City of Milan
Comprehensive Plan
2013

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Introduction

Purpose of the Plan

This document establishes a Comprehensive Plan for the City of Milan. The primary purpose of the Plan is to provide direction for growth and development by outlining the goals, objectives and policies formed by the community. The Plan is to be used as a guide to the character, quality and physical development of the City. This Comprehensive Plan allows Milan to be adequately prepared for when, where and how future development should occur.

Community Profile

Chapter One examines the City's history, population trends and socio-economic information.

Natural Resources

Chapter Two examines the natural environment of the area.

Built Environment

Chapter Three examines the City's existing land uses, including sections on housing, business, public investments and energy.

Current and Emerging Issues

Chapter Four describes what types of local and multi-jurisdictional planning issues currently shape Milan.

Goals, Objectives and Policies

Chapter Five outlines what specific guidelines the community will follow to make land use decisions. The 11 goals of the 1997 Community-Based Planning Act are used to help ensure the City has adequately examined all of the important components of a healthy and livable community.

Implementation

Chapter Six establishes a Future Land Use Plan for the City. This section of the Comprehensive Plan helps to estimate what type of land use needs the City will have over the next 20 years. Chapter Six also explains how to use the Comprehensive Plan by examining tools for implementing the contents of the Plan. In addition, the chapter explains how the Comprehensive Plan should be reviewed and updated whenever revisions are needed.

Planning Process

In 2002, with the help of a Minnesota Planning Grant, the city of Milan established their first Comprehensive Plan. The Upper Minnesota Valley Regional Development Commission (UMVRDC) helped to procure this grant and provided staff to complete the plan.

In 2012, the Milan City Council decided to update their comprehensive plan with the new 2010 census figures and to take the time to revisit their vision and policies.

Milan's Comprehensive Plan had a strong public participation process. On February 7, 2013, a public meeting was held to gather input from local residents. An online survey was available to residents who could not make it to the meeting. On April 28th, a meeting was held with the Micronesian community to gather additional input. In addition, numerous conversations were held with community residents to gather information for the plan.

In September 2013, a review period began to allow for specific comments on the contents of the Plan. A public hearing was held on October 1, 2013 and the plan was adopted at the October 1, 2013 city council meeting.

A Vision Statement for Milan

A vision statement explores creative ways to build on a sense of community and looks at opportunities to grow and prosper without degrading the quality of life that the City of Milan has grown accustomed to. It strives to capture the values and concerns of the community while looking to the future.

This vision statement was created in 2002 and updated in 2012. The process of determining the vision statement for Milan initial brainstorming and reflecting new issues into the vision.

What Is a Vision?

A simple definition of a vision might be a statement articulating the best possible future based on an understanding of current reality and anticipated future change.

As such, a vision statement must combine idealism and pragmatism - it should express our highest hopes for what the citizens want their community to become while taking into account the realities of where the City is at and the directions the City is currently going.

Vision for our community: Milan 2030

Community

Milan has maintained its rural, small town atmosphere and provides an exceptional quality of life. Respect for our tradition and heritage is the source of our pride but we are excited about our future.

The City has coordinated public relations and organized volunteers with a desire to include the diverse population. There are many people who care about Milan as a small rural community and are excited about the opportunities to volunteer and make changes in Milan.

Milan is proud of the schools, churches, parks, community and cultural events. Milan is a friendly community; one where people know and respect each other. Young leaders are able to stay and thrive in our quiet and peaceful community. Milan provides a clean, healthy and safe environment for its residents.

Businesses/Economics

Milan progresses as a community by welcoming new enterprises and economic growth that enhance the small rural atmosphere. Milan has built on the community's strengths and unique qualities and avoided complacency by promoting creativity, leadership and clever problem solving.

Milan has an attractive and strong central business district - one that meets shopping needs and respects the viability of small, locally-owned businesses. There is a City website that continues to updates its directory of all businesses and services. Milan has become a center for niche markets and innovative venues. The city has a state of the art internet service that the City markets to businesses. The businesses of Milan provide the community with living wage jobs. Milan continues to be home to productive family farms as well as other creative family businesses.

Infrastructure/Transportation/Housing

Milan has invested in technology in order to support the new, creative ventures in town and it has paid off with a stable, attractive economy. Milan's buildings and streets have been built for both utility and aesthetics, and the center of our small town is a pedestrian-friendly main street.

Milan's community services and facilities maintain their functionality, address the needs of our diverse population, and adapt and change as the community grows.

Services include programs that promote a neighborly atmosphere that reflects the concerns of individuals and families in our community. Facilities and services for the elderly include assisted living and access to health care. Milan is a wonderful place for someone raising a family, for the retired person and for the young entrepreneurs.

The City has remained active in regional transportation planning and works to provide public transportation in a cost-efficient manner that enables people to connect to the Twin Cities and other destinations.

Ample housing is available to meet the needs of different economic groups and the desires and requirements of residents across the life span. We have well maintained, affordable housing.

Recreation/Tourism/Environment

Milan offers a more peaceful and less congested living environment. It has healthy and prosperous agriculture and offers open and green space, beautiful parks, natural areas, scenic landscapes and recreational opportunities such as fishing, hunting, hiking, etc. The air is clear, the water is pure and the natural areas are protected.

Outdoor recreation has been developed and there are trails, camping, and informational kiosks for visitors. There are places to socialize and gather for people of all ages. The community center has many of the services the citizens requested and provides opportunities for the youth of the community.

There are many events that take place in Milan which provide the community with cultural interaction. The museum in Milan is the center for tourism and history. The Art School has become a thriving place for the arts in the Region and State

CHAPTER ONE: Community Profile

Location

The City of Milan is located in northwestern Chippewa County, approximately 120 miles west of Minneapolis (Figure 1.1). The community is located at the intersection of Minnesota Highways 40 and 7/59. The City is located near Lac qui Parle Lake, a popular hunting and wildlife area.

History[1]

The earliest tangible history of Milan is traced back to a 13th century iron hatchet left by the Vikings. This iron hatchet was discovered in 1875 approximately six miles northeast of Milan.

In 1825, Fort Renville was built approximately six miles southeast of what would be the town of Milan and existed until 1846. A mission was also built along with a mill and settlers cabins. Stephen Riggs recorded missionary work with the Dakota (also known as Sioux). The Dakota lived in this area long before the recorded missionary work of 1830.

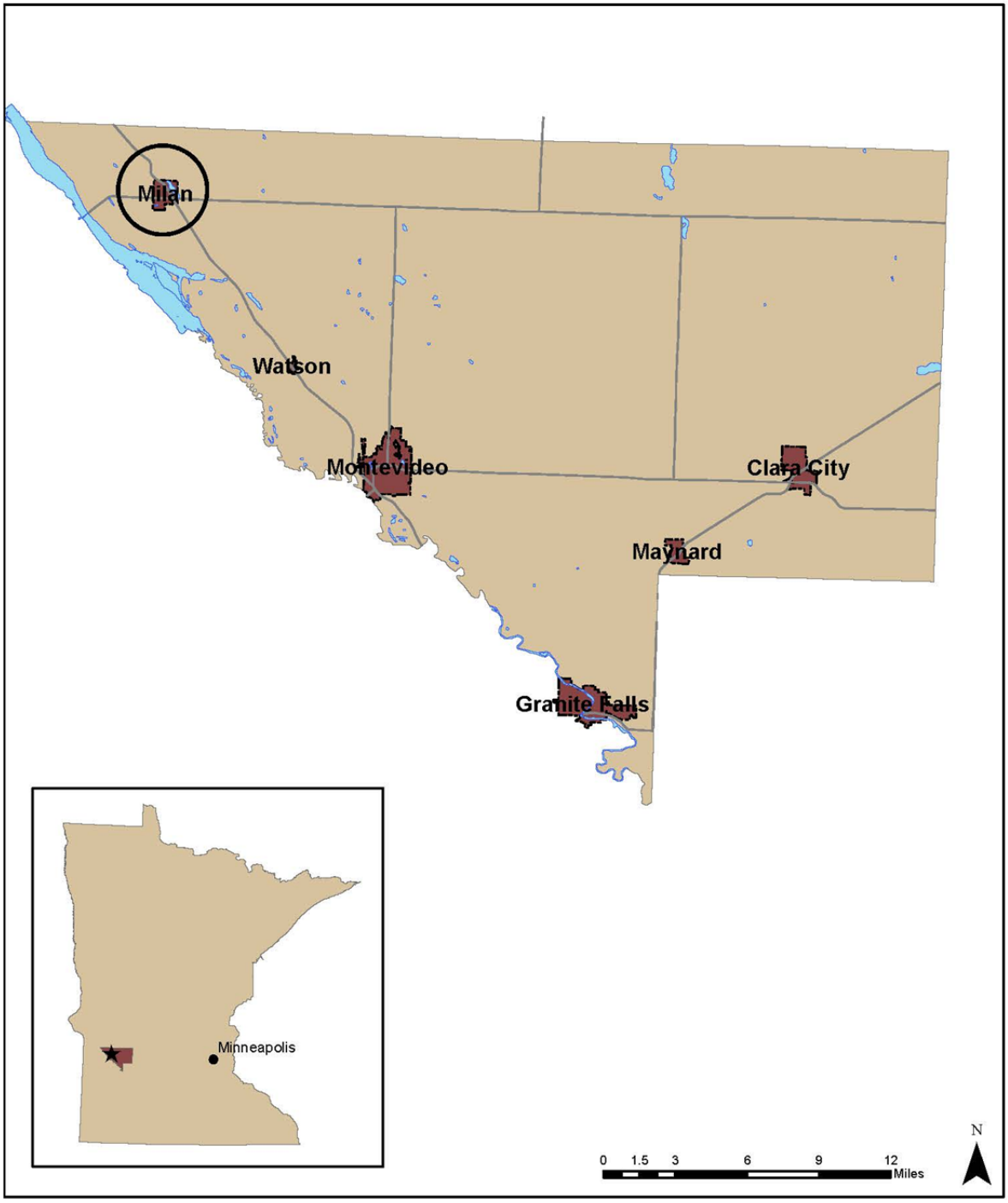
In the mid-1800s, the future site of Milan consisted of prairie next to a marsh and was located west of the old wagon road to Big Stone Lake, also known as the Fort Abercrombie Trail. There was a lot of tall grass with wild flowers and vines intertwined in masses scattered with no set pattern of growth. Any of the very few trees were located along the river and lake. A few homes in the form of log cabins, caves or dugouts were dispersed throughout the area. Lac qui Parle was the nearest trading post.

Most of the settlers, many of Scandinavian descent, moved to Milan after the Dakota Division of the Chicago, Milwaukee and St. Paul Railroad laid the long steel rails in 1879. The railroad built a small tool shed to mark the spot of the future town of Milan. Thorbjorn Anderson moved in the first general store in Milan. Most of the supplies were hauled in from Benson.

There have been several different tales told for the origin of the name "Milan." One tale tells of two early settlers meeting from time to time to exchange friendly greetings. One day their conversation drifted as to the ownership of the land. One of the gentlemen remarked, "Why, you know this is my land." Rather shocked, the friend replied, "Why, I know you are mistaken, because this is my land, I came here first." Considerable argument followed for quite some time and finally the two men decided to compromise by starting a village and naming it Milan.

[1] ***Information on the History of Milan was taken from "Mary and I" by Stephen R. Riggs; "A Diary of Milan" 1870 to 1965, Margery Burns; Milan, Big Bend, Kragero Centennial 1879-1979, Milan Minnesota, Lillian Lang. Information compiled by Jane Link.***

Figure 1.1: Milan, Minnesota



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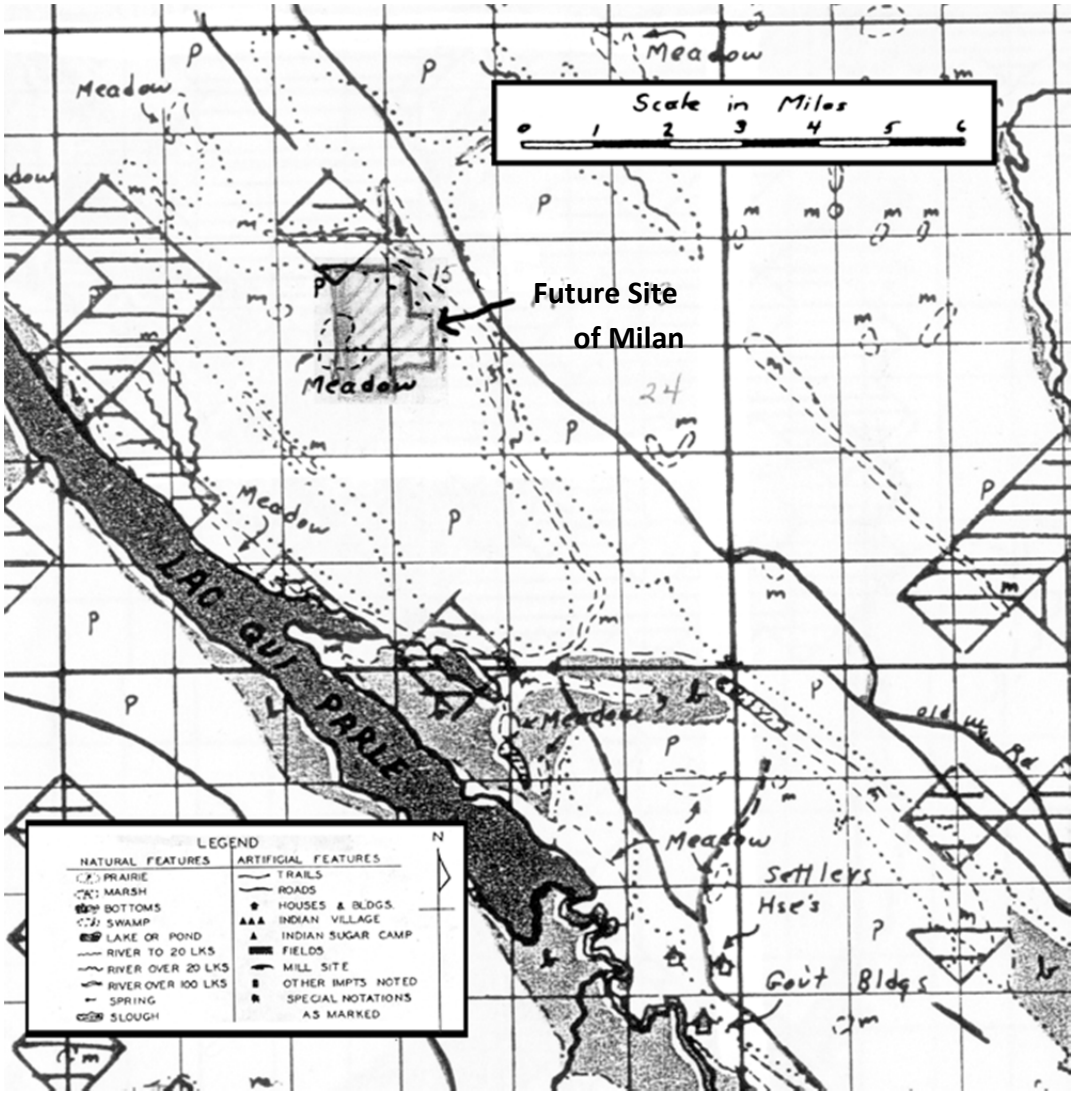
Created January 2013 by the UMVRDC

Milan is located in Kragero Township, Chippewa County. In 1880, the first post office was built. In 1882, Milan's beginning consisted of two general stores, a warehouse, a blacksmith shop and an implement shop. On March 15, 1893, Milan was incorporated as a village. In 1895 the population of Milan was 298.

In 1900, the town of Milan was in the booming stage. The population had grown to 396. The T. Anderson store was now a large building which became known as the Big Store. It was the largest and best stocked store this side of the Twin Cities. By 1905, the population was 450.

Figure 1.2: Trigg's Map of Milan Area in late 1800s



Milan changed a great deal during those early years. From the five business in 1882, it had grown to three restaurants, two hardware stores, three general stores, one jewelry store, one barber shop, five elevators, one millinery shop, one drug store, one newspaper, one feed mill, two lumber companies, one creamery, one livery stable, one flour store, two blacksmith shops, one harness shop, one bank, two furniture stores, two machine sheds, one photography studio, one hotel, waterworks and a firebell. There was hustle, exuberance and a feeling of being alive in the very air of the village. Since most of the people in Milan and the community had started from scratch, they knew that the only place to go was up, and they were on their way. The businessmen weren't afraid to try anything new including new methods of business or even a new business itself. If one way of making a living did not work out, they would do something else, and instead of feeling like failure, they felt like adventurers and pace-makers.

The churches in Milan have always been one of the strongest and most important parts of the guiding force for the people from the moment they came to this community. The first services were held in 1872. The Lutheran and Methodist congregations lasted throughout most of the history of Milan. Today only the Lutheran church remains.

School was also of utmost importance to the community. In 1884 a school was built and organized. Through the years, country schools consolidated and the Milan school grew. But as the population of the community declined, the Milan school enrollment declined. In 1990, Milan's high school consolidated with Madison, Appleton and Marietta/Nassau, and classes are held in a new school built nine miles from Milan. The elementary consolidated with Appleton and classes were held in both Milan and Appleton until the spring of 2007.

Most of the pioneers who came here were interested in farming. They homesteaded land, and some of them prospered and some failed. Many success stories were written. In 1926 farming was in trouble, and in 1936 it was terribly dry. In the 1940s and 1950s farming was good again, and conservation of the soil was started.

In 1944, Milan was a village of 624 people, the highest recorded population. Here urban and rural interests fuse with interdependency that makes Milan a typical small town.

In the 1960s and 1970s, agriculture in the community kept Milan a town holding its own. The 1980s and 1990s were difficult times for agriculture. Milan started losing its population and businesses.

In 2000, the population of Milan was 326. Due to decreasing school enrollments in the Lac qui Parle Valley School District, the Milan School closed after the 2006/2007 school year. Milan students attend the Appleton/Milan Elementary in Appleton, and the Lac qui Parle School. In 2007 the school building became the property of a community owned non-profit (The Greater Milan Initiative).

Due to changing demographics, the population increased to 369 in 2010. This is largely due to the fact of immigration from Micronesia. In 2012, the water tower was taken down as part of a water project that increase water pressure to the city.

Micronesian Community: From the island to Milan

Today, many residents of Milan are natives of the Federated States of Micronesia. The United States has entered into a Compact of Free Association (CFA) with Micronesia, which provides assistance money to the islands and easy entry to the U.S. for the islanders. In 2000, under the terms of the CFA, a family of eight moved from Romanum Island (one square mile, population of 700 people, in the Chuuk Lagoon) to Milan, Minnesota (one square mile, population under 400 people, on the western Minnesota prairie).

Milan was the hometown of a returned Peace Corps volunteer who had served in Chuuk. Immigration to Milan has continued and now approximately 150 Chuukese—nearly all part of the original extended family—reside in Milan, where they are mostly employed in various phases of the turkey industry. The Chuukese population accounts for 50% of the total population of the city of Milan. It is estimated that every immigrant employee in Milan provides the majority of cash income for an additional five persons back in Micronesia through remittances to family members. [2]

Life on the island

2 Written by Erik Thompson

One square mile, long and narrow, the island of Romanum has a population of under 700 people. It is part of the Chuuk Lagoon which is made up of many small islands. The next small island is a 10 minute boat ride away. The island of Pohnpei is about 30 minutes via boat and has a population of 32,395. The capital Palikir (pop 6444 in 2000) is located on Pohnpei. Pohnpei is where a majority of the commerce takes place and where the people of Romanum go to sell fish, to buy food and other essentials, and to attend school.

On the island of Romanum, the economy relies on subsistence farming, fishing, fish processing and aquaculture. Potatoes, breadfruit, tapioca and bananas are cultivated. Chickens roam the island and provide eggs and an occasional meal. Islanders also purchase rice, chicken and canned meat from the capital.

Families spend their time on the island visiting neighbors, playing volleyball and generally enjoying the 70-80 degree weather. School is available on the island from head start to eighth grade but not mandatory. High school is offered at the capital. Most homes are not single family occupied. Instead there is a clan house for extended families where the women and children sleep, while the boys and men sleep in a separate building.

Life in Milan

The food here is much different from the island food. Residents ship some seafood and breadfruit to Milan, but the islanders are looking to find ways to grow their own familiar foods, but more likely it will need to be similar foods that grow better in our short season.

The Micronesian community works to retain much of their culture. Women wear skirts, although in Milan, they wear leggings or pants underneath. It is also customary for women to not be physically lower than men, so if a man is sitting, a women cannot walk by. The Islanders use the gym in Milan to play volleyball, and the Burns Park to play basketball in the summer months.

Language is a barrier for some of the Micronesian community. Much of the immigration to Milan has occurred in the past 10 years. Many understand English, but are not comfortable speaking it. The children attending the public school generally develop very good social English skills. There is some concern that not all the children are choosing to graduate from High School.

People in Milan live one family per house. Most of the housing is rented, although some are being purchased through contract for deed. Jobs have been available for the members of the Micronesian

community with many of them working at the Jennie O Turkey Company in Willmar. Many of the community members share a car to and from work.

ANACH

ANACH has formed to promote local food production through community development and support. The word “Anach” in the Chuukese language means both “Our Food” and “Our Path.” Chuuk is one of four island states of Micronesia in the Western Pacific. Today nearly half the population of Milan, MN is comprised of Chuukese people who have come to the Western Minnesota prairie to discover new economic and social opportunities. In the winter of 2012-2013, a new venture has started where many Chuukese community members in Milan are learning about the cultivation of vegetables and raising of chickens.

The goal is for ANACH to provide delicious natural produce to the local Milan community. ANACH also plans to provide lightly processed goods though value added processing with produce from ANACH fields and member farmers from the surrounding area. [3]

3 From the ANACH facebook page July, 2013.

Population Profile

One of the most important aspects of developing a comprehensive plan is to determine what trends exist among the City's population. This should include information on both current and projected population data. This information is important because it can be used to help determine the growth of the City. Any change in the City's population will have an impact on a number of different planning issues in the future.

The Federal Government conducts a thorough assessment of the country's population once every ten years, referred to as the U.S. Census. Much of the data presented throughout the plan is derived from the U.S. Census Bureau.

Figures 1.3 and 1.4 show that Milan has experienced an overall population decrease since the peak in 1940. The City's highest loss in total number of people was 79 between 1950 and 1960. Figure 1.3 also shows that Milan had experienced one decade of population growth (during the 1930s) over the last seven decades until this past decade where population increased from 326 to 369. Chippewa County experienced population loss from 1940 to 2010.

Census Data

The U.S. Census Bureau provides several types of data. One data type is 100 percent data which is a true and total number from the decennial census. Another type of data are estimates from sample data, where only a sample population is counted and estimates are extrapolated from the sample count. An example of this is the five-year American Community Surveys. Therefore, depending on where the data originated, there can be discrepancies among the data in this Plan. Instead of looking at those specific discrepancies, the data is used to find patterns and trends from which to give an overall picture.

The Minnesota State Demographic Center analyzes and distributes data from state, U.S. Census Bureau and other sources. Some of the projections in this plan comes from the Minnesota State Demographic Center.

Figure 1.3: Historical Population of Milan

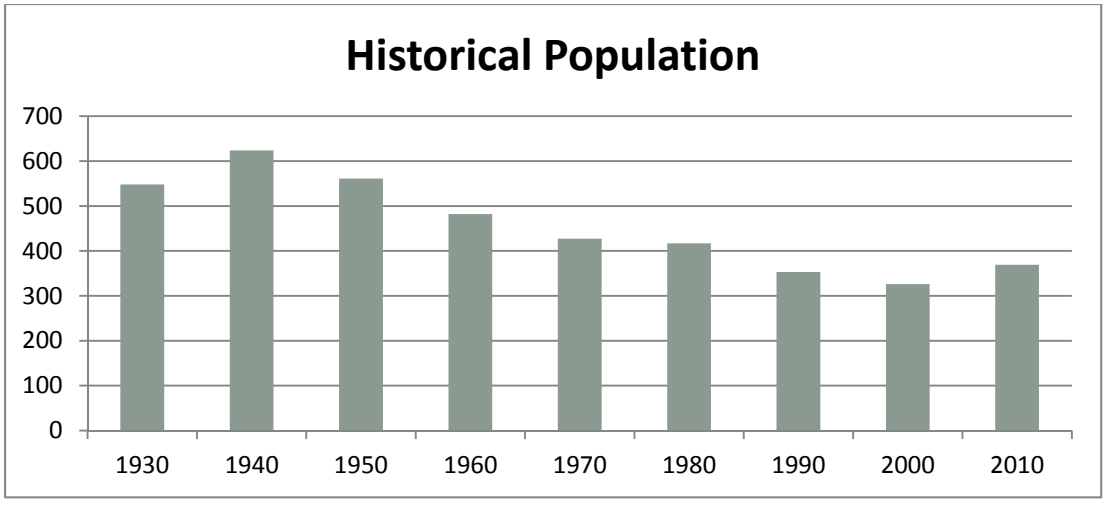
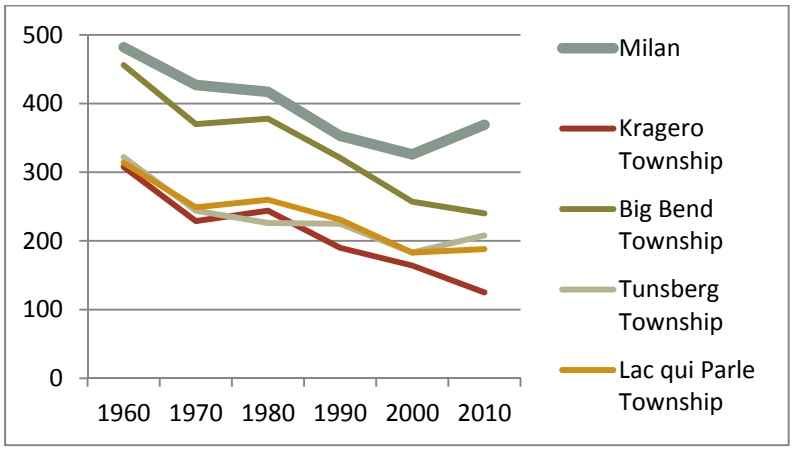


Figure 1.4: Historical Population of Milan and Chippewa County from 1930 to 2010

	1930	1940	1950	1960	1970	1980	1990	2000	2010	% Change
Milan	548	624	561	482	427	417	353	326	369	-33%
Chippewa County	15,762	16,327	16,739	16,320	15,109	14,941	13,228	13,088	12,441	-21%

Source: US Census Bureau

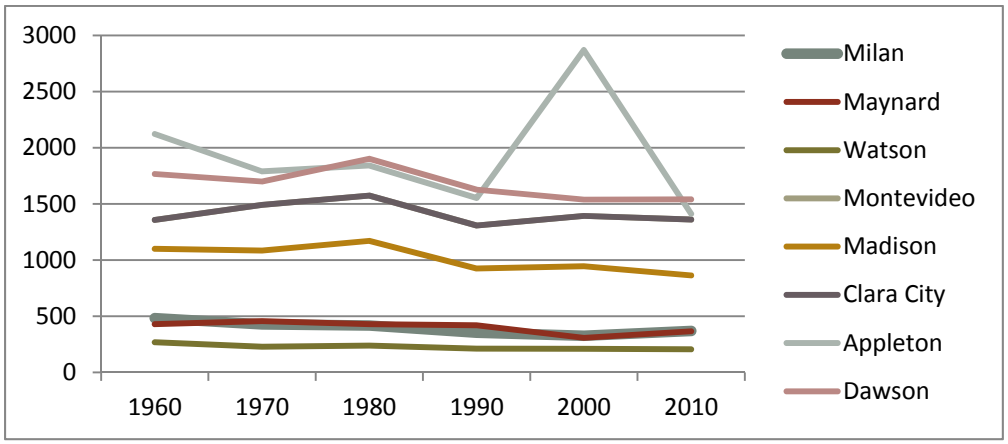
Figure 1.5: Historical Population of Milan and Surrounding Townships



	1960	1970	1980	1990	2000	2010	% Change
Milan	482	427	417	353	326	369	-23.44%
Kragero Township	308	229	244	190	164	125	-59.42%
Big Bend Township	456	370	378	321	257	240	-47.37%
Tunsberg Township	322	244	226	225	183	208	-35.40%
Lac qui Parle Township	314	249	260	231	183	188	-40.13%

Source: US Census Bureau

Figure 1.6: Historical Population of Milan and Neighboring Communities

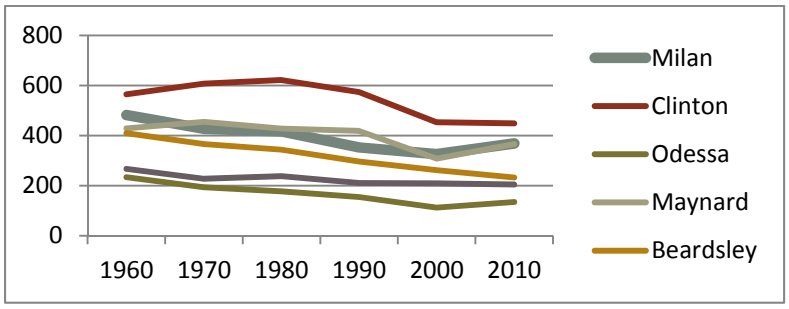


	1960	1970	1980	1990	2000	2010	% Change
Milan	482	427	417	353	326	369	-23.44%
Maynard	429	455	428	419	308	366	-14.69%
Watson	267	228	238	211	209	205	-23.22%
Montevideo	1358	1491	1574	1307	1393	1360	0.15%
Madison	1100	1084	1171	924	944	863	-21.55%
Clara City	1358	1491	1574	1307	1393	1360	0.15%
Appleton	2122	1789	1842	1552	2871	1412	-33.46%
Dawson	1766	1699	1901	1626	1539	1540	-12.80%

Source: US Census Bureau

The extreme spike in Appleton's population in 2000 is due to a private prison that opened in the 1993. Of the 2871 residents, 1,324 were federal inmates, for an actual population of 1,546. The prison closed in February of 2010, causing a dramatic population loss in both inmates and residents who lost their jobs and moved out of the area.

Figure 1.7: Comparison Historical Population of Milan and Similar-sized Communities of Region 6W



	1960	1970	1980	1990	2000	2010	% Change
Milan	482	427	417	353	326	369	-23.44%
Clinton	565	608	622	574	453	449	-20.53%
Odessa	234	194	177	155	113	135	-42.31%
Maynard	429	455	428	419	308	366	-14.69%
Beardsley	410	366	344	297	262	233	-43.17%
Watson	267	228	238	211	209	205	-23.22%
Chippewa County	16,320	15,109	14,941	13,228	13,088	12,441	-23.77%

Source: US Census Bureau

Figure 1.8:Historic Households and Average Household Size for Milan and Chippewa County

	1960	1970	1980	1990	2000	2010	% Change
Milan	482	427	417	353	326	369	-23.44%
Households	178	168	186	170	150	150	-15.73%
Average Household Size	2.71	2.54	2.24	2.08	2.17	2.46	-9.15%
Chippewa County	16,320	15,109	14,941	13,228	13,088	12,441	-23.77%
Households	4,932	4,878	5,583	5,245	5,361	5,241	6.27%
Average Household Size	3.31	3.10	2.63	2.52	2.44	2.37	-28.26%

Source: US Census and Minnesota Demographic Center

The average household size had been shrinking rapidly until the most recent decade. The number of households is the same in 2010 as it was in 2000, but population has increased. It is important to look at the number of households and the household size when evaluating population patterns. A community may have the same households or more to provide services for, no matter if the population increases or decreases.

Figure 1.9: Population Projection

	2015	2020	2025	2030	2035	% Change
Milan	294	290	285	275	269	-8.50%
Chippewa County	12,890	13,040	13,200	13,130	13,130	1.86%

Source: MN State Demographic Center

Figure 1.10: Household Projections

	2015	2020	2025	2030	2035	% Change
Chippewa County	5,280	5,380	5,440	5,470	5,550	3.5%

Source: MN State Demographic Center

Household projection information is not available at the city level.

A Note on Population Projections

A population projection is an attempt at providing a view of what the future population could look like in the community. Projections are usually based on past trends, however, a number of factors can impact the rate of growth a community experiences. These factors include the rate of births, deaths and migration, annexed land, zoning and subdivision regulations, waste treatment capacity, a city's growth policies, housing costs, schools, ease of commuting to an employment center and many other issues.

Although the projections in this chapter are based on historic numbers, additional factors listed above could greatly impact Milan's future population levels.

It is important to determine how many residents Milan should plan for in the future. These projections are from the Minnesota State Demographic Center and are based on historic trends, birth and death rates, migration and many other issues. Although these projections predict a decrease in population, the population in Milan could increase. One important factor that could influence Milan's future population is related to the availability of housing. As identified in Chapters Three and Four, many of the houses in Milan are in great need of rehabilitation and very few new homes are being built. Rental housing rehabilitation needs are great. As additional housing becomes available, population could potentially rise.

The economy of the area surrounding Milan plays a large role in the demographic changes. It is typical in rural areas to have few jobs within the City that keep residents from moving out of the area. People move away from the area before they are retirement age and may not return. As the City loses the aging population, there is no one to replace them. Neighboring communities have shown this in their historic population rates (see Figures 1.4 and 1.5).

However in Milan, there has been a migration of new residents in the past decade. In 2000, two families moved to Milan from Micronesia, and in following next ten years, it is believed that about half of Milan's population are Micronesian. These people have come to Milan originally because of the availability of affordable housing and jobs nearby such as Jenni-O in Willmar. The population could increase if available housing increased and jobs continued to be available.

When planning for the future in Milan, it may be important to recognize that the population could increase if additional affordable housing was to be added. Household size may continue to increase, but it is unlikely to be a large contributing factor.

Social and Economic Information

This section of the Comprehensive Plan provides an analysis of Milan's social and economic information. This analysis will help to determine the characteristics of Milan's current population and what it may be like in the future. These population characteristics will dictate a number of future planning decisions, such as the need for housing and the City's ability to sustain a strong business environment.

Age

The City's 2010 age statistics appear in Figures 1.11 – 1.14. The 2010 census reports the medium age in Milan is 37.5 years old. This is similar to the State of Minnesota's medium age of 37.4 years old. The total male population is 196 people. The total female population is 173 people.

The largest age group of Milan is the 45-49 age group. The largest age group of female is the 15-19 age group. The largest age group of males is 45-49.

Figure 1.11: Milan's Population by Age

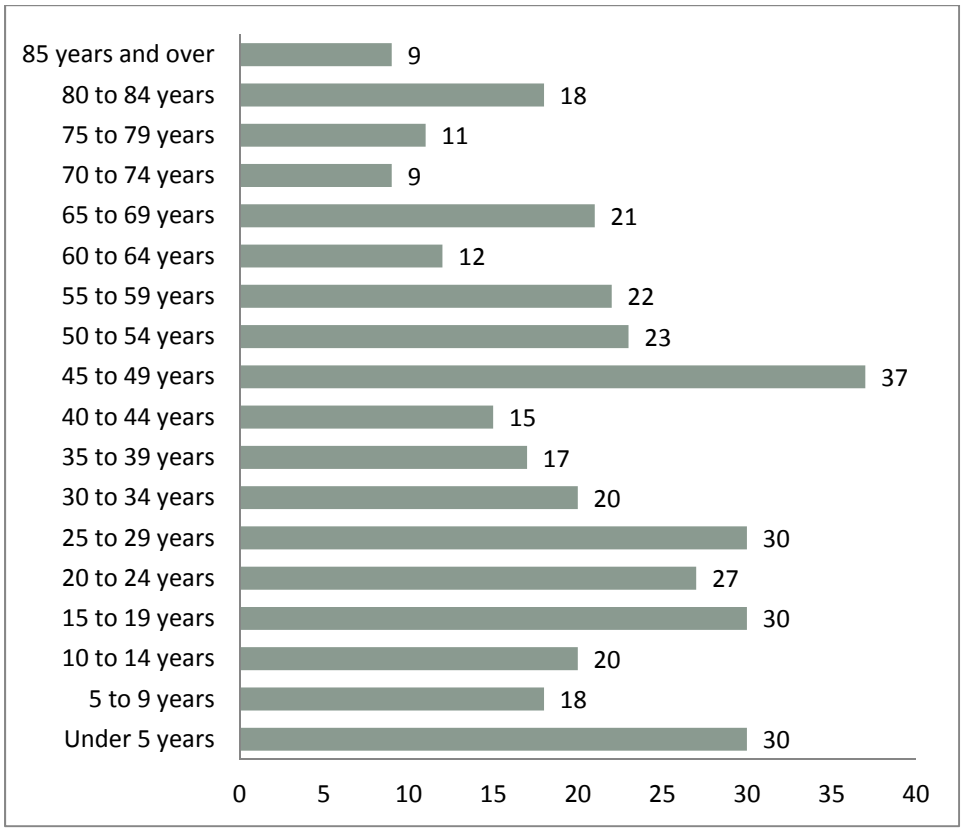


Figure 1.12: Population by Age-Group for Milan, Chippewa County and Minnesota in 2010

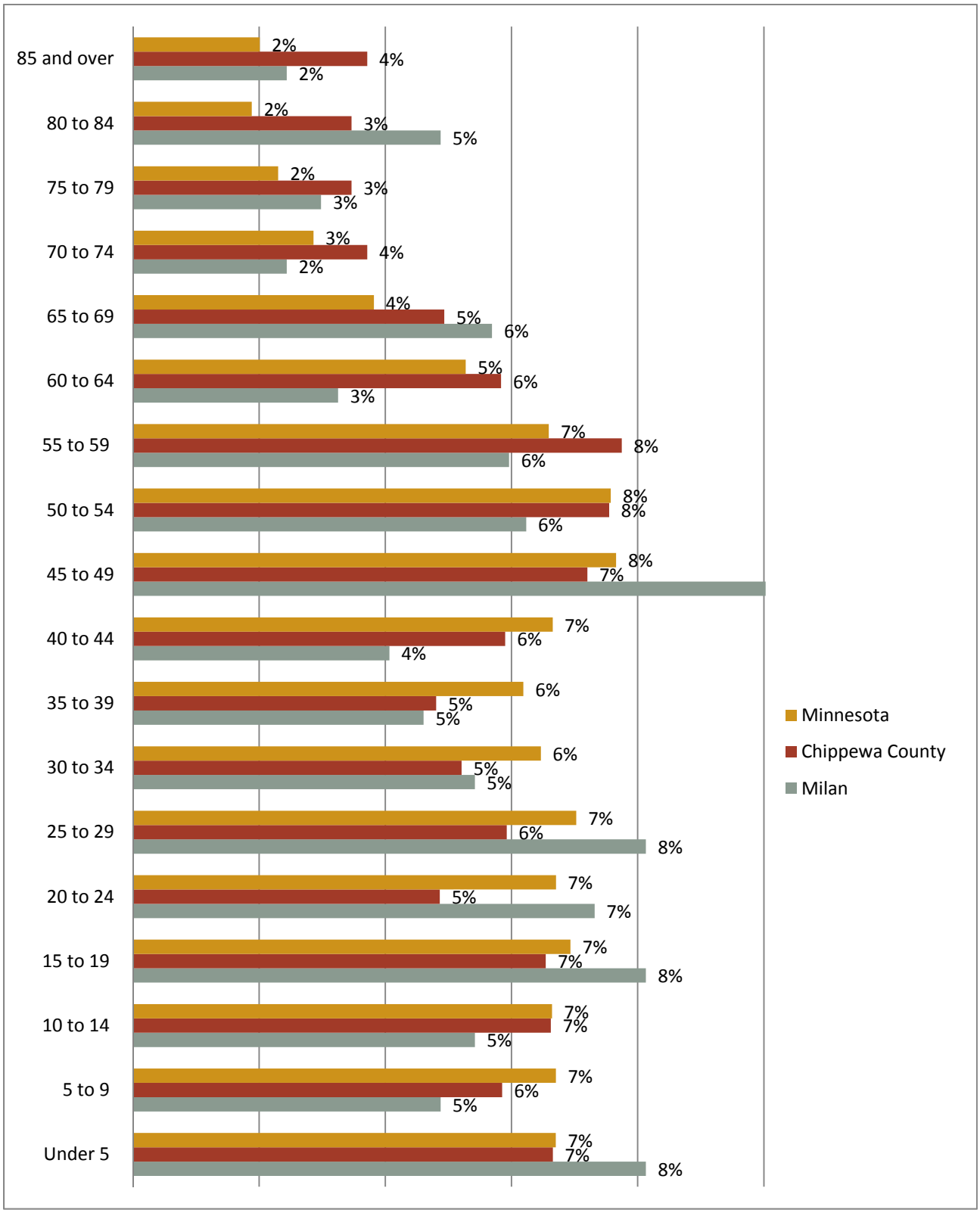
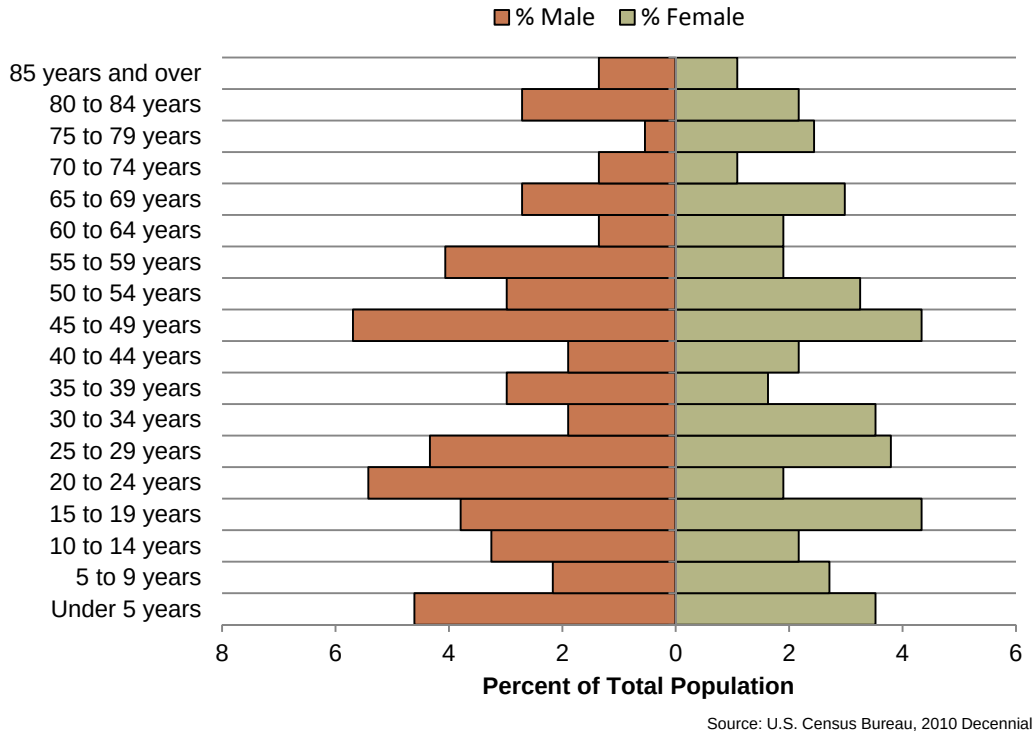


Figure 1.12 shows that the percentage of Milan's residents is much more similar to the State's percentage than Chippewa County's percentage. Milan's is much higher in the 80-84 age category and much lower in the 40-44 age category.

Figure 1.13: Milan's Population Composition



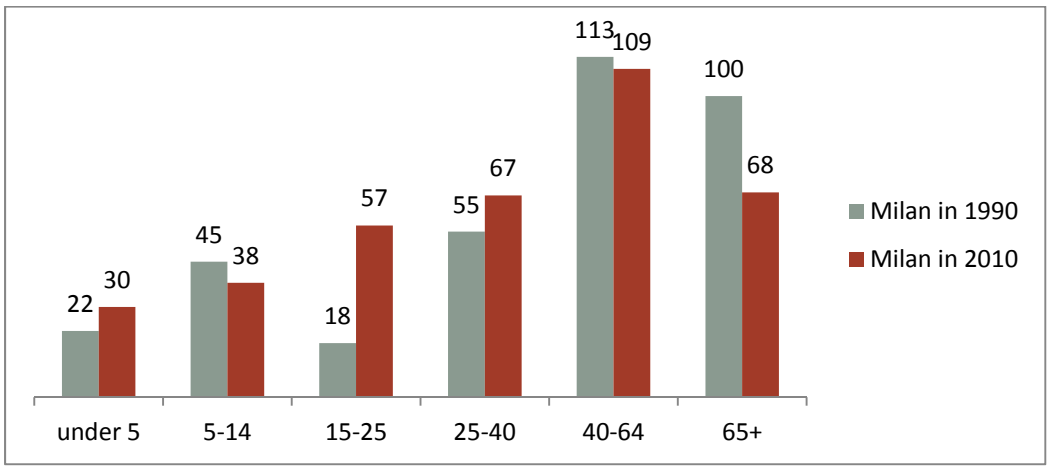
Source: U.S. Census Bureau, 2010 Decennial

Gender

Of the 369 residents in 2010, 47 percent were female and 53 percent were male (173 and 196 respectively). The City's male percent of population was slightly higher than compared to Chippewa County and the State of Minnesota, whose percentages were both at approximately 50 percent.

How has Milan's population changed?

Figure 1.14: Milan's Population change by age



	1990	% of 1990 population	2010	% of 2010 population
under 5	22	6%	30	8%
5-14	45	13%	38	10%
15-25	18	5%	57	15%
25-40	55	16%	67	18%
40-64	113	32%	109	30%
65+	100	28%	68	18%
Total population	**353**		**369**	

Age groups	Population in Milan		Total Difference	% change
	1990	**2010**		
4 and under	22	30	*8*	36%
5-9	26	18	*-8*	-31%
10-14	19	20	*1*	5%
15 - 19	12	30	*18*	150%
20 - 24	6	27	*21*	350%
25 - 29	15	30	*15*	100%
30 - 39	40	37	*-3*	-8%
40 - 49	35	52	*17*	49%
50 - 59	25	45	*20*	80%
60 - 69	53	33	*-20*	-38%
70 - 79	56	20	*-36*	-64%
80 and over	44	27	*-17*	-39%
Total Population	353	369	*16*	

- Between the years 1980 and 2000, the City of Milan gained 16% percent of their total population. This is the first time Milan has gained population since 1940.
- The largest loss was 36 people in the 70-79 age group.
- The largest gain was 21 people in the 20-24 age group.
- The trend in previous decades had been one of an aging population. The last decade has significantly changed this. The 15-25 age category changed from 5% of the total population in 1990 to 15% of the total population in 2010. The 65+ is now 18% of the total population while in 1990 it was 28% of the total population.

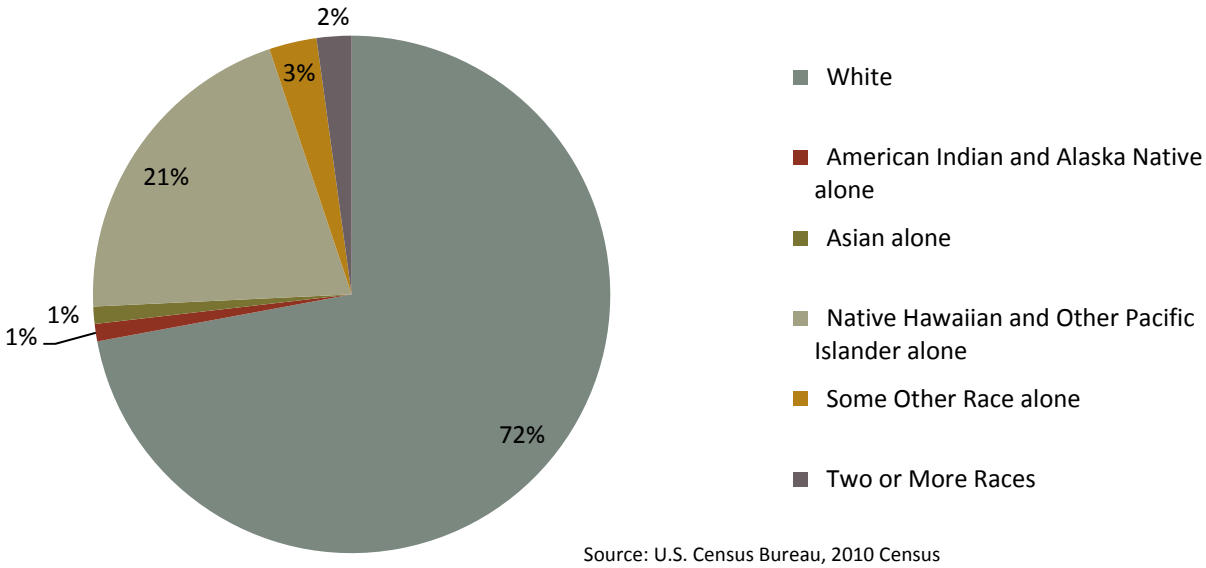
Race & Ethnicity

Another trend that is common in rural Minnesota communities is for the residents to be mostly Caucasian (white). The 2010 Census reported that 72 percent of Milan's population was white, while 21 percent of the population was Native Hawaiian or Pacific Islander. (The 2010 Census reported the State of Minnesota to be 87 percent Caucasian). This has changed dramatically in the past 10 years. According to the 2000 Census, 92 percent of the Milan's population fell into this category.

There is a strong Micronesian community in Milan. In contrast to what the 2010 census reports, the City unofficially estimates that the Micronesian population makes up about 50 percent of the city's population. This is an important demographic to watch as it plays a part in changing many of the trends in Milan: Milan no longer has a declining, aging population, but instead a diverse, younger and growing population.

Figure 1.15: Race in Milan

The City of Milan estimates that the Micronesian population is closer to 50 percent .



Source: U.S. Census Bureau, 2010 Census

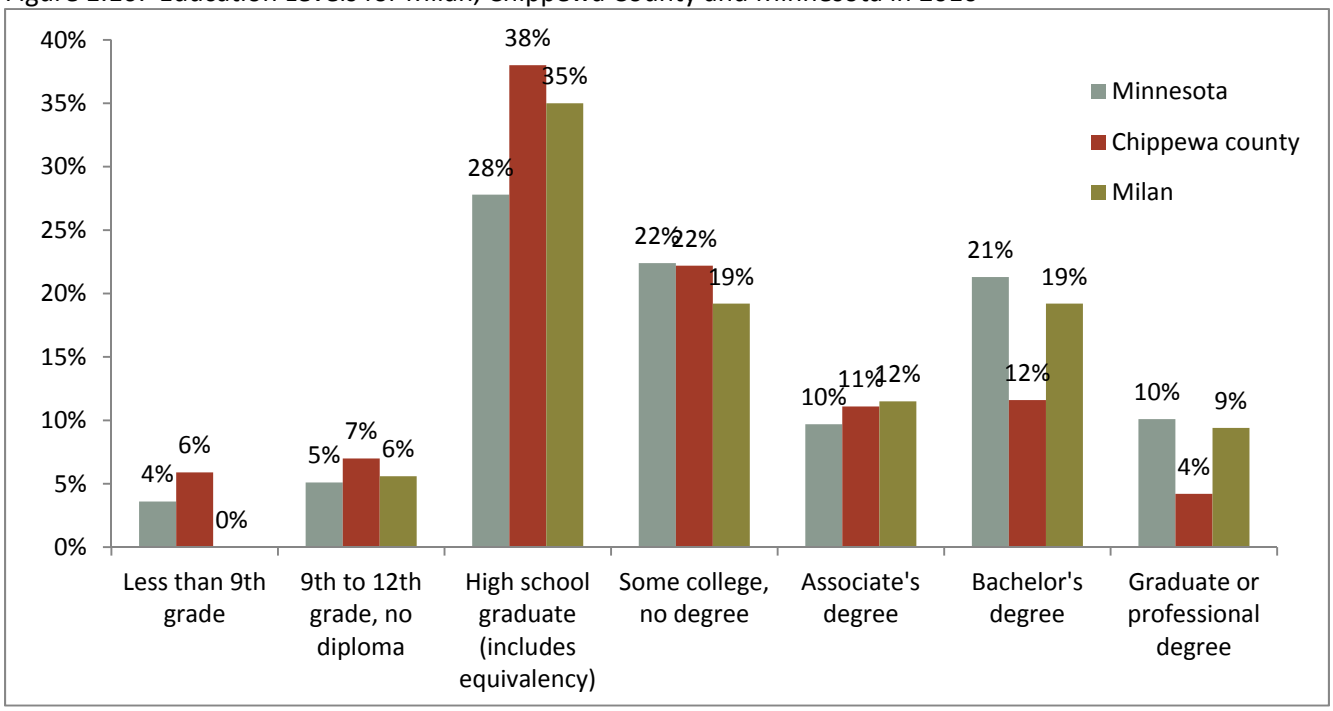
Milan's slogan boasts that the town is "Norwegian Capital, USA". The explanation for this can be seen in the ancestry data from 1990. Out of 353 people in 1990, 229 reported that they had some Norwegian ancestry which represents 65 percent of the population. The next most frequent ancestries reported were German (27%), Swedish (5%), English (4%), and Hispanic (2%).

ACS estimates for 2010 reported that approximately 40 percent of Milan's population had some Norwegian ancestry. German was the next most frequent reported ancestry, with 33 percent.

Education

Educational attainment is another useful statistic to analyze. Figure 1.16 compares the education levels for Milan, Chippewa County and Minnesota. The information is based on all people who were ages 25 or older in 1990.

Figure 1.16: Education Levels for Milan, Chippewa County and Minnesota in 2010



Source: 2006-2010 American Community Survey (ACS)

The highest category for all three areas is the completed "High School" level. Notice that Milan's percentages in the categories of "Bachelor's Degree" and "Graduate Degree" exceeded Chippewa County's percentages and are very comparable to the State's percentages. Milan may have seen an increase in the level of college graduates as people moved to the City to live and commute to higher paying jobs in the surrounding employment centers. As the internet allows people to work outside of their place of employment, this could increase even more.

Figure 1.17: Historical School Enrollment 1999-2011

	1999-2000	2005-2006	2010-2011	% Change
Lac qui Parle Valley School District	1245	1007	820	-34.14%

Source: Minnesota Department of Education

Household Income

Household income is often used to measure a city's capacity to support a number of key planning elements such as the ability to support local businesses. According to Figure 1.18, Milan and Chippewa County's household incomes are lower in comparison with the State of Minnesota. The differences among the average City, County and State income levels become increasingly greater as you get closer to the extreme ends of the income scale. When taking into consideration all the income categories, Milan's median household income in 2010 was $39,722 compared to a median of $43,956 for Chippewa County and $57,243 for the State of Minnesota.

Income

Household income includes the income of the householder and all other individuals fifteen (15) years old and older in the household, whether or not they are related to the householder. Because many households consist of only one person, average household income is usually less than average family income.

Figure 1.18: Household Income in Milan, Chippewa County, MN and US

Household Incomes	Total Milan Households: 146	Milan	Chippewa County	MN	US
Less than $10,000	10	6.80%	8.3%	5.7%	7.2%
$10,000 - $14,999	10	6.80%	5.4%	4.8%	5.5%
$15,000 - $24,999	21	14.40%	12.0%	9.4%	10.8%
$25,000 - $34,999	21	14.40%	13.6%	9.6%	10.5%
$35,000 - $49,999	39	26.70%	16.4%	14.0%	14.1%
$50,000 - $74,999	25	17.10%	21.3%	20.1%	18.6%
$75,000 - $99,999	12	8.20%	11.6%	14.3%	12.3%
$100,000 - $149,999	6	4.10%	7.9%	13.7%	12.3%
$150,000 - $199,999	2	1.40%	2.1%	4.5%	4.4%
$200,000	0	0.00%	1.2%	4.0%	4.2%

Source: 2006-2010 American Community Survey (ACS)

	Milan	Chippewa County	State	US
Median household income	$39,722	$43,956	$57,243	$51,914
Mean household income	$44,536	$54,441	$73,561	$70,883

Source: 2006-2010 American Community Survey (ACS)

Figure 1.19: Household Income in Milan Neighboring Cities

	Milan	Clara City	Appleton	Montevideo	Willmar
Median household income	$39,722	$37,240	$50,417	$37,835	$38,529
Mean household income	$44,536	$43,852	$56,002	$49,832	$50,161

Source: 2006-2010 American Community Survey (ACS)

CHAPTER TWO: Natural Resources

Milan is located on the northwest corner of Chippewa County. The City sits in a gentle valley three miles east of Lac qui Parle Lake. A wildlife management area, agricultural land and wetlands surround Milan. Currently, the natural resource of Lac qui Parle Lake and the area's good agriculture land provide important economic benefits to local residents. Lac qui Parle Lake also provides ecological, recreational and aesthetic benefits. The community has seen much change in the past 20 years, and future change needs to be planned for in an effort to prevent the loss of benefits provided by the area's natural resources.

Natural Resource Inventory

The following sections provide a brief analysis of the natural resources in the City of Milan and the surrounding area. This information was gathered from the Chippewa County Water Plan, Soil Survey and DNR resources.

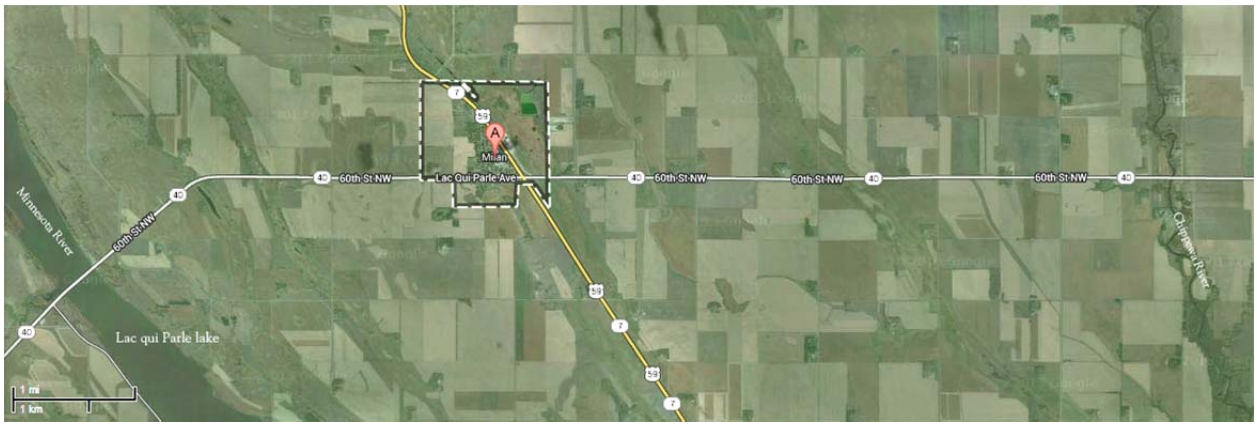
Climate

The City of Milan is located in the continental climate zone. This is characterized by a wide range of temperatures between summer and winter. The average high temperatures range from 85 degrees Fahrenheit in July to 22 degrees Fahrenheit in January, while the average low ranges from 59 degrees Fahrenheit in July to 0 degrees Fahrenheit in January. The majority of the area's precipitation falls in the summer with an average annual rainfall of approximately 24 inches. Winter sees an average snowfall of approximately 41 inches.

Water Resources

Milan lies within three miles of the Minnesota River Valley and Lac qui Parle Lake. More information on Lac qui Parle Lake is located at the end of this chapter. Milan is in the Minnesota River Headwaters Watershed. The Chippewa River Watershed lies just east of Milan.

Figure 2.1 Location of Milan, Lac qui Parle Lake and the Chippewa River.



There are also several wetlands in the area, which are defined in the following text. The term "wetlands" refers to low depressions in the landscape covered with shallow and sometimes intermittent water. Wetlands are also commonly referred to as marshes, swamps, potholes, sloughs, shallow lakes and ponds. They are classified according to their depth of water, total area and seasonal life-span. Wetlands are regulated and protected under Minnesota Law and include all types three, four and five wetlands that have not been designated as "protected waters" (which are 10 or more acres in size in unincorporated areas or two and one half or more acres in size in incorporated areas). Any work done below the ordinary high water mark of protected waters and wetlands requires a permit from the DNR. The following information provides a definition of U.S. Fish and Wildlife Service wetland categories:

Type 1 Seasonally Flooded Basin or Flat: Soil that is covered with water or is waterlogged during variable seasonal periods but usually is well drained during much of the growing season.

Type 2 Wet Meadow: Soil that is usually without standing water for most of the growing season but is waterlogged within a few inches of the surface.

Type 3 Shallow Marsh: Soil that is usually waterlogged early in the growing season, often covered with as much as six or more inches of water.

Type 4 Deep Marsh: Soil that is usually covered with six inches to three feet or more of water during the growing season.

Type 5 Shallow Open Water (Lake): Shallow ponds and reservoirs are included in this type. Water is usually less than ten feet deep.

Type 6 Shrub Swamps: Soil that is waterlogged during the growing season and is often covered by as much as six inches of water.

Type 7 Wooded Swamps: Soil that is usually waterlogged at least within a few inches of the surface and is covered with as much as one foot of water.

Type 8 Bogs: Soil that is usually waterlogged and supports a spongy covering. They normally occur in shallow basins, on flat uplands and along sluggish streams.

Type 80 Municipal and Industrial Systems

Type 90 Riverine Systems

Wetlands are some of the most productive ecosystems in the world. Apart from filtering water before it enters aquifers, wetlands are the breeding sites of thousands of species of fish, shellfish, microorganisms, amphibians, reptiles, insects, invertebrates and birds. Without wetlands, many species would go extinct.

The principal aquifers in Chippewa County are glacial outwash, ice contact and buried sand and gravel deposits. Surficial aquifers in Chippewa County are related to outwash deposits in meltwater channels crossing between the glacial Pomme de Terre and Chippewa Rivers (U.S. Geological Survey, 1984). These outwash deposits crisscross west central Chippewa County from northwest to southeast. The outwash ranges from 40 to over 90 feet thick and is composed of medium to coarse gravel and sand. The upper limit of the aquifer is the water table, and the lower limit is the top of the glacial till.

Water levels in the surficial aquifers are within 10 feet of the land surface throughout most of the outwash area in the County. The saturated thickness of the surficial aquifers ranges from less than 10 feet along the Swift County border to over 50 feet elsewhere in the County. General water movement in the surficial aquifers is from northwest to southeast.

Most irrigation and municipal ground water withdrawals in Chippewa County are from surficial aquifers that are in direct contact with the ground surface. These aquifers are rapidly recharged, and are also very susceptible to contamination. The surficial aquifers are generally confined to narrow valleys in the County and are fed by the broad outwash plains in southwestern Swift County near Appleton and Holloway.

Confined aquifers provide ground water for farms and small municipalities throughout the County. These aquifers recharge more slowly and are less susceptible to contamination because they are buried. The limits and extent of the confined aquifers are not well known in Chippewa County. Some wells are developed in the Cretaceous limestones and sandstones underlying the glacial drift in the County. The yields of these wells are relatively low and the water quality is generally poor.

Topography, Vegetation and Soils

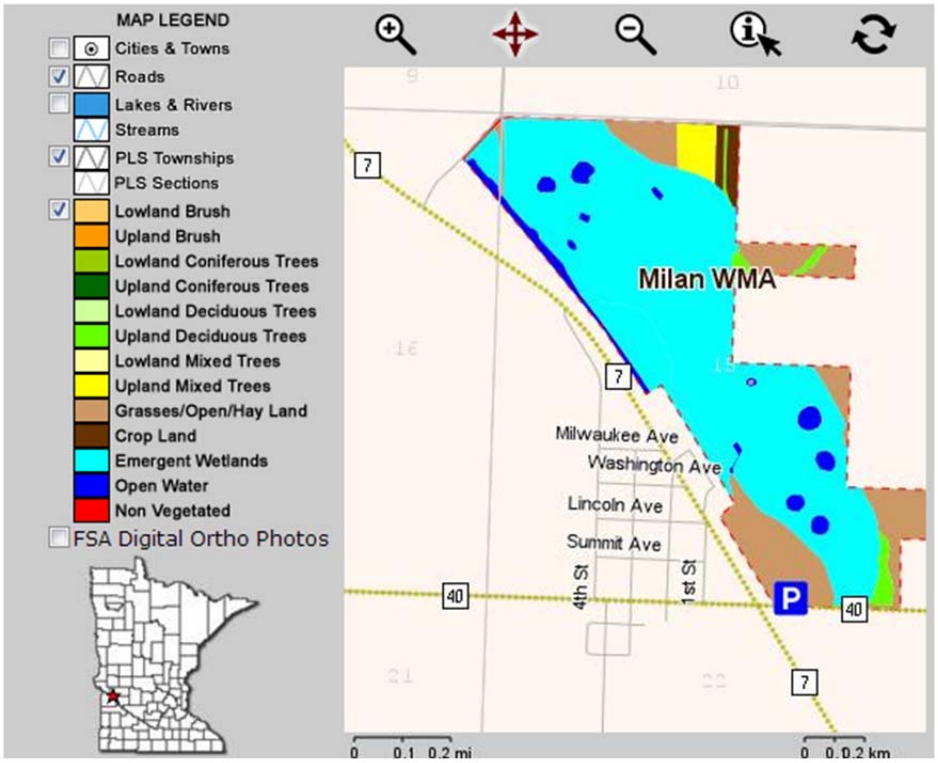
The topography in the Milan area ranges from plains to rolling hills. The area was originally covered largely with wet prairie vegetation which included many species of prairie grasses, generally shorter than the tall grass prairie vegetation. Today, a majority of the land surrounding Milan is agriculture land while the vegetation in the area is planted groves, wetland areas or grasses on conservation reserve program lands and public lands.

The soils of Milan have generally formed from native vegetation and from the ground moraine deposit of glacial drift material. This glacial drift material consists of multiple layers of till mixed with outwash and glacial lake deposits and accounts for the majority of the parent material for the area's soils. The predominant soils are mostly well drained with the exception of Perella silty clay loam. The soil types common to the Milan area include Egeland sandy loam, Terril loam, Rothsay loam, Rothsay-Zell complex, Doland-Swanlake complex and Perella silty clay loam. Map 2.3 illustrates the soils in the Milan area. The soils in the map are based on Chippewa County’s classification of soils in terms of their ability to produce agricultural products.

Milan Wildlife Management Area

The Minnesota Department of Natural Resources (DNR) owns the Milan Wildlife Management Area (WMA), which is partially located within Milan's corporate limits. The Milan Wildlife Management Area is primarily marsh, with some upland prairie. This area supports a range of wildlife including: waterfowl, pheasants, songbirds, and furbearers, such as muskrats. The Wildlife Management Area is open to public hunting and other appropriate wildlife recreation such as bird watching and hiking.

Figure 2.2 Milan Wildlife Management Area



Lac qui Parle Lake and the Lac qui Parle Wildlife Management Area

Lac qui Parle Lake is located within the Minnesota River Valley three miles to the west of Milan. It is the main recreation lake within the county and therefore an important resource for the City of Milan. Lac qui Parle Lake is 6,400 acres with a maximum depth of 15 feet. Water clarity is 2.25 feet. The lake has a Trophic Index that exceeds the limit of supporting swimmable use; it is classified as Hyper-Eutrophic. Lac qui Parle Lake beaches receive significant use in spite of water quality perceptions. Other recreation uses include hunting, canoeing, boating, fishing and bird watching. Horseback riding, hiking and camping are also popular in Lac qui Parle State Park. The river above Lac qui Parle Lake is a State canoe and boating route, and the Minnesota River below the dam is designated as a "Scenic River".

Over 16 miles of Lac qui Parle Lake is considered to have significant non-point water quality violations because of pH and ammonia. The goose concentrations on the north end of Lac qui Parle Lake are of

local concern. Some local estimates are that the goose population could contribute 21 tons of waste material to the lake annually.

Lac qui Parle Lake is surrounded by the Lac qui Parle Wildlife Management Area. The headquarters is on the northeast side of Lac qui Parle Lake between the Milan and Watson. The Wildlife Management Area (WMA) is about 25 miles long, ranges from one to three miles in width and encompasses more than 31,000 acres or over 48 square miles of land and water. It is made up of wetlands, brushlands, woodlands, native prairie and other grasslands and cropland. The Lac qui Parle WMA also includes Marsh Lake (5,100 acres) to the northwest of Lac qui Parle Lake.

The WMA area is intensively managed for wildlife habitat. The wetlands and man-made impoundments provide habitat for waterfowl, shorebirds and aquatic furbearers. More than 2,000 acres of corn food plots are planted each year to provide feed for geese, deer and other wildlife. Native prairie nesting cover is maintained by controlled burning. Tree plantings have been established to provide winter and escape cover.

Public hunting is the primary recreational use of the WMA. Geese are the most commonly hunted species, followed by duck, deer and pheasants. Fox, raccoons, squirrels and rabbits are other species hunted on Lac qui Parle WMA. Trappers harvest from good populations of muskrat, mink fox, raccoon and beaver.

Birdwatchers enjoy the many song birds and waterfowl that use the WMA for nesting and as a migratory stopover. Bald eagles can be found nesting along Lac qui Parle Lake.

Status of the Fishery (09/06/2011**)** Source: Minnesota Department of Natural Resources

Lac qui Parle Lake (LQP) is located in western Minnesota three miles southwest of Milan. The lake is an impoundment on the Minnesota River and Churchill Dam at its outlet is used to control water levels. LQP is a highly productive lake that measures 5,589 acres and has a maximum depth of 15 feet. The water level at LQP was 4-7 feet above normal from April-August of 2011 due to heavy runoff from its watershed. The flooded riparian areas provided excellent fish habitat which resulted in good natural reproduction by numerous game and forage fish species.

Lac qui Parle Lake has typically provided an abundant walleye population with fish present from a wide range of sizes. However, walleye numbers were low from 2007-09, even though high numbers of walleye fry and fingerlings had been stocked. Recently the population has rebounded to a moderate level with 16 walleye caught per gill net in 2011. The majority of the walleye were from the 2008, 2009, and 2010 year classes and they measured 12-20 inches. Fingerling stocking and natural reproduction have both made substantial contributions to the present walleye population. Excellent spawning conditions in 2011 resulted in a very strong natural 2011 walleye year class. These young walleye will substantially improve the overall walleye population during the next couple of years if sufficient forage is present to provide good growth. Natural reproduction has produced the two strongest year classes recorded at Lac qui Parle Lake (2001 and 2011). However, it has been inconsistent and the walleye population will continue to be supplemented as needed by stocking.

Crappie fishing has been very good during recent years, especially during winter. The crappie population increased substantially during the period of lower walleye abundance. During the winter of 2011-12 anglers were reporting good fishing for crappie measuring 10-15 inches, and also reported releasing numerous smaller fish. Crappie also experienced good reproduction in 2011 and numerous young-of-year crappie were noted during sampling.

High numbers of freshwater drum and white bass are often present. Although these are important forage species for walleye, they also compete for resources. Anglers are encouraged to harvest adult drum and white bass to reduce competition with walleye. Both species have a delicate white flesh and provide excellent table fair. Their flavor can be improved further by trimming the reddish "mud line" meat from the fillets when cleaning. Excellent drum recipes can be located on the internet by searching "drum recipes".

A moderate bluegill population has developed during recent years and anglers occasionally report catching large bluegills from localized areas. Northern pike were moderately abundant with fish from the 2006-11 year classes present, including fish that exceeded 30 inches. Channel catfish were numerous with fish exceeding 20 inches. Very limited angling for channel catfish has been observed. Considering their high numbers and large sizes, catfish enthusiasts should consider a trip to Lac qui Parle Lake.

For more information on this lake, contact:

Area Fisheries Supervisor
811 Pine St
Ortonville, MN 56278
Phone: (320) 839-2656

E-Mail: Ortonville.Fisheries@state.mn.us

CHAPTER THREE: The Built Environment

Milan's Current Land Use

Milan's current land use patterns form the setting for making future land use decisions. Chapter Three provides a map and analysis of Milan's current land use. In addition, the chapter includes sections on Milan's current housing, business environment and public investments (i.e., public sewer and water).

Milan's current land use is illustrated in Figure 3.1. Most of Milan's land uses follow the City's zoning districts. Figure 3.1 identifies these zoning districts along with other key land use features. Below is a brief analysis of each zoning district and a description of where that land use is found in Milan.

"R-1" Low Density Residential District - The Low Density Residential District is intended to establish an area of low density residential uses consisting of one- and two-family dwellings and directly related complimentary uses. Most of Milan is zoned R-1.

"R-2" Medium Density Residential District - The Medium Density Residential District is intended to establish an area of medium density residential uses consisting of one- and two-family dwellings and multiple-unit dwellings. R-2 occurs near downtown as well as in the southern part of the City.

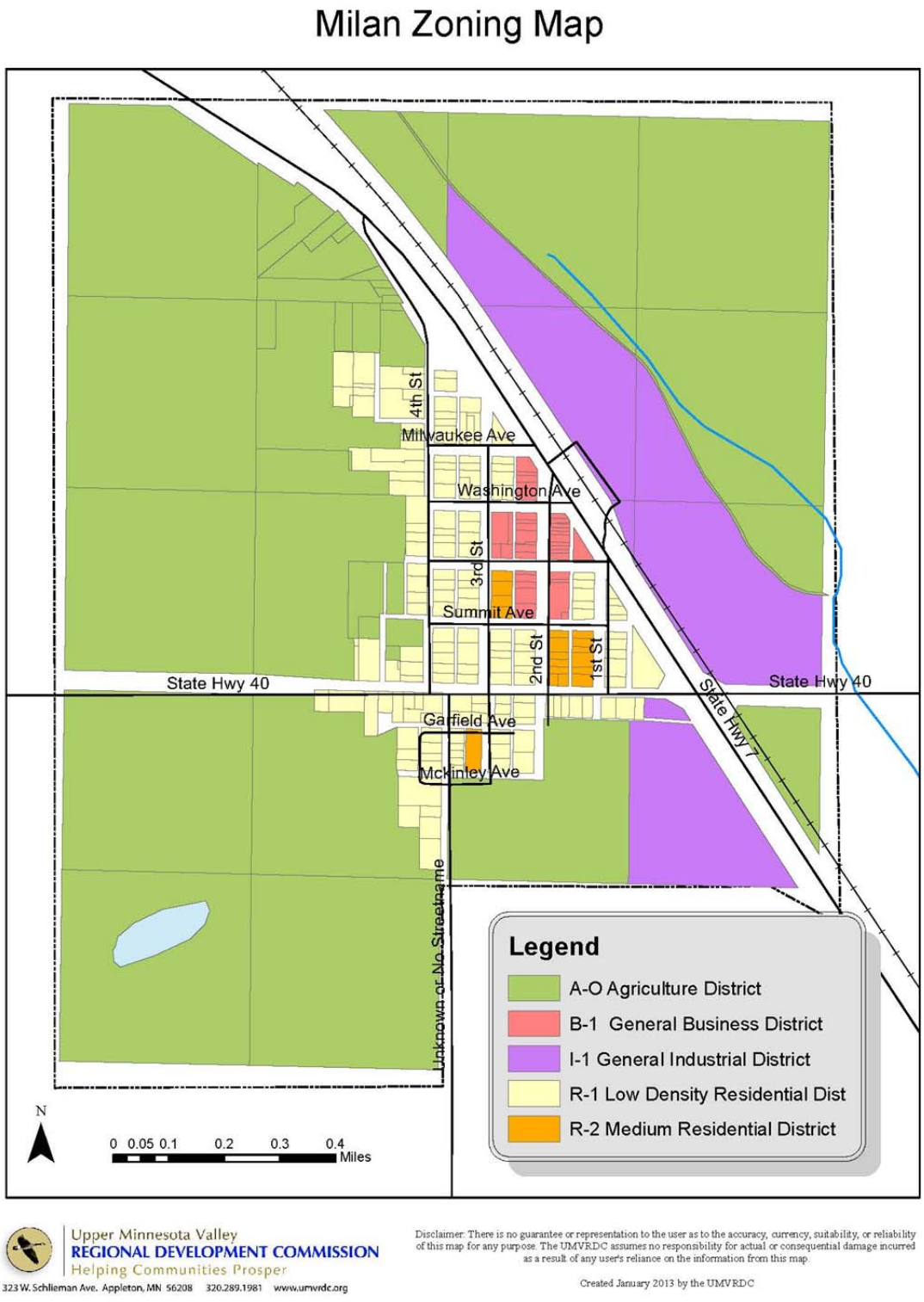
"R-3" Manufactured Home Park District - The purpose of the Manufactured Home Park District is to provide for manufactured home uses in an appropriate, safe, sanitary and attractive environment. There are not any areas in Milan currently zoned as R-3.

"B-1" General Business District - The General Business District is designed and intended as a specialized district directed to serve the pedestrian in a compact central area of the City. The "B-1" district will provide for a shopping and business environment, especially stressing the pedestrian function and interaction of people and businesses, rather than being heavily oriented toward the use of automobiles. The B-1 district is along main street of Milan.

"I-1" General Industrial District - The General Industrial District is established to provide for areas for manufacturing, warehousing and related commercial operations. It will be the intent to encourage industrial development which is compatible with surrounding uses and districts. All activities in the district shall be carried on in a manner not injurious or offensive to the occupants of adjacent premises due to odors, dust, smoke, noise or vibrations. The I-1 district is located along Minnesota Highway 7/US Highway 59.

"A-O" Agriculture - Open Space - The majority of Milan's undeveloped land is used for agricultural purposes. The Agriculture - Open Space district is intended to provide a district which will allow suitable areas of the City to be retained and utilized in open space and/or agriculture uses, prevent scattered non-farm uses from developing, promote orderly development and secure economy in government expenditures for public utilities and service. A-O land surrounds the residential and business districts of Milan.

Figure 3.1: Milan Zoning Map



Housing

Affordable and available housing is one of the City's most important planning issues. Milan's comfortable atmosphere is a perfect setting for both the elderly and anyone raising a family. The landscape in Milan and the surrounding area offers many natural settings that are attractive for residential development. The City has identified that housing rehabilitation is needed in the community and that the value gap between building a house and its market value should be addressed. In keeping up with the demand for housing, it will be important for the City to focus its residential land use efforts on a wide variety of housing stock for all income and age groups.

The Difference Between Housing Units and Households

The U.S. Census reports statistics for both total housing units and households. Housing units are the total number of livable dwellings that are available. Households refer to the total number of occupied housing units.

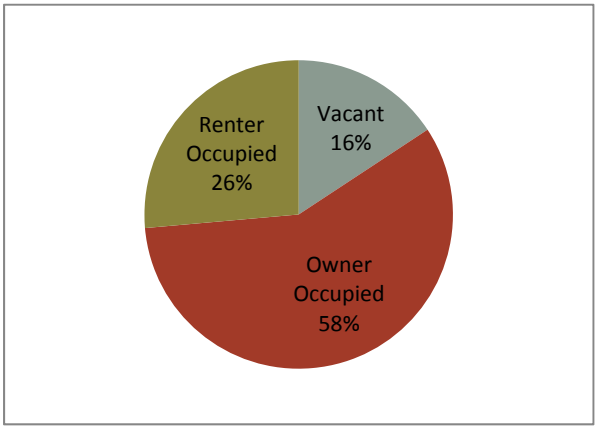
Existing Housing

The 2010 Census reported 178 total housing units including all single-family houses, mobile homes, rental units and vacant dwellings. The 2000 Census reported 176 total housing units in Milan. Milan gained a total of two dwellings in the past decade.

Figure 3.2: Historic Total Housing Units

	1990	2000	2010
Milan	192	176	178

Figure 3.3: Milan Housing Occupancy Status in 2010

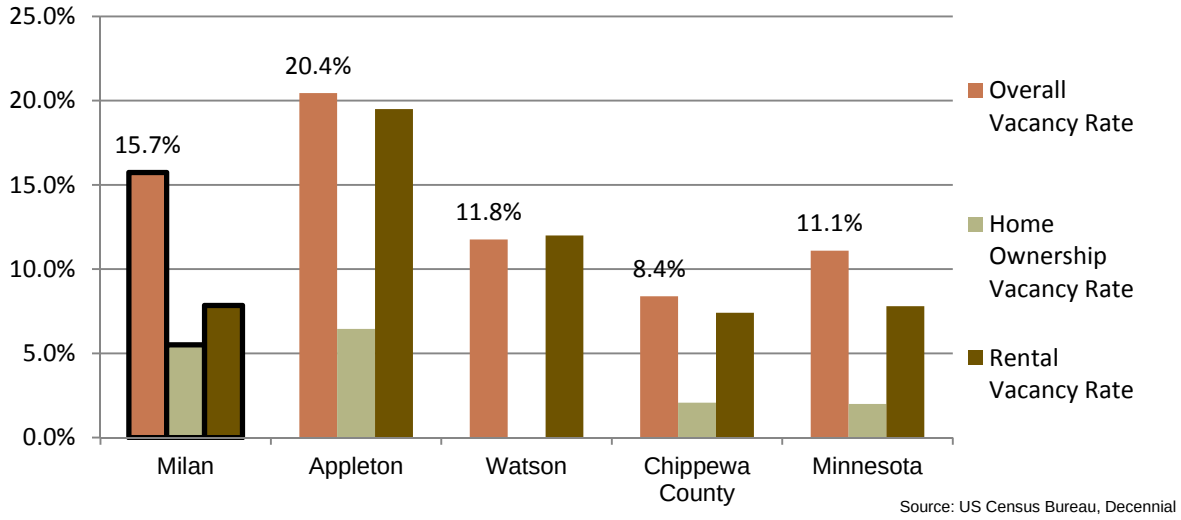


Total Units	178
Vacant	28
Owner Occupied	103
Renter Occupied	47

Of Milan's 178 housing units, 84 percent, or 150 units are occupied and 28, or 15 percent, are vacant. Milan's vacancy rate of 15 percent is similar to the vacancy rate in other neighboring small towns. As shown in Figure 3.4, it slightly higher than the vacancy rate for the county, at 8.4 percent and the state of Minnesota, at 11.1 percent.

This higher vacancy rate does not necessarily mean there is too much housing in the City. The available housing may not be adequate or affordable. In the case of Milan, there is a shortage of quality, affordable housing.

Figure 3.4: Vacancy Rates in 2010



Source: US Census Bureau, Decennial

Figure 3.5: Gross Rent in Milan

Gross Rent			Gross Rent as a Percentage of Household Income		
Less than $200	3	10.7%	Less than 15.0 percent	11	39.3%
$200 to $299	0	0.0%	15.0 to 19.9 percent	7	25.0%
$300 to $499	22	78.6%	20.0 to 24.9 percent	8	28.6%
$500 to $749	3	10.7%	25.0 to 29.9 percent	0	0.0%
$750 to $999	0	0.0%	30.0 to 34.9 percent	0	0.0%
$1,000 to $1,499	0	0.0%	35.0 percent or more	2	7.1%
$1,500 or more	0	0.0%	Not computed	0	39.3%
Occupied Units Paying Rent	28		Occupied units paying rent	28	
No Rent Paid	0	N/A	No Rent Paid		N/A

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Figure 3.6: Housing Statistics

City	Median Home Value	Median Rent	Median Monthly Mortgage
Milan	***$55,000***	***$389***	***$797***
Appleton	$58,300	$541	$903
Watson	$58,500	$431	$952
Chippewa County	$94,400	$542	$1,026
Minnesota	$206,200	$759	$1,549

Source: US Census Bureau, ACS (2006-2010)

Figure 3.7: Median Value

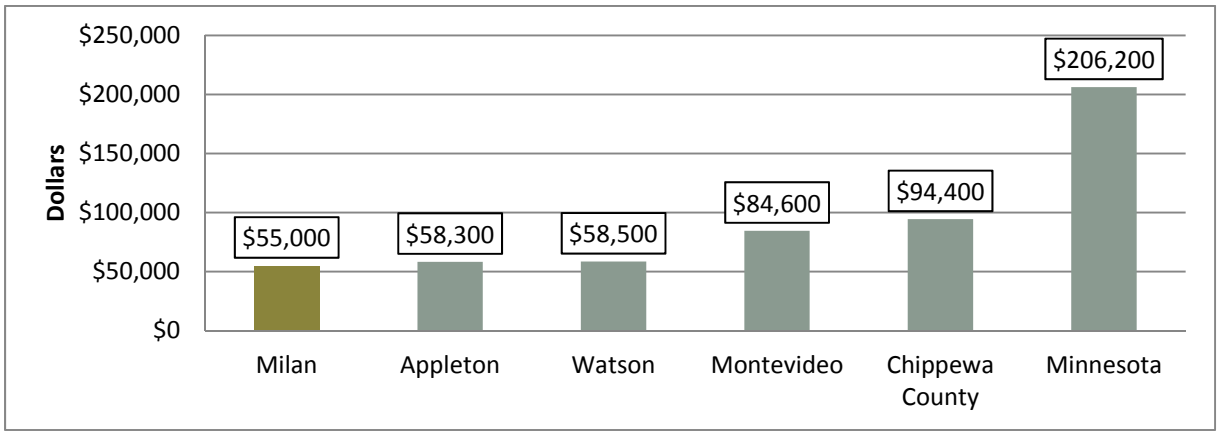


Figure 3.8: Median Rent

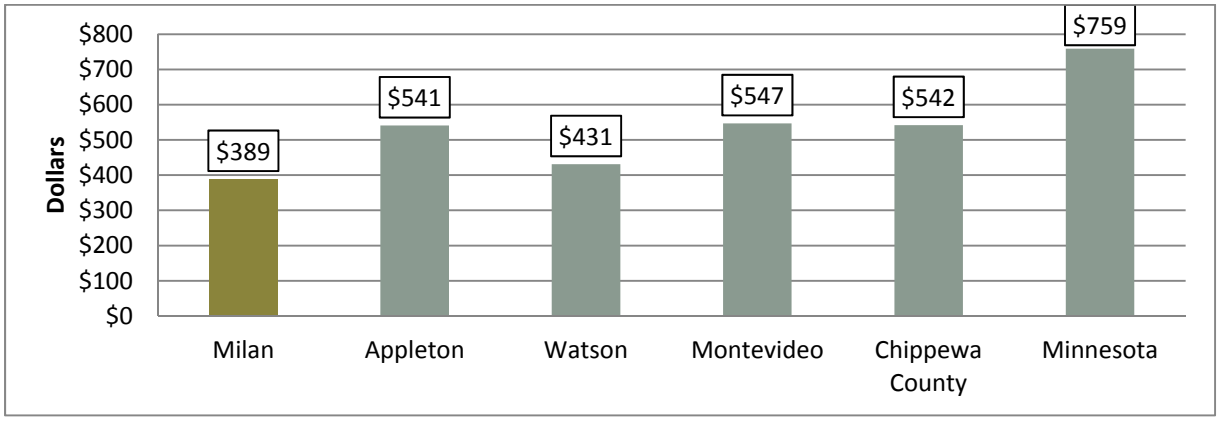
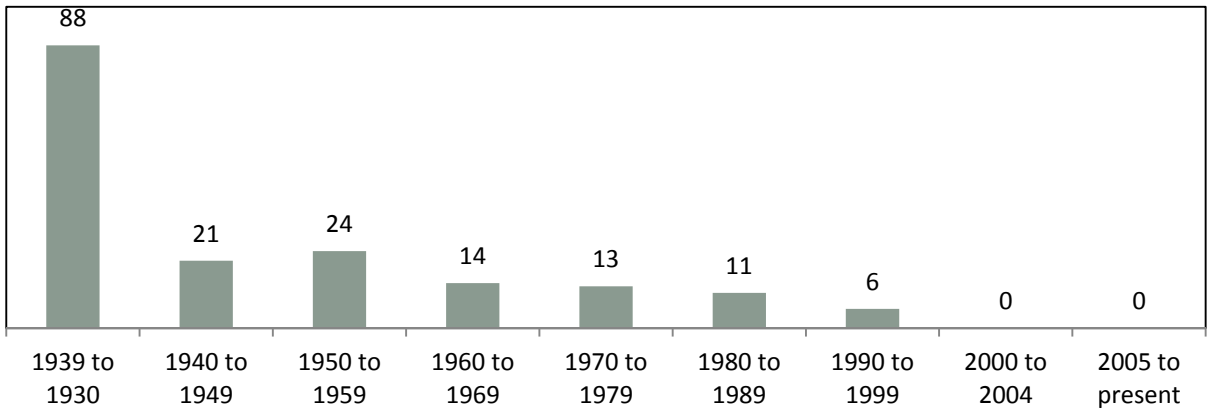


Figure 3.9: Housing construction by decade



Source: U.S. Census Bureau

Figure 3.9 shows the breakdown of housing construction by decade in Milan according to the U.S. Census. There is a 93% margin of error for the years 2000 to the present, which is confirmed since three homes were built in Milan since 2000.

Figure 3.10: Land Use permits issued by the City of Milan 2002 - 2012

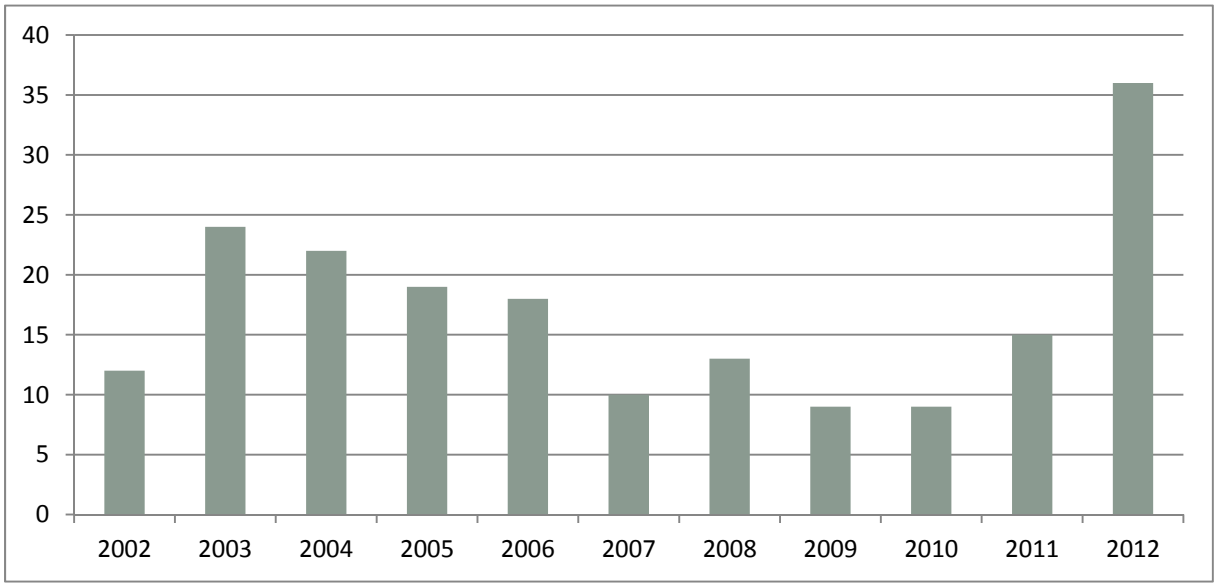


Figure 3.10 shows the Land Use Permits issued by Milan. These Land Use Permits are Milan's version of a building permit and used for exterior work only. A storm in 2012 prompted a larger number of permits to be issued.

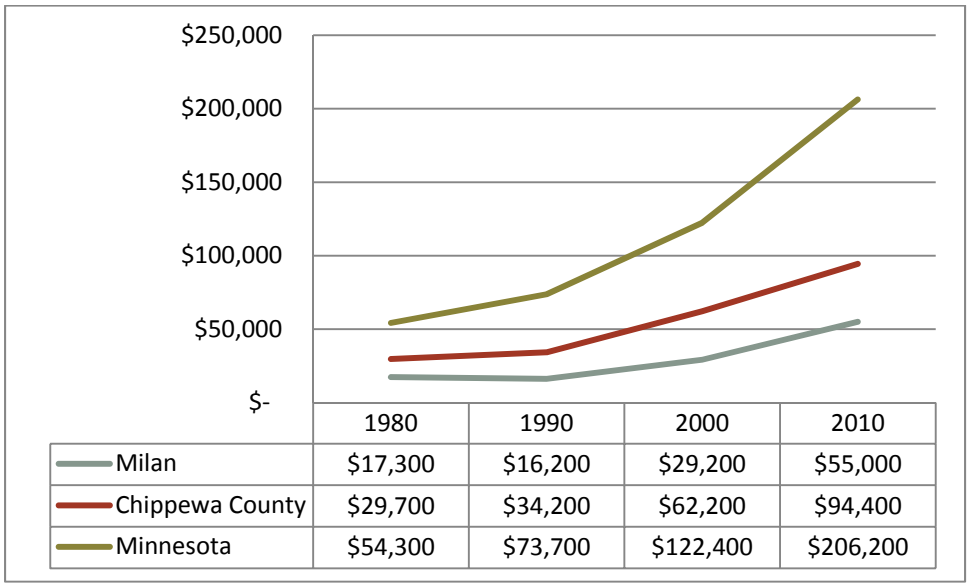
Figure 3.11: Milan Housing Types

1-unit, detached	158	81.03%
1-unit, attached	4	2.05%
2 units	11	5.64%
3 or 4 units	0	0.00%
5 to 9 units	9	4.62%
10 to 19 units	7	3.59%
20 or more units	0	0.00%
Mobile home	6	3.08%
Boat, RV, van, etc.	0	0.00%
Total Housing Units	**195**	**100.00%**
Source: U.S. Census 2007-2011 American Community Survey		
* Note, data for the housing types is taken from the 2006-2010 American Community Survey, which is an estimate based on sample data. Therefore it does not exactly match the 2010 Census data.		

Figure 3.12 shows the median housing value for owner-occupied housing in Milan, Chippewa County and for the State of Minnesota in 1980 and 1990. The median value of housing in Milan decreased by six percent from 1980 to 1990, and increased each decade since. In comparison, the median value for

housing in Chippewa County and Minnesota increased each decade since, with the 2010 census data showing the Minnesota median housing values as more than three times the median housing value in Milan.

Figure 3.12: Housing Value (In Dollars) Comparison for the City of Milan, Chippewa County and State of Minnesota from 1980 to 2010



	1980	1990	2000	2010
Milan	$17,300	$16,200	$29,200	$55,000
Chippewa County	$29,700	$34,200	$62,200	$94,400
Minnesota	$54,300	$73,700	$122,400	$206,200

Business and Industry

The economic health of a city is an important component in guiding the growth and development of a community. A strong business and industrial base can provide jobs for local residents, attract new people to the community with employment opportunities, contribute to a city's tax base and can enhance a city's image. The following sections examine Milan's existing employment characteristics, business climate and economic development activities in an effort to provide a better understanding of the City's economic environment.

Employment Statistics

Labor force trends can offer insight into the employment opportunities and economic strength of a community. Figure 3.13 provides labor statistics for Milan's residents 16 years of age and over in 2010. Employment statistics from the 2007-2011 American Community Survey indicate that of the 322people age 16 and over, 72.1%, or 234 workers are in the labor force. The unemployment rate is 3.4%.

Figure 3.13: Employment Statistics 2010

Population over 16	322
In labor force *	234
Employed	223
Unemployed	11
Unemployment rate**	3.4%

Source: 2007-2011 American Community Survey.

*The Labor Force includes people actively seeking work. People not counted as part of the work force include students, retired people, stay-at-home parents, people in prisons or similar institutions; people employed in jobs or professions with unreported income, as well as discouraged workers who cannot find work.

**Percent of those unemployed in the labor force.

The location of employment for Milan's labor force can be used to indicate the employment opportunities available in the community. A community that has a large percentage of its workers employed in the city usually indicates that a diversified business environment is present. A large portion of a city's labor force that seeks employment outside the community usually indicates that the community is located near other employment centers that offer a diversified range of jobs.

Commuting

According to data from the Census Bureau's Local Employment Dynamics program, Milan is a net labor exporter, having more workers than available jobs. The largest number of workers who live in Milan commute to larger regional employment centers like Montevideo – where more than one-third of Milan workers travel – and to a lesser extent Willmar, Clara City, Granite Falls, and Appleton. In contrast, Milan businesses draw in workers from surrounding cities like Montevideo, Appleton, Granite Falls, Morris, and Watson, among others. Other workers in town may also be self-employed. [4]

4 Written by Cameron Macht, Department of Employment and Economic Development

Figure 3.14: Travel Time to Work in 2010

Less than 5 minutes	19	9%
5 to 9 minutes	11	5%
10 to 14 minutes	72	32%
15 to 19 minutes	32	14%
20 to 24 minutes	37	17%
25 to 29 minutes	19	9%
30 to 34 minutes	20	9%
35 to 39 minutes	2	1%
40 to 44 minutes	8	4%
45 to 59 minutes	3	1%
60 or more minutes	0	0%
Mean travel time to work	16.5 minutes	

Source: 2007-2011 American Community Survey.

The percentage of Milan's labor force that traveled 10 – 14 minutes to their place of employment is the highest at 32%. The majority of the labor force travels between 10 – 34 minutes to their place of employment.

Milan residents enjoy a shorter average travel time to work than the rest of America and the state of Minnesota. The national average travel time to work is 25.2 minutes and 22.2 minutes for Minnesotans. According to the 2007-2011 American Community Survey, the mean travel time to work is 16.5 minutes. The 2000 Census reported that the mean travel time to work was 15.8 minutes.

Over 85% of Milan residents have a shorter travel time to work than the average American. Short commute times contribute to Milan's quality of life and means that Milan residents have more time than average Americans to spend with their families or doing things they enjoy.

Major Employers

Figure 3.15 show the workers by industry and figure 3.16 shows the major employers in Milan along with the products they produce and the number of workers they employ. This information was obtained by calling local businesses. Notice that most of Milan's employers are service providers. Milan currently has no large employer that provides employment to a large percentage of the City's workforce. As a result, many Milan residents commute to communities such as Montevideo, Morris, Benson, Dawson, Madison and Appleton for work. The ability of Milan to attract and retain at least one large employer could have a major impact on the local economy. There is also a labor force available in Milan, which makes it attractive for a large employer. Milan's largest employers are Twin River Technology and the Glacial Plains Elevator.

Figure 3.15: Workers by Industry in Milan

Agriculture, forestry, fishing and hunting, and mining	11
Construction	13
Manufacturing	46
Wholesale trade	12
Retail trade	38
Transportation and warehousing, and utilities	0
Information	7
Finance and insurance, and real estate and rental and leasing	3
Professional, scientific, and management, and administrative and waste management services	5
Educational services, and health care and social assistance	47
Arts, entertainment, and recreation, and accommodation and food services	11
Other services, except public administration	6
Public administration	24
Civilian employed population 16 years and over	223

Source: 2007-2011 American Community Survey (ACS)

Milan Economic Development

The Milan Commercial Club organizes the annual Syttende Mai Celebration (the Norwegian Independence Day), the Appreciation Supper held in August and the Kiddy Parade. It is made up of members of the business community in Milan. Milan has also established an Economic Development Authority that does not currently meet.

Figure 3.16: Milan's Businesses in 2013

Employer	Product/ Service	Year Established	Full Time Employees *(includes Owner - operators)*	Part -Time Employees
Bergen's Prairie Market	Grocery	2002	1	8
billy maple trees/Arv Hus	Gift shop		1	
Brian's Auto Service & Repair	Auto repair	1997	1	
Celestial Designs	Gift shop, fiber arts and artwork		1	
Fragodts Auction	Auction, Real Estate, Clothing and apparel	1996	1	2
Garden Goddess Enterprises	Greenhouse/Agriculture		1	
Gary Sweno Electric	Electrician		1	
Glacial Plains Elevator	Grain Elevator		3	1
Hilden Digging	Septic System		1	1
Island Service	Gas Station, auto repair	1944		
John's Machine Shop	Parts & machine shop	1981	3	2
Karen Jenson' Trestuen Gallery and Studio	Bed and Breakfast and artist		1	
Kviteseid Lutheran Church	Church	1872	1	3
Main Street Stylist	Stylist		1	
Mary's Etc.	Gift shop		1	
Milan Beach Resort	Restaurant, bait shop, camping	1929	2	
Milan Blacksmith Shop	Blacksmith	1800s	1	1
Milan Community Center	Community Center	2007		1
Milan Legion	Bar & Lounge	1978	2	
Milan Library	Library			1
Milan Post Office	Post Office			2
Milan Village Arts School	Classes	1990		1
More Café & Oriental Grocery	Cafe	1993	2	
Prairie Sun Bank	Bank	1915	3	2
Twin River Technology	Manufacturer of medical devices, laser cut	2004	6	2
Total			**34**	**26**

Public Investments

Public investments include the infrastructure and public facilities owned and maintained by the City. An inventory of public investments should be compiled and updated in order to account for the full environmental, social and economic costs of maintaining current and planning for future infrastructure and community facilities. The City's public investments are inventoried in this section of Chapter Three. Also in this inventory, public investments owned and maintained by Chippewa County and the State of Minnesota are mentioned in the capacity that they impact the City's planning efforts.

The purpose of this inventory is to analyze what significant public investments currently exist. The inventory is broken down into the following categories:

- Transportation
- Water Systems
- Sewer Systems
- Park and Recreation Facilities
- Energy
- Telecommunication Networks
- Public Buildings/Developments

Transportation

Milan's transportation system has two key components, the streets within the City and the highways that serve the community. The layout and maintenance of streets and highways in Milan has a significant impact on the location of existing land uses and the overall growth of the community.

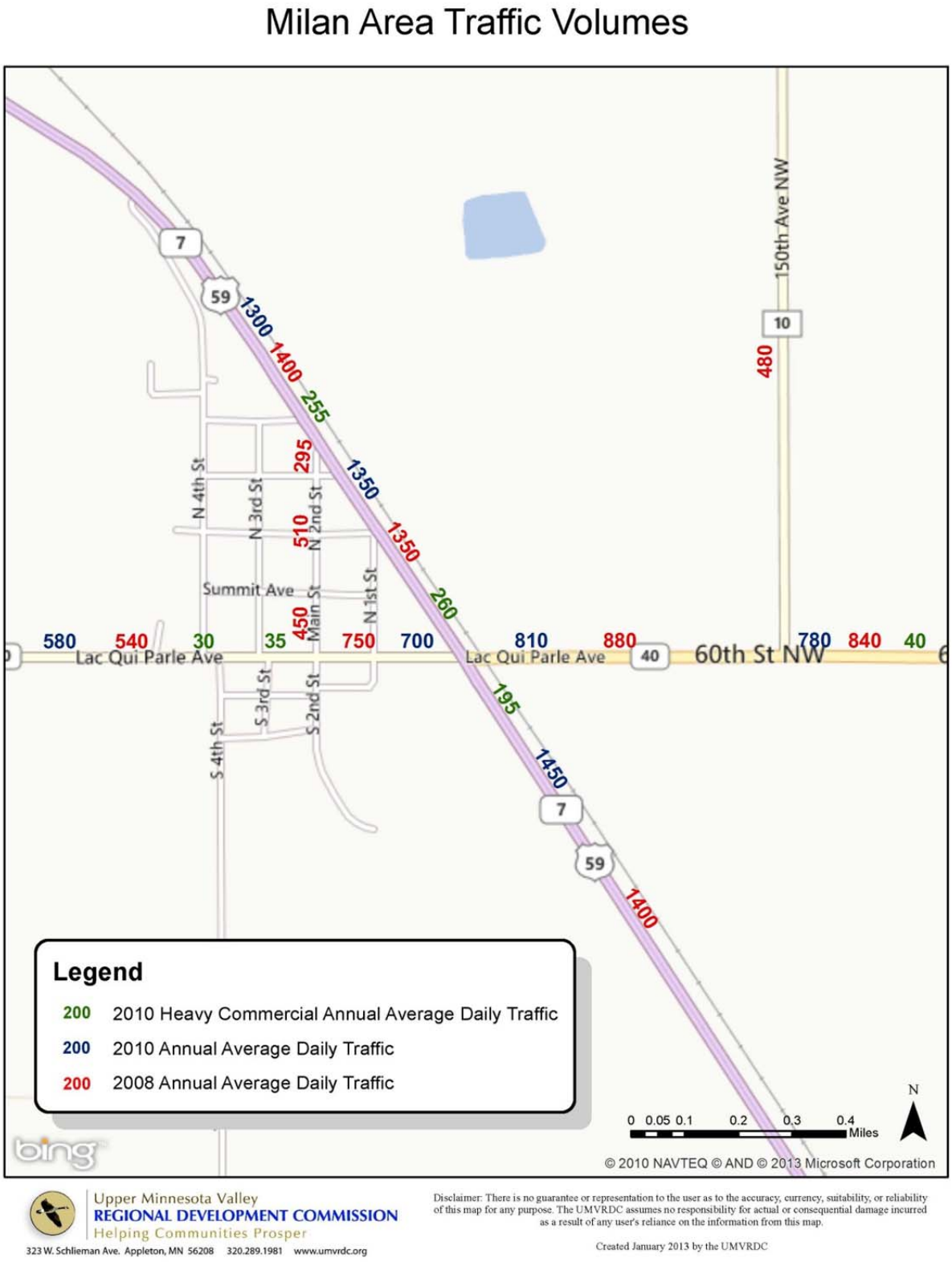
Federal and State Highways - Two important factors that will greatly impact Milan's growth are MN Highway 7/US 59 and MN Highway 40. MN Highways 7 and 40 intersect at the eastern edge of Milan. These highways are transportation routes that provide direct access for local residents to commute to the services and employment opportunities in nearby regional centers such as Montevideo and Willmar. Maintenance and upgrades of these highways will be vital to growth and development of the City and Minnesota.

According to MnDOT's Statewide Transportation Improvement Program, MN Highway 7/ US 59 through Milan as well as to the north and south, is programmed to be repaved in 2013. MN Highway 40 west of Milan is to be repaved in 2013 and the portion east of Milan to be repaved in 2016.

Chippewa County Highways - Main Street in Milan from Lac qui Parle Avenue/MN Highway 40 to MN Highway 7/US 59 is a paved Chippewa County road, County Road 21.

According to the Chippewa County Highway Department's 5-Year Construction Plan, the entire length of County Road 21 will be resurfaced in 2013. This is the only county road project in Milan programmed through 2017.

Figure 3.17: Milan Area Traffic Volumes



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Milan's Streets - The City has been very active in street maintenance. The roads were constructed in Milan in 1947 and most are paved as are some of the alleys. About 80 percent of the city streets were completely redone in 2012 along with the water project. Road surfaces are maintained by crackfilling and seal coating when needed. In 2000, the City constructed a new access road to the elevator from Highway 40.

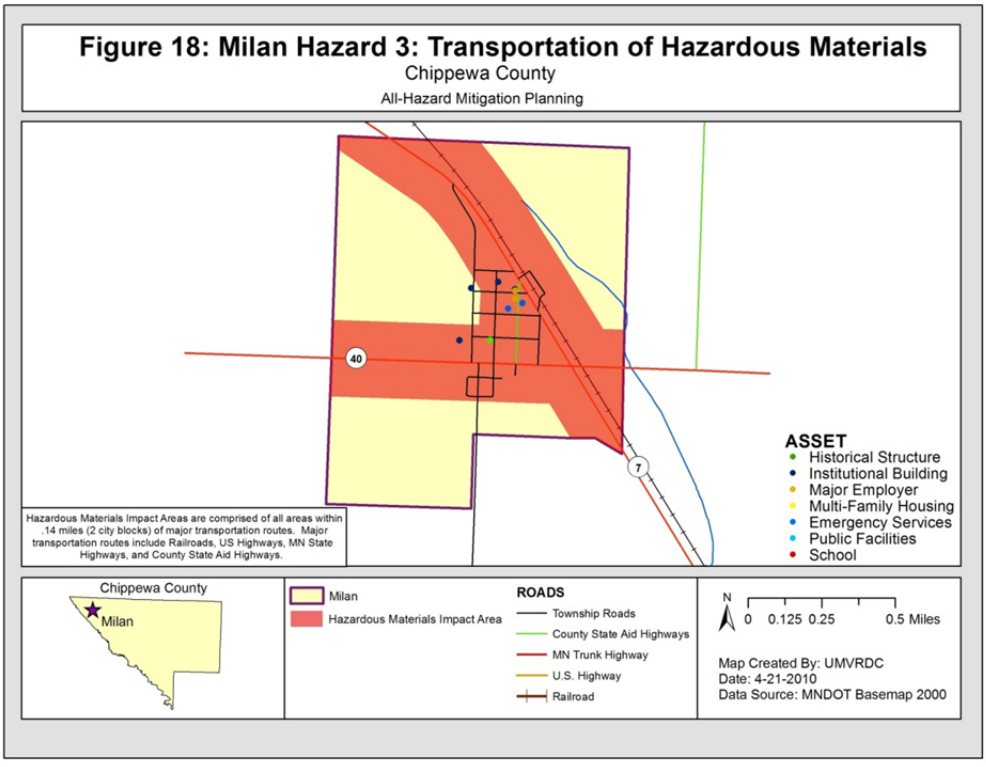
Lac qui Parle Avenue and Main Street are the only streets that have curb and gutter. The rest of the streets do not have curb and gutter except in a few isolated areas.

Figure 3.18: Commuting to Work for Milan Residents

Means of Transportation to Work	2000	2010	Change
Workers 16 years and over	137	226	65%
Car, truck, or van -- drove alone	95	170	79%
Car, truck, or van -- carpooled	15	44	193%
Public transportation	0	0	0%
Walked	21	12	-43%
Other means	0	0	0%
Worked at home	6	0	-100%
Mean travel time to work (minutes)	15.8	15.9	1%

Source: U.S. Census Bureau, 2000 & 2010

Figure 3.19: Public Investments and Transportation of Hazardous Materials



Water Systems

Wells - Water for the City is supplied by three wells located on the schoolhouse property which is on the west edge of Milan . All three of the wells have a pumping capacity of around 100 gallons per minute and are about 58 feet deep. One of these wells was just dug in 2013. The water contains a fairly high concentration of iron and has a moderate manganese level. The City added a treatment plant in the same location that removes iron and manganese as well as adds fluoride, poly-phosphate and chlorine to the water at the school well house.

The City also has a well northeast of the intersection of MN Highways 40 and 7 dug in 1990. This well is 189 feet deep and is not used because of a presence of 50 units of color. The City Council made a decision to keep this well for fire protection only until some viable treatment process can be found to remove this color efficiently and economically.

Milan completed their City Wellhead Protection Plan in 2008, and is currently working on an update.

Water Distribution System - The entire City has water service. All of the main distribution lines were replaced by 2012 with six inch PVC lines. Some lines are eight inches.

Many of the service lines were also replaced, but any service lines not in the right-of-way are likely old and may be copper, plastic lines or iron lines. Most of these services are three-fourths inch.

Water Storage - The 45,000 gallon water tower that was built in 1924 was taken down in 2012. The tower was replaced by a ground storage system located in the same area as the wells and treatment plant. A booster pumping system creates water pressure that is much better than the previous water tower system.

Sewer Systems

Sanitary and Storm Sewer Systems - The sewer system was constructed in 1963. The entire City is sewered, even the homes that are on the far northwest part of the City along MN Highway 7. The collection system is constructed primarily of vitreous clay pipe with a small amount of plastic main line. The collection system, while being quite old, is in good condition with some exfilation occurring. This means that some of the water that is collected seeps into the ground while being transported to the main lift station located by the Legion Club. One of the underlying factors that has prolonged the life of both the wastewater collection system and the water distribution system is the sandy nature of the soil that surrounds the piping.

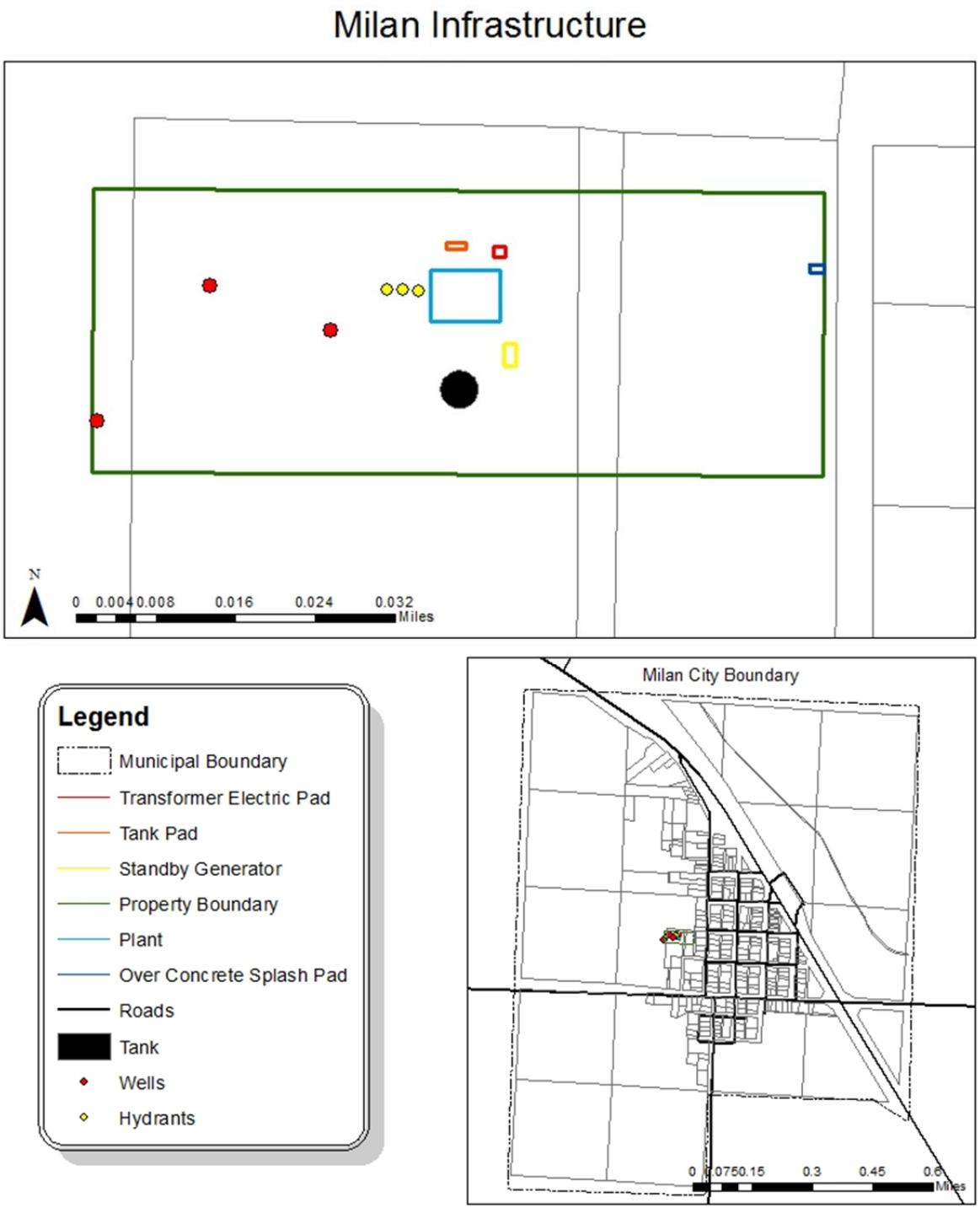
The lift station was rebuilt in the early 1990's. It utilizes a duplex submersible. One of the pumps was replaced in 2002. The lift station is generally in good condition.

A storm water system was added in 2012 when the water system was upgraded. Water flows through the city from the west side of town. There is now underground pipe that diverts the water and outputs near the north side of town along Hwy 7. The previous open ditch system was filled.

Wastewater Treatment Facility - The lift station pumps all of the wastewater from Milan to a 7.3 acre primary pond located east of the City. After solids are allowed to settle out in the primary pond, the water is transferred to the 3.9 acre secondary pond where final treatment occurs. Water is discharged from this pond to the wetland area once or twice per year depending on the weather conditions. This pond system was over-designed for this community and would be able to handle a population, without any wet industry, of about 550 to 600 people.

Overall, these ponds are in good condition. The main structure transfer valves were replaced in the early 1990's along with the secondary discharge valve and outfall line. There is a possibility that the main pond may require some dredging around the influent pipe but this should not be needed in the immediate future.

Figure 3.20: Milan's Infrastructure



Park and Recreation Facilities

Lion's Park - In 1969, the Milan Lion's Park was restored and an open shelter was built. This park features electricity, bathrooms, picnic tables and overnight RV parking. The park is located right along MN Highway 7.

Burns Park - Burns Park is located in the center of Milan and is owned by the City. There is a playground area, an open shelter with picnic tables, basketball hoop and a field available for baseball, football or other activities. In the past, this space was used for a skating rink during winter.

Milan Village Arts School - The Milan Village Arts School is a non-profit, volunteer-run school which currently sits on land owned by the City. The Arts School offers classes throughout the year for both local residents as well as people from around the State.

Milan Library - The library is owned by the City of Milan. In 2001, signage and repairs were completed to make the library handicap accessible.

Milan Bike Trail - In 1976, a 3-mile bike trail was constructed along MN Highway 40 that connects Randall's Resort on Lac qui Parle Lake to the western edge of Milan. In 2002, the trail was resurfaced in part with a grant from the Department of Natural Resources. The trail is used by bikers, walkers and joggers.

The Milan Beach Trail is one small part of a much larger proposed trail system that would run throughout the region. The Minnesota River Trail has been designated as a State Trail, however only three segments have been built in the region—the segment in Milan, a segment to the northwest in Ortonville and a segment southeast from Montevideo to Wegdahl. Currently an Appleton group has secured funding from the DNR to build another segment connecting Appleton to the Minnesota River, but a final route is yet to be determined. The Minnesota River Trail Plan, produced by the MN DNR, Division of Trails and Waterways lists potential trail alignments, but those are preliminary. In general the trail would follow the Minnesota River and have off chutes that would connect nearby communities to the regional trail.

Milan Community Center – The Gymnasium provides open gym, and a space for recreation.

Milan Wildlife Management Area - The Milan Wildlife Management Area (WMA) is partially located within Milan's corporate limits (see Map 3.2). The Milan WMA is open to public hunting and other appropriate wildlife recreation such as bird watching and hiking.

Energy

In the city of Milan, most homes are heated with **fuel oil, propane, and electricity**. There are a few homes as well as the Kviteseid Church that are using geothermal for heating and cooling.

Electricity is provided by Ottertail power, which uses coal, wind and hydropower generate electricity.

Propane and Fuel Oil is provided by outside contractors such as Hutt Oil, Aschmans, Dooleys, Lakes Gas, Glacial Plains and Cenex, .

GreenStep City

In 2012, the city of Milan completed its work to become a **GreenStep City**. Minnesota GreenStep Cities is a voluntary challenge, assistance and recognition program to help cities achieve their sustainability and quality-of-life goals. This free continuous improvement program, managed by a public-private partnership, is based upon 28 best practices. Each best practice can be implemented by completing one or more actions at a 1, 2 or 3-star level, from a list of four to eight actions. These actions are tailored to all Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation.

Benefits of a GreenStep City:

- Resilient community
- Efficient use of resources
- Healthier environments
- Active community members

There are also other benefits of being a GreenStep City. It is something Milan can use in marketing to demonstrate leadership and promote Milan as a proactive city. Grants will likely be available in the future that will enable Milan to reach some of its goals.

Sustainable Energy Utility

The Milan Sustainable Energy Utility (SEU) was developed to expand energy conservation resources available to the Greater Milan Community. Led by a board of local business leaders, residents, an energy expert, the Milan SEU conducts outreach and educational campaigns, has implemented energy efficient upgrades, and serves as a model for other small towns across the State. Milan SEU operates under the Greater Milan Initiative. Their vision is to find a way to utilize renewable energy to power the Milan Community Center in the old Milan School Building. They are currently working on a comprehensive energy plan for the city. The Milan SEU is a 2011 Minnesota Environmental Initiative Winner.

Minnesota B3 Benchmarking

B3 Benchmarking was completed for the city of Milan in 2012. This is an on-going project.

The B3 Energy Benchmarking system is a tool that provides the ability to manage existing buildings energy consumption using monthly utility billing information and some basic facility data about the public buildings. Simple reports are generated that can tell the following:

- Consuming more or less energy than expected – the Benchmark view
- Consuming more or less energy than in a previous year – the Baseline views

Knowing which building sites use more energy than expected identifies which buildings are cost-effective candidates for energy retro-commissioning or retrofit projects.

The State of Minnesota launched a new technical and financial assistance program called PBEEEP (Public Building Enhanced Energy Efficiency Program) in early 2010. The program targets existing public buildings owned by State agencies, cities, counties, townships, and public school districts within the State. ***The Program will require data to be up-to-date in the B3 Energy Benchmarking system as part of the project qualification and prioritization process, and on-going monitoring and verification activities.***

B3 Benchmarking Reports work best if you enter the three most recent years of bills for each meter. If billing data is kept current in B3 Benchmarking, you will be able to track and manage your building's energy use on an ongoing basis.

Telecommunication Networks

The City of Milan currently has the following communication providers:

- Telephone provided by Federated Telephone Cooperative
- Cable Television provided by Federated Telephone Cooperative and MVTV Wireless
- Internet services/broadband Federated Telephone Cooperative and MVTV Wireless

Federated Telephone Cooperative highlights:

- All fiber
- HSD (High Speed Data) type
- speeds up to 20 Mbps Symmetrical

MVTV Wireless highlights:

- Residences receive up to 2.5 Mbps and business have the option of up to 3 Mbps.

Businesses and internet users love Milan because…

Federated Telephone has invested in Milan by installing fiber connection to the entire city. Some of the advantages of this service include:

- ✓ Fiber is the fastest and most advanced technology available today. Fiber is faster and more reliable than a cable or copper connection
- ✓ Symmetrical means the download is the same speed as the upload speed. This is good for businesses and people who are creating websites, doing off-site backups or adding information to the internet, not just using it.
- ✓ There is a fiber connection direct to each facility. Businesses get their own connection and do not need to share bandwidth. (Cable connections may be faster, but it is typically shared and the speed is fast for the download).
- ✓ The same reliability is present for phone and television.
- ✓ Anti spam and anti virus software is included.

Public Buildings/Developments

Milan Fire Hall - The Milan Fire Hall houses the fire equipment, City clerk's office, First Responder's supplies and vehicle, Chippewa County Sheriff's office, and the maintenance and water superintendent office and supplies. The building was built in 1993 and is located on 244 Main Street.

This building is used for the City Council and fire department meetings as well as training, and the community room is available to the public. The community room seats 50 people.

"Anderson Building" - The Anderson building burned down and was replaced in 1995. The building is currently owned by Twin River Technology.

Milan Dump Site - the City maintains a dump site for compost material at the south edge of the City.

Vacant Lots - There are several vacant lots that are owned by the City. Non are currently for sale.

Non-City Owned Community Buildings

School facilities: The elementary students are bused to Appleton and the junior high and high school students are housed in the Lac qui Parle Valley School built in 1990, located nine miles west of the City.

The school building in Milan, built in 1915, is now the Milan Community Center. It is owned by a member-owned non-profit called Greater Milan Initiative (GMI), and currently houses a fitness center, a certified kitchen with dining room space, gymnasium, Full Circle Thrift Store, and various artist studios. The Milan Community Center has rental space available to the public. The dining room has capacity for 100 people, the gymnasium has a capacity of 400+ people. The gymnasium is often used for open gym, and other special events. In 2012, community forums were held to discuss what else the building could be used for. The themes included child care, recreation and education.

Church: The Kviteseid Lutheran Church was constructed in 1957.

CHAPTER FOUR: Current and Emerging Issues

A key element to a comprehensive plan is to address the current and emerging issues of the community. The issues facing a City and the surrounding area now, and in the future, will largely dictate the development that will occur and the planning efforts that will need to take place. The purpose of Chapter Four is to take an inventory of the current and emerging issues in Milan. This inventory of issues is not intended to remain constant for the next 20 years. Some of these issues may become lower in priority as planning measures are taken by the City to address them.

A public meeting was held in Milan on February 7, 2013 in an effort to gather a list of current and emerging issues and concerns from local officials and residents. An online survey was available to those who could not attend the meeting. A meeting was also held with the Micronesian community for additional input. Information was also gathered by having conversations with community leaders.

The issues discussed during the planning process and the public meetings have been grouped by the following categories: Resident Participation, Intergovernmental and Community Cooperation, Economic Development, Conservation of Resources, Livable Community Design, Housing, Transportation, Land Use, Public Investments, Public Education and Sustainable Development.

Resident Participation

Dynamics in Milan's population have changed dramatically in the past 10 – 20 years. The population was both declining and aging in the 1990s until the immigration of the Micronesian population.

Currently the culture of Milan is changing for two reasons. One is that the Micronesian community is now about half the town's population, and they have immigrated directly from their island Romanum, Micronesia. They participate in many events created for their families, such as Sunday afternoon volleyball in the gym or gatherings in the park.

- New challenges with differences in language and culture.
- Want more participation from rural residents.
- Need more participation in general, including Micronesian community.
- Work to be an inclusive community
- Need new volunteers
- Need more community building activities; perhaps a "turn off your TV and iPad and have a city fun night".
- Need new volunteers to have ownership of activities; may require doing things in new ways and making volunteerism more inviting to new people.
- Address voting laws in Milan.

The other reason for a changing culture is something that is happening in many of the small towns across Minnesota, and especially in rural areas. The long-time residents of Milan are aging. The priorities of the younger generation is different from what was important 10-20 years ago. There is less participation from the younger generation. This may be because 1) there are fewer in their age group, 2) many are working out of the town or 3) most

households have two people working out of the home. It also may be a result of different values and ideas of how they want to spend their time.

What is important is how this changing culture affects the volunteer base. So much of what happens in Milan happens because of the volunteers willing to make it happen. This includes the church groups, firefighters, first responders, and event planners. If the group of people who continue working toward this diminishes (which it has), this in turn creates more work for each individual. Those people become overtasked and overwhelmed.

The Micronesian community got involved in this year's city-wide clean-up. They also held a community potluck in the Spring of 2013 to introduce Micronesian food and culture to Milan. This helps reach between the two cultures of the long-time Milan residents and the Micronesian community.

The group ANACH has formed to promote local food production through community development and support. The word "Anach" in the Chuukese (Micronesian) language means both "Our Food" and "Our Path."

Intergovernmental and Community Cooperation

The citizens of Milan are also working and volunteering at a regional level. There are many groups working towards making the region's communities a better place. Making sure all groups know what the other is doing and cooperating whenever possible creates an environment of good planning for all the communities involved. Working together also can result in more influence when working with bigger organizations.

- Consider strategies where information can be delivered in two languages. Work with the Micronesian Community on this.
- Efforts are needed to continue to keep a voice in county politics.
- Create a new resident handbook with simplified plain language. Consider a list from the ordinances with a top ten most important ordinances for every resident.

Economic Development

The citizens of Milan are looking at ways to boost the economic base. The City needs to keep in mind its population base to make decision about economic opportunities. Unlike many surrounding communities, the population is growing and includes young people. Economic opportunities with the Micronesian population as a major part of the workforce may exist.

The City should also look to their overall vision to ensure that the economic growth is compatible with the long term health of the community. This type of planning will not only prevent undesirable development, but may also foster the creative answer that a small town needs for an economic boost.

A public meeting exercise helped identify some of the most important aspects of Milan's vision statement:

- Encourage small businesses and enterprises.
- Build and strengthen current businesses.
- Welcome new businesses.
- Utilize and market the existing economic development tools (Revolving Loan Fund, TIF districts).
- Promote facilities such as state of the art internet service and the two major highways.
- Promote city website.
- Work to attract young families and entrepreneurs.

- Rural, small town atmosphere
- The Milan Village Arts School as a regional and statewide hub
- Integrated diversity
- State of the art internet service
- Niche markets and innovative venues

Conservation of Resources

Natural areas and open spaces provide a wide range of benefits for everyone to enjoy. Some of these benefits include enhanced property values, improved aesthetics, water quality protection, habitat for animals, improved biological diversity and recreation and tourism opportunities. These benefits are often what people look for in a place to live.

One primary environmental resource for Milan is Lac qui Parle Lake and Wildlife Management Area (see Chapter Two). The City should work with the DNR, Kragero Township, Chippewa County and other interested parties in protecting this valuable resource. It is also a resource to the city as people use those areas for recreation and will need services such as food and lodging.

Open space areas are important especially to the family – oriented population and younger population. Trails, sidewalks and parks are important to preserve and maintain. Recreation is important to a community to maintain a healthy and desirable atmosphere.

The Micronesian community uses the parks to a much larger degree and have a large wish list for additions and improvements to recreation and open spaces. This list may seem challenging to accomplish, but perhaps there are creative fundraising and maintenance plans that could be pursued:

- Electricity and bathrooms in parks
- Basketball and volleyball courts (paved)
- Swimming Pool
- More and bigger parks

- Keep bike trail clean – address the issue of farm equipment driving on it.
- Keep bike trail fixed and maintained and encourage new trails that connect to the bike trail.
- Parks users need to maintain and upkeep parks.
- Plant trees as needed.
- Add recreational areas such as a baseball field, basketball court, bigger playground, etc.
- Consider improvements to the Milan beach.
- Maintain and utilize the Milan Gym.

The Milan Sustainable Energy Utility (SEU) is working towards energy conservation and will have recommendations as they continue to gather information.

Livable Community Design

Demographics play a big part in assessing the livable community. Although the population is growing and getting younger, there is a significant aging population in Milan.

Additionally, much of the population works out of town and therefore shop out of town. In younger families, it is typical that both parents work and require some sort of daycare.

These population factors affect the volunteer efforts, the church attendees and ability for businesses to thrive.

Some livable aspects of Milan that need to be maintained:

- Grocery store that offers a variety of healthy foods.
- Satellite clinic in Milan.
- Walkable and bike able community with sidewalks and safe streets.

- Daycare facilities (Micronesian community identified this as a high priority).
- Address the community within the community.
- Address the lack of new volunteers.
- More jobs available in town.
- More jobs for young people.
- More stores with a great variety of products available.
- More conveniences: Laundromat, stores with a larger variety of items, chiropractor, movie theatre, gas station.
- Additional healthy food options.
- Food options for seniors (“meals on wheels”).
- Senior Citizen Center.
- Make sure all buildings in Milan are accessible.
- Community garden.
- Encourage use of the fitness center.

- Clean air and water.
- Access to physical activity both recreational areas and fitness center.
- Safe and secure community.

Housing

Housing is a limiting factor in many of our small towns, and in Milan it has become a large factor. Currently, Milan is largely a bedroom community and could grow in population if additional quality housing was available.

There is a need for housing for the aging population in the form of senior housing or assisted living. This would prevent the elderly from moving out of town, thus reducing an important part of the population who create a need for a local grocery store, healthy church congregation and other local services.

There is also demand for additional quality rental housing. This is important for economic development efforts to have housing available for the workforce. The Micronesian community has additional families that would like to relocate to Milan where they will feel at home among other families from their island.

Lastly, there is a need to upgrade existing housing, in particular rental. A Small Cities Development Program Grant should be considered to address these needs, with an emphasis on rental housing. Any dilapidated homes should be removed. As a part of this application, additional fuel supplies could be considered to help with the heating and cooling of homes in Milan.

- Senior Housing.
- Improve housing stock.
- New housing stock.
- New rental housing stock.
- More variety of housing options.
- Provide incentives for upkeep of existing housing stock.
- Encourage home ownership. Offer education for how to own a home as well as best practices for maintaining a home.
- Work with programs that help homeowners decide whether to renovate or demolish a home.

A comprehensive housing study is needed to analyze the housing needs for all ages and income groups. The additional workforce in Milan is an opportunity to increase the quality housing stock.

Transportation

MN Highway 7/US 59 and MN Highway 40 link Milan to the major employment centers of the area. Continued upgrades and maintenance to these transportation corridors will make Milan more accessible and will greatly impact future growth in the community. Because the highways do not meet at a perpendicular angle, semi-trucks have a difficult time making the turn. Planning efforts should take this into consideration. It may be necessary to make the intersection easier for large trucks to maneuver.

Another important transportation issue is the growing need to provide transportation opportunities to seniors. As the overall population continues to age in rural Minnesota, there will be a greater demand to accommodate the mobility needs of the elderly.

- Better roads from the Metro area to Milan.
- Better maintenance of roads (stay involved in transportation issues through MnDOT).
- Create safe walkways and encourage walking vs. using motor vehicles.
- Ensure busing is available to other communities and is affordable.
- Better snow clearance in winter.
- Prairie 5 Rides more affordable and accessible.
- Rail used for human travel.
- Four-lane highway to the region.
- Bike racks in more locations.

Land Use

As the City of Milan evolves, decisions will need to be made to maximize the most efficient use of the City's current land without negatively impacting the natural environment and farm economy.

Zoning is effective in regulating the location of land uses. Through zoning, the City can encourage one type of use while discouraging another. Efforts should be made to look at zoning every five years to see if there are any updates that need to be made.

- Need to review current zoning and make changes as needed.
- Continue to recognize the importance of agriculture to the area and promote its continued viability.
- Limited land, but this is not an issue currently. No empty lots for sale.
- Keep downtown separate from housing.

Public Investments

A larger tax base as a result of a larger population helps to keep up with public investments. The water tower and water system was recently completely redone. This was an important investment in the community. The fiber-optic network is also in good shape, an investment by the local electric coop.

- Better cell phone coverage.
- Energy plan for the city (in progress).
- More energy efficient buildings.

There is currently an energy plan being created for the city of Milan to look at possible geothermal and biomass opportunities. There may be potential for the City to look at some good investments that will save money in the long run.

There have been other public investment ideas that would take some creative fundraising such as a community pool, paved basketball and volleyball court, and to add to existing parks restrooms and electricity.

Public Education

Milan's public school closed for good in 2007. Milan is part of the Lac qui Parle School District, with an open enrollment agreement with area schools.

In addition to the high quality education offered by the Lac qui Parle School District, the City also has access to programs offered by Community Education and the Milan Village Arts School. The state of the art Internet service also provides additional education services as needed.

- A daycare and preschool program.
- College accredited courses at the Milan Village Arts School.
- Home Economics and food safety courses.
- Computer courses at the library and GMI Community Center.
- After school programs for children.
- Offer education on home budgeting, home upkeep and bike maintenance.
- Charter school in the old Milan School building (Milan Community Center).
- A GED program for those who are not graduating from high school.

Sustainable Development

The community should continue to provide a better quality of life without sacrificing its natural and cultural resources. Planning activities should take into account the short and long-term impacts they will create within the City and surrounding areas. This means finding a balance that allows new development while protecting natural resources and the City's identity.

Milan has a strong identity with its Norwegian history and stories. It also has a strong Micronesian culture, which is relatively new, but has a strong presence in Milan. The stories of these cultures should be enhanced and promoted as they provide a good base for quality of life. These aspects of Milan create a rich atmosphere that adds to the allure of the community.

- Preserve community character.
- Promote informed decision-making.
- Consider the needs of young people.
- Consider the needs of the elderly. Accessibility issues.
- More social interaction in the community.
- Long-time residents need to learn more about Micronesian residents.
- Encourage a more diverse fire department and first responder team by asking the Micronesian community members to join.

CHAPTER FIVE: Goals, Objectives and Policies

This section of the Comprehensive Plan establishes the City of Milan's goals, objectives and policies. Those responsible for Milan's future will use them to help make land use and planning decisions. The goals have been organized into 11 topic areas [5]. The 11 goals are used as a framework for the objectives and policies which, in turn, provide specific information on what values and issues are important to Milan's residents. More importantly, the objectives and policies clearly identify how decisions should be made by Milan's officials on a day-to-day basis.

The following three terms need defining or clarification of purpose:

Goal: This is an idealistic statement intended to be attained at some undetermined future date. Goals are purposely general in nature.

Objective: Objectives are action-oriented and can be measured (i.e., if a date, dollar amount, etc. is included). Objective statements always begin with an action verb. There may be more than one objective for a goal.

Policy: These are statements which support the action of the objective. The statements are recommendations qualified by the word "should". Policy statements can be converted into action work plans.

Community-Based Planning Goals

The goal subject is herein listed and will be listed in its entirety in its respective section:

Goal One - Citizen Participation
Goal Two - Cooperation
Goal Three - Economic Development
Goal Four - Conservation of Resources
Goal Five - Livable Community Design
Goal Six - Housing
Goal Seven - Transportation
Goal Eight - Land Use Planning
Goal Nine - Public Investment
Goal Ten - Public Education
Goal Eleven - Sustainable Development

[5] These 11 areas are the same ones established by the Community-Based Planning Act, which was passed by the State of Minnesota in 1997.

Goal One: Resident Participation

To develop a planning process with broad resident participation to benefit from the insights, knowledge and support of local residents.

Objective A: Use a planning commission to advise the governing body on issues of growth and development.

Policy 1: Planning commission members should have a wide variety of experiences and should represent a geographical balance of the City.

Policy 2: Planning commission should consist of the City Council members with up to three volunteers.

Objective B: Keep the public advised of important planning issues and events.

Policy 1: Agendas, minutes and special meetings should be sent to the media and posted on the city website.

Policy 2: Newspaper articles should be published that explain the nature and consequences of each important planning issue.

Policy 3: The City should consider implementing a system that will translate important information into Chuukesse.

Objective C: Appoint special task forces to address specific problems, issues and opportunities as they arise.

Policy 1: Task force members should be selected based on expertise, credibility and their ability to be objective.

Policy 2: Task forces should be given specific tasks with clear expectations and time limits.

Goal Two: Cooperation

To promote cooperation among townships, cities, the school district, Chippewa County and the Region to work toward the most efficient, planned and cost-effective delivery of government services.

Objective A: Meet on a regular basis with adjacent units of government.

Policy 1: Meetings should be held as needed with all affected levels of government to discuss important planning issues and to determine what opportunities exist to solve issues.

Policy 2: The City, community education and community non-profit organizations should work cooperatively in addressing planning issues associated with educational needs in the community.

Policy 3: Ordinances should be consistently applied between neighboring units of government.

Goal Three: Economic Development

To create economic development strategies and provide economic opportunities throughout the City that will achieve a balanced distribution of growth.

Objective A: Support and encourage the expansion of existing businesses.

Policy 1: An inventory of existing businesses should be created and periodically updated.

Policy 2: The City should work cooperatively with local businesses to identify current and future needs.

Policy 3: Business assistance in the form of loans, grants, networking and mentoring should be given to new and existing businesses.

Policy 4: Marketing strategies should be used to promote the use of goods and services currently produced or provided in the City.

Policy 5: Redevelopment and renovation of existing commercial and industrial structures and the downtown area should take priority over creating new developments.

Policy 6: Agricultural activities in the area should be considered an existing industry that is important to the City and efforts should be made to promote and maintain agri-businesses and agricultural product processing facilities.

Objective B: Develop a diversified base of businesses and industries to insulate the City's economy from changing markets and business cycles.

Policy 1: A diversified tax base offering a large number and wide variety of employment opportunities at different education and skill levels should be promoted.

Policy 2: Attempts should be made to attract business and industry that would complement the services and products produced by existing businesses.

Policy 3: Recruitment of new business and industry should take into consideration the size, type, wage, jobs, utility demand and compatibility with existing land use, natural resources and the City's identity.

Policy 4: Efforts should be made to attract new industrial and commercial businesses that pay a livable wage.

Policy 5: The City should actively seek new retail businesses, entertainment facilities and restaurants to strengthen the retail area and to improve the marketing ability of the City.

Objective C: Help develop and improve the human and natural resources of the City.

Policy 1: Efforts should be made to promote the post-college return of area youth.

Policy 2: Employment opportunities should be created that encourage the City's residents to work locally rather than commute.

Policy 3: The City and private enterprise should work together to achieve and retain a skilled and highly trained labor force.

Policy 4: Planning should occur to protect agricultural lands as a natural and economic resource.

Policy 5: Efforts should be made to achieve the maximum use of recreational opportunities and to maintain natural corridors.

Objective D: Promote a favorable image of the City as a place to develop business and industry.

Policy 1: Networking and partnerships should occur among county, regional and State economic development agencies.

Policy 2: The City should utilize the City's economic development authority whose goal is to support and coordinate economic growth in the community.

Policy 3: Financing tools such as tax increment financing, tax abatement, revolving loan funds and State and Federal programs should be offered to businesses.

Policy 4: The City should use its website as a marketing tool to promote economic development.

Policy 5: The City should maintain an updated community profile and promotional brochure which can be used to encourage new growth and development.

Policy 6: Land for industrial development should be identified and plans for making the land available to new or expanding industries should be made.

Policy 7: The City should promote the state of the art internet service and technology for those living in and around Milan.

Goal Four: Conservation of Resources

To protect, preserve and enhance resources, including prime agricultural land, wooded areas, wetlands, recreational areas, scenic areas and significant historic and archaeological sites.

Objective A: Implement activities focused on protecting the natural environment.

Policy 1: The City should provide educational information to residents on a variety of environmental issues and conservation strategies.

Policy 2: The City should work cooperatively with Kragero Township and the DNR in an attempt to preserve the natural environment throughout the area.

Policy 3: The City should plant trees and shrubs that will provide living windbreaks.

Objective B: Create and support reasonable regulations that adequately protect the quantity and quality of surface and ground water.

Policy 1: Development should not be encouraged near wetlands, flood plains and areas with high water tables.

Policy 2: Milan should meet periodically with the Minnesota River Headwaters and Chippewa River Watershed District boards to discuss issues and management plans associated with each watershed.

Policy 3: The City should stay involved in discussions of development and recreation activities relating to the Milan Beach Trail, the Lac qui Parle Lake and Wildlife Management Area and other area natural resources.

Policy 4: The City should pursue a water conservation plan that would reduce monthly household utility bills and would effectively prolong City sewer and water expansion.

Policy 5: Wastewater treatment facilities should have sufficient reserve capacity to adequately treat domestic and industrial waste.

Policy 6: Point and non-pollution sources should be identified and abated.

Policy 7: The City should continue to implement and update their City water plan as recommended.

Policy 8: When new development within the City occurs, stormwater systems should be designed to handle stormwater on site if possible.

Objective C: Support providing open space and recreational opportunities.

Policy 1: Open space and recreational facilities should be periodically evaluated, maintained and enhanced.

Policy 2: An examination of potential development of additional recreational opportunities for every season should be made periodically.

Policy 3: Bike and walking paths should be developed and/or enhanced for both transportation and recreational purposes.

Policy 4: The City should work with the DNR, the Upper MN Valley Regional Development Commission and other groups to obtaining grants for parks, trails and recreational sites.

Policy 5: The City should encourage the collaboration between private and non-profit groups to increase the recreation activities in Milan.

Objective D: Encourage the use of existing energy conservation technology and renewable energy resources for existing and proposed buildings.

Policy 1: All renewable energy sources should be identified and explored.

Policy 2: The development of energy efficient settlement patterns in land use plans and related ordinances should be practiced.

Policy 3: New building construction should be encouraged to exceed the minimum standards set forth in modern building codes.

Goal Five: Livable Community Design

To strengthen the City by integrating all income and age groups, mixed land uses and compact development, affordable and life-cycle housing, green spaces, bicycle and pedestrian ways and enhanced aesthetics and beauty in public spaces.

Objective A: Support strategies to create spaces that are functional for all residents.

Policy 1: Public spaces should accommodate the needs of people in all age and income groups.

Policy 2: Street design should accommodate both pedestrian and vehicular needs to ensure a walkable and bike friendly community.

Policy 3: Public spaces should be enhanced with things such as public art to improve the aesthetics of business and industrial areas.

Policy 4: Parks, open space and recreation facilities should be maintained and developed to enhance green spaces and livability.

Objective B: Adopt strategies to help ensure the downtown is an attractive and comfortable place for City residents and visitors.

Policy 1: Signs, landscaping, banners, lighting and architectural elements should be used to enhance the appeal of the downtown area.

Policy 2: Design guidelines should be adopted that encourage development and redevelopment to follow a common design theme and add to the beauty and historic character of the downtown areas.

Objective C: Support strategies that focus on the many facets that make Milan a livable community.

Policy 1: Long- and short-term impacts to the environment and community should be addressed.

Policy 2: The community vision statement and community characteristics should be considered when making planning decisions.

Policy 3: Services such as "Meals on Wheels" and other important programs for the elderly should be considered.

Goal Six: Housing

To provide and preserve an adequate supply of affordable and life-cycle housing throughout Milan.

Objective A: Establish and assure an adequate and affordable housing supply that provides a convenient, safe and aesthetically appealing living environment for all Milan's residents.

Policy 1: An adequate supply of housing in a wide range of prices, types and locations, including assisted living, should be encouraged.

Policy 2: A periodic study should be completed that analyzes the City's housing supply and future needs.

Policy 3: Efforts should be made to close the value gap between the cost of housing construction and rehabilitation in comparison to the market value of dwellings.

Policy 4: The character of residential neighborhoods should be preserved.

Policy 5: The City should develop a list of available lots for housing so that developers and potential home builders can easily learn what is available.

Policy 6: Housing developments should be constructed so they are compatible with existing land use.

Policy 7: The Federal and State housing agencies should be consulted periodically on housing programs.

Policy 8: Zoning and subdivision ordinances and building code regulations should be consistently enforced and updated as needed.

Policy 9: The City should update and enforce its manufactured home ordinance to help ensure higher quality housing conditions.

Policy 10: Nuisances on residential property should be abated.

Policy 11: Housing developments should not alter environmentally sensitive areas.

Objective B: Establish greater cooperation between the public and private sector.

Policy 1: The private sector should be given both the flexibility and the support necessary to provide a wide range of housing.

Policy 2: An adequate supply of suitable land appropriately zoned for residential development should be made available.

Policy 3: Existing public facilities and services should be used to guide development.

Policy 4: New approaches for development should be encouraged by incorporating them into subdivisions and other land use regulations.

Policy 5: Multiple family and cluster development should be encouraged.

Objective C: Encourage preservation and rehabilitation of existing housing stock.

Policy 1: Property assessment and taxation policies should be designed to minimize negative effects on rehabilitation efforts.

Policy 2: The improvement and maintenance of existing housing should take priority over encouraging new housing development.

Policy 3: Milan should be actively involved in rehabilitation, code enforcement and public investment programs in older housing.

Policy 4: Milan should consider an application to the Small Cities Development Program to help homeowners invest in older housing units within the city.

Goal Seven: Transportation

To provide for and protect the public's interest and investment in the transportation system and Right of Way (ROW) by encouraging the development of a balanced, affordable, efficient and equitable transportation network.

Objective A: Support a publicly and privately available and balanced transportation system that encompasses highway, sidewalks/trails, street and rail systems which economically move people and products.

Policy 1: The planning and implementation of the transportation system should meet the City's economic and social needs.

Policy 2: Accessibility should be improved through the construction or improvement of key links in the roadway, bikeway & pedestrian systems.

Policy 3: Public transportation should be promoted and supported.

Policy 4: The needs of the elderly and handicapped should be of primary consideration in transportation planning and supported.

Objective B: Encourage the construction and maintenance of a highway and street system capable of providing for the safe, convenient and economical movement of people and commodities.

Policy 1: Programs or projects with the potential for reducing damage to highways and streets caused by frequent heavy loads should be encouraged and supported while providing efficient access for agriculture equipment and heavy commercial vehicles.

Policy 2: Highway and street improvements should include consideration for sidewalks, lighting and beautification.

Policy 3: Safety improvements, including appropriate signing at the intersection of Minnesota Highway 7/U.S. Highway 59 and Minnesota Highway 40, should be made in anticipation of problems rather than in reaction to them.

Policy 4: Milan should work with all road authorities such as MnDOT, Chippewa County, and townships to maintain and improve the road network in and around Milan to increase safety and efficiency.

Policy 5: Land use guidelines, zoning ordinances and subdivision ordinances should be amended to include access management standards for sight distance, spacing of curb cuts and geometric design for entrance ways and driveways.

Objective C: Support the maintenance and improvement of a railroad system capable of supporting the safe, convenient, economical and timely movement of commodities.

Policy 1: Safety improvements should be supported at railroad crossings where the improvements are warranted.

Policy 2: The City should work with Twin Cities & Western Railroad Company (TC&W) to support the maintenance and improvements to the railroad system, encouraging the safe, convenient, economical and timely movement of commodities.

Objective D: Invest strategically in transportation infrastructure to enhance the vitality of the City.

Policy 1: Priority should be given to the preservation and maintenance of the existing transportation system.

Policy 2: Current and planned right-of-ways for transportation system improvements should be identified and preserved.

Policy 3: The City should stay involved in all regional transportation planning issues by working with area townships, cities, Chippewa County, the Upper Minnesota Valley Regional Development Commission and MnDOT to plan for an orderly transportation system.

Policy 4: Transportation services should be developed that are consistent with local land use plans as well as with other development plans.

Policy 5: A transportation system should be provided that encourages employment growth and economic productivity, and fosters economic competitiveness.

Policy 6: Creative public and private partnerships in transportation investments should be encouraged.

Objective E: Develop a financially responsible transportation plan that best allocates available resources.

Policy 1: A roadway management system should be created, with a consistently updated comprehensive inventory of highways, streets, alleys and bridges to assist in the prioritization of projects.

Policy 2: A multi-year road improvement plan should be created as part of a capital improvement program to include maintenance, safety upgrading, paving and reconstruction work prioritized by year, along with costs and methods of financing.

Policy 3: Traffic generation characteristics of proposed land uses should be analyzed to ensure that the carrying capacity of nearby roads are not exceeded.

Policy 4: The location of commercial and industrial development should be encouraged in areas that will avoid through-traffic in residential areas.

Goal Eight: Land Use Planning

To establish a community-based framework as a basis for all decisions and actions related to land use.

Objective A: Encourage and plan for a balanced and harmonious use of land consistent with natural features and socio-economic factors.

Policy 1: Efficient and orderly municipal growth and development should be encouraged.

Policy 2: Evaluating the need for establishing urban growth boundaries should be done periodically by the City and Kragero Township.

Policy 3: Orderly Annexation, if needed, should be done in conformance with current and future land use plans.

Policy 4: Chippewa County, the Minnesota Pollution Control Agency, the Department of Natural Resources, Minnesota Department of Transportation and other affected agencies and departments should be consulted on important land use issues.

Policy 5: Ordinances that regulate land use should be enforced.

Policy 6: Regulations for nuisances and pollutants should be closely monitored and enforced in an effort to provide for a safe and healthy living environment for all residents.

Policy 7: Commercial and industrial growth should occur near existing commercial and industrial areas and should occur where sewer, water and other municipal services are available or soon will be available.

Policy 8: Strong consideration should be given to redeveloping and intensifying the use of developed areas, especially as related to commercial and industrial growth.

Policy 9: Multiple family and cluster development should be encouraged.

Policy 10: Create and update a comprehensive and accurate Geographic Information System (GIS) database for Milan to assist in land use decisions.

Objective B: Support the acquisition and preservation of wetland areas and natural corridors to be preserved for ground water recharge, surface water conservation, recreation and wildlife.

Policy 1: Wetland and natural area acquisition should occur in response to a demonstrated need and as a part of a complete natural resource management effort which considers water conservation, recreation and preservation of wildlife habitat.

Policy 2: Increased emphasis should be placed upon the preservation of already acquired areas.

Objective C: Promote preservation of land and structures that possess scenic, historic or archaeological features.

Policy 1: The acquisition and development of sites which are important to Milan's history should be encouraged.

Policy 2: The Historical Society should be consulted on important planning issues to ensure that areas with historical significance are preserved.

Goal Nine: Public Investments

To account for the full environmental, social and economic costs of new development and plan the funding mechanisms necessary to cover the costs.

Objective A: Provide basic infrastructure and services to as many of the residents of the City as possible without creating any substantial economic or environmental problems.

Policy 1: The condition and capacity of the sanitary sewer, storm sewer, water supply, water treatment facilities, telecommunication services and local roads and streets should be analyzed at least once every two years to determine public investment needs.

Policy 2: Those areas of the City exhibiting the greatest potential for growth and economic development should be serviced with sewer and water.

Policy 3: The City should provide or make available quality and efficient law enforcement, ambulance and fire protection to all residents.

Policy 4: The City should support upgrading and extending telecommunication services throughout Milan in order to maintain its competitive stance for social and economic development.

Policy 5: Recreation and open spaces should be easily accessible to all residents in the City.

Objective B: Conduct capital improvements programming and budgeting to achieve desired types and levels of public facilities and services.

Policy 1: Plans for proposed new, upgraded or expanded services and facilities should be coordinated with applicable units of government and agencies.

Policy 2: A capital improvements plan analyzing short- and long-term should be developed and updated annually.

Goal Ten: Public Education

To support research and public education based on Milan's capacity to accommodate growth.

Objective A: Communicate and plan with the school district on the educational needs of the area.

Policy 1: The City and school district should cooperatively plan for the best location educational facilities and services in Milan and in the region.

Objective B: Develop and maintain a community educational program that meets the educational and recreational desires and needs of the various age and socio-economic population categories and employer groups of the area.

Policy 1: Community and economic development needs should interface with the conventional education programs and resources available in the area for both children and adults.

Policy 2: Educational resources should meet regional employer needs.

Policy 3: Educational resources should be made available to all age groups and cost effectively serve the social, cultural, civic and recreational needs of the City.

Goal Eleven: Sustainable Development

To provide a better quality of life for all residents while maintaining nature's ability to function over time.

Objective A: Promote orderly growth and provide for basic facilities and services useful in promoting or maintaining the economic viability necessary for population growth.

Policy 1: The City should produce an annual report showing updated demographic characteristics, statistical trends and population/household projections.

Policy 2: The City should periodically analyze the educational, economic, cultural, housing, social, recreation, retail, health, transportation, employment and similar needs and desires of the population of its service area in order to remain competitive and prevent population loss.

Objective B: Implement and support programs that provide a better quality of life for residents.

Policy 1: The City should continue to support and enhance the health care facilities in the community.

Policy 2: The City should assist in providing County and State services to the citizens of Milan.

Policy 3: The City should support the local arts groups.

Policy 4: The City should support local festivals and other cultural events.

Policy 5: The City should support the non-profit community center.

Objective C: Promote maintenance, conservation and recycling versus replacement.

Policy 1: Recycling programs should be encouraged and supported.

Policy 2: Buildings should be rehabilitated and made more energy efficient whenever feasible.

Policy 3: A water conservation plan should be developed for the City.

Policy 4: Energy conservation programs should be made available to all residents in the City.

CHAPTER SIX - Implementation

This Chapter describes what key components are needed to properly implement the Comprehensive Plan. The primary feature is Milan's Future Land Use Map, which establishes a guide for future growth and development. In addition, this Chapter describes what other "tools" should be used to ensure that Milan develops in a way that is compatible with the direction outlined in the Goals, Objectives and Policies (Chapter Five). Finally, a section on "updating the Plan" is included to clarify how this Plan can be revised in the future as needed.

Milan's Future Land Use

The planning process discussed the need for identifying an urban growth boundary on Milan's future land use map. After analysis of population and household trends and vacant space currently available in the City, it was determined that Milan has sufficient land to accommodate anticipated growth for the next 20 years.

The predominant features of the Milan Future Land Use Map are the City's zoning districts and an aerial photograph of Milan and the surrounding area. The zoning districts in Figure 6.1 are the same as those identified in Chapter Three as it is anticipated that no significant land use change will occur. The aerial photograph provides a view of the road system and land uses adjacent to Milan.

Figure 6.1 also identifies potential key planning areas in Milan until approximately the year 2020. Each of these areas is identified with a red number on the map. An explanation of these numbered are as follows:

Priority Statement

This Comprehensive Plan shall not operate to unilaterally change or render ineffective any Milan Ordinance enacted prior to the date of this Plan, including without limitation the Zoning and Subdivision Ordinances. This Comprehensive Plan may be used to interpret the intent and objectives of prior ordinances. In all cases, there will be a rebuttable presumption that the provisions of this Comprehensive Plan and prior ordinances are consistent. In the event of inconsistencies, however, the provisions of the ordinance that were enacted prior to this Plan shall apply. Any inconsistencies in turn may be addressed once a specific ordinance is updated.

The Comprehensive Plan is a tool that can be used to guide the City in future decisions. The City Council will interpret each situation and may need to base decisions on circumstances. If these decisions do not correspond with the Comprehensive Plan, the City should amend the Plan.

Area 1 – Area 1 represents the downtown business district. Milan should encourage future retail and commercial growth in this area in an effort to maintain the character of this part of the City.

Area 2 – Area 2 is identified on Figure 6.1 as the land surrounding the intersection of Minnesota Highway 40 and Minnesota Highway 7/U.S. Highway 59. Much of the land in this area is vacant and zoned for industrial use. Easy access to the highways make this a likely location for any industrial development in Milan. It should be noted that several wetlands are identified in the Milan Wildlife Management Area (WMA) on Map 2.2, north and east of Highways 7 and 59. Coordination with the DNR should occur prior to any development of this area.

Area 3 – Area 3 represents the existing residential development. Residential land makes up a majority of Milan's current and anticipated future land use. A large portion of the land with existing infrastructure and zoned for residential use should be developed prior to the City developing additional land for residential development.

Area 4 – Area 4 in Figure 6.1 represents the trails, recreation and tourism activities in and around Milan.

The Milan Beach Trail currently provides a recreation connection along Highway 40 from Milan to Lac qui Parle Lake. Plans are being developed to establish a trail in the Minnesota River Valley that would connect to the Milan Beach Trail. Milan also has a snowmobile trail connected to the City Milan's close proximity (within three miles) to Lac qui Parle Lake and Wildlife Management Area also provides the City with several outdoor recreation assets that have significant economic potential for the City. Milan should continue to explore ways to use these resources to promote future development in the City.

This area also included the Milan Community Center which houses a gym that is available for the public to rent and a fitness center. This should be considered when planning recreation areas in Milan.

Area 5 – Area 5 represents the large amount of land zoned as agriculture within the City. This land is largely used for agriculture activities. Milan should encourage future development within its other zoning districts in an effort to promote orderly and efficient growth and prevent the loss of prime agriculture land. The large amount of vacant agriculture land currently in the City was one reason Milan did not establish an urban growth boundary.

The Future Land Use Map does not guarantee that Milan will exclusively grow only as identified on Figure 6.1 over the next 20 years. Any development that is proposed outside the current corporate

limits should be discussed cooperatively among Kragero Township, Chippewa County and Milan City officials. The City Council and/or Planning Commission will need to evaluate each future land use "opportunity" on a one-by-one basis. The primary reason for this is because opportunities and circumstances change from day to day, and what is considered to be the best decision for the City today may not be the same belief in the future. In short, the Future Land Use Map is meant to be a helpful tool that guides future land use decisions, but doesn't ruin opportunities that are perceived to be "good" for the community.

As stated above, Milan chose not to identify an urban growth boundary as it is believed the City will have enough land to support future growth. Should the need for additional land become apparent, cooperation among the City, Kragero Township and Chippewa County will be needed to address the issue.

Figure 6.1 Future Land Use Map

Upper Minnesota Valley
REGIONAL DEVELOPMENT COMMISSION
Helping Communities Prosper
323 W. Schlieman Ave. Appleton, MN 56208 320.289.1981 www.umvrdc.org

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Created January 2013 by the UMVRDC

Using the Comprehensive Plan

In addition to the Future Land Use Map, there are a number of tools the City can use to implement the Comprehensive Plan. This section provides a brief synopsis of the following planning tools: Zoning Ordinance, Subdivision Ordinance, Capital Improvements Plan, Orderly Annexation Plan and Economic Development Tools. Guidelines for implementation are provided for each tool. This Plan is designed to be a 20-year planning tool. Progress towards meeting the vision, goals, and policies will likely occur in increments or phases rather than all at once. Milan does not have the time or financial resources to address all of the goals in the short-term. As a result, the City should determine the timing of its implementation activities in phases.

Update the Plan	*Adopt the Plan*	*Implement the Plan*

The following section will outline the following steps to implement and use your Plan:

Step 1: Designate Review Committees
Step 2: Review the zoning ordinance
Step 3: Create an annual work plan.
Step 4: Add Work Plan details
Step 5: Utilize the implementations tools
Step 6: Create a procedure to review and update the Comp Plan.

Step 1: Designate Review Committees

City Plan Review

Annually the City Council, Planning Commission, EDA, and other city boards, committees, task forces, etc. should meet individually to specifically discuss issues and goals addressed in the Comprehensive Plan. Other things they should consider include: emerging issues; implementation progress; amendments suggested for the plan; and activities that should occur in the coming year, who should do them and when they should be completed. All comments should be forwarded to a review committee.

Form a Comprehensive Plan Review Committee

This committee should meet at least twice a year, more often if needed, to review the Plan and the Annual Work Plan. The city council should designate a staff person to lead the review committee process. City officials and appointed individuals could serve on this committee. Citizen input in the planning process is important. Since this is a comprehensive plan, the committee could also include department head officials or staff.

Step 2: Review the zoning ordinance

State law requires zoning and subdivision ordinances to be consistent with adopted Comprehensive Plans. Milan will need to review their zoning ordinances after the adoption of this plan and make any

necessary changes to ensure compliance. (see page 79). The City could also consider recodification at this time to ensure the zoning ordinances are current with the Minnesota Basic Code.

Step 3: Create an annual work plan.

To help start this process, a matrix with all the policies in this Comprehensive Plan will be created as an addendum.

Create time frames for implementation[6]

The comprehensive plan review committee should assess the Comprehensive Plan's goals and strategies along with other emerging issues in the City to develop a list of short-term, mid-term and long-term activities.

- **Short-term activities** that start within three years of the Plan's adoption
- **Mid-term activities** that begin three to ten years out
- **Long-term activities** that look ten years out and beyond

Prioritize

From this list, identify a list of priority projects and activities. Identify which activities are on-going activities and/or immediate in nature. Update this list of priority projects as activities occur and projects are completed. One way to go about identifying these activities is to determine what has been done, what has not been done, what has changed since the Plan was written and what should be added to the Plan.

- **Ongoing activities** that are already happening and will continue throughout the implementation and review processes.
- **Immediate activities** that begin with the adoption of the Plan and are typically completed, or significant progress has been made, within the first year.
- **Priority activities** are considered ***ongoing, immediate and short-term activities*** that should be given precedence.

Assignment of Responsibilities

Implementation activities should also include the party responsible for completing the activity, whether its city staff, the planning commission, another organization like the Upper Minnesota Valley Regional Development Commission or a private consultant or engineer.

[6] Source: Information for parts of this section was obtained from "Under Construction – Tools and Techniques for Local Planning" Minnesota Planning – June 2002.

Step 4: Add Work Plan details

Consider adding to the work plan details that will help accomplish each project.

Special Task Forces/Committees

Certain issues and activities may be controversial or technical and could require extra time and attention before the activity is completed. Creating special task forces or committees to address these issues and activities may prove beneficial, efficient and cost effective. The City may also choose to involve the public, other units of government, state and federal agencies, regional organizations and other key stakeholders in this process. Be inclusive. Include technical assistant professionals for their expertise and experience when needed. The City should work jointly with neighboring cities and townships as well as the county to avoid duplication and find cost-effective solutions.

Identify and Maintain Inventories

Annually take inventory of what is available in the City and in the communities and counties that are your neighbors. Evaluate how they could impact the strategy or activity you need to address. Be inclusive and detailed in the data you collect. Each year this task will get easier. Maintain a future land use map that reflects anticipated growth and land use change. Geographical Information Systems (GIS) capabilities can be a real asset here in creating a visual reference that can be layered to get the "bigger picture". It can assist in making future land use decisions, determine the need for changes or upgrades, and to facilitate cooperative efforts between potential partners.

Alternatives

Consider all your options – be creative, ask the experts, look at what others have done, and don't "reinvent the wheel". Learn from other's successes and failures and plan for the future. Make use of the current and projected demographics and census data. Consider the population's diverse needs (young, old, disabled, different ethnicity, incomes) remembering it is impossible to be everything to all. Coordinate your efforts and use other adopted plans and ordinances as reference points. Try to be comprehensive in your approach but realize that it is almost impossible to plan for everything. Be flexible.

Financial Implications

Determine what the activity will cost. Then determine how it can be paid for. Consider the current budget(s); cost sharing or joint ventures; user or dedication fees; funding programs; grants or loans; bonding referendums; donations or fund raising; public and private partners; taxes; and capital improvement.

Step 5: Utilize the implementations tools

The remainder of this chapter includes implementation tools to help Milan accomplish the goals and strategies in this plan. Review these implementation tools and identify the ones that Milan will use.

Step 6: Create a procedure to review and update the Comp Plan.

See page 88 for the tools available when determining how you will review and update this plan.

Zoning Ordinance

Zoning can be used to preserve and protect the public health, safety, morals and general welfare of a community by outlining a pattern for orderly development. Zoning ordinances can also be used to regulate the use of property, the height, width and size of buildings, lot sizes, setbacks, density standards, vacant space and other land use characteristics. The regulations must be uniform within a district, but may vary among each district. In each land use district, a city allows certain uses but can enforce a variety of conditions.

The process of determining how land should be zoned is critical to the growth and development of Milan. As new land becomes part of the City (and as the need to rezone to allow for consistent land use patterns occurs), a list of criteria should be used to help make consistent and well-planned land use decisions. The process of zoning new incorporated land or rezoning current property can be greatly improved through the use of specific criteria that specify which factors should be considered when evaluating proposed developments. The following list of criteria could be used to guide proposed zoning decisions until a formal criteria document is adopted. This list is only an example and should be modified or expanded to address specific issues and needs.

Example Zoning Criteria

- ✓ Is the proposed land use compatible with existing land uses in the area?
- ✓ What is the best use of this property now and in the future?
- ✓ Is the proposed zoning request a "spot zone?" A "spot zone" is any use given to a piece of property that is generally small in size and the use is incompatible with the zoning and land use of the surrounding area, particularly when the spot zone favors a particular land owner.
- ✓ Is the zoning request consistent with the basic goal of promoting the health, safety and welfare of local residents? Basic factors to consider include:
    - Traffic impact
    - Financial impact (to the city, county, neighboring township and landowners)
    - Agricultural impact (loss of agriculture land, proximity to feedlots, soils, etc.)
    - Availability and adequacy of water, sewer, snow plowing, police and fire, etc.
    - Environmental impact (shoreland, geology, soils, wildlife, wooded areas, vegetation, wetlands, slopes, drainage areas, ground water, surface water, etc.)
- ✓ Has there been a substantial change of conditions in the area of the proposed property to be zoned?
- ✓ Will the proposed zoning meet the needs of the affected stakeholders (City, neighboring township, county and landowners)?

Subdivision Ordinance

Minnesota Statutes give cities the authority to regulate the subdivision of land to protect the welfare of residents, promote orderly development, provide affordable housing and to allow for the provision of infrastructure and other public services. Subdivision ordinances can be used to regulate the size, location, grading and other land use issues when land under single ownership is divided into two or more lots.

A subdivision regulation should require consistency with the comprehensive plan and its implementation tools such as the capital improvements program, and environmental, natural resource, design and community character goals.

Conservation subdivision development is a concept that develops a piece of land by concentrating housing units together while leaving open space available for all to use. Pedestrian traffic and recreational areas are generally the primary themes found in these types of developments. This concept promotes the preservation of the natural environment, agricultural land and the character of the landscape. Conservation development can also minimize conflicts between residential growth and other land uses by buffering new growth from existing development.

Meeting Housing Needs with Planned Unit Developments

Planned unit developments allow the mixed development of uses previously separated into exclusive districts, provided that they are properly designed. A PUD permit will allow for smaller lots and narrower streets than traditional zoning. The result is often increased livability and efficiency. For housing developments, a PUD allows for a variety of housing types, such as rental townhomes, apartment buildings and single-family homes, as well as for retail and other services on the same site. Local governments increasingly are willing to view development proposals in terms of integrating rather than separating different uses.

Source: Building Better Neighborhoods: Creating Affordable Homes and Livable Communities, *Greater Minnesota Housing Fund, 2001.*

Conservation developments often require modifications in the design standards of traditional subdivision and zoning regulations. To accommodate these developments, strict compliance to minimum lot sizes, setback requirements and other regulations may be overlooked by the Planning Commission. Modifications can be granted to allow these development standards as long as the overall housing density of the entire subdivision meets the restrictions provided in the zoning and subdivision regulations. Figure 6.2 provides an example of how a conservation subdivision looks compared to traditional subdivisions.

Figure 6.2: Conservation Subdivision Example

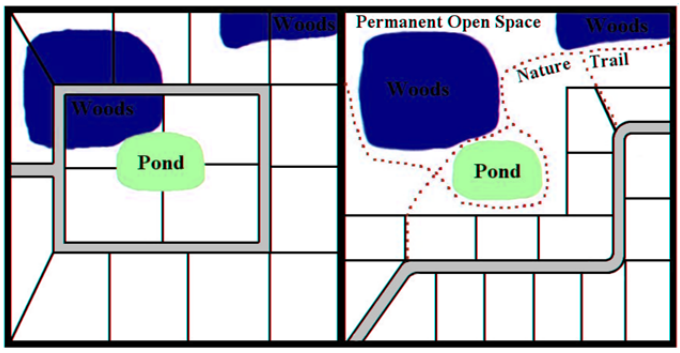

Figure A: Traditional
10 acre parcel
16 lots (average 24,000 sq. ft.)
No open space
4 lots with pond access

Figure B: Conservation Subdivision
10 acre parcel
16 lots (average 12,000 sq. ft.)
5 acres of open space
All lots have pond access

Capital Improvements Plan

A capital improvements plan is a comprehensive list of projects and facilities a city needs or will need to provide public services. A capital improvements plan lists improvements in order of priority and provides information on the proposed means of financing. These plans assist cities in planning for future financial commitments while avoiding the financial stress of paying for those projects on short notice.

Benefits of a Capital Improvements Plan

- Project and financial planning tool
- Keep citizens and city council updated on future needs
- Prioritize projects based on need
- Help reduce or level off the municipal tax rate
- Manages a city's debt in a way that avoids extreme financial changes and burdens
- Allows a city to be less reliant on long-term debt (bonding) and provides the ability to pay for a greater portion of projects as they occur
- Provides sufficient time for detailed and careful planning of anticipated projects
- Creates an organized plan for capital improvement projects to occur
- Coordinates projects from all the City's departments while eliminating the issue of who should get money, how much they should get and when they should receive it
- Helps create a financial reserve for emergencies and prevents a city from over borrowing money

Things to consider for a Capital Improvements Plan

1. The City should create and maintain a capital improvements plan that is consistent with the guidelines and future needs addressed in the Comprehensive Plan.

2. The City should maintain a capital improvements plan that anticipates the improvements needed for a five-year period. The capital improvements plan should be shortened or extended depending on the projects that are projected.

3. Capital budgeting should be the responsibility of the City Clerk/Treasurer of the City, with input coming from other City staff, the City Council, the Planning Commission, a Capital Improvements Committee and the City's accountant/auditor.

4. The capital improvements plan should be reviewed and updated annually with projects being added and/or deleted.

Orderly Annexation

As the population increases, it may become necessary to expand city services outside of the current municipal boundaries. To remain healthy, Milan must be allowed to grow. The benefits of annexation include that of protecting the environment and natural resources, providing a wider variety of housing and commercial options than what low-density, rural zoning can offer, fairly distributing the costs of urban services among all that benefit, providing urban services more efficiently and without costly duplication, and providing sound land use planning practices by using land resourcefully.

State Statutes allow three forms of annexation:

1) Automatic
    i) Annexation by Ordinance (MN Statute §414.033)
    ii) Ordered Service Extension (MN Statute §414.0335)
2) Negotiated
    i) Orderly Annexation (MN Statute §414.0325)
3) Contested
    i) Unincorporated Land, City/Township (MN Statute §414.031)
    ii) Concurrent Detachment, City/City (MN Statute §414.061)

Each of these procedures can be used, but only one may apply and be appropriate in any given situation at one time.

Things to consider when doing Orderly Annexations

- A high percentage of suitable land for development within Milan's corporate boundary should be developed before annexing new land into the City. This should be followed unless one of the following situations takes place: there is an obvious need to annex land in order to provide essential services to existing developments; the annexation would prevent a negative environmental impact to the land; and/or the annexation would protect the public's overall health, safety and welfare.

- All annexations should be adjacent to Milan's corporate boundary.

- Milan and Kragero Township should use an Orderly Annexation Agreement if annexation of land is needed in an effort to promote good intergovernmental cooperation.

Economic Development

In an effort to enhance the future of business and industry in Milan, a number of economic development tools may be used to manage existing resources and stimulate future economic activity in the city. One important step in improving and expanding economic development efforts is having local government and community leaders successfully communicate with businesses. This should include identifying their needs and effectively using available resources to meet those needs. The following information briefly describes some other economic development tools that could be used in Milan.

Creation of Additional Industrial Park Space

An industrial park is a section of land designed for industrial use due to a number of factors, including location, topography, zoning regulations, availability of utilities and accessibility to various modes of transportation. Industrial parks are primarily created to attract industrial development. They are also created to focus industry on suitable building sites and on compatible locations with existing land use.

Industrial parks can vary from a bare piece of land to a site served completely by utilities and having specific zoning and building requirements.

Adding industry to a community can increase the tax base, create jobs and attract new residents. The disadvantages to having an industrial park include the initial investment cost of purchasing the land, costs of providing infrastructure and the lost tax base that results until the city can find a private buyer. Industrial parks can be major investments for a city that require significant land use and financial planning. Although Milan currently has lots available in its current industrial park, additional space may be needed for future industrial development. Such an investment may offer a way to expand the current business environment, create more local jobs and strengthen the City's tax base.

Economic Development Financing Tools

A number of financing tools are available to assist with economic development. The city of Milan or the Milan Economic Development Authority could use these tools to help promote economic growth and prosperity.

Tax increment financing (TIF) is a funding tool used widely by cities that uses the increases in tax capacity and property taxes from development or redevelopment to pay public development and redevelopment costs. The increased taxes paid as a result of new construction or development are the tax increments. Unlike property taxes, increments are not used to pay for general costs incurred by cities, counties and schools. Instead, increments go to the development authority to repay costs incurred in the new development. TIF does not use the original tax amount for a piece of property so the tax base is not lost. Increments are captured for a set number of years (as regulated by State Law) to pay for new development. After a TIF district is decertified, the increments become general property taxes that go towards paying the costs of operating the city, county and school.

TIF is an excellent tool Milan could use to attract new business, encourage business expansion and promote development and redevelopment projects. TIF can increase tax base, create new jobs and strengthen the economy of a city. However, due to the complexity of the laws governing TIF, a city should work directly with professional TIF consultants before using this financing tool.

A ***revolving loan fund*** (RLF) is a financing tool the city or the Milan Economic Development Authority has to help businesses start or expand by providing the financing necessary to purchase new buildings, machinery and equipment. Many RLF's provide businesses with "gap" financing which is the amount of money needed by a business that is the difference between what a private financial institution is willing to lend the business and the amount they need to purchase their new assets.

RLFs often provide cost advantages to businesses borrowing money in an effort to lessen the financial burden of the new or expanding business. As a result, the benefits to a community include an increased tax base, new jobs and a stronger economic environment. Some of the benefits an RLF can offer over private funding are lower interest rates, flexible equity requirements, longer terms, deferred payments and lesser collateral positions to the bank's loan.

There are a variety of ways to fund a local RLF. The Minnesota Department of Employment and Economic Development Minnesota Investment Fund has funded a number of RLFs across the state. Cities can apply for grant funding from the Investment Fund for specific business development projects. If that project is approved for funding, the city receives the grant and then loans the money to the business. As that business repays the loan to the city, the city can keep the money with interest and put

it into its RLF to loan out to other businesses. Other sources of RLF funding include monies from the general fund, municipal utility reserves, TIF reserves and donations from businesses and organizations. The Milan EDA currently runs a Revolving Loan Fund available to Milan businesses. The Upper Minnesota Valley Regional Development Commission also has an RLF that can be used throughout the Milan area.

Grants and Loans

In addition to the Minnesota Investment Fund and RLF, a number of other funding sources are available to businesses in Milan. The city could expand its efforts in the future to assist local businesses with obtaining funds from sources such as the Southwest Minnesota Foundation, Small Business Development Administration and various loan and grant programs offered by the state and federal government. Milan could better promote these programs to businesses with informational packets about the various programs and by using city staff to provide assistance in using these various funding tools.

Downtown Renovation and Enhancement

Milan's downtown serves as the city's core for retail and commercial business. Issues that need to be addressed when looking at Milan's downtown include the variety of business, condition of the buildings, signage, infrastructure, parking and the character and design of the downtown area.

In addition to TIF and RLF possibilities, the Milan EDA should actively work with downtown businesses on promotional events that attract people to the downtown. Downtown businesses could also form a task force to discuss concerns and think of ways to promote and enhance all of the downtown businesses. Commercial building rehabilitation is also possible through SCDP grant funds.

Downtown Business District Revitalization Plan.

A Downtown Business District Revitalization Plan can be created with property and building owners and can cover a variety of issues. Key issues in Milan include:

- Develop a unique identity of the area.
- Identify ways the area could be more vital, vibrant, clean, diversified in use and cohesive in appearance.
- Research available financial resources.
- Create more unified business hours.
- Review parking.

Creating the Land Use Element of a Downtown Plan

A model sustainable downtown plan illustrates the process a community might use to develop its strategies. Steps include:

- Develop a shared understanding of sustainability principles.
- Design and implement a public participation process.
- Review existing conditions and land uses in the downtown.
- Working within the participation process, establish a community vision for a sustainable downtown.
- Based on the vision, create sustainable development goals for downtown.
- Identify how people use – and should use – the downtown.
- Question whether existing land uses help or hinder sustainable economic development efforts.
- Define strategies for implementing the downtown land use plan.

Source: The Heart of the Community: Downtown Planning and Sustainable Development, Biko

Resident Participation

Certain implementation activities and planning processes Milan will undertake may require the assistance of citizen participation. Broad resident participation can help to identify needs in a community and provide a greater sense of unity on decision-making processes.

For certain issues and decision making processes, the public should be asked to participate in ways that go well beyond the public notice and hearings required by law. A planning process that attracts and engages members of a community is more likely to produce results that reflect the vision and goals of the community. Public participation instills ownership in activities and ensures residents that concerns and priorities will be addressed.

Involving a great variety of people helps ensure that key interests and issues are not left out and increases the chances that lasting solutions will be found. Generally, three categories of people participate in community planning activities:

People who want to share their opinions and ideas. The vast majority of citizens who become involved in a planning process fall into this category. These individuals will take the time to participate in one or two events, such as answering a survey or attending a visioning meeting.

People who want to be actively involved. Some people are particularly interested in the planning process and will commit some of their time and skills to it. Whatever their occupation and background,

these individuals are likely to volunteer for more time-consuming tasks and have expertise that can be an asset to a planning effort.

People who want to play a major role. A few people may want to play a major role in the planning process. These people are often active in local government, business and civic groups. They can bring continuity, energy and commitment to the process.

Providing opportunities for public involvement in a planning process is not a simple or quick process. A community can use a variety of methods at various points in a planning activity to get different interests and perspectives engaged. Some things to consider when choosing a citizen participation approach include:

- Does this planning process or proposed activity need citizen participation beyond those citizens who are elected or appointed to positions associated with the city?
- What does the community hope to accomplish?
- Which participation method will best help the community accomplish its goals?
- How many people and what stakeholder groups does the community want to involve at a particular event or opportunity?
- What time and financial resources has the city committed for getting public involvement?
- What are the likely costs in staff, time and money for each approach and opportunity for involvement?
- Can staff manage the public involvement process or does the community need to hire outside assistance?

Engaging diverse populations

It is vital to a healthy community to include all members of a community. This can be challenging when there are multiple cultures living in one community. The following are suggestions to help engage all people in a community:

- Find out what prevents participation. Is it providing daycare? Is it the space? Is it language issues? See if there are ways to mitigate those barriers.
- Go to a meeting already organized by the different cultures in town. This can create additional work, but will be worth it in the end to get good participation in community conversations.
- Work with a community organization that is already working within the culture that had not come to meetings.
- Offer a meal. Research food that is culturally appropriate.
- Create opportunities for small group conversation and interaction.
- Develop hands-on activities.
- Think broadly – a project that defines success by only the short term timeline may be missing out on a long term relationship.

The following lists several methods a community may use to engage its citizens in planning activities. Additional information and methods for public participation can be obtained from the International Association for Public Participation's Internet site at www.iap2.org .

Public hearings. Minnesota law requires a local government to hold a public hearing for many decision-making processes. But because these hearings are the most formal forms of public participation, they are the least likely to produce constructive dialogue. Public hearings also tend to be poorly attended unless an issue is highly controversial. Although necessary, a community should not count on public hearings alone for meaningful public involvement.

Planning events. Planning events usually are one-time events designed to peak interest with the public about a planning process and to create a positive attitude about the planning effort.

Open houses. An open house gives the public the opportunity to view planning-related information and talk with local officials. This allows for exchange of ideas and information in a less formal setting than a public hearing.

Community meetings. These are usually formal and structured meetings in which information can be presented to the public and small group discussions can occur.

Community visioning. Visioning is designed to engage the public in discussions about the community's future and developing specific results that will guide the community.

Working groups. Working groups, such as advisory committees and tasks forces, involve small numbers of experts, community representatives or volunteers who work on a specific task. These groups often serve as review committees for the decision makers.

Surveys. Surveys are an effective way to gather the opinions of people who may not otherwise participate in planning processes. Surveys are usually done through written questionnaires, telephone calls or interviews. They effectively assess citizen satisfaction and perceptions about the community, document the change in citizen opinions and attitudes, and provide data on citizen awareness of local government plans and activities.

Getting public participation in the planning process may be the single most important factor in the long-term success of a planning activity. People will generally be more committed and supportive of something that they have had a part in developing.

Updating the Plan

Even though this Plan is designed as a 20-year planning document, this **does not** mean the Plan should be updated every 20 years. The City should regularly (every five years) review this Plan to make sure it remains up-to-date and addresses changes, needs and issues. The following are specific examples of when a comprehensive plan should be updated or amended:

- After completion of several implementation activities;
- After significant physical, economic, technological, infrastructure or demographic changes occur or are projected to occur;

- When changes in priorities, trends, issues and needs happen;
- When regulatory changes by the state or federal government occur;
- After a Census is completed and the new demographic data is available; and/or
- Prior to adopting or amending any regulatory control that is **not** in harmony with this Plan.

A good benchmark for doing a complete review and update of a comprehensive plan is at least once every five years. Depending on the frequency and pressures from some of the examples above, a plan may need to be updated more often but definitely not less often. A comprehensive plan that is reviewed and updated periodically will not become outdated and is much easier to implement. A major revision of a comprehensive plan should include citizen participation.

Minnesota State Statute 462.355 explains the process for updating or amending a municipal comprehensive plan. A public hearing is required before the enactment of any ordinance adopting or amending a comprehensive plan. Notice of the hearing must be published in the official City newspaper not less than ten days before the hearing.

Amendment Process - The Plan can be amended by the recommendation of the Planning Commission to the City Council, or the City Council can propose an amendment to the Plan by resolution to the Planning Commission. A public hearing must then be held by the Planning Commission before adoption of the amendment can occur. Notice of the hearing must be published in the official newspaper at least ten days prior to the date of the hearing.

Adoption of the Amendment - The City Council cannot amend the Plan unless they receive the Planning Commission's recommendation, or 60 days have passed since the Council's amendment proposal was sent to the Planning Commission. A two-thirds vote of the City Council is required to amend the Comprehensive Plan.

Formal Work Plan - The items outlined above are only intended to help the City get started in the implementation process. The City will ultimately need to create a formal work plan that identifies what type of work needs to be completed, who should be responsible for the work and when the work needs to be completed.