



**JOINT CITY COUNCIL  
PLANNING & ZONING COMMISSION MEETING  
Tuesday, July 10, 2012  
7:00 PM**

**1. CALL TO ORDER - ROLL CALL – ADOPT AGENDA**

**2. MINUTES**

June 12, 2012 Planning and Zoning Meeting (pages 1-3)

**3. PUBLIC HEARINGS**

- a. Center Cut Meats, 11646 Barthel Industrial Drive, variance for sign area and sign height (pages 4-12)
- b. Zoning Text Amendment to Sections 4600 (I-1 District) and 4700 (I-2 District) repealing maximum building coverage on a lot (13-15)

**4. OTHER BUSINESS**

2012 Albertville Visioning Study Review

**5. ADJOURNMENT**



**UNAPPROVED**  
**JOINT PLANNING AND ZONING COMMISSION / CITY COUNCIL WORKSHOP**  
**MINUTES**  
**June 12, 2012**

**1. CALL TO ORDER**

Acting Chair Rob Olson called the meeting to order at 7:00 p.m.

**2. ROLL CALL**

Commissioners Olson and Totman were present. Council members Jillian Hendrickson, Dan Wagner and Larry Sorensen were present. Absent Commissioners Kocon, Lindberg, and Edgren. Absent Council Members Meehan and Vetsch.

Staff members present: Alan Brixius and Adam Nafstad

**3. APPROVAL OF AGENDA:** The agenda was approved as submitted.

**4. APPROVAL OF MINUTES:** May 8, 2012

**Minutes were not approved due to lack of a quorum.**

**5. PUBLIC HEARINGS:** None.

**6. OTHER BUSINESS**

The Planning Commission, City Council and attending staff reviewed the June 7, 2012 planning memorandum that outlined the State's long range goals of the community. In review of the individual goal statements, the following comments were offered:

Small Town Atmosphere. Include reference to improving the City's trail system and preserving and enhancing the golf course.

Residential. Planning Commission and Council members agreed with the residential statements but these items were not immediate priorities and would be addressed in the future as opportunities arise.

Commercial. The group agreed with the commercial statements. They concurred with the size and location of the guided commercial land. They stressed that the City would be patient with commercial development to insure high quality development.

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Industrial. The group agreed with the industrial goal statements and emphasized the need to grow local industries.

Economic Development. The group offered no changes.

Public Facilities. The group agreed with the public facilities goals and added the following:

“Investigate and participate in shared facilities and programs with adjoining cities or other agencies to avoid duplication, provide expanded services and programs, and reduce local costs.”

Finance. The group had no changes. Planner Brixius emphasized the need to include the City’s long range capital improvements in the budget process to understand the financial implications of these improvements to City taxes.

Based on the May 8, 2012 workshop, the following items were prioritized:

**PROJECT PRIORITIES FROM MAY VISIONING WORKSHOP**

Votes

- 14 Complete I-94/County Road 19 freeway access Phases I and II
- 13 Extension of water under County Road 18 to the golf course
- 8 Develop senior housing with services
- 7 Maintain small town character of Albertville
- 6 Keep guided commercial and industrial land use patterns and zoning as is
- 4 Clean up yards and outdoor storage in residential neighborhoods
- 4 Redevelop Main Avenue homes north of 57<sup>th</sup> Street to commercial uses
- 3 Maintain high standards for commercial buildings through architecture, site design, landscaping and screening
- 3 Upgrade County Road 19 between the Outlet Mall and 70<sup>th</sup> Street
- 3 Construct a trail along County Road 18 between Kahl Avenue and Janson Avenue to provide access to the High School
- 2 Upgrade Albertville wastewater treatment facility to address phosphorous removal
- 2 Investigate programs or ordinances to maintain aging housing stock

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- 2 Investigate means to reduce SAC/WAC charges to promote economic development of hospitality businesses

The workshop group directed Planner Brixius to prepare a final vision report that outlined the City's goals and action steps.

**7. ADJOURN**

**Totman moved, second by Olson to adjourn the meeting at 8:05 p.m. Motion carried unanimously.**

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Alan Brixius, Acting Recording Secretary



## **PLANNING REPORT**

TO: Albertville Planning Commission

FROM: Michelle Barness, Planner / Alan Brixius, Principal

DATE: July 3, 2012

RE: Albertville – Center Cut Meat Sign Variance

NAC FILE: 163.05 – 12.06

## **BACKGROUND**

Gary Lies, owner of Center Cut Meats, previously submitted a Sign Permit Application to the City for a painted roof sign for his business. City Ordinance does not permit painted roof signs and the permit was denied. However the City Council directed staff to work with Mr. Lies in exploring sign ordinance options in order to meet his business needs, especially given his unique location along Interstate 94 and Barthel Industrial Drive.

The subject property is located at 11646 Barthel Industrial Drive and is zoned B-3, Highway Commercial District. The lot contains a single occupancy commercial building (see Exhibit C), and currently has one freestanding pylon sign approximately 50 feet in height, as permitted by Section 10-7-8(3)(i) of the Sign Ordinance.

A new Sign Permit Application has been submitted on behalf of Mr. Lies, seeking approval to construct an additional ground sign along the frontage of the Center Cut Meats parcel. This second proposed ground sign is equal to 128 square feet in area, and 16 feet in height.

## **ANALYSIS**

Section 10-7-8(3)(i) of the City Sign Ordinance (Chapter 7) describes permitted business signage for commercial lots having 100 feet in width immediately adjacent to and along Interstate 94, as in the subject property, and allows both one 50 foot tall freestanding pylon sign (already erected on the site) and an additional freestanding monument sign at the site entrance “not to exceed sixty (60) square feet in sign area or twelve feet (12’) in height.” As such, the applicant is allowed a second ground sign, as long as it also meets basic Ordinance requirements for Permitted Business Signs.

Center Cut Meats is requesting a variance from the 128 square feet sign area and 16 feet sign height for their second freestanding sign. The proposed sign exceeds the allowed 60 square foot area by 68 square feet. If this second sign was their sole sign, they would have been allowed a sign up to 232 square feet in area, based on the lot width standards listed in Section 10-7-8(3)(a). In addition, the four foot difference between required and proposed sign height is minimal, and should be considered in combination with the larger sign size, given that the subject site meets the requirements of a variance allowing the construction of the sign to proceed:

*Section 10-7-9: VARIANCES: Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this chapter, the city council has the power to vary the requirements of this chapter in harmony with the general purpose and intent hereof, so that the public health, safety and general welfare may be secured and substantial justice done. When considering a variance, the city council shall make a finding of fact and grant approval based upon the following conditions:*

- A. That the conditions involved are unique to the particular parcel of land or use involved.

Staff Response. The combination of an oddly shaped parcel in relation to the curve of the adjacent Barthel Industrial Drive, and a building structure that is set down below the road right-of-way, may make it difficult for business patrons to easily identify the entrance to the Center Cut Meats business. As such, a taller and larger sign would be appropriate in meeting basic business needs.

- B. That the purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the business involved.

Staff Response. The purpose of the variance is based on the need of the business applicant to simply become more visible to both local and highway traffic interested in accessing the site.

- C. That the alleged difficulty or hardship is caused by this chapter and has not been created by any persons presently having an interest in the parcel.

Staff Response. The parcel location and shape, and related sign needs which conflict with the Sign Regulation chapter, are not the responsibility of the business owner or permit applicant.

- D. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or interfere with the function of the sheriff's and fire departments of the city.

Staff Response. It does not appear that the proposed variation will impair an adequate supply of light and air to adjacent property, increase congestion of public streets, or interfere with the function of sheriff or fire departments.

## **RECOMMENDATION**

Planning staff recommends that the Planning and Zoning Commission recommend approval to the City Council for Center Cut Meat's Building Permit Application to construct a second ground sign along the frontage of their property.

Planning staff also recommends approval of the variance request to construct a ground sign which is four feet (4') higher and sixty eight (68) square feet larger than the allowed signage height and area requirements in Section 10-7-8(3)(i)(2); based on the findings outlined in the body of this report, and because undue hardship will result if the variance is denied due to the existence of special conditions and circumstances which are peculiar to the land, structure or building involved.

Attached for reference:

Exhibit A – Building Permit Application  
Exhibit B – Photographs of Proposed Sign  
Exhibit C – Site Location Map

cc: Bob Thistle  
Adam Nafstad  
Mike Couri  
Tina Lannes  
Kim Olson  
Sue Schwalbe  
Paul Heins  
Gary Lies, Center Cut Meats, 11646 Barthel Industrial Drive



**COMMERCIAL**  
**BUILDING PERMIT APPLICATION**  
 5959 Main Avenue  
 Albertville, MN 55301  
 Phone: 763-497-3384 Fax 763-497-3210

Date Received 06-14-12  
 Date Notified \_\_\_\_\_  
 Date Paid \_\_\_\_\_  
 Ck, Cash, CC \_\_\_\_\_  
 Permit # \_\_\_\_\_

Site Address: 11646 BARTHEL IND. DR. NE  
 Business Name: CENTER CUT MEATS  
 The Applicant is: \_\_\_\_\_ Owner  Contractor \_\_\_\_\_ Tenant  
 Legal Description: PID #  
 Addition 101500011225 Lot \_\_\_\_\_ Block \_\_\_\_\_

Owner:  
 Name GARY LIES Address 15126 50TH ST. NW  
 City ANNANDALE St MN Zip 55302  
 Phone (H) \_\_\_\_\_ (W) 763-497-1660 (C) \_\_\_\_\_

Contractor:  
 Company Name FISH & CARAN SIGNS License # 100709  
 Address 930 CTRED. A #4 City CORCORAN St MN Zip 55357  
 Contact Person MIKE FISHER  
 Phone: (W) 763-591-5800 (C) 612-743-2066 (Fax) 763-591-5805

Architect:  
 Name N/A Address \_\_\_\_\_  
 City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone (W) \_\_\_\_\_ (C) \_\_\_\_\_ (Fax) \_\_\_\_\_

- Type of Work:
- |   |                                      |  |                                      |
|---|--------------------------------------|--|--------------------------------------|
| <input type="checkbox"/> New Construction Residential | <input type="checkbox"/> Addition    | <input type="checkbox"/> Alteration    | <input type="checkbox"/> Finish Bsmt |
| <input type="checkbox"/> New Construction Commercial  | <input type="checkbox"/> Garage/Shed | <input type="checkbox"/> Reside/Reroof | <input type="checkbox"/> Fireplace   |
| <input type="checkbox"/> Tenant Finish                | <input type="checkbox"/> Plbg        | <input type="checkbox"/> Htg           | <input type="checkbox"/> Deck        |

Description of Work: NEW SIGN 16' OUT GROUND

Size of Structure: Length \_\_\_\_\_ Width \_\_\_\_\_ Height \_\_\_\_\_  
 Total Square Footage: First Floor \_\_\_\_\_ Second Floor \_\_\_\_\_ Basement \_\_\_\_\_ Garage \_\_\_\_\_

Estimated Valuation of Work: \_\_\_\_\_

*I hereby apply for the above consideration and declare that the information and materials submitted with this application are in compliance with City Ordinance and Policy Requirements and are complete and accurate to the best of my knowledge.*

*I understand that all City incurred professional fees and expenses associated with the processing of this request are the responsibility of the property owner and/or applicant and should be promptly paid. If payment is not received from the applicant, the property owner acknowledges and agrees to be responsible for the unpaid fee balance either by direct payment or a special assessment against the property. If the property fee owner is not the applicant, the applicant must provide written authorization by the owner to make application.*

Applicants Signature \_\_\_\_\_ Applicants Printed Name MIKE FISHER Date 6-14-12

BUILDING PERMIT FEES	
Permit	_____
Surcharge	_____
Plan Check	_____
Engineering (site)	_____
Mechanical	_____
Fireplace (s)	_____
Plumbing	_____
S & W	_____
Water Meter	_____
City WAC	_____
JP WAC	_____
SAC	_____
Storm Water	_____
License Check	_____
Other	_____
<b>TOTAL</b>	_____

Type of Const.	_____
Use of Bldg	_____
Occupancy Group	_____
Occupancy Load	_____
Zoning	_____
Code Used	_____

Are Fire Sprinklers Required?		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Fire Dept.	Date	Approved
City Engineer	_____	_____
City Planner	_____	_____
Public Works	_____	_____

**RECEIVED**

Approved by Building Official \_\_\_\_\_ Value Approved \_\_\_\_\_ Date \_\_\_\_\_

Special Conditions or Comments: \_\_\_\_\_

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Building Inspections

Exhibit A - Application



City of Albertville  
 5959 Main Ave, P.O. Box 9  
 Albertville, MN 55301-0009  
 763-497-3384, ext 103 Fax: 763-497-3210

Received Stamp  
 06-17-12

PERMANENT SIGN PERMIT APPLICATION

Please print or type all information. Complete all applicable items on both pages. **A Building Permit Application must accompany each Permanent Sign Permit Application.** Property Owners/Landlords Approval is required for Permanent Signs by signature below or letter of approval submitted with application.

Property Address: 11646 BARTHEL INDUSTRIAL DR. NE.  
 Applicant Name: MIKE FISHER Address: 9350 CITY RD. 19 COR. MN  
 Applicants Phone: 763-591-5800 612-743-2266  
 Applicant is (please check one)  Owner  Contractor  Other

GARY LIES  
 Property Owner's Name  
15125 50 ST. NW.  
 Street Address  
ANNANDALE  
 City

Owners Signature \* Required  
763-497-1660  
 Phone Number  
MN 55302  
 State Zip Code

FISH & CABEAU SIGNS  
 Sign Contractor's Name  
9350 CO. RD. 19 SUITE 4  
 Street Address  
CORCORAN  
 City

763-591-5800 # MIKE  
 Telephone Number  
MN 55357  
 State Zip Code

Class of Work:  New  Addition  Alteration  Repair  Demolition

**MUST INCLUDE A PICTURE OF SIGNAGE ON BUILDING WITH DIMENSIONS OR SURVEY WITH SIGN DRAWN ON IT TO SCALE FOR MONUMENT OR FREESTANDING SIGNAGE**

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Please Complete Page Two:

Building Inspections

Sign Types	Sign Faces	Sign Frames	Sign Supports	Class
Wall	Plastic	Plastic	Plastic	Business
Freestanding	Metal	Metal	Metal	Nameplate
Temporary	Aluminum	Aluminum	Aluminum	Advertising
Billboard	Steel	Steel	Steel	Directional
Monument	Plastic	Wood	Footings	Nameplate

Note: Please complete the following section

<i>Illuminated</i>
<input type="checkbox"/> Yes * See below
<input checked="" type="checkbox"/> No

by indicated the terms listed above in the columns provided for each sign. If more columns are needed, use an additional form.

	Sample	Sign 1	Sign 2	Sign 3
Type	Wall	FREESTANDING		
Quantity	1	1		
Face	Plastic	ALUMINUM		
Frame	Plastic	ALUMINUM		
Support	Building	AW-STEEL		
Class	Business	BUSINESS		
Illuminated *	NO	NO		
Length	4 feet	8'		
Width	4 feet	16'		
Square Feet	16 square feet	128 SQFT		

**IF A WALL SIGN PLEASE PROVIDE THE FOLLOWING INFORMATION:**

Wall area = \_\_\_\_\_ feet high x \_\_\_\_\_ feet wide = \_\_\_\_\_ square feet  
 Percent of Wall Coverage by sign: \_\_\_\_\_ (Sign area divided by wall area = percent of wall coverage)

Number of existing wall signs: \_\_\_\_\_ List square footage of each existing sign: \_\_\_\_\_  
 Total square feet of all existing wall signs: \_\_\_\_\_ square feet  
 Percentage of wall area covered by signs: \_\_\_\_\_ square feet

**Illumination Requirements:**

\* Specification as to electricity needed & illumination calculations are required.  
 \* Will the sign include an electronic changeable copy sign or reader board?  Yes  No If yes, please provide details to include: Source and Illumination Specifications.

I hereby apply for a Sign Permit and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City; that I understand this is not a permit and work is not to start without a permit; that the work will be in accordance with the approved plan in the case of all work which requires review and approval of plans.

  
 Applicants Signature

6-14-12  
 Date

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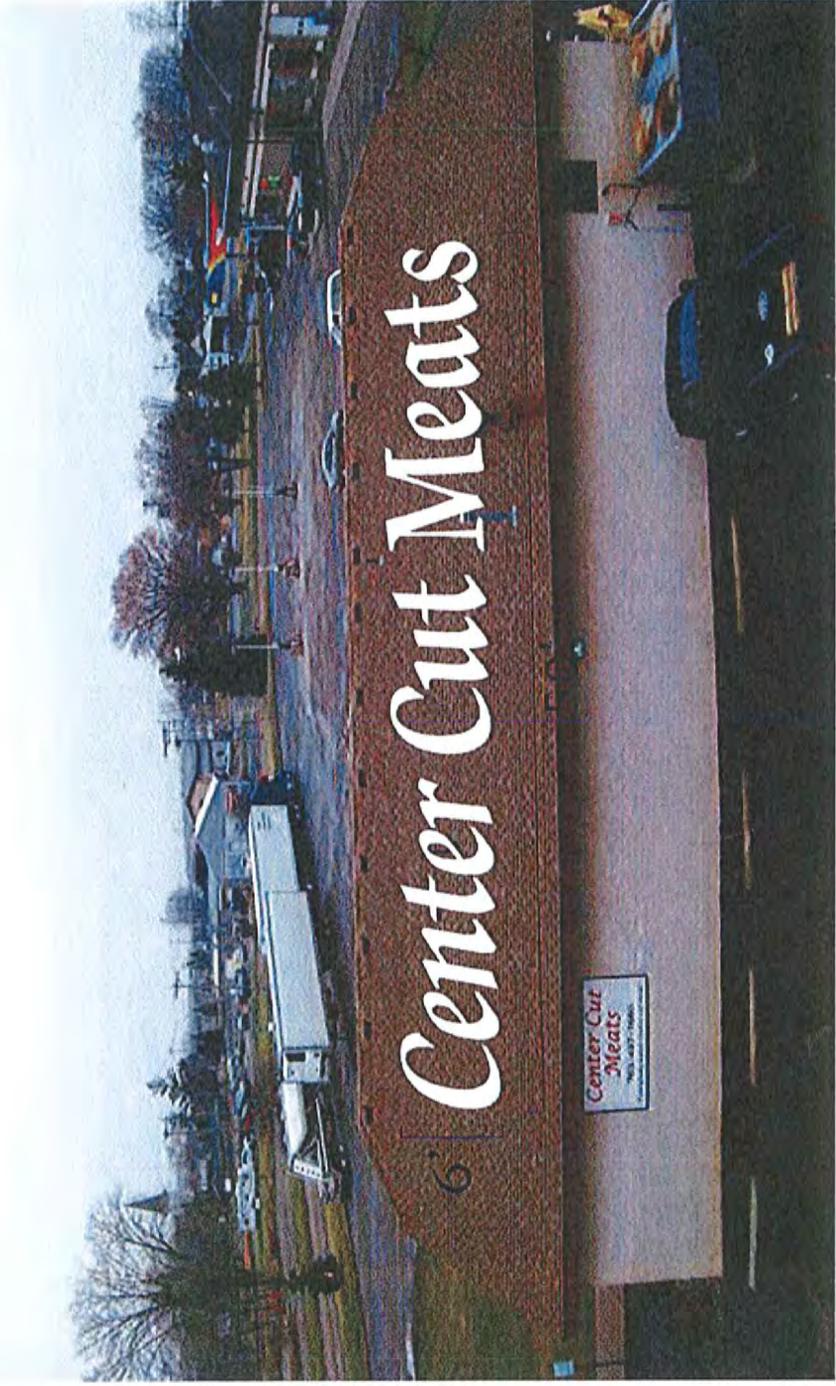
Building Official Signature

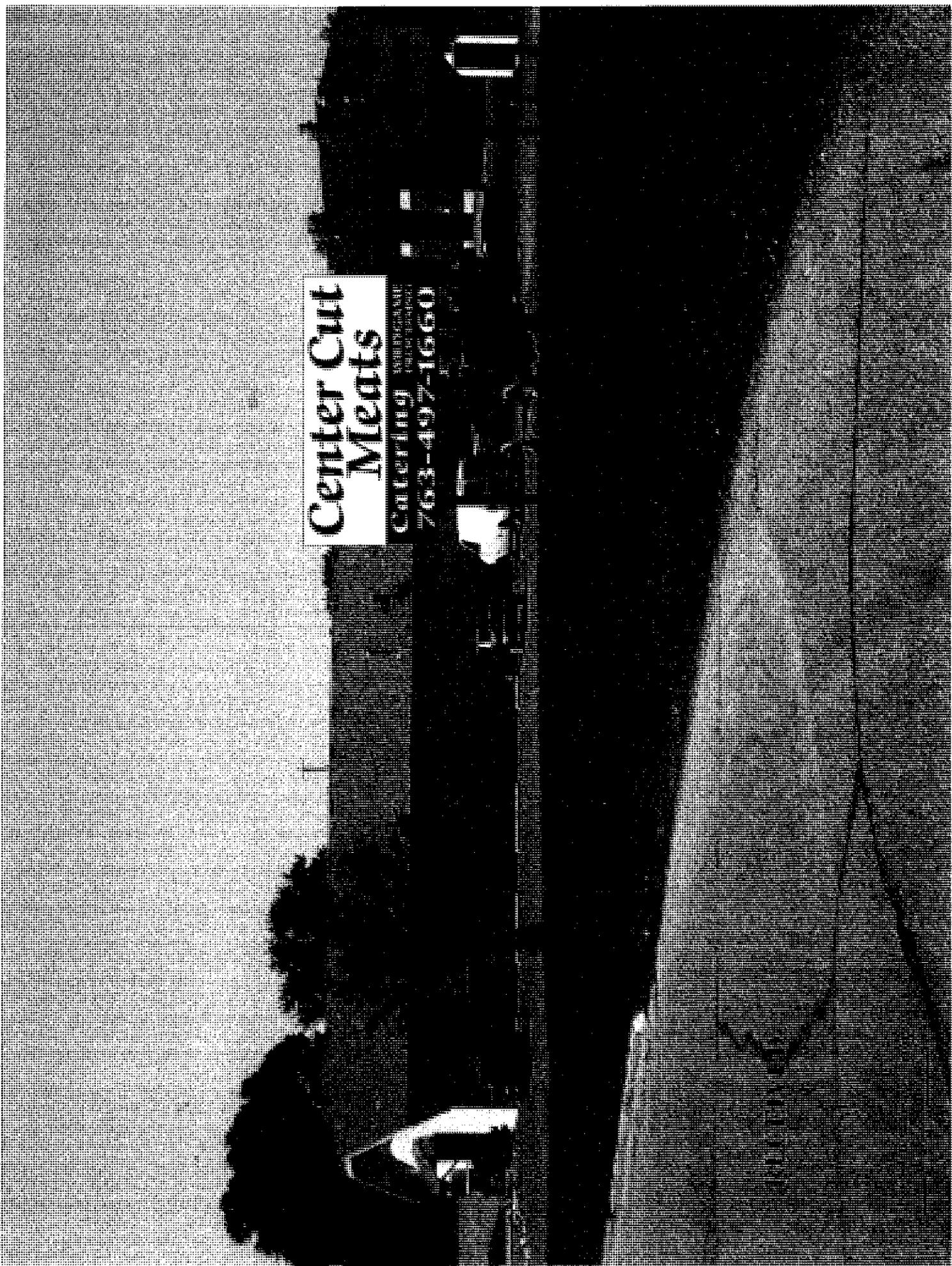
Date

**Building Inspections**

Special Approvals:  
 \* Monument & Free Standing Signs  
 ONLY unless noted

	Date Routed	Approved
Building Official	_____	_____
Public Works Supervisor *	_____	_____
Wastewater Superintendent *	_____	_____
City Engineer *	_____	_____
Other	_____	_____

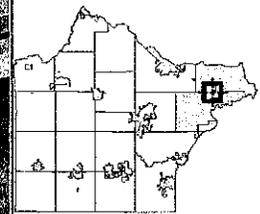




Date Created: 6/14/2012



Overview



Legend

**Roads**

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

**City/Township Limits**

- c
- t
- Parcels

**Parcel ID** 101500011225 **Alternate ID** n/a **Owner Address** n/a  
**Sec/Twp/Rng** 1-120-24 **Class** 233 - COMM LAND & BLDGS  
**Property Address** 11646 BARTHEL INDUSTRIAL DR NE ALBERTVILLE **Acreage** n/a

**District** n/a

**Brief Tax Description** Sect-01 Twp-120 Range-024 UNPLATTED LAND ALBERTVILLE1 TH PRT OF NW1/4OF NE1/4 DES COM SW COR OF LT1 BLK2 OF NW1/4OF NE1/4 TH SLY 26FT TO NLY R/W LN OF RR TH SELY ALG NLY R/W LN 619.76FT TH NELY DEF96D57"L 232.95FT TH NWLY DEF83D03'L 5.54FT TH N DEF62D01'R 26.88FT TH NELY DEF79D09'01"R 59.94FT TH N DEF79D09'01"L 391.25FT TO NLY LN OF TH PRT OF I-94 DES IN BK297-926&POB TH RET S ON LAST DES CRS 324.05FT TH ELY DEF100D50'59"L 395.81FT TO NELY LN OF SD R/W IN BK297-926 TH NWLY ALG SD NELY LN 468.40FT TO POB

(Note: Not to be used on legal documents)

Last Data Upload: 6/14/2012 10:40:26 AM

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JUN 14 2012



## **PLANNING REPORT**

TO: Albertville Planning Commission  
FROM: Michelle Barness / Alan Brixius  
DATE: July 3, 2012  
RE: Albertville – Industrial District Amendment  
FILE NO: 163.05 – 12.04

Within the I-1 and I-2 Zoning Districts, the City has established standards for maximum building coverage on a lot and maximum impervious coverage for a lot.

Fraser Steel will be pursuing a building expansion in August 2012. In preliminary meetings with Fraser Steel, it was revealed that they may exceed the I-1 District maximum building coverage of 30 percent.

In staff discussions, we raised the need for a maximum building coverage standard. Typically, building size on a parcel is dictated by setback, parking, and maximum impervious standards. The maximum building coverage is an artificial cap on development that staff feels serves no purpose and may actually interfere with in-place growth of local industries.

Staff is recommending the attached Zoning Ordinance amendment repealing the maximum building coverage from both the I-1 and I-2 Districts.

cc: Bob Thistle  
Adam Nafstad  
Mike Couri  
Tina Lannes  
Kim Olson  
Sue Schwalbe  
Paul Heins

**CITY OF ALBERTVILLE  
COUNTY OF WRIGHT  
STATE OF MINNESOTA**

**ORDINANCE NO. 2012 - \_\_\_\_**

**AN ORDINANCE AMENDING SECTION 4600.5 (LOT REQUIREMENTS AND SETBACKS) OF CHAPTER 4600 (I-1 LIMITED INDUSTRIAL DISTRICT), AND SECTION 4700.6 (LOT REQUIREMENTS AND SETBACKS) OF CHAPTER 4700 (I-2 GENERAL INDUSTRIAL DISTRICT) OF APPENDIX A (ZONING ORDINANCE) OF THE 2005 ALBERTVILLE MUNICIPAL CITY CODE, RELATING TO MAXIMUM SITE COVERAGE REGULATIONS**

THE CITY COUNCIL OF THE CITY OF ALBERTVILLE, MINNESOTA ORDAINS:

**Section 1.** Section 4600.5.D (Maximum Site Coverage) of Chapter 4600 (I-1 Limited Industrial District) is hereby amended as follows:

4600.5 LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in an I-1 district, subject to additional requirements, exceptions and modifications set forth in this ordinance:

D. Maximum Site Coverage:

~~1. Building and Structures: Thirty percent (30%).~~

~~1.2.~~ Hard Surface, Including Buildings: Eighty five percent (85%).

**Section 2.** Section 4700.6.D (Maximum Site Coverage) of Chapter 4700 (I-2 General Industrial District) is hereby amended as follows:

4700.6 LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in an I-2 district, subject to additional requirements, exceptions and modifications set forth in this ordinance:

D. Maximum Site Coverage:

~~1. Building and Structures: Fifty percent (50%).~~

~~1.2.~~ Hard Surface, Including Buildings: Eighty five percent (85%).

THIS AMENDMENT SHALL BE IN FULL FORCE AND EFFECTIVE IMMEDIATELY FOLLOWING ITS PASSAGE AND PUBLICATION.

Approved by the Albertville City Council this \_\_\_\_\_ day of July 2012.

\_\_\_\_\_  
Mark Meehan, Mayor

\_\_\_\_\_  
Kimberly Olson, City Clerk

## GOALS AND POLICIES

Through the vision process, the City Council, Planning Commission and staff worked together to outline issues and opportunities that the City will need to address over the next 20 years.

The City Council and Planning Commission, through a series of workshop meetings, then outlined the City's future goals. This chapter identifies the general community goals and policies for their implementation. In the sections which follow, the terms "goals" and "policies" are frequently used. These terms are defined as follows:

**Goals:** The generalized end products which will ultimately result in achieving the kinds of living, working and recreational environments that are desired.

**Policies:** Definite courses of action which lead to goal achievement. They serve as guides to help make present and future decisions consistent with the stated goals.

### Small Town Atmosphere

**Goal 1:** Maintain and protect Albertville's small town atmosphere and identity through long range planning.

**Policies:**

1. Enhance the areas surrounding the Albertville interchange ramps, which serve as the gateway to the community, through planning, development and/or redevelopment of marginal and under-utilized properties.
2. Maintain and develop attractive residential neighborhoods through the application of high development standards.
3. Maintain and develop high quality commercial areas through the application of quality architectural standards and site design elements such as parking, landscaping, and lighting that promote an attractive shopping environments.
4. As opportunities present themselves, investigate the redevelopment of the Main Avenue streetscape to create an attractive historical downtown. Efforts may include:
  - a. Burying the overhead utility lines.
  - b. Pedestrian friendly sidewalk design.

- c. Redevelopment of marginal or under-utilized properties.
  - d. Improvement and enhancement of Central/Lions Park as a community amenity.
  - e. Redevelopment of single family homes along Main Avenue to a commercial land use.
  - f. Improve available public/private parking to enhance the appearance of the downtown area.
  - g. Attractive streetscape, landscaping, lighting and sidewalk amenities.
  - h. Promote private reinvestment in downtown buildings.
5. Maintain and improve the City's comprehensive sidewalk and trail system through the implementation of the City's 2011 Trail System Plan recommendations.
6. Investigate opportunities to maintain and enhance the Cedar Creek Golf Course as a community amenity.
7. Continue to promote neighborliness and citizen involvement in community activities and organizations, and program activities like:
- a. Friendly City Days.
  - b. FYCC Recreational Programs.
  - c. Civic organizations.
  - d. School activities.
  - e. City newsletter.

## **Pace of Growth**

**Goal 1:** Manage growth that provides quality development and does not fiscally burden the community.

### **Policies:**

1. Infill development of existing platted residential lots with homes that share the same quality and value of adjoining homes.
2. The City will be patient with the development of the remaining larger undeveloped tracts of residentially zoned land. With a limited supply of residential zoned land, the City can wait for a preferred development.

3. The cost of extending utilities for residential development will be the burden of the developer.
4. Maintain its current planned commercial and industrial land use patterns and zoning.
5. Examine redevelopment as opportunities for public/private projects present themselves. City involvement will be determined on a case-by-case basis based on City priorities and return on investment.
6. Annually update the City's five year capital improvement plan to maintain, renovate, or replace deteriorating public infrastructure. Long range improvement projects will be annually identified, reviewed, scheduled, and budgeted to plan for these needed project expenditures.

## **Residential**

**Goal 1:** Maintain and build attractive residential neighborhoods.

### **Policies:**

1. Promote infill development within existing neighborhoods with homes that share the same quality and value as adjoining homes.
2. The City is very concerned with the amount of residential rental properties in the City. There is specific concern for the conversion of owner-occupied single family and townhome units to rental. The City will continue to enforce its rental ordinance and property maintenance regulations on all rental properties to insure the properties stay in proper repair.
3. The Visioning Study has indicated that the majority of Albertville's housing is less than 20 years old and is in very good condition. However, the study has also identified scattered sites where housing is showing its age or deterioration. While it is not an immediate priority, the City may consider the following programs to address sites of poor housing condition:
  - a. Vacant Building Ordinance (existing).
  - b. Rental Ordinance (existing).
  - c. Point of Sale Ordinance.
4. Excessive outdoor storage on scattered sites through the City was identified as a detriment to the adjoining neighbors. Promotion of yard cleaning and regulation

of outdoor storage were recommended through code enforcement on a complaint basis.

5. Through the five year capital improvement programming, the City will include the replacement of bituminous trails located in residential front yards with concrete sidewalks.
6. Examine City subdivision and zoning performance standards to establish the performance standards that accomplish the City's residential goals.

**Goal 2:** Provide a variety of housing options to meet the life cycle needs of Albertville residents.

**Policies:**

1. The City has identified senior housing with services as a priority need within the community. The City will work with senior housing providers to address this local need.
2. Albertville has a fair balance of housing densities as well as a large supply of medium and high density residential land use near its borders within other communities. Albertville will limit future multiple family development to locations currently zoned for multiple family land uses. Except for senior housing, no new locations have been identified for multiple family land use.
3. Encourage the rehabilitation of substandard multiple family properties that display deteriorated building conditions, no site amenities, or poor site design through the enforcement of the City's Rental Ordinance.
4. Adhere to the highest community design and construction standards for new construction and redevelopment projects.
5. Accompany medium and high density development with adequate accessory amenities such as garages, parking, open space, landscaping, and recreational facilities to insure a safe, functional, and desirable living environment.

**Commercial**

**Goal 1:** The City will continue to promote commercial development by the City taking advantage of its access to Interchange 94 and the growing population of Albertville and its adjoining communities.

## **Policies:**

1. The City will promote commercial development within locations of the City's commercial areas as guided in the Albertville Proposed Land Use Plan.
2. The City should be patient with infill commercial development to insure proper access, quality site design, and quality architecture. Maintaining high design and construction standards related to architecture, site design, and landscaping was recommended.
3. With regard to older buildings, the City will be supportive of the reuse of these buildings, but will enforce the fire sprinkler requirements of Regulation 1306.
4. Site access will drive the timing and quality of commercial development. The Visioning Study identified a number of locations where improved street access is needed to facilitate commercial development, as illustrated on Figures 1.0-4.0 of this Vision Study. The City will promote private interest to cooperate in providing this street access. The City's role in these street connections will be as a facilitator.
5. Downtown Albertville has been a target of criticisms for its appearance, however, in the scope of the entire community, it has been identified as a low priority project. The City will pursue downtown improvement projects when opportunities become available and financially practical.
6. The following commercial uses have been identified as desired in Albertville:
  - a. Additional hospitality businesses, hotels, sit down restaurants, conference centers.
  - b. Big box retailer.
  - c. Lumber yard.

## **Industrial**

**Goal 1:** Promote continued industrial development in order to expand local employment opportunities and the City's tax base.

## **Policies:**

1. Pursue an industrial land use pattern consistent with Albertville's Proposed Land Use Plan.

2. Aggressively market and promote the sale of its City-owned industrial lots. Primary focus shall be the retention and in-place expansion of Albertville's existing industries.
3. Maintain open lines of communication with local industries to be aware of the needs and to create a business-friendly and business-responsive community.
4. Periodically examine its industrial zoning standards to insure they address industrial needs and accomplish the City's industrial land use goals.

## **Economic Development**

**Goal 1:** The Vision Committee identified commercial and industrial growth as a priority for the community. The City will become more aggressive in its economic development promotion efforts.

### **Policies:**

1. The City shall define its land use goals for commercial and industrial areas as related to:
  - a. Location, land supply, variable lot sizes.
  - b. Access.
  - c. Zoning: types of use, site design, architectural quality.
  - d. Utility availability and capacity.
2. Albertville's economic development strategies shall include:
  - a. Advertise with professional media; market in professional magazines (retail, industrial, construction).
  - b. Keep tax, fees, charges and SAC/WAC fees low.
  - c. Grow in-place industries.
  - d. Identify available financial incentives (i.e., tax abatement, tax increment, DEED grants).
  - e. Communicate with local businesses to understand their needs and growth opportunities.
3. Identify and market to preferred commercial businesses and industries:
  - a. Hospitality businesses.
  - b. Entertainment businesses.
  - c. Retailers that complement or benefit from the Outlet Mall.

4. Public improvements that will aid in improving economic development:
  - a. Completion of I-94/County Road 19 interchange.
  - b. Completion of Phase II of the I-94/County Road 19 interchange.
  - c. County Road 19 improvements from Outlet Mall to 70<sup>th</sup> Street.
  - d. Outlet Mall street connection to 67<sup>th</sup> Street.
  - e. Local street extensions of 53<sup>rd</sup> Street, LaCenter Avenue.
  - f. Expansion of street and utilities along Marlowe Avenue to expand Barthel Industrial Park.
  - g. Extension of utilities to Greenhaven area.

## **Public Facilities**

**Goal 1:** Ensure public facilities are designed and constructed to address the City's long range needs, facilitate development, and contribute to the quality of life in Albertville.

### **Policies:**

1. The extension of municipal water to the golf course was identified as a top priority for the City. This public improvement would allow for the golf course clubhouse expansion to accommodate larger events, banquet facilities, and community events. The water extension is necessary to provide proper fire protection.
2. The completion of Phase I C-D road and I-94/County Road 19 interchange has been a longstanding priority for the City which will be completed in Fall 2012. The Vision Committee identified the completion of the Phase II ramp as a high priority.
3. With the completion of the C-D road and I-94, the City has also identified the need to upgrade County Road 19 to a four-lane street from the Outlet Mall to 70<sup>th</sup> Street as a City priority.
4. The City will need to upgrade its wastewater treatment plan to address the following:
  - a. Expanding the capacity to treat solids.
  - b. Reduction of phosphorous to meet MPCA guidelines.
5. The City has identified retaining and expanding the Ice Arena in Albertville as a priority. The City will work to identify options for the physical layout of the Ice Arena and financing that can be cooperatively pursued with other Ice Arena participants.

6. The City will continue to investigate opportunities to share facilities, services and programs with surrounding communities as a means of expanding services, avoid duplication, and reducing costs to Albertville residents.

## **Finance**

**Goal 1:** Maintain Albertville as a financially sound, self-sustaining community.

### **Policies:**

1. The City's financial position and debt service shall be annually reviewed and analyzed to ensure proper fiscal programming and management. City budgets must reflect all of its operational, capital, and debt expenses to ensure that they balance with available revenues.
2. Allocate, to the extent possible, administrative and improvement costs to those generating the demand or utilizing the service.
3. An annual update shall be prepared of the capital improvement program for the management, programming, and budgeting of needed improvement projects (see Ten Year Project List). In considering any new project, the Council will evaluate its priority based on project costs, available funds, and priorities of other community projects.
4. An application, fee, and processing procedure shall be continued which assigns financial cost of any and all related project consideration to the applicant.
5. Special assessments and/or special taxing districts shall be concepts utilized in assigning costs for public improvements to benefiting parties.
6. Federal and State programs shall be monitored for the possibility of assisting the City with implementing the Comprehensive Plan and meeting the needs of the community.
7. The City will promote new growth consistent with its adopted Land Use Plan to expand its employment base and to grow its commercial and industrial tax base.

## TEN YEAR PROJECTS

I-94 / County Road 19 Interchange  
County Road 19 North  
50<sup>th</sup> Street Improvements / Sewer and Water  
2012 Overlay and Seal Coat  
Main Street

Ice Arena Expansion  
Waste Treatment Plant (Phosphorous Reduction)  
Waste Treatment Plant (Pond Removal)  
Waste Treatment Plant (Digester/Reed Beds)

Green Haven Utility Improvements  
57<sup>th</sup> Street Storm Sewer Improvements  
Barthel Industrial Park Ditch  
County Ditch 9 Improvements / Clean Out

Fiber Optic Connections Between City Hall, Public Works, Fire Hall, Ice Arena

New Community Playfield North of Waste Treatment Plant  
Economic Development Incentives

Sewer and Water Extension to Golf / Jason Redevelopment  
Trail Improvements along County Road 18

Stormwater Pond Cleaning

## PROJECT PRIORITIES

The Vision Committee established the following project priorities. The City shall introduce these priorities into the City planning and budgeting efforts as a means of pursuing their implementation.

### Project Priorities From May Visioning Workshop

#### Votes

- 14 Complete I-94/County Road 19 freeway access Phases I and II
- 13 Extension of water under County Road 18 to the golf course
- 8 Develop senior housing with services
- 7 Maintain small town character of Albertville
- 6 Keep guided commercial and industrial land use patterns and zoning as is
- 4 Clean up yards and outdoor storage in residential neighborhoods
- 4 Redevelop Main Avenue homes north of 57<sup>th</sup> Street to commercial uses
- 3 Maintain high standards for commercial buildings through architecture, site design, landscaping and screening
- 3 Upgrade County Road 19 between the Outlet Mall and 70<sup>th</sup> Street
- 3 Construct a trail along County Road 18 between Kahl Avenue and Janson Avenue to provide access to the High School
- 2 Upgrade Albertville wastewater treatment facility to address phosphorous removal
- 2 Investigate programs or ordinances to maintain aging housing stock
- 2 Investigate means to reduce SAC/WAC charges to promote economic development of hospitality businesses

## **LAND USE PLAN**

The Vision Committee reviewed the City's Existing and Proposed Land Use Plan for the community to identify potential desired changes. The attached Proposed Land Use Map reflects the Vision Committee's recommendations. With the adoption of the Vision Study, the Proposed Land Use Map will be the guide for all future community development.

The Proposed Land Use Map illustrates street concepts for various locations within the City. These street layouts are conceptual only and may change in location and design upon site developments.

## Proposed Land Use Plan

-  Agriculture/Rural
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Business Park
-  Industrial
-  Public/Semi-Public
-  Park/Open Space
-  Golf Course
-  parcels
-  Water
-  Proposed Road Concepts



Sources: Northwest Associated Consultants,  
DNR, Wright County, City of Albertville.  
Note: For planning purposes only. July 3, 2012.

