are consistent with the goals and objectives of the community.

- 2. Upgrading existing substandard streets to meet current design standards, while incorporating the necessary traffic control devices for safe and efficient movement of people and goods.**

Strategies:

- All components of the transportation system shall be maintained and developed to the highest standards to insure against detrimental impact upon community growth.
- Ensure proper visibility, design and control of all intersections and trail crossings shall be required. Improve street lighting to develop increased street safety.

- 3. Support the development of an integrated transportation network. Support the development of land use and economic development policies of the city and the region. Support transportation policy that is sensitive to environmental concerns. Promote safe and efficient transportation movements. Maintain fiscal responsibility.**

#### Strategies

- The city should support regional efforts to improve connections to surrounding communities, including the Highway 60 corridor.
- The city should enforce strict access management standards for new development along the state trunk highway system and county highway system.
- The city should encourage trails and/or sidewalks along all collector or arterial roads and where appropriate.
- The city should periodically review the Capital Improvement Plan and update/modify if as needed to facilitate necessary transportation projects.



