

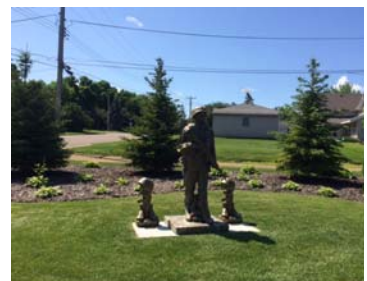
Comprehensive Plan 2015-2035



MONTGOMERY

a city where families thrive

City of Montgomery
201 Ash Avenue SW
Montgomery MN 56069
507-364-8888



ACKNOWLEDGEMENTS

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Thank you to the following for their active role in the development of the Comprehensive Plan:

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Heather Slechta, City Clerk
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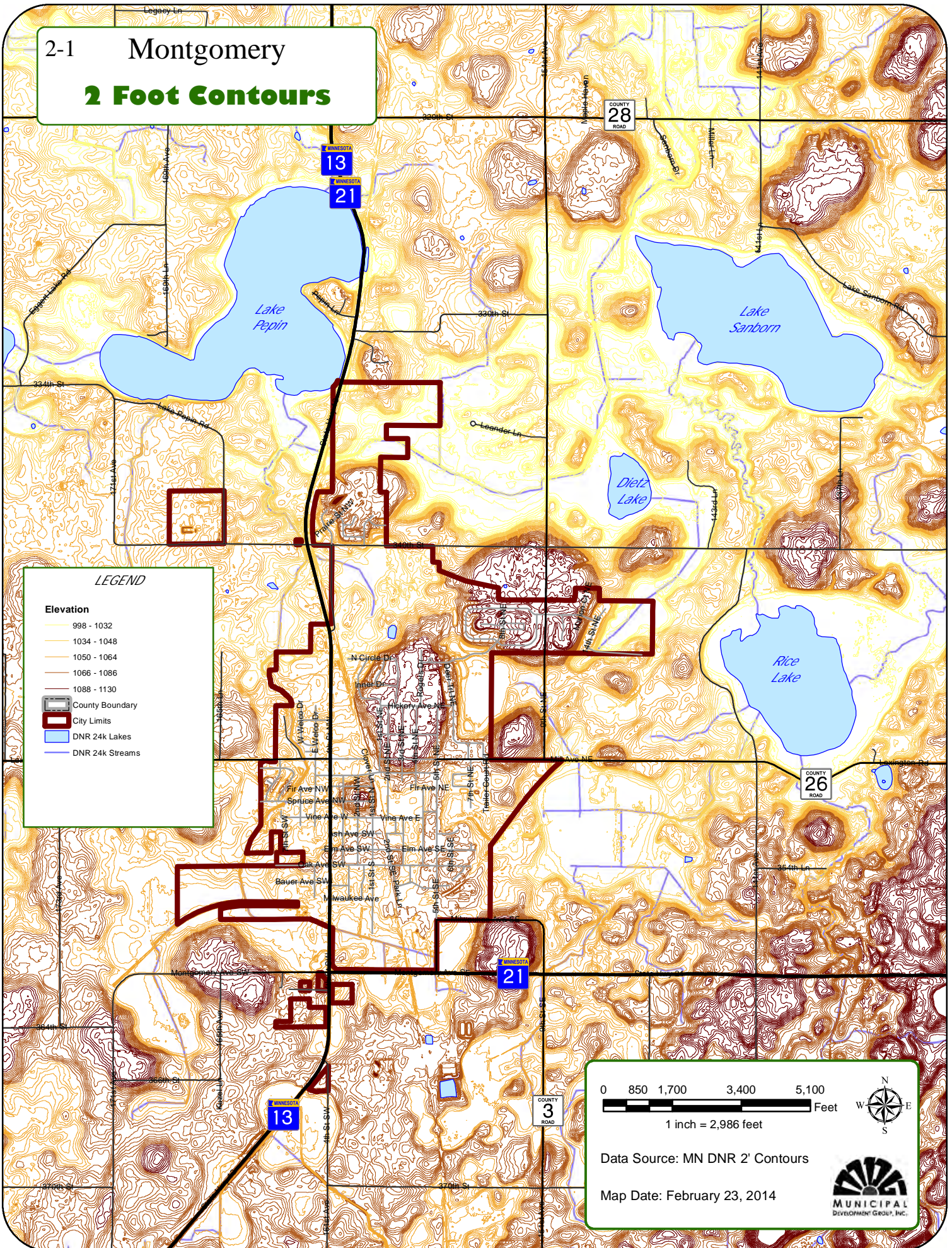
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Montgomery

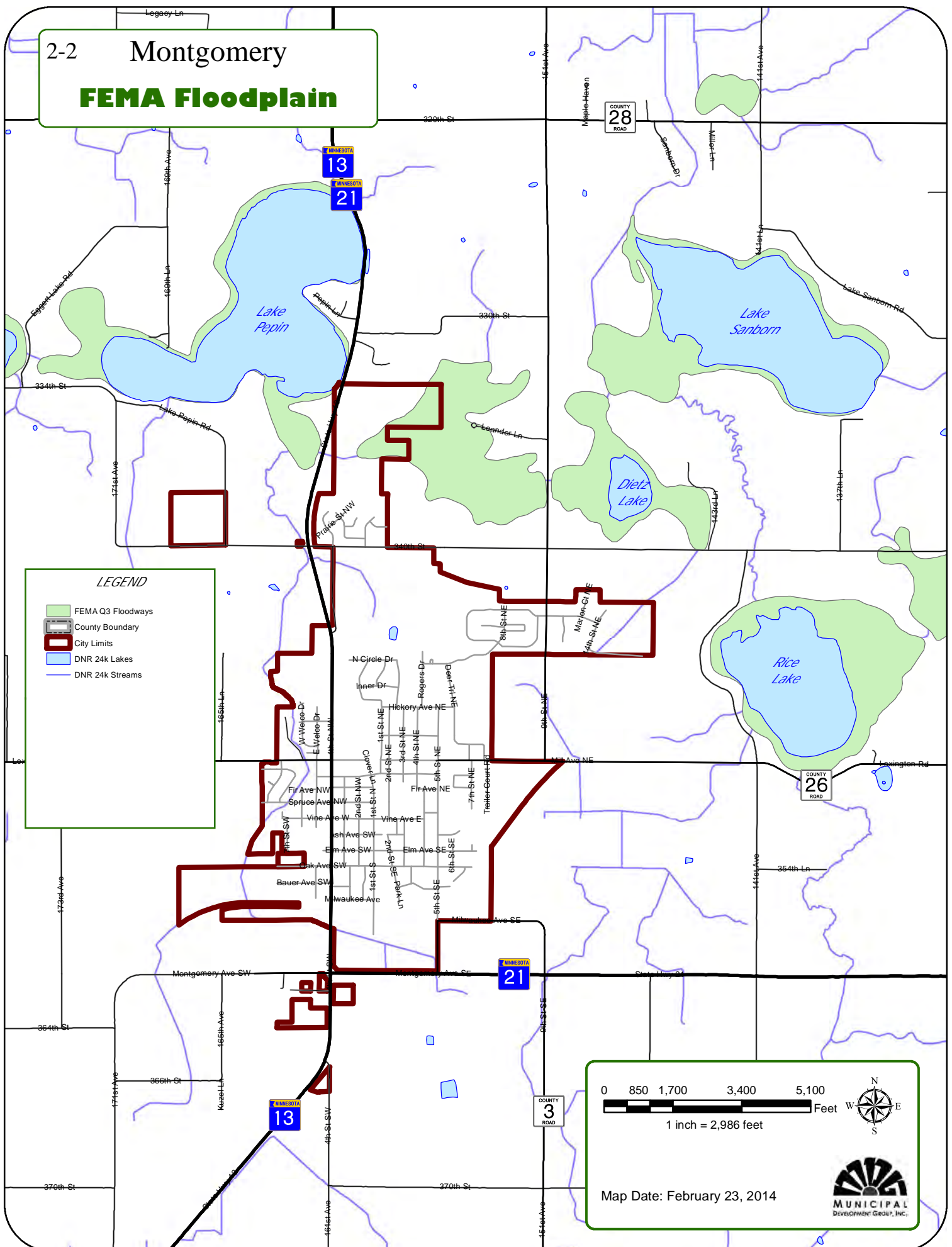
2 Foot Contours



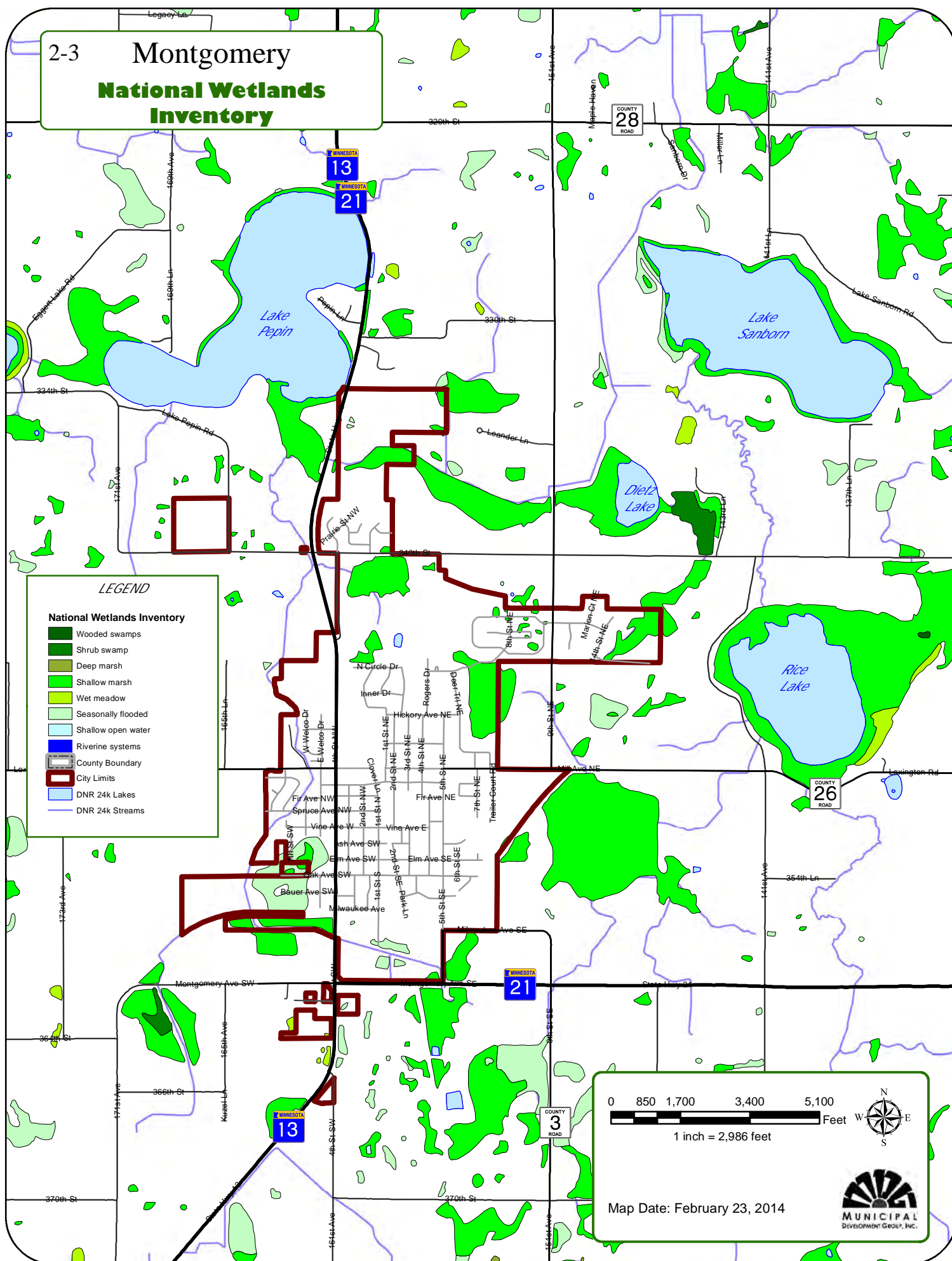
Montgomery

FEMA Floodplain

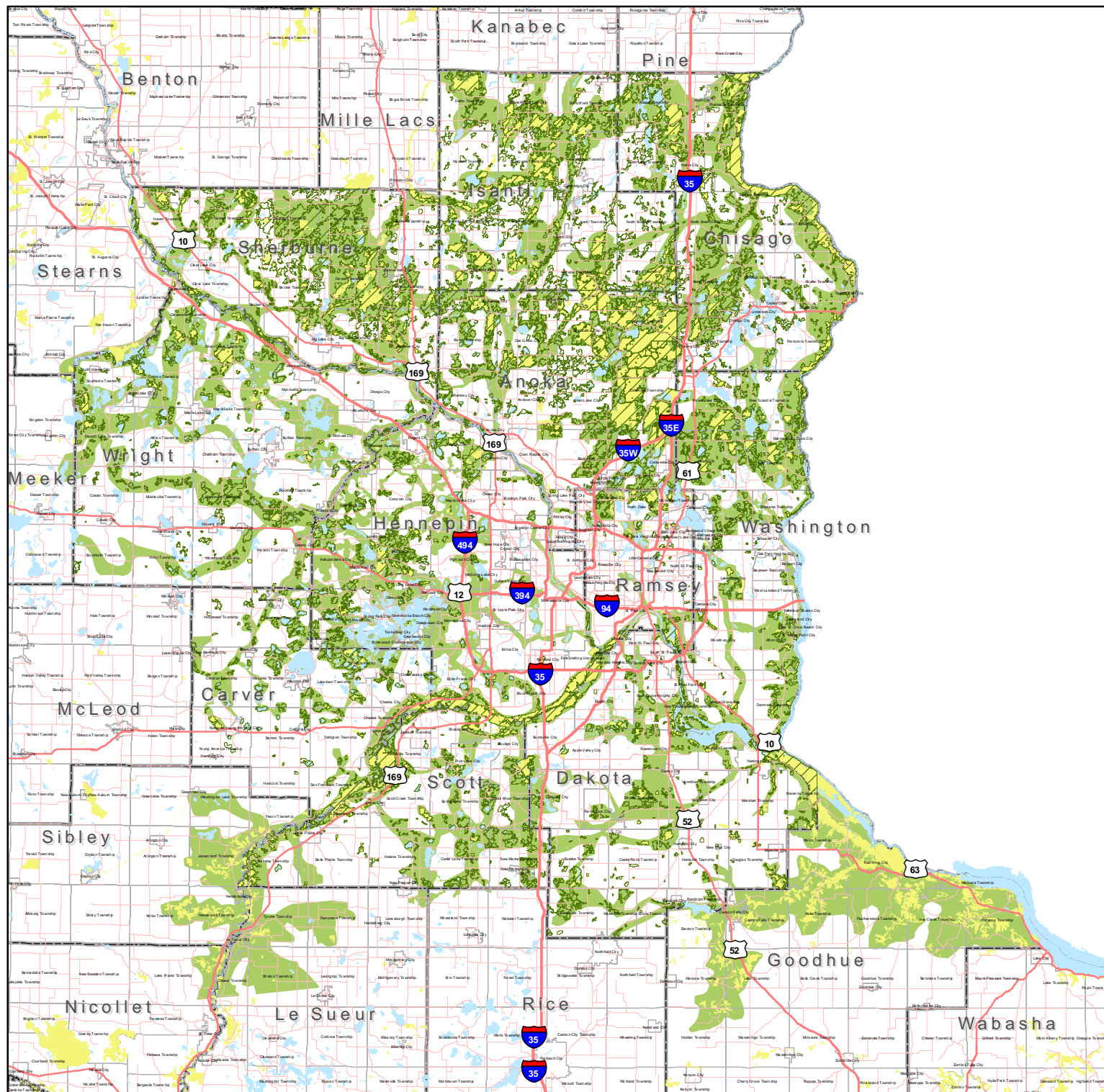
FEMA Floodplain











Montgomery
**National Wetlands
Inventory**



Metro Conservation Corridors - 2007



-  Metro Conservation Corridors
-  Regionally Significant Ecological Areas
-  MCBS Sites of Biodiversity Significance
-  Lake, Pond, Stream, River

-  Interstate Highways
-  Secondary Highways
-  County Roads
-  County Boundaries



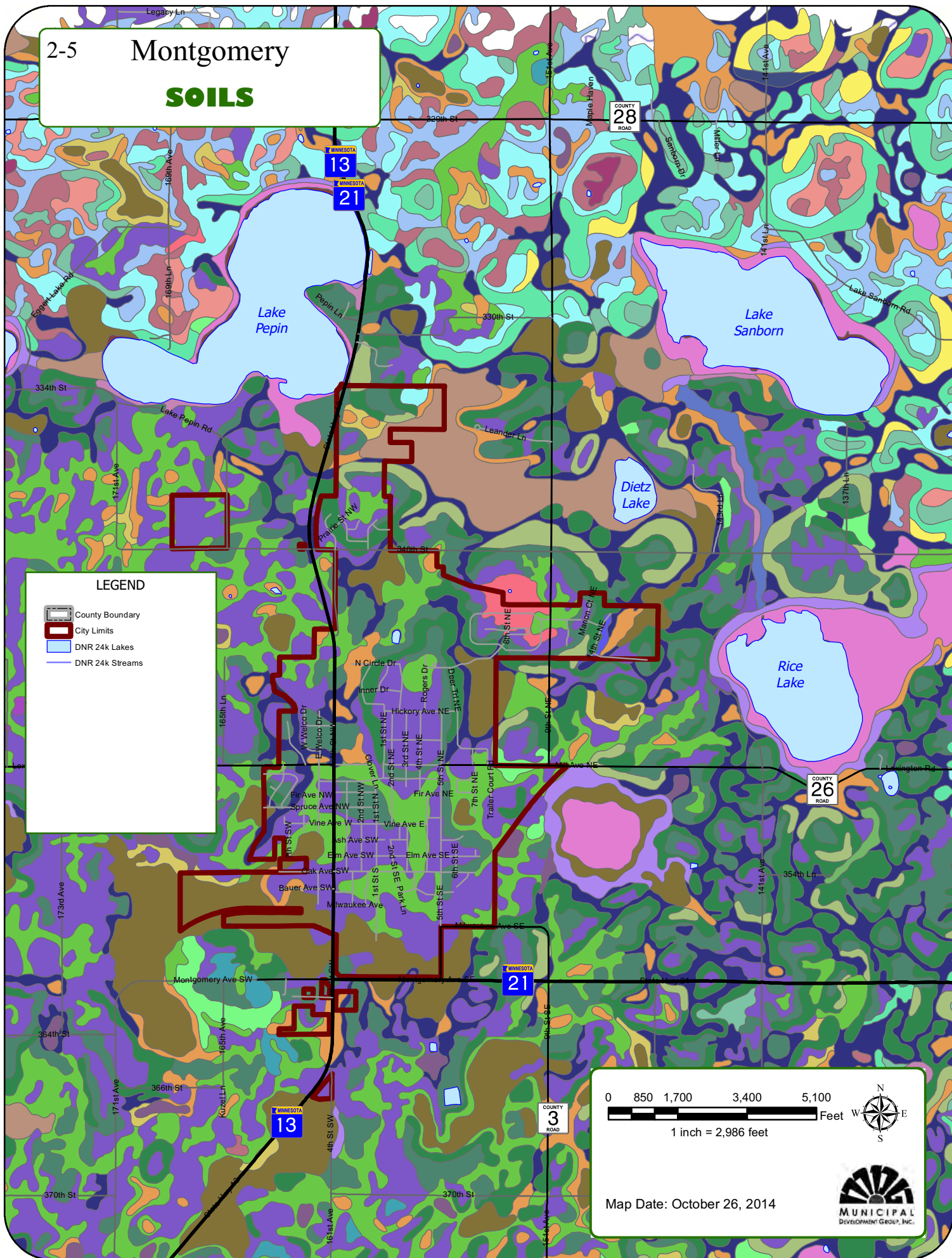
Soils Legend

1057	Caron, Blue Earth, and Palms soils, ponded
106B	Lester loam, 2 to 6 percent slopes
106C2	Lester loam, 6 to 12 percent slopes, eroded
106D2	Lester loam, 12 to 18 percent slopes, eroded
106E	Lester loam, 18 to 24 percent slopes
109	Cordova clay loam
114	Glencoe clay loam
123	Dundas loam
129	Cylinder loam, 1 to 4 percent slopes
138B	Lerdal clay loam, 2 to 6 percent slopes
138C	Lerdal clay loam, 6 to 12 percent slopes
183	Dassel loam
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes
1962	Mazaska-Rolfe complex
238B	Kilkenny loam, 2 to 6 percent slopes
238C2	Kilkenny clay loam, 6 to 12 percent slopes, eroded
238D2	Kilkenny clay loam, 12 to 18 percent slopes, eroded
238E	Kilkenny clay loam, 18 to 24 percent slopes
239B	Le Sueur clay loam, 1 to 4 percent slopes
256	Mazaska silty clay loam
323	Shields silty clay loam
414	Hamel clay loam
463	Minneiska fine sandy loam, occasionally flooded
468	Otter silt loam
524	Caron muck
525	Muskego muck
539	Palms muck
86	Canisteo clay loam
94B	Lester-Estherville complex, 2 to 6 percent slopes
978	Lester-Hawick-Storden complex, 6 to 12 percent slopes
W	Lester-Storden loams, 6 to 12 percent slopes
	Terril loam, 1 to 8 percent slopes
	Cordova-Rolfe complex
	Water

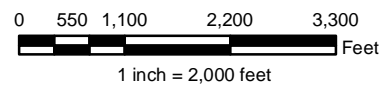
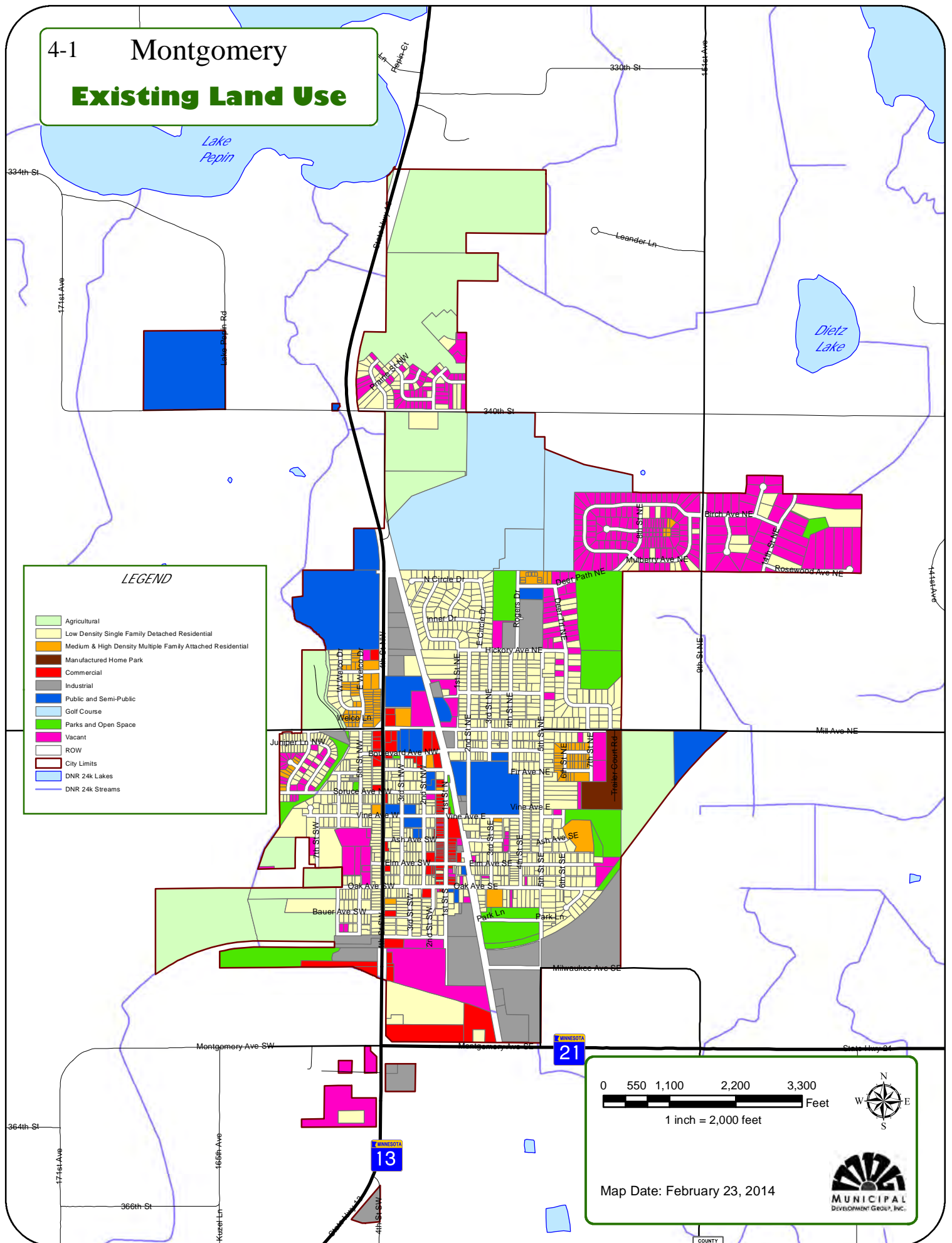
2-5

Montgomery

SOILS



4-1 **Montgomery** **Existing Land Use**



Map Date: February 23, 2014



LAKE PEPIN



4-2

MONTGOMERY
a city where families thrive

ZONING MAP

LEGEND

- B1 - Highway & Business Service
- B2 - Community Commercial
- B3 - Central Business
- I1 - Light Industrial
- I2 - Medium Industrial
- PUD-Planned Unit Development
- R1 - Single Family Density
- R2 - Medium Density
- R3 - High Density
- RR - Rural Residential

DIETZ LAKE

Disclaimer:
The Official Zoning Map is subject to change from time to time by action of the City Council. If there is any inconsistency between this Map and an ordinance adopted by the City Council rezoning particular property, the ordinance shall control.

Official Zoning Map, Montgomery Minnesota:

This is to certify that this is the Official Zoning Map referred by Section 1106: Zoning Districts and District Provisions, Subd. 12, Zoning Map, of the Montgomery Zoning Ordinance.

Adopted by the City Council, Montgomery, Minnesota this ____ day of _____, 20__.

Signed: _____
Jean M. Keogh, Mayor

ATTEST: _____
Steven Helget, City Administrator

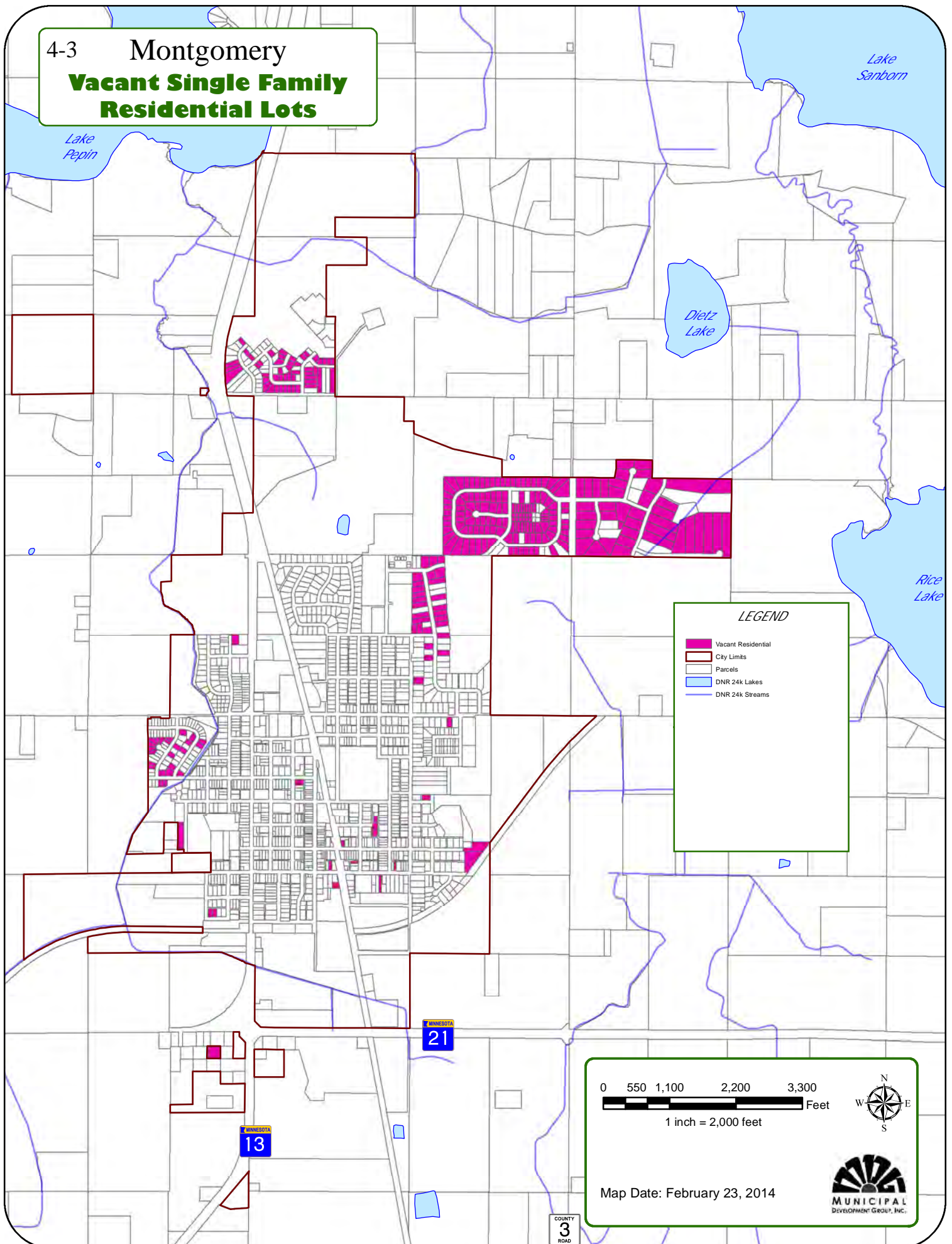
0 500 1,000 2,000 Feet



Map Created by Lisa Kuehn - GIS Department
Justin Lutherman - GIS Coordinator
Johanna@CityofMontgomery.com

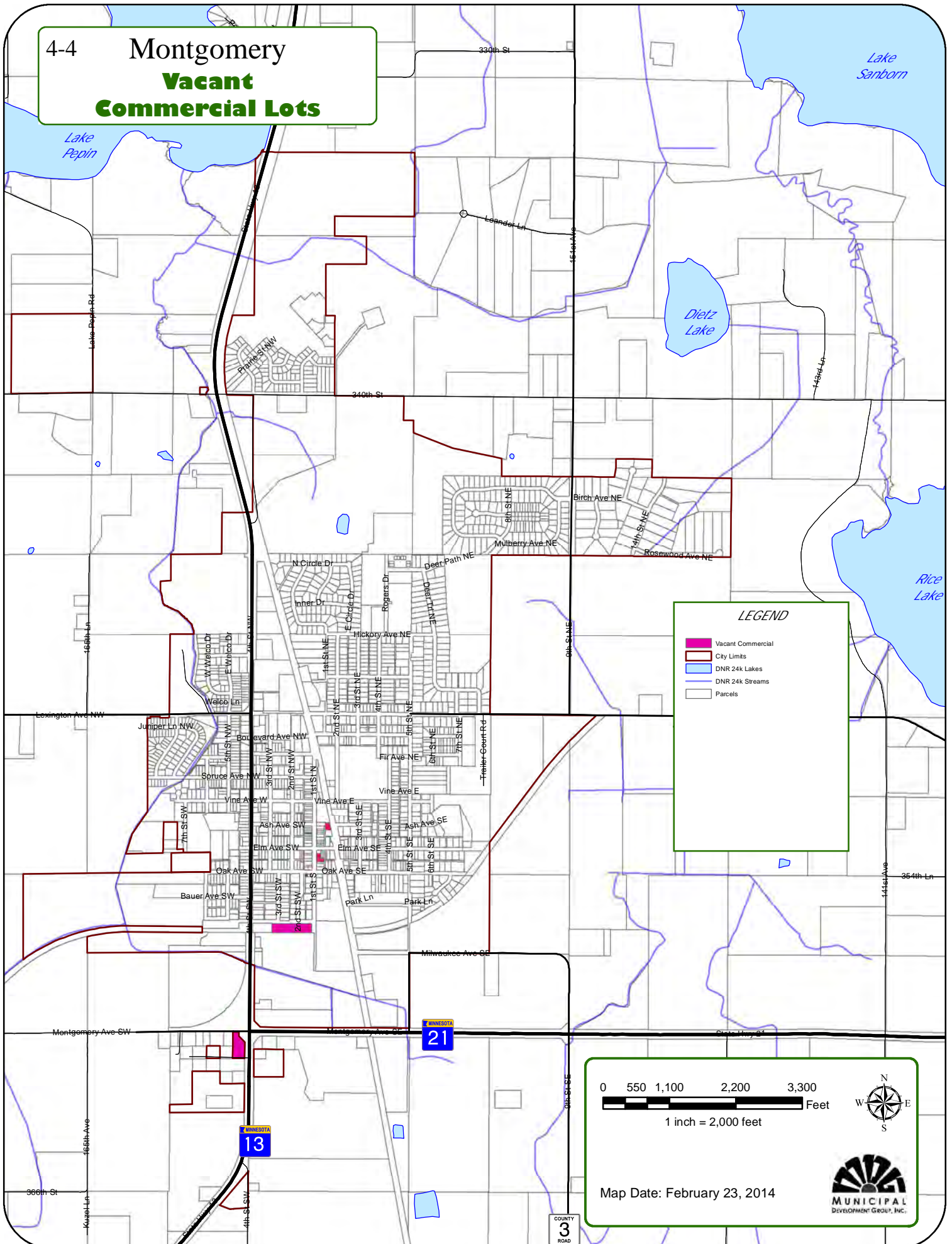
4-3

Montgomery Vacant Single Family Residential Lots

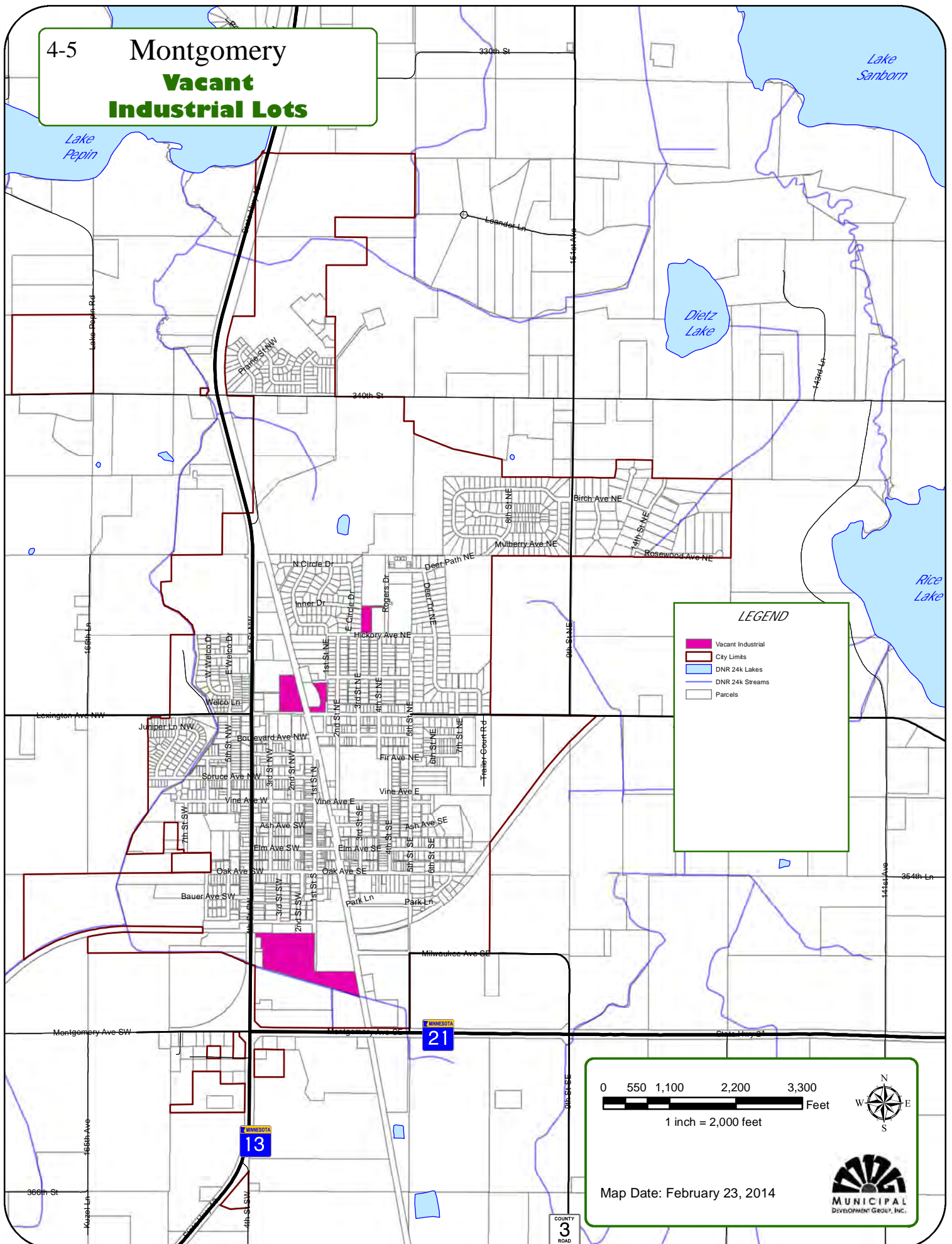


4-4

Montgomery Vacant Commercial Lots



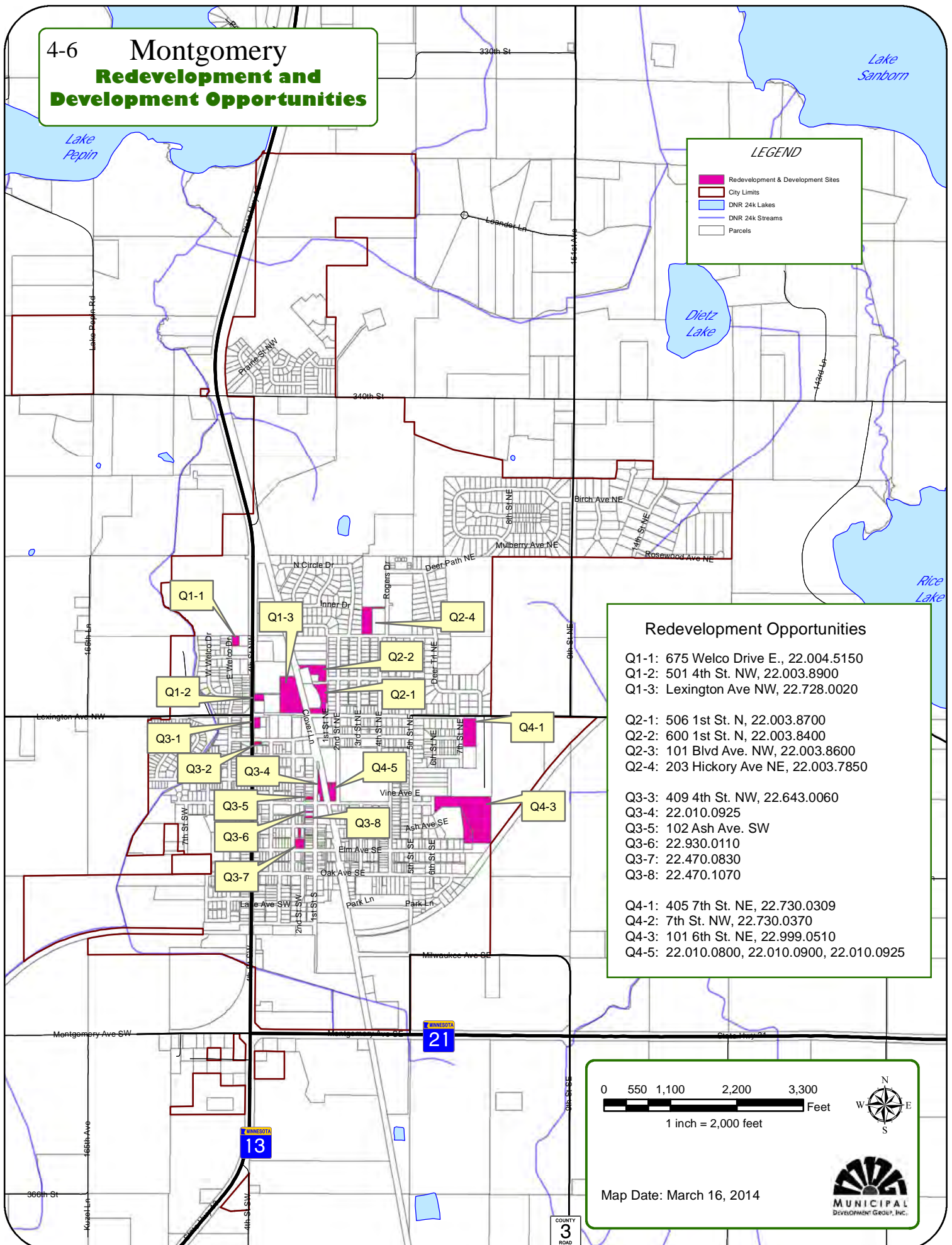
4-5 Montgomery Vacant Industrial Lots



Map Date: February 23, 2014



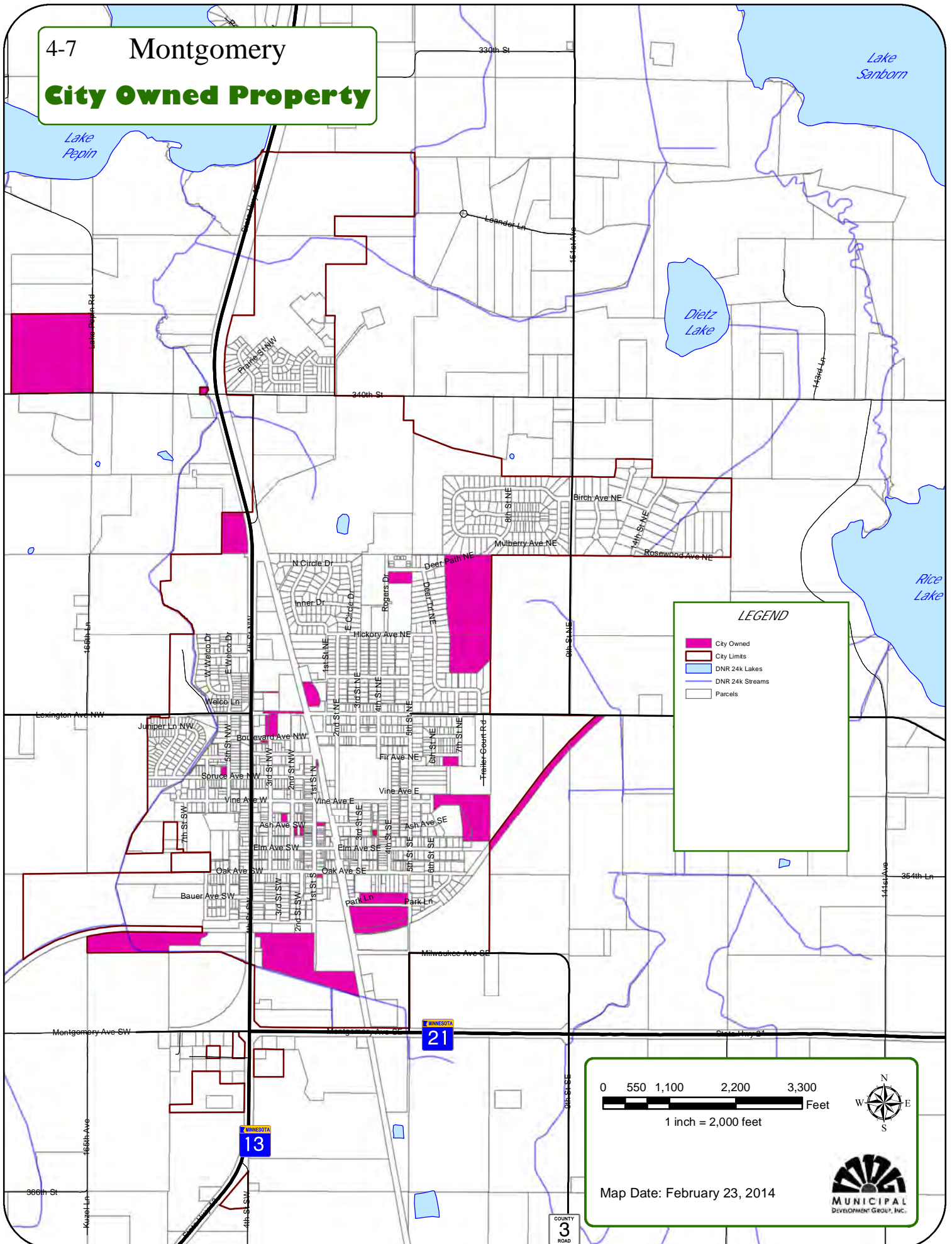
4-6 Montgomery Redevelopment and Development Opportunities



4-7

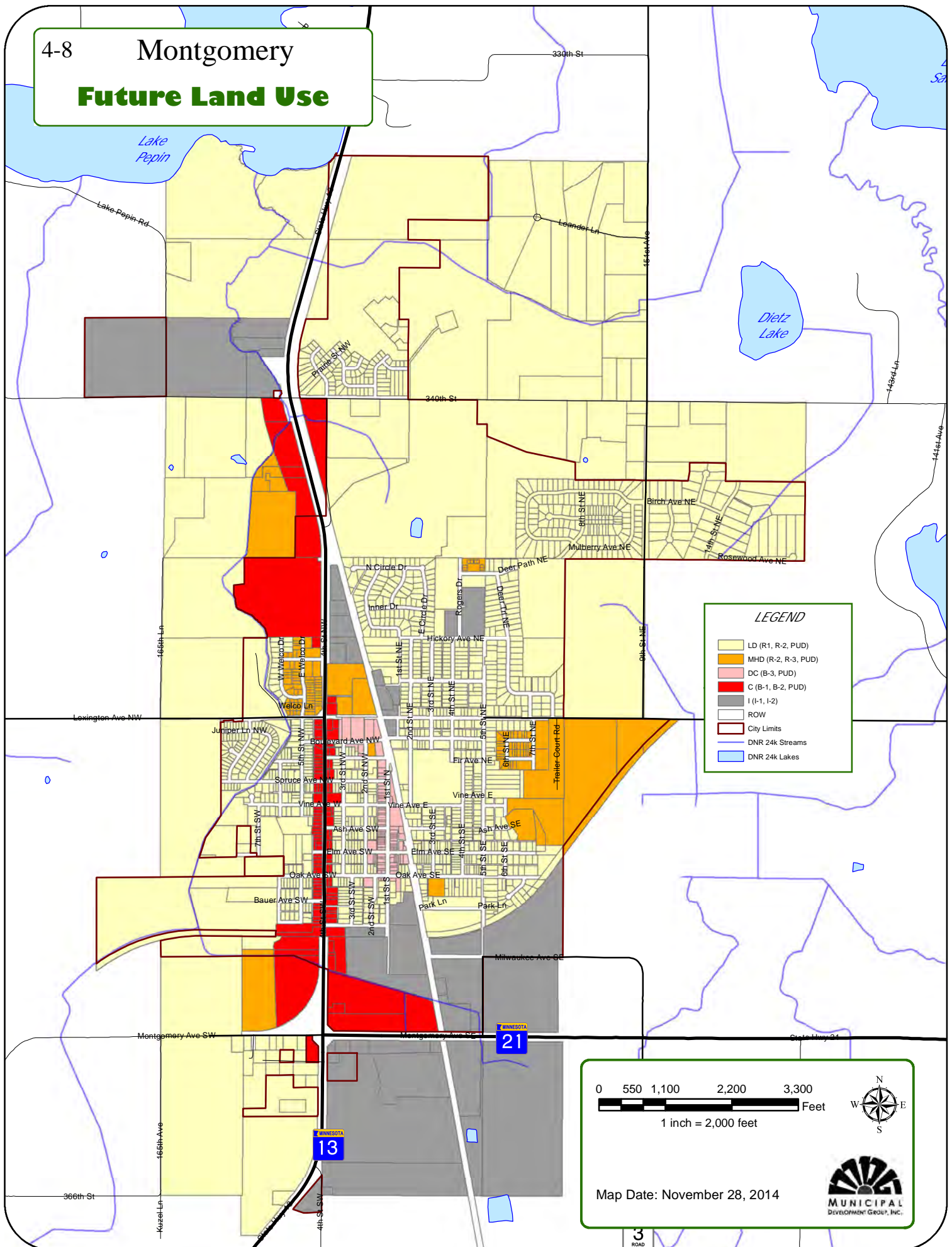
Montgomery

City Owned Property

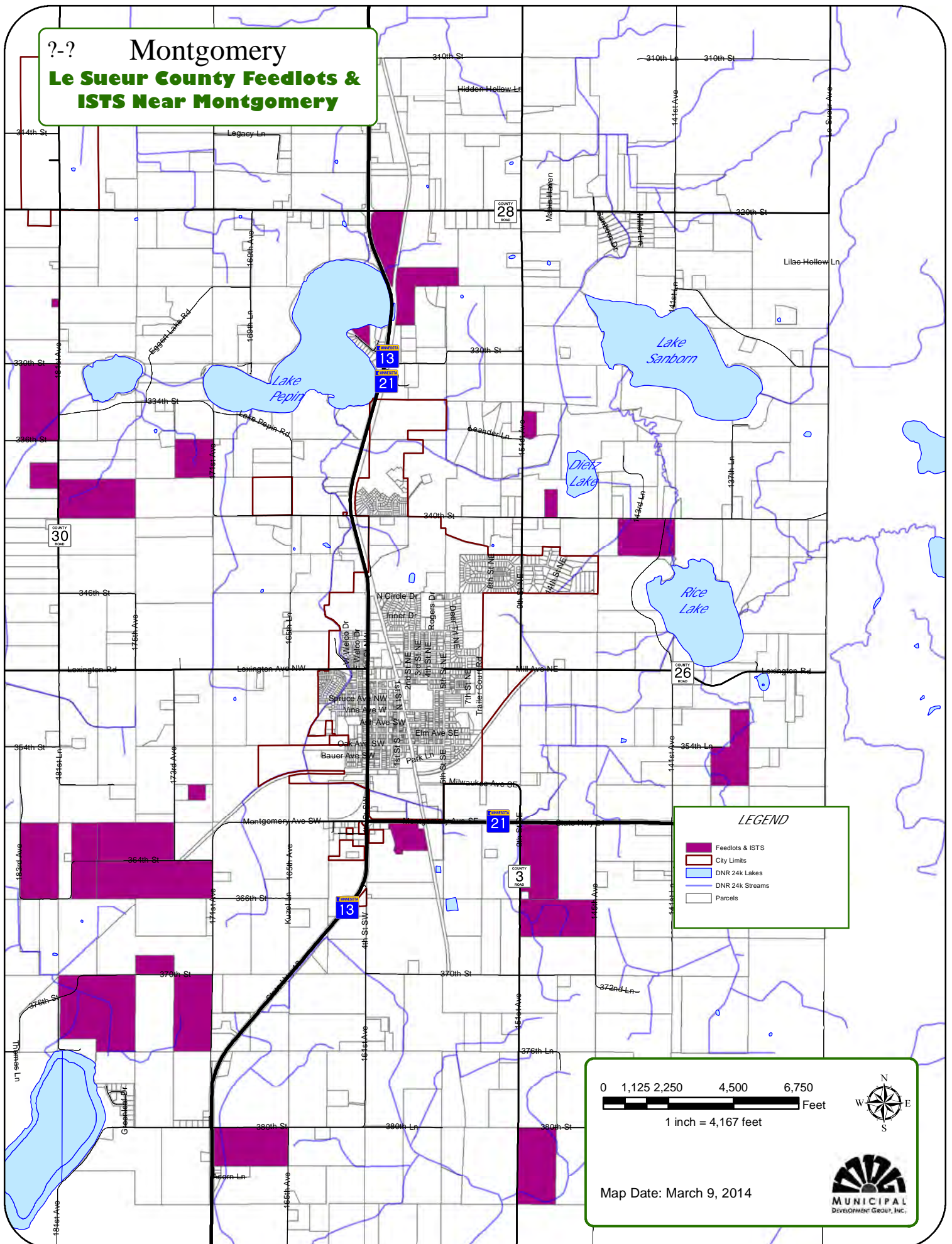


4-8

Montgomery Future Land Use



?? **Montgomery**
Le Sueur County Feedlots & ISTS Near Montgomery



LEGEND

- Feedlots & ISTS
- City Limits
- DNR 24k Lakes
- DNR 24k Streams
- Parcels

0 1,125 2,250 4,500 6,750
 Feet
 1 inch = 4,167 feet

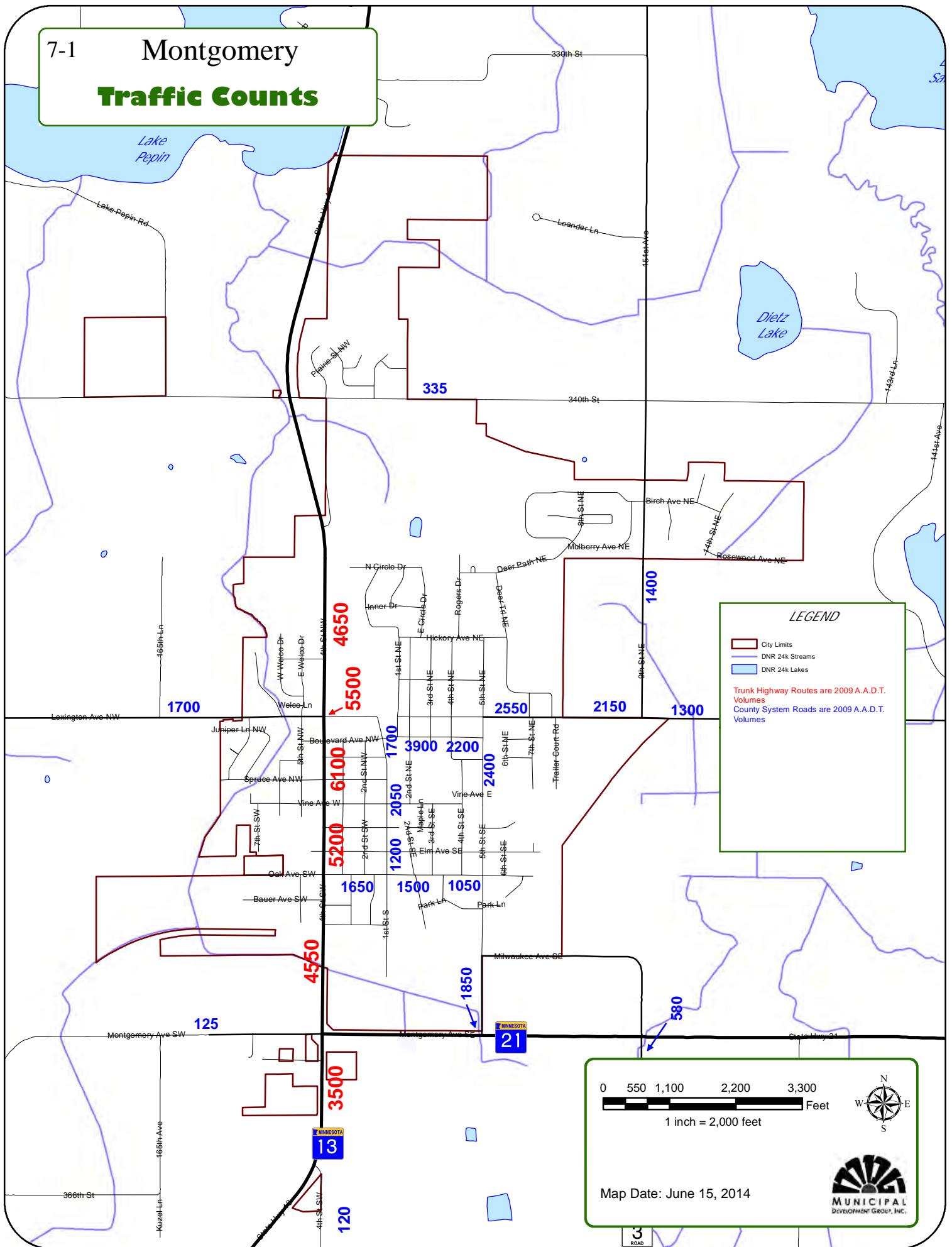


Map Date: March 9, 2014



Montgomery

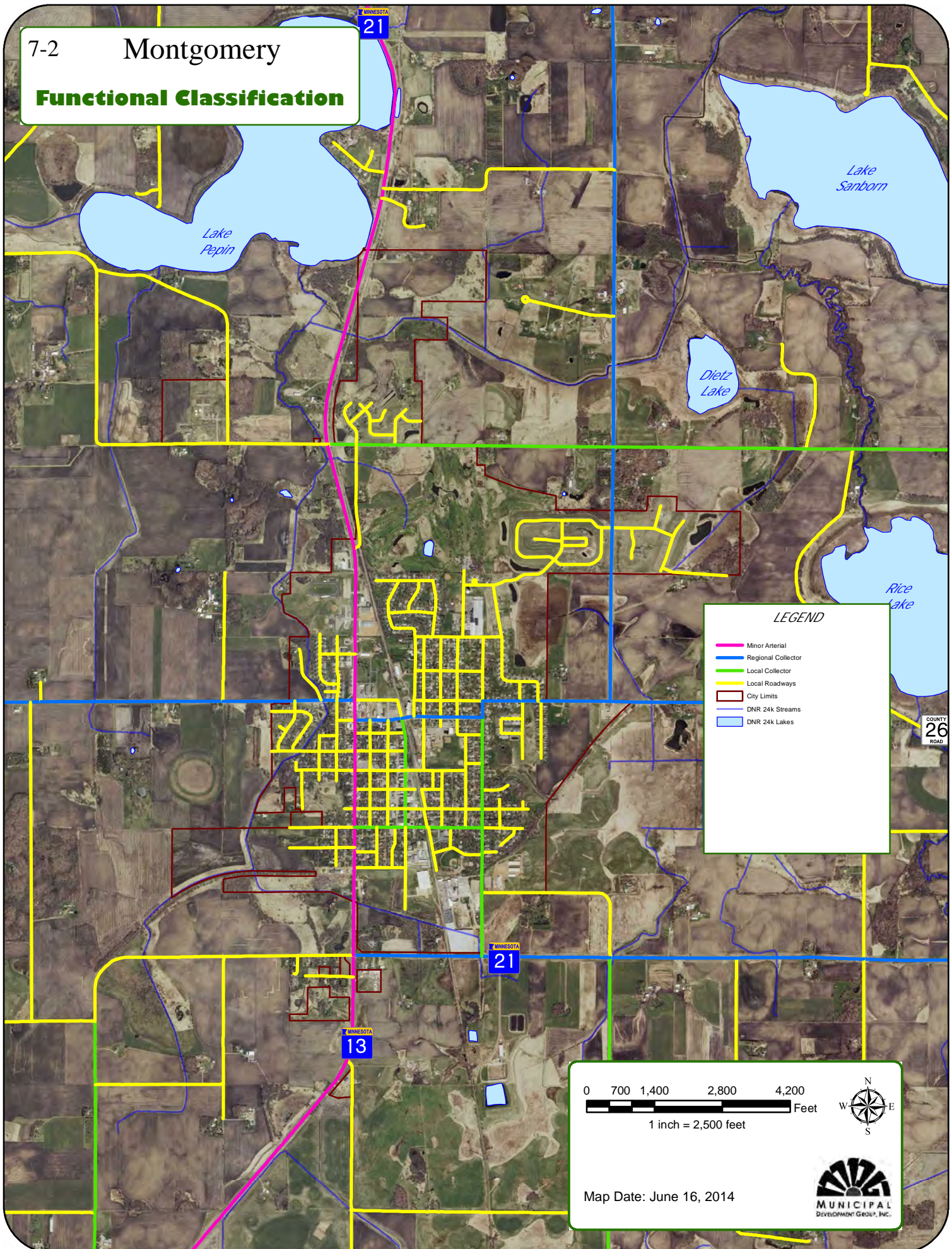
Traffic Counts



7-2

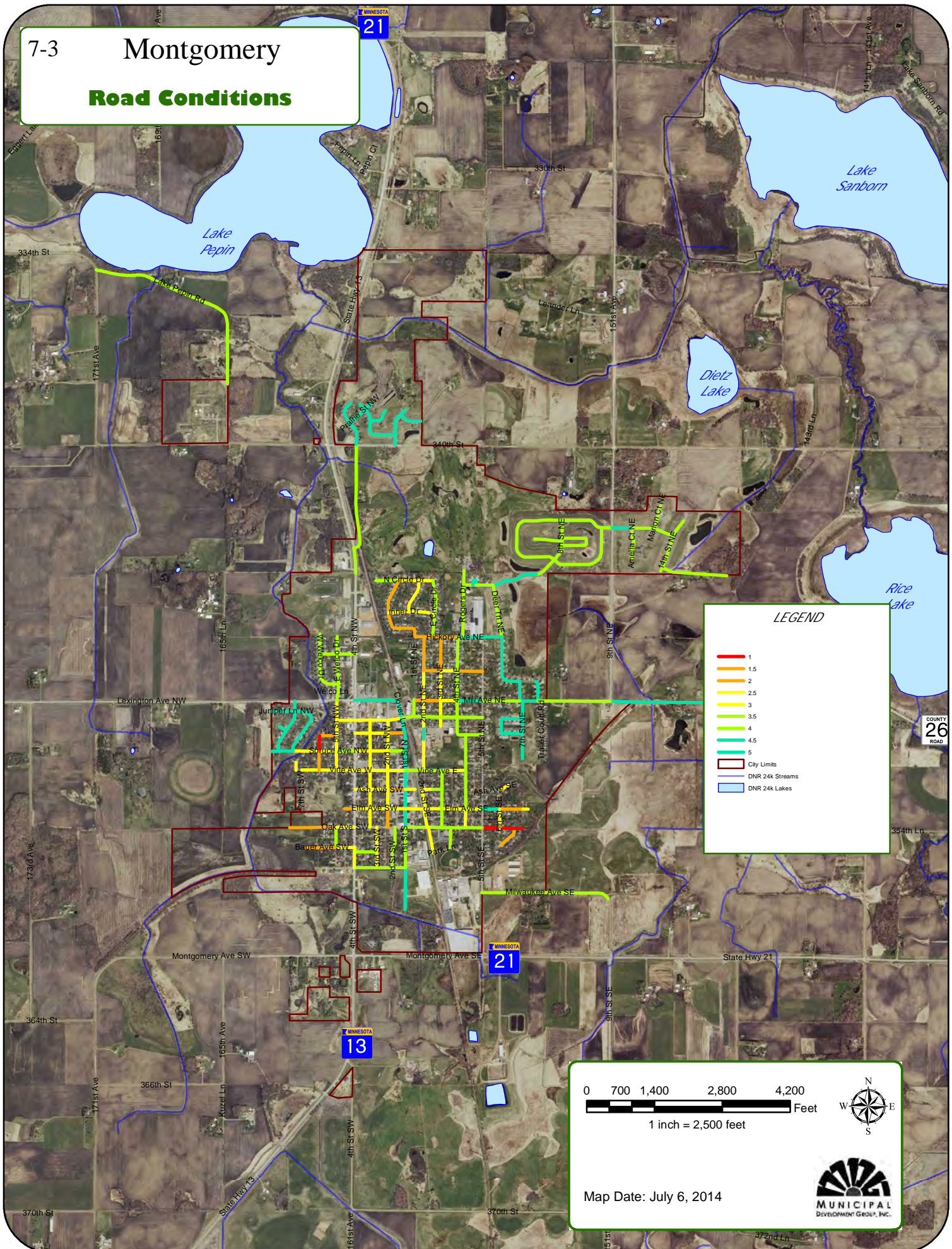
Montgomery

Functional Classification

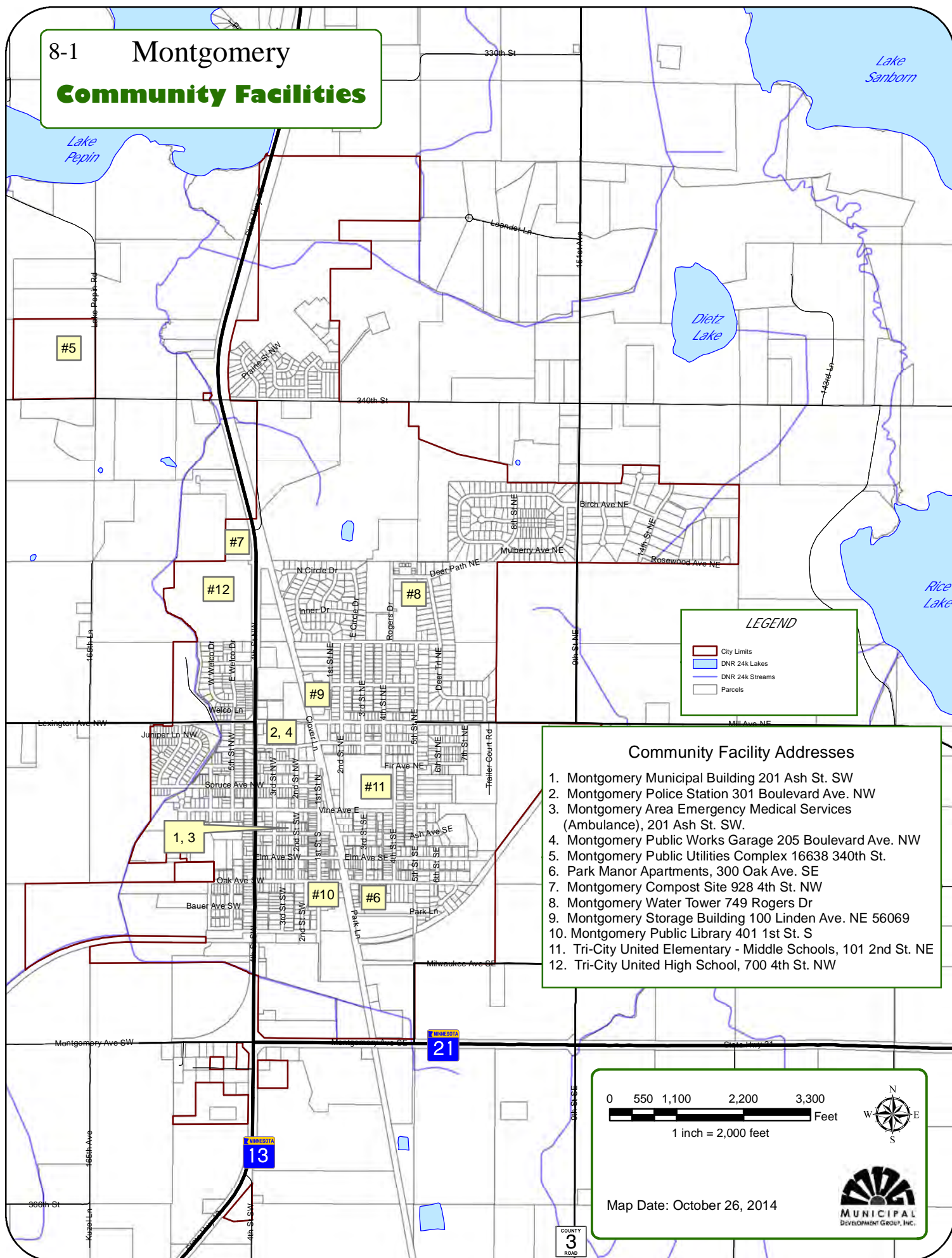


7-3

Montgomery Road Conditions

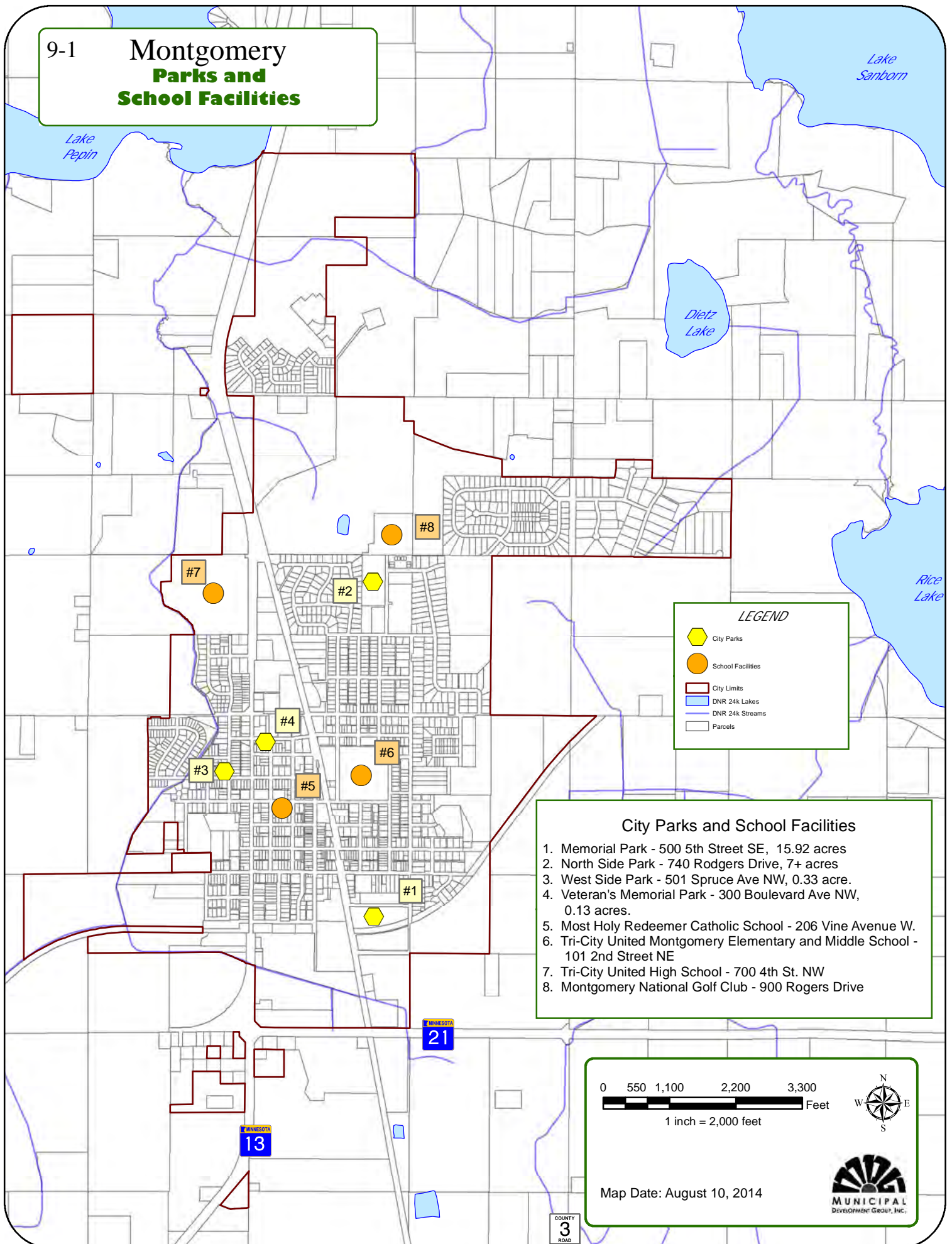


8-1 Montgomery Community Facilities









9-1

Montgomery Parks and School Facilities




LEGEND

-  City Parks
-  School Facilities
-  City Limits
-  DNR 24k Lakes
-  DNR 24k Streams
-  Parcels

City Parks and School Facilities

1. Memorial Park - 500 5th Street SE, 15.92 acres
2. North Side Park - 740 Rodgers Drive, 7+ acres
3. West Side Park - 501 Spruce Ave NW, 0.33 acre.
4. Veteran's Memorial Park - 300 Boulevard Ave NW, 0.13 acres.
5. Most Holy Redeemer Catholic School - 206 Vine Avenue W.
6. Tri-City United Montgomery Elementary and Middle School - 101 2nd Street NE
7. Tri-City United High School - 700 4th St. NW
8. Montgomery National Golf Club - 900 Rogers Drive

0 550 1,100 2,200 3,300
 Feet
 1 inch = 2,000 feet



Map Date: August 10, 2014

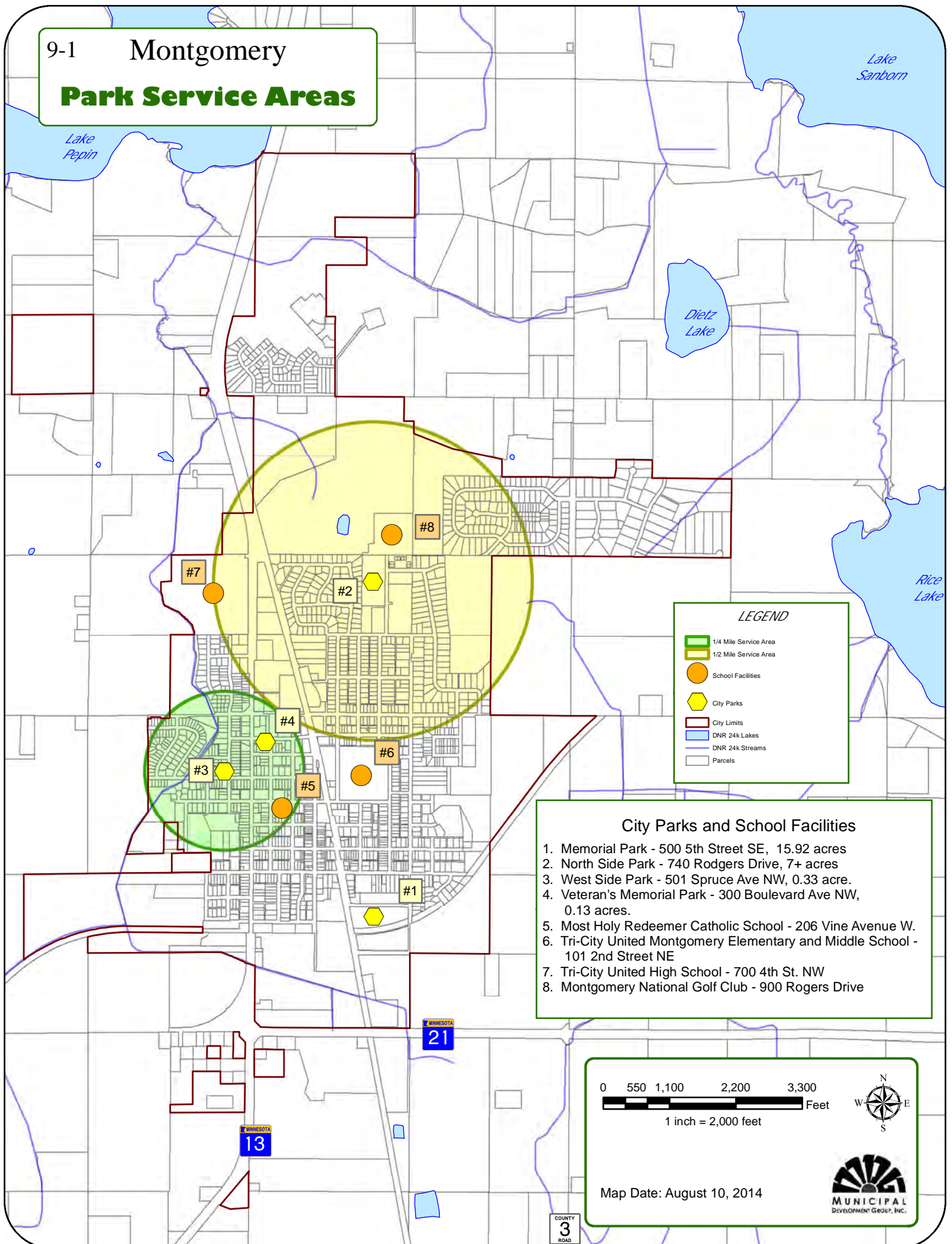


COUNTY
3
ROAD

9-1

Montgomery

Park Service Areas



LEGEND

- 1/4 Mile Service Area
- 1/2 Mile Service Area
- School Facilities
- City Parks
- City Limits
- DNR 24k Lakes
- DNR 24k Streams
- Parcels

City Parks and School Facilities

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0 550 1,100 2,200 3,300 Feet
1 inch = 2,000 feet



Map Date: August 10, 2014

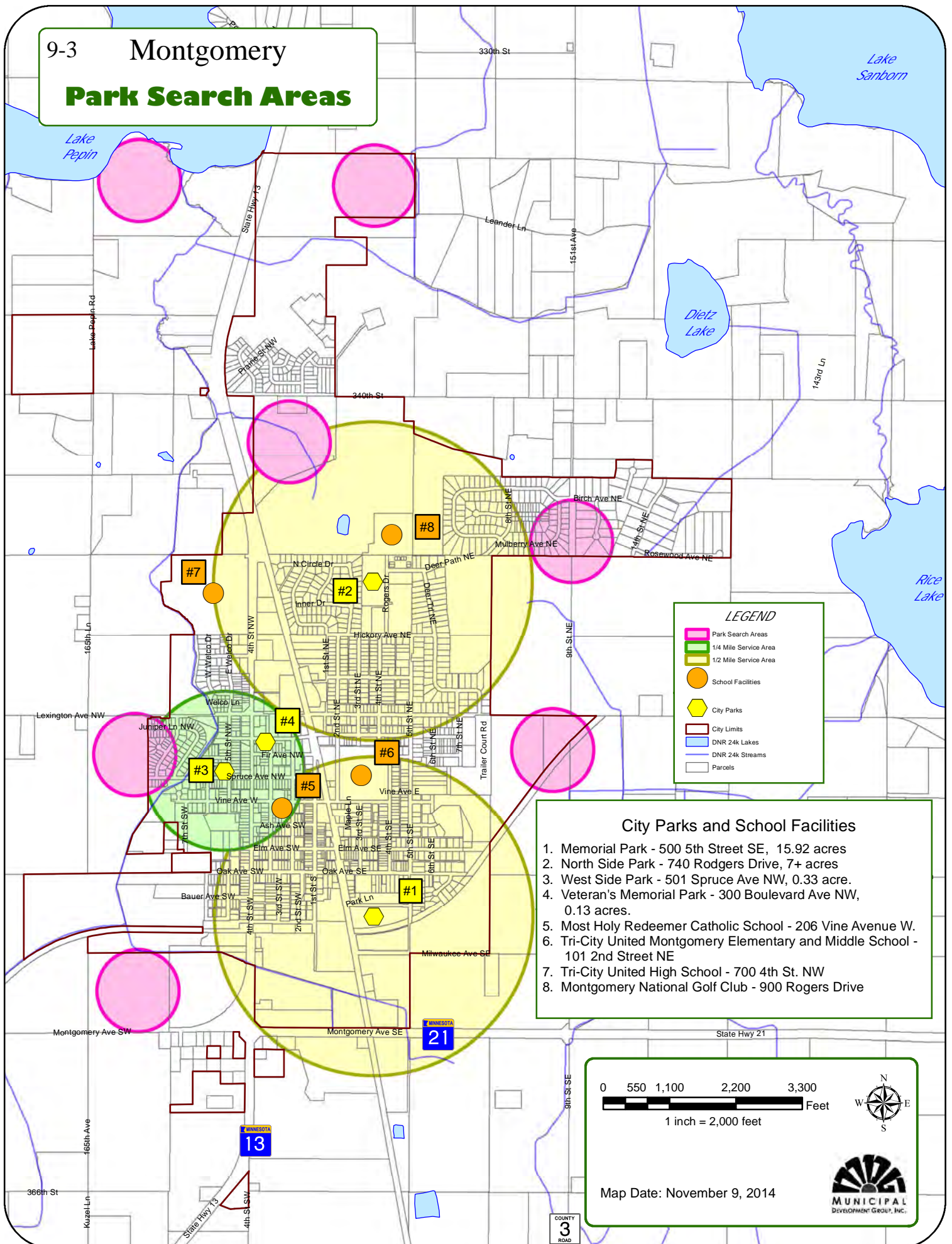


COUNTY
3
ROAD

9-3

Montgomery

Park Search Areas



LEGEND

- Park Search Areas
- 1/4 Mile Service Area
- 1/2 Mile Service Area
- School Facilities
- City Parks
- City Limits
- DNR 24k Lakes
- DNR 24k Streams
- Parcels

City Parks and School Facilities

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0 550 1,100 2,200 3,300
Feet
1 inch = 2,000 feet



Map Date: November 9, 2014

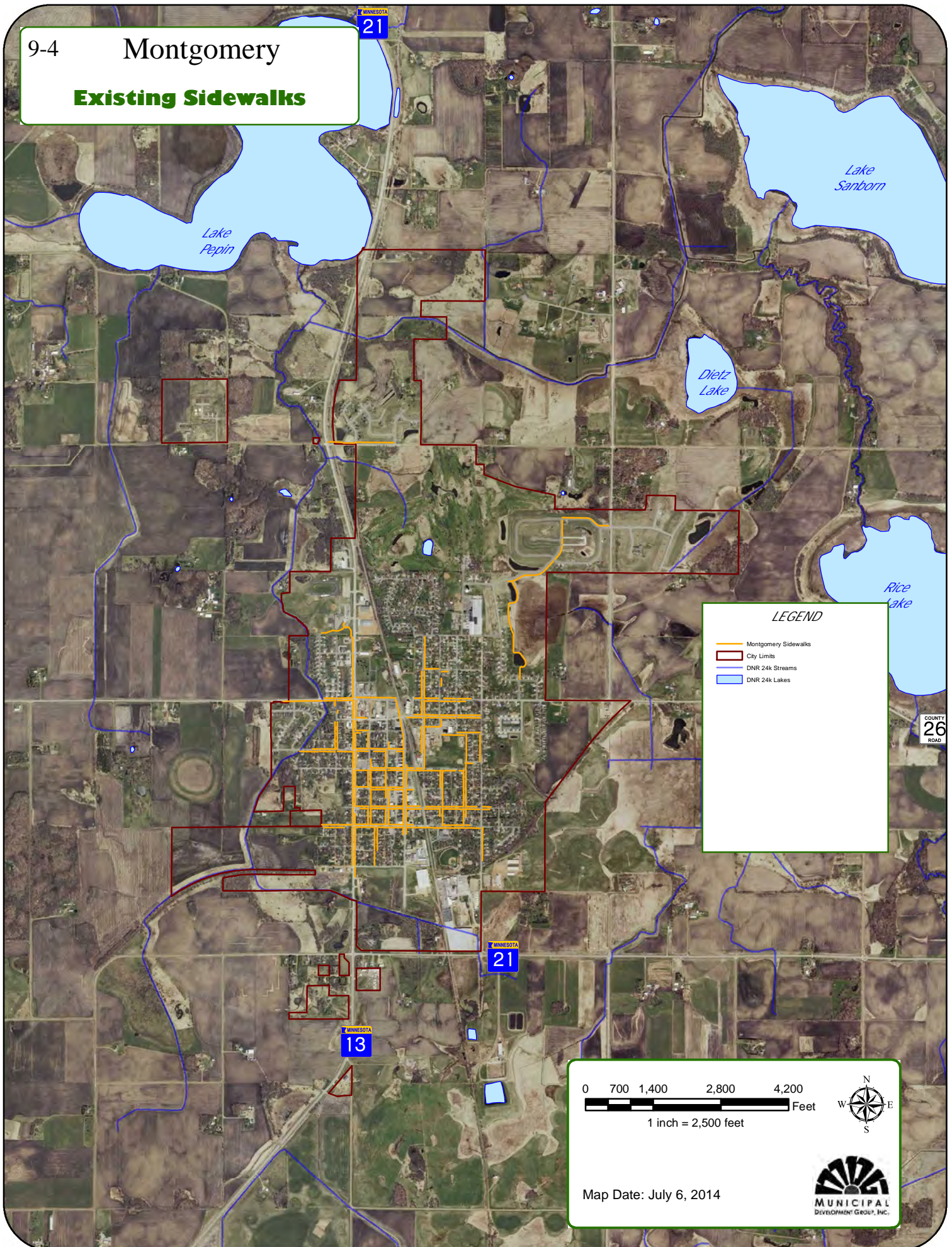


COUNTY
3
ROAD

9-4

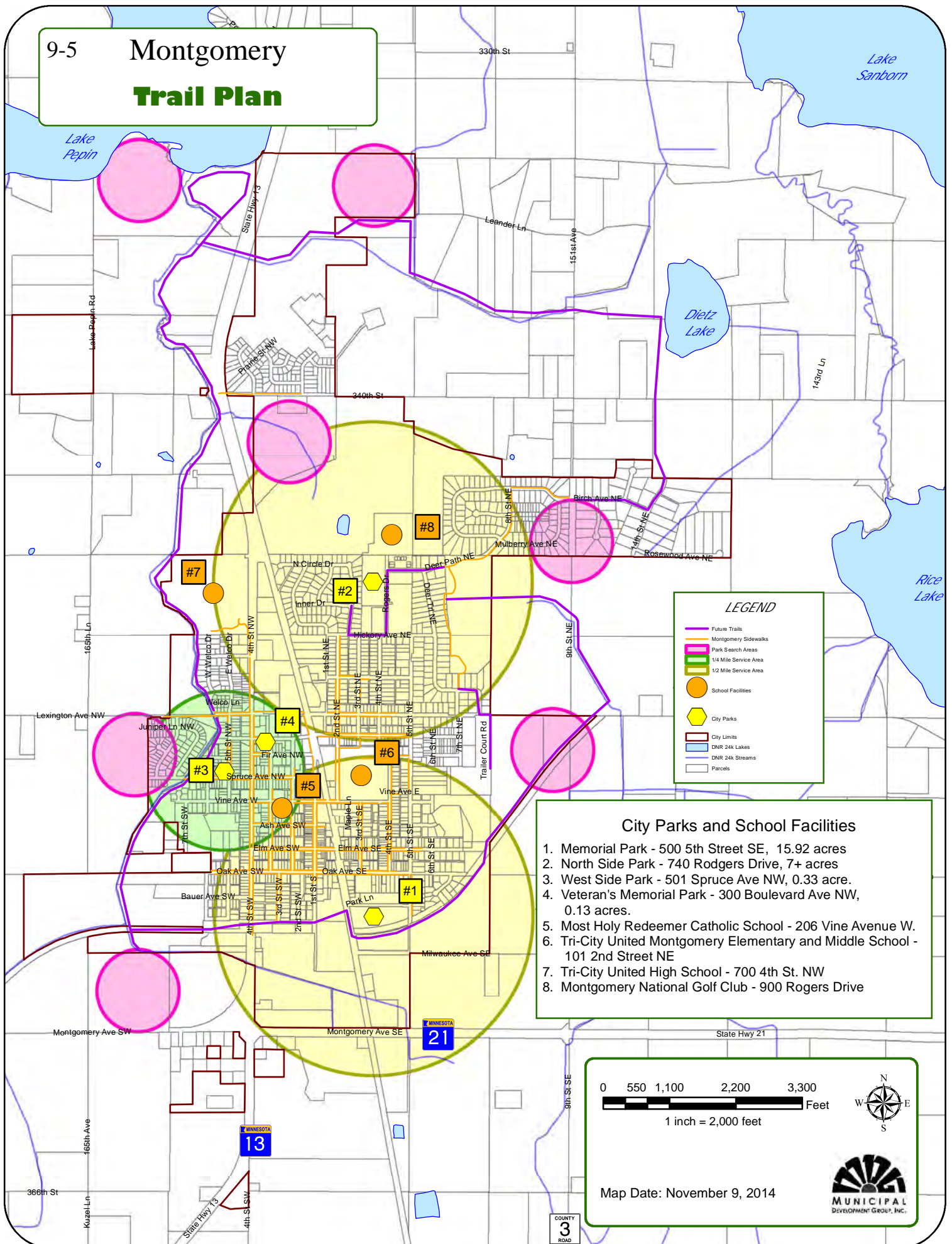
Montgomery

Existing Sidewalks



9-5

MontgomeryTrail Plan

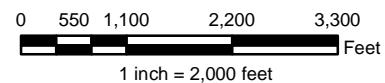


LEGEND

- Future Trails
- Montgomery Sidewalks
- Park Search Areas
- 1/4 Mile Service Area
- 1/2 Mile Service Area
- School Facilities
- City Parks
- City Limits
- DNR 24k Lakes
- DNR 24k Streams
- Parcels

City Parks and School Facilities

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8. Montgomery National Golf Club - 900 Rogers Drive



Map Date: November 9, 2014



COUNTY
3
ROAD

INTRODUCTION

PURPOSE

The City of Montgomery Comprehensive Plan is a dynamic planning tool intended to guide the future growth and development of the city. The Comprehensive Plan is based on local and regional historical facts, trends, and governmental planning standards. This document presents the Comprehensive Plan for Montgomery, Minnesota; reflective of the community planning process conducted in 2013 and 2014. The City last adopted Comprehensive Plans in 1995 and 2005. With changes in the economy the City has identified a need to proactively plan for infill, redevelopment and future development.

The Comprehensive Plan identifies the type, amount, and pattern of growth that has taken place within the City and utilizes this information to plan for future growth. Accordingly, the Comprehensive Plan provides a base for instituting a hierarchy of policies that will assist the community in implementing the long range plan. The plan includes both land within as well as land outside of the city's current corporate boundaries. This does not require this land to be developed but establishes policies and recommendations to guide the development if and when it does occur. While the plan is intended to serve as a 25+-year guide, it should be reviewed and updated as needed to adequately address development as it occurs. It is recommended the Plan be updated no less than every ten (10) years.

SCOPE OF PLAN

This Comprehensive Plan encompasses ten (10) general categories of information:

1. This **Introduction** includes the purpose of the plan, the scope of the plan, the history and regional setting of the community. The **Planning Framework** identifies the methods employed to obtain information for the Comprehensive Plan including statistical data and community input.
2. The **Physical Profile and Natural Resources Chapter**, inventories the geographical nature of the community in terms of a regional context along with an evaluation of the physical aspects of the City such as soils information, topographical elements and physical barriers to development.
3. **The Demographic Characteristics and Projections Chapter** contains historic and current data as it relates to population, age characteristics, education, occupation, and income levels of current residents. This information, along with State Demographer data is used to project future population and demographic data to enable the City to plan for future residents.
4. **The Land Use Chapter** inventories existing land uses, identifies potential infill or redevelopment areas and includes recommendations for future land uses. This chapter also discusses the **Municipal Boundary Expansion** and defines a growth area outside of the current municipal limits in which future growth is anticipated, and where the city is able to service growth with future utilities. This section also includes policies for boundary expansion or annexation.
5. The **Housing Chapter** evaluates the current housing stock, identifies housing issues relating to the city's demographics, evaluates housing trends, reviews land use options and establishes housing objectives and policies.

6. The **Economic Development Chapter** provides an overview of economic trends, tools to encourage further economic development, the community's input related to the topic and goals and policies for the future growth and redevelopment of Montgomery's commercial and industrial sectors.
7. The **Transportation Chapter** includes information on the current transportation system, categorizes the current street system, identifies future collector streets, and establishes access management policies as well as overall transportation policies for future transportation planning.
8. The **Chapter on Community Facilities and Public Services** includes information relating to government, health care, churches and educational facilities. A summary of public commissions is included along with objectives and policies for community facilities and public services.
9. The **Parks, Trails and Recreation Chapter** includes an inventory of existing park and recreational amenities. It also includes an analysis of future parks, trails and recreational needs and policies relating to these quality of life amenities.
10. The **Utilities Chapter** includes an overview of sanitary sewer, water, electrical, gas and storm water utilities as they relate to the city's ability to service current and future growth area and capital improvements required to support redevelopment and growth.
11. Finally, the **Implementation Chapter** includes a review of local controls pertaining to land use including the City's Zoning and Subdivision Ordinances and Capital Improvement Planning. It contains recommendations to assist in implementing the City's 2014 Comprehensive Plan.

HISTORY AND REGIONAL SETTING

HISTORY

"The town of Montgomery, MN was named for General Richard Montgomery, a British military man born in Ireland. Montgomery led American forces in the November 13, 1775, capture of Montreal. At the same time, Benedict Arnold was leading American troops into Quebec under orders from General George Washington. Montgomery and Arnold met up and joined forces, but were not as successful in their second foray as Montgomery had been in Montreal. Montgomery was killed in the December 31, 1775 attempt to overtake Quebec. Seriously injured, Arnold retreated to New York."¹



Historic Downtown Montgomery - circa 1910

Between 1856 and 1860, Bohemian, Czech, German and Irish families began to settle in the Montgomery area. In 1880, the City of Montgomery's population was 261. By 1900, the population increased to 979. According to the Library of Congress, "The number of Czech pioneers settling here made the township the largest Czech-populated area in Minnesota."²

¹ www.cityofmontgomerymn.com & Library of Congress

² www.cityofmontgomerymn.com & Library of Congress

Events such as the annual “Kolacky Days”, in July, continue to aid the community in celebrating its Czechoslovakian heritage. The first Kolacky Day was held on October 1, 1929. “The Kolacky Day spirit reigned supreme from early Tuesday morning until a comparatively late hour Wednesday morning. More than 1,600 of the celebrated delicacies were devoured,” according to a *Montgomery Messenger* account from the following week. Events at the first celebration included a trap shooting tournament, a parade, sports and races...”³ The event was later changed to a two-day celebration, and moved to July, in 1975. The community celebration continues to draw residents and tourists to the city for a variety of events.

The City of Montgomery has grown to a City of an estimated 2,957 residents (2012 State Demographer Estimate). While the size of the community has grown its Czechoslovakian heritage remains strong.

REGIONAL SETTING

Located in Le Sueur County, the City of Montgomery is approximately 45 miles southwest of Minneapolis. The City is within 15 miles west of Interstate 35, with MN State Highways 13 and 21 serving as major transportation routes within the community.

Area communities include New Prague to the north, Kilkenny to the south, Lonsdale to the east and Le Center to the west. The nearest major city is Fairbault, which is approximately 21 miles away.

Le Sueur County, which was once more rural in nature, began to experience more urban development and growth in the early 2000. With the great recession in the past decade, growth slowed in the County as in the state.



PLANNING FRAMEWORK

The Montgomery 2014 Comprehensive Plan is intended to guide the growth and (re) development of the City, taking into consideration *where* the city develops and *how* it develops. In order to ensure the vision of the community is represented within the vision, guiding principles and goals and objectives, a variety of techniques were employed to ensure public input in the planning process. The 2014 Comprehensive Plan is the product of several processes including:

- A community survey which was available to the public at City Hall and on-line from October 31, 2013 to November 18, 2013. The City received 114 responses of which 94 were from residents in the City and 19 were from individuals located outside the City limits. It is estimated that 7.9% of occupied households in the City responded;
- Historical data from the City of Montgomery, Le Sueur County, the MN Department of Employment and Economic Development, MN State Demographer’s Office and the U.S. Census;
- Review of City Ordinances and specific studies;

³ Wikipedia

- Public meetings, including a community visioning session held January 2, 2014, meetings with the Housing Redevelopment Authority, Economic Development Authority and Park Board;
- Review of the 2005 Montgomery Comprehensive Plan;
- Review of the Le Sueur County Comprehensive Plan;
- Review of statistical data; and
- City staff participation.

COMMUNITY INPUT- S.W.O.T

Through an on-line and printed survey, participants were asked to identify the best aspects of day-to-day living in Montgomery, or the most positive attributes. Following are the most common responses received through the survey:

# of responses	Category or Response
49	Education/Schools
37	Small town atmosphere/ values/ character
20	Businesses- leaders, US Steel, Seneca, Green Giant, Dollar Store, Subway, jobs, etc.
16	Its people/neighbors
15	Community & community involvement & events
13	Safe
12	Heritage/history/culture traditions
10	Friendliness
10	Kolacky Days
8	Location/ proximity
5	Health care, medical
5	Fire Department
5	Churches
4	Affordable
3	Mayor
2	City Council/local govt.
3	Senior hsg/asst. living
3	Police Department
2	Golf course
2	Library
2	Ambulance
2	Quiet

In addition fourteen individuals attended and participated in a January, 2014 Visioning Session. Photos of Montgomery's greatest assets as well as opportunities were viewed. Assets identified included:

- Educational opportunities at Tri-City United Public Schools and Most Holy Redeemer Catholic School;
- The Montgomery national Golf Club;
- The Montgomery Public Library;
- The Park System with Memorial Park, North Side Park, Veteran's Memorial Park and West Side Park;

- Public Facilities including water tower, water treatment plant and wastewater treatment plant to serve the current and future growth of the city;
- Senior Housing including Assisted Living at Park Manor and Traditions of Montgomery;
- Healthcare with Mayo Clinic Health Systems;
- A local grocery store: Fred's Market Place;
- Jobs – Local Economy with USP Structural Connectors, Seneca Foods, and a diverse business base;
- Civic Organizations/Civic Pride including but not limited to Home of Miss Czech Slovak, Montgomery Historical Society, Arts & Heritage Center, Montgomery Community Club, American Legion, American Auxiliary, Titans Booster Club, Kolacky Days, various sports clubs, etc. ;
- Tourism/Destinations/Places of interest including Big Honza, Curtain Call Theatre, Next Chapter Winery, Montgomery Brewing Company, Montgomery Orchard, Franke's Bakery, etc; and.
- Proximity to Lake Pepin and ability to coordinate with the County, DNR and Sportsman's Clubs.

Needs or Opportunities identified included as a part of the Visioning Session included:

- Road improvements;
- Vacant residential lots available for infill;
- Public facility needs including Fire Hall and Police Department;
- Redevelopment site opportunities;
- Opportunity to expand the industrial park to the south or by the WWTP;
- Downtown revitalization and filling of vacant buildings;
- Establishment of a Chamber of Commerce; and
- Utility rates

Following are additional challenges survey participants identified:

# of responses	Category or Response
38	Business recruitment, additional industry/jobs Downtown improvement
15	City management and finances. Keeping tax rates affordable.
13	Improving streets
5	Locations (land availability) for new industry and businesses. Planning for future zoning.
4	Visual appeal of the city
2	Economic growth
2	School growing
2	Location
2	Bettering our park system
1	Aging population
1	Housing
1	Noise pollution/odor
1	Bedroom community. Need reasons for people to be in town.
1	Lack of vision. Too much planning for the now.
1	Promoting Montgomery
1	Surviving
1	Not losing the small town feel
1	Cost of water bills

As a part of the survey, residents were asked what one major improvement they would like to see in the City in the next five years. Responses varied; however the primary themes that carried through included:

- Recruitment of more businesses and jobs including industrial and commercial/service.
- Downtown revitalization and filling of vacant buildings.
- Improvements to streets and a street improvement plan.
- Improving the aesthetics of the community or cleaning up areas in the city.
- Reduction in water bills.
- Additional playgrounds and parks, including dog parks
- Additional housing
- Sidewalk improvements
- An emergency service building
- City Administration (filling the vacancy with a competent administrator) and involved staff.
- Promotion of Montgomery
- New church facility.
- Improved snow removal
- Something to draw people to the community (mid-income families)

VISION STATEMENT

The City of Montgomery has adopted the following Mission Statement,

“To provide a positive environment where families thrive.”

As a part of the Visioning Session and Committee meetings, the Vision for the City was discussed in detail. Key phrases which the participants identified as prominent now and/or desirable in the future included:

- Vibrant
- Small town atmosphere
- Family-oriented but welcoming to all
- Strong traditions
- Historic downtown
- Quality education system
- Promising future
- Easy to access
- Quality of Life

As a result, the City of Montgomery adopted the following Vision Statement for the Comprehensive Plan and the future growth and redevelopment of the community. The Vision Statement reads,

“Our Vision is to provide the opportunity to thrive in a community with a proud past and promising future.”

Physical Profile & Natural Resources

PURPOSE

This Chapter provides background information on the City of Montgomery's physical profile that is intended to assist in guiding growth and preserving natural resources. This chapter includes:

1. A Physical Profile including information on area, topography, rivers and creeks, watersheds, groundwater, vegetation and rare species and soil conditions.
2. Natural Resource Objectives and Policies

I. PHYSICAL PROFILE.

A. Area.

The City of Montgomery is 2.47 square miles in size, or 1,582.59 acres. (Source: GIS records November 2013).

B. Topography.

Map 2-1 illustrates topography within the City of Montgomery. The area features mild fluctuations in elevation from about 998 to 1130 feet above sea level. A majority of the City is relatively flat with slopes typically under 12%; however, some areas of Kilkenny clay loam contain slopes 18% to 24%.

The City's Subdivision Ordinance defines a "Steep Slope" as an 18% or greater deviation of a surface from the horizontal. The Subdivision Ordinance; however, does not include restrictions relating to development of "steep slopes". The City may wish to consider requiring the identification of steep slopes on Preliminary Plats, including language which allows the City to evaluate land suitability for subdivision based on steep slopes, as well as other items and the requirement for replacement trees to be installed on any disturbed steep slopes.

The City's Zoning Ordinance defines a "Bluff" as "A topographical feature such as a hill, cliff, or embankment in which the average grade of any portion of the slope is thirty (30) percent or greater and there is at least a 25-foot rise in elevation." A Bluff Overlay District Map has been prepared by the Le Sueur WMO identifying the potential locations of bluffs.

As the City plans its future land uses, it is important to take the topography of the city into consideration. Flat areas are typically more conducive for industrial development with rolling hills or areas with steeper slopes preserved for residential or natural resource protection.

C. Water bodies.

There are no significant water bodies within the City; however, there are a number of lakes surrounding the city including:

- Lake Pepin to the northwest
- Dietz Lake and Lake Sanborne to the northeast
- Rice Lake to the East off CR 26 and 141st Avenue

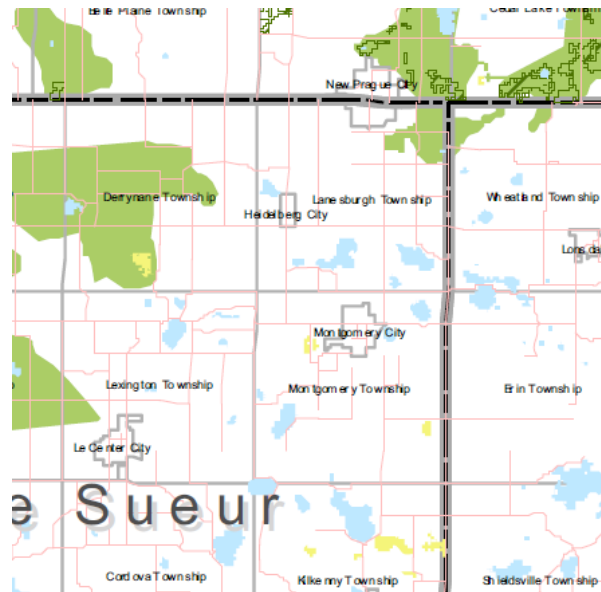
According to the Minnesota Pollution Control Agency, there are no impaired waters within the City of Montgomery. There are two impaired waterways north of Montgomery and its anticipated growth boundary:

- **Raven Stream** begins as a public ditch near Lake Pepin in Lanesburgh Township. From Le Sueur County Road 29 north it is a DNR protected watercourse. FEMA has prepared some floodplain mapping of Raven Stream, however no base flood elevations have been developed. Raven Stream East Branch is north of Montgomery.
- **Sand Creek** is a DNR protected watercourse though its tributary is not. The protected portion of the creek begins at Le Sueur County Road 29. Sand Creek flows north through New Prague and west toward the Minnesota River. Its confluence with the Minnesota occurs north of Jordan. Sand Creek joins Raven Stream upstream of the Minnesota River, just south of Helena Township. Further downstream of its meeting with Raven Stream, Sand Creek joins Porter Creek. From Porter Creek to the Minnesota River, for a distance of approximately 13.2 creek miles, Sand Creek is listed as impaired on the MPCA impaired waters list.

FEMA Floodplain. Map 2-2 illustrates areas identified by the Federal Emergency Management Agency as Floodplain. As indicated on the map, floodplain areas exist in the northeast corner of the City and its future growth boundary to the northeast. The areas around Dietz Lake, Rice Lake and Lake Pepin are also within a floodplain.

National Wetland Inventory. Map 2-3 illustrates the locations of wetlands. Shallow Marsh wetlands as well as a shrub swamp wetland and seasonally flooded wetlands are located within the City. In rural areas, wetlands larger than 10 acres are designated as DNR protected. In urban or developed areas, including the City of Montgomery City limits, this threshold falls to 2.5 acres.

Metro Wildlife Corridor Focus Areas. Also mapped by the DNR are Metro Wildlife Corridor Focus Areas (Map 2-4). The focus areas shown on the map identify regionally significant upland and/or wetland habitat area and wildlife corridors that the DNR, along with public and private partners, endeavor to preserve. Through the Wildlife Corridor Program partners purchase conservation easements which allow them to restore, enhance, or maintain significant habitat areas. A MCBS site of Biodiversity Significance has been identified to the west of city on the 2007 (DNR) Metro Wildlife Corridor Focus Area map.

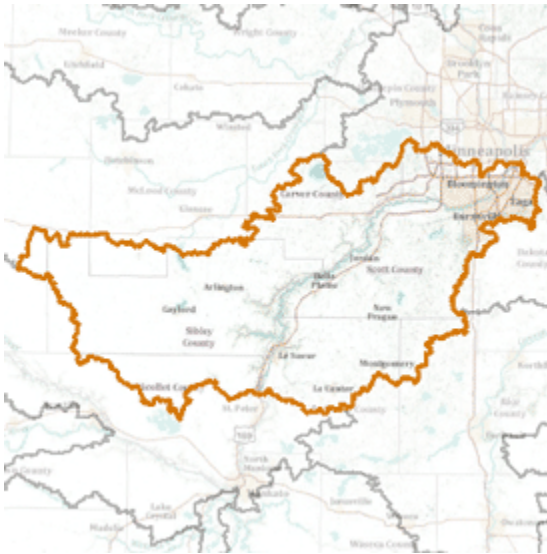


D. Watersheds.

Watersheds are drainage networks or areas of land which drain water under or off it to the same lakes and rivers and eventually to larger water bodies. Topography dictates where water or drainage flows. It is important to protect the quality of watersheds as run-off may affect water quality causing a negative

impact on wildlife and humans. Two watersheds serve the City of Montgomery; the Cannon River watershed and the Lower MN River watershed.

According to the Minnesota Pollution Control Agency (MPCA), “The Cannon River watershed is located south of the Twin Cities and encompasses areas of Dakota, Goodhue, Le Sueur, Steele, Rice and Waseca counties. The watershed drains approximately 1,460 square miles through two main channels, the Cannon and Straight Rivers, to the Mississippi at Red Wing.”



Lower Minnesota River Watershed



Cannon River Watershed

The MPCA reports that “The Lower Minnesota River watershed includes the lowest reach of the Minnesota River and flows into the Mississippi at Fort Snelling. The second largest watershed in the Minnesota River Basin, it covers 1,760 square miles, divided by the Minnesota River itself. Major tributaries in the rural part of the watershed include the Rush River and High Island Creek. Tributaries in the urban area include Bevens Creek, Carver Creek, Sand Creek, Nine Mile Creek, and the Credit River, among others. A relatively flat section of river, the 50-mile stretch of the Minnesota contained within this watershed drops approximately 90 feet in elevation from the small town of Ottawa in Le Sueur County, to its confluence with the Mississippi River in St. Paul.”¹¹

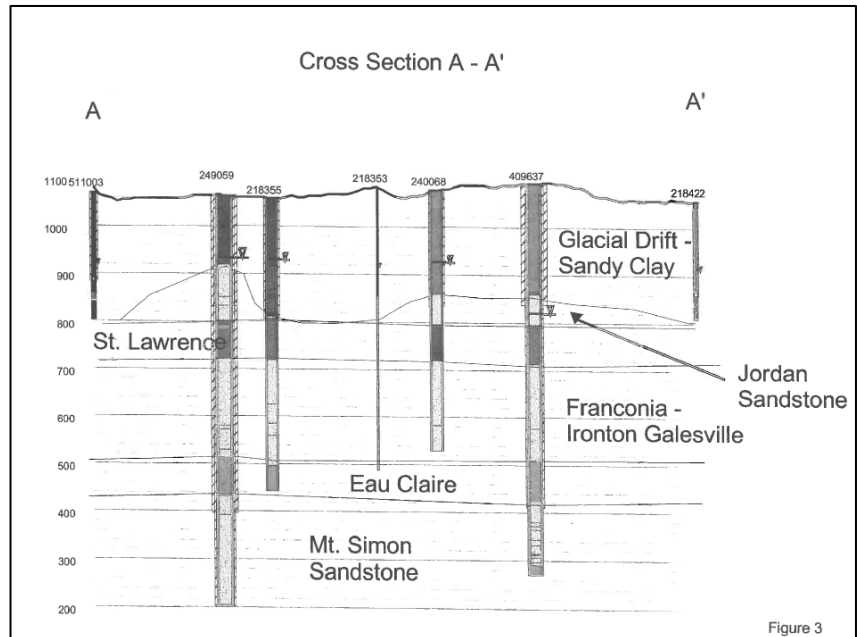
Green techniques, which may be employed by a community and its citizens to assist in maintaining the water quality of its watersheds, include such activities as repairing leaky faucets, repairing septic tanks, using pavers in lieu of asphalt driveway allowing for drainage and planting of trees and plants native to the area to reduce the use of fertilizers and pesticides.

¹ MPCA: www.pca.state.mn.us

E. Groundwater.

Montgomery draws its groundwater from the Franconia-Ironton Galesville aquifer. Groundwater quality is thought to be generally good. According to the Wellhead Protection Plan for the City of Montgomery, February 2006, "The aquifer is about 156 feet thick....The aquifer used by the water supplier is considered to exhibit a low sensitivity to potential contamination sources because 1) it is covered by approximately 200 feet of clay-rich glacial deposits and bedrock that will likely prevent the vertical movement of contamination from potential sources to the aquifer; and 2) no tritium was detected in the well water, indicating that a low rate of recharge to the aquifer occurs. The source water used by the city wells is considered not susceptible to

potential sources of contamination. No contaminants regulated under the federal Safe Drinking Water Act have been detected in the source of drinking water used by the City of Montgomery..."²



Source: City of Montgomery Wellhead Protection Plan, MN Department of Health, Feb. 2006

F. MPCA Leak Sites. The Minnesota Pollution Control Agency reports 14 confirmed instances of leaking underground storage tanks within the City. Most files on the sites have been closed as of the drafting of this Plan. The sites are identified in the following table.

² Wellhead Protection Plan, Part 1, Wellhead Protection Area Delineation Drinking Water Supply Management Area Delineation Well and Aquifer Vulnerability Assessment for the City of Montgomery, Justin Blum, Yarta Clemens Major, Minnesota Department of Health, February, 2006.

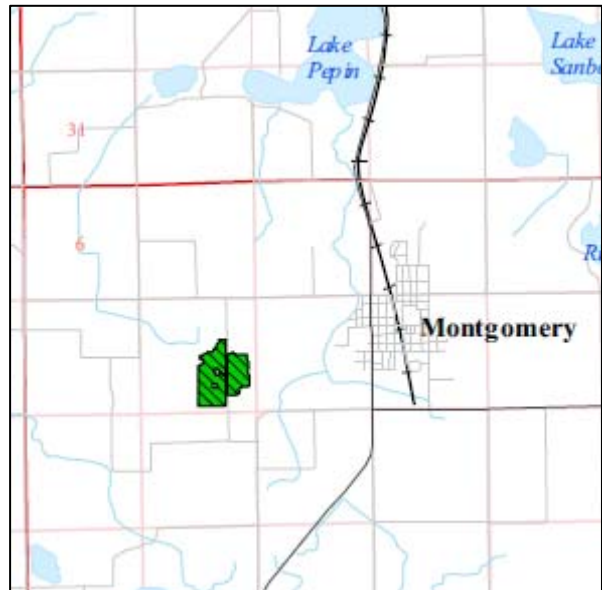
**TABLE 2-1
LEAKING UNDERGROUND STORAGE TANK SITES
CITY OF MONTGOMERY**

Site	Status
City of Montgomery Utility Site	Inactive
Edel Town & Country	Inactive 1995
Food & Fuel	Active
Former Montgomery Gas Station	Active
Franchise Mailing Systems	Inactive
Green Giant Pillsbury	Inactive
ISD 394 Montgomery Lonsdale	Inactive at Bus, Active at school
Interstate Power Company	Active
MnDOT District 7a Montgomery	Inactive
Montgomery Oil Co. Inc	Inactive
Novotny's Sport Shop	Inactive
Skuzacek Oil Bulk Plant	Active
Skuzacek Oil Co. Montgomery	Inactive
Wildwood Properties LLC	Active

- Source: MN Pollution Control Agency, 2013

F. Vegetation and Rare Species.

Within the corporate limits of the City of Montgomery there are limited wooded areas. The Native Plant Communities and Rare Species **Map 2-5** for Le Sueur County does identify a Sugar Maple Basswood (Bitternut Hickory) Forest MHs39A, to the west of the City of Montgomery. The DNR describes this area as, "Mesic forests on gently sloping sites with loamy soils derived from calcareous till of stagnation moraines and till plains. Interrupted to continuous canopy (50-100% cover) dominated primarily by forest-grown sugar maple and basswood; other frequent canopy species include northern red oak, bur oak, hackberry, and red elm. Subcanopy often dominated by sugar maple and usually contains basswood and hackberry. Shrub layer is usually sparse and commonly contains prickly gooseberry, red-berried elder, and chokecherry. Ground layer dominated through much of the growing season by wood nettle; other common herbs include cleavers, Virginia waterleaf, bloodroot, large-flowered bellwort,



rugulose violet, yellow violet, puttyroot, wild leek, and nodding trillium. Spring ephemeral wildflowers such as Dutchman's breeches, cut-leaved toothwort, and white trout lily are present.”³

G. Soils.

The characteristics of the soils in the Montgomery area should be examined in order to make proper decisions on the use of the land and to protect the natural environment. Existing soils in the City have been principally responsible for the area’s overall development pattern and may impose limitations or increased sensitivity to future urban development/redevelopment.

Montgomery and the surrounding area have soils that were formed through the action of glaciers. The parent material of most is glacial till, but a few were formed from sandy and gravelly glacial drift. Mixed with these soils are pockets of organic peat soils and marshes. A few soils were formed by the action of small streams, which flowed through the area.

The Soil Map, included as **Map 2-6**, shows soils in Montgomery. The various types of soils are depicted with a color-coding, on the Soil Legend. A description of the characteristics of the various soils, as per the US Department of Agriculture, NRCS Soil Survey Division for soils native to Montgomery follows:

The *Soil Survey of Le Sueur County* compiled with aerial photography by the U.S. Department of Agriculture, Soil Conservation Service and other cooperating agencies in 1977, depicts the following soils are most common in Montgomery and provides the following descriptions of the some of these soils:

106B– Lester Loam. This soil is typically gently sloping (2 to 6 percent slopes) and well drained. The surface layer is a very dark brown loam about 8 inches thick. The soil is moderately permeable. This soil may be used as crop land, pasture or woodlands.

106C2- Lester Loam, Generally containing 6 to 12 percent slopes, erosion has exposed the subsoil in these areas. Permeability is moderate. The soils are suitable for cropland, pasture or woodland, with erosion posing the greatest concern.

109 – Cordova Clay Loam. This soil is nearly level. It is generally poorly drained and is in swales and slight depressions on uplands. Permeability is moderately slow. The soils are suitable for cropland, pasture or woodland. Wetness is the primary concern.

183- Le Sueur-Lester complex, 1 to 6 percent slope. These soils are typically gently sloping soils (1 to 6 percent slopes) on knolls and convex side slopes in uplands. Permeability is moderate. The soils are suitable for pasture, trees and shrubs.

1962 – Kilkenny loam, 6 to 12 percent slopes. The Kilkenny series consists of very deep, moderately well drained soils that formed in a mantle of clayey glacial till or flow till and underlying loamy glacial till on moraines. These soils have moderately slow permeability. Their slopes range from 2 to 35 percent. The mean annual precipitation is about 28 inches.

238C2 – Kilkenny clay loam, 18 to 24 percent slopes. Drainage class: Moderately well drained. Parent material: Glaciolacustrine deposits and till. Surface texture: Clay loam.

³ DNR Native Plant Communities and Rare Species Map for Le Sueur County

239B – Le Sueur Clay Loam. These soils are typically level (1 to 4 percent slopes) with moderate permeability. The soils are suitable for woodland, especially for black walnut trees. The soils are also suitable for cropland and pasture.

539 – Palms Muck These soils, which typically are very level, are very poorly drained. They generally occur in upland depressions. The seasonal high water table is one foot above to one foot below the surface. If drained, the soils may be suitable for cropland. It is also suitable for wetland wildlife habitat.

1901B- Le Sueur-Lester Complex. These soils are typically gently sloping soils (1 to 6 percent slopes) on knolls and convex side slopes in uplands. Permeability is moderate. The soils are suitable for pasture, trees and shrubs.

The various types of soils present different opportunities as well as requirements for correction for urban development. It is recommended the City require soil borings prior to granting building permits in areas where soils have been rated as severe to moderate.

H. Development Constraints

A review of several natural features has been reviewed in this chapter. It should be noted that several of the natural features identified in this chapter, including but not limited to wetlands, flood plain areas, potential areas of steep slopes, and if the City grows to the west regionally significant ecological areas, will present constraints to future development. Several of these significant natural features/areas exist in the proposed growth area of the City.

II. NATURAL RESOURCE OBJECTIVES.

- a. Promote conservation of key natural resources and open space areas.
- b. Establish a balance between the protection of natural resources and future (re) development.
- c. Promote environmental stewardship including protection of water quality, vegetation, rare species and steep slopes.

III. NATURAL RESOURCE POLICIES.

- a. Examine specific requirements for environmental protection that may be incorporated into the City's Subdivision Regulations relating to "steep slopes".
- b. Require all new developments and projects to be on municipal utilities. In areas which cannot be served with municipal utilities, continue to cooperate with Le Sueur county as well as other levels of government in maintaining existing on-site treatment systems and in promoting the use of innovative sewage treatment systems.
- c. Develop an ordinance addressing the requirement for facilities in city limits with individual sewage treatment systems to connect to the municipal system once it is available within a reasonable distance to the property and within a set number of months.

- d. Expand erosion control measures to include compliance checks for new construction for drainage plans, require as-built surveys for certificate of occupancy to ensure drainage plans approved by the city are followed.
- e. Encourage Green techniques which may be employed by a community and its citizens to assist in maintaining the water quality of its watersheds.
- f. Encourage tree planting along street rights-of-way and other publicly owned land to improve community aesthetics. As a part of the Subdivision Ordinance update, consider requiring the developer to install trees in new subdivisions
- g. Continue participation in the National Flood Insurance Program.
- h. Budget for and develop a Surface Water Management Plan to address maximizing on-land management of storm water to minimize the negative impacts of runoff on surface water quality.
- i. Emphasize proper management of open space areas in order to preserve the trees, wildlife, pre-settlement landscape communities, floodplain, water quality and similar environmentally sensitive features, especially in growth areas where areas of significance have been identified. Examples would be to consider cluster developments (PUD) in areas having significant tree cover in an effort to minimize the removal or disruption of existing trees, promote conservation easements to enhance wildlife habitat, continue to require EAW/EIS as required by law, preserve existing wildlife habitat and travel corridors.
- j. Integrate locations of identified sensitive natural resource information into a park and open space plan and/or other tools to guide development to allow for observation and interaction with natural resources. Support the construction of soft, permeable, low impact trail systems in natural areas when feasible, encourage the construction of trail connections linking residents to parkland and natural resources.
- k. Promote good stewardship of the land and support a sustainable environment through community efforts such as recycling and collection of household hazardous wastes. Encourage composting by providing a municipal compost and yard waste site. Protect the urban forest by implementing best management practices for forest management, tree preservation, and disease management and prevention. Finally, work to control and prevent invasive species.
- l. Remain involved in discussions regarding development of recreation activities relating to Lake Pepin (DNR), Wildlife Management Areas and other area natural resources as well as county parks system.
- m. Continue to protect the drinking water source management area in accordance with the Wellhead Protection Plan as adopted by the City of Montgomery.
- n. Promote the use of plant species native to Le Sueur County and south central Minnesota in landscape plans to help enhance habitat value and strongly promote avoidance of planting and landscape use of plants known to be invasive in Minnesota as defined by the MNDNR. This includes species such as Amur Maple, Glossy and European Buckthorns, Dame's Rocket, White Poplar, and other species known to be ecologically aggressive, but which may not yet be included on the Department of Agriculture list of invasive and/or exotic plants.

DEMOGRAPHIC TRENDS AND PROJECTIONS

PURPOSE

In order to analyze future housing, park and recreation, governmental, utility and transportation needs of the City of Montgomery, it is important to review historic trends that have occurred and develop assumptions for the future growth of the community.

Population projections, land use and housing needs are dependent upon a number of factors including those which are within as well as outside of the city's control; however, projections are necessary in order to assist the city in its long range planning for appropriate infrastructure and services and funding of those items. The information contained in this Chapter has been obtained through statistical data released by the United States Census Bureau, the Minnesota State Demographic Center, Le Sueur County and City of Montgomery.

I. SOCIAL PROFILE SUMMARY.

- **Population.** The 2010 Census population for the City of Montgomery was 2,956 persons. This was a 5.8% increase from the 2000 Census population of 2,794. The 2012 State Demographer estimate for Montgomery was 2,957.
- **Future Population.** This Comprehensive Plan update projects and plans for the future population of Montgomery to be approximately 3,500 in 2020, 4,500 in 2030 and 5,000 in 2035.
- **Housing.** The number of housing units increased from 1,105 in 2000 to 1,306 housing units in 2010 or an 18.2% increase. The percent of owner-occupied housing units increased from 849 (76.8% of all occupied housing units) to 943 (79.6% of all housing units). The City had a 9.3% vacancy rate in housing units in 2010, with a 3.4% homeowner vacancy rate and a 14.7% rental vacancy rate.
- **Household and Family Size.** The average household size decreased to 2.49 people per household in 2010, compared to 2.52 in 2000. Likewise, the average family size decreased to 3.07 people per family in 2010, compared to 3.23 in 2000.
- **Future Housing and Households.** This Comprehensive Plan update projects the city will have 1,483 housing units in 2020, 1,875 housing units in 2030 and 2,083 housing units by 2035. Due to the aging demographics it is projected the household size will decrease to 2.4 people per household.
- **Age** distribution statistics indicate the City of Montgomery had a median age of 35.1 years in 2010, compared to the median age of 33.6 years in 2000. Montgomery's median age is less than Le Sueur County's median age of 39.8 years. The median age in Montgomery was over two years younger than the median age in Minnesota in 2010 (37.4 years) and the United States (37.2 years).
- **Gender.** 2010 Census information identifies a gender distribution of 50.6% male to 49.4% female within the City of Montgomery, illustrating a similar ratio to Le Sueur County's gender make-up (50.5% male to 49.5% female) and slightly higher ratio of males than Minnesota's make-up (49.6% male to 50.4% female).
- **Median Family Income.** The 2010 inflation adjusted median *family* income in Montgomery was \$64,828. This compares to a 2000 Census median family income of \$48,011.

- **Median Household Income.** The median *household* income in Montgomery was \$45,473, compared to a 2000 Census median household income of \$34,145.
- **Poverty Level.** According to the US Census Bureau, 2007-2011 American Community Survey, the Poverty Status reports 18.5% of individuals and 15.3% of all families in Montgomery are below the poverty level. This increased from 11.6% of individuals and 8.1% of families in 1999.
- **Employment.** The Minnesota Department of Employment and Economic Development reports an average annual unemployment rate in Le Sueur County in October 2013 at 4.5%. Minnesota had an unemployment rate of 4.8% and the United States' unemployment rate was 7.3% in the same period.
- **Local Employment.** According to 2012 Economic Census (MN Department of Employment and Economic Development) Montgomery had 80 business establishments with 984 jobs, with wages of \$31,630,302.
- **Travel Time to Work.** According to the 2010 Census, workers in Montgomery traveled a mean travel time of 27.2 minutes to work. This compares to 24.4 minutes for workers in Le Sueur County and 22.4 mean travel minutes in Minnesota.

II. DEMOGRAPHIC DETAILS.

- A. Population Growth.** It is important to analyze how growth has occurred over the past decade in Montgomery compared to other area communities. This can be accomplished by looking at the 2000 and 2010 Census Data. As depicted below, communities closer to the metropolitan area grew at a faster rate than those in Greater Minnesota.

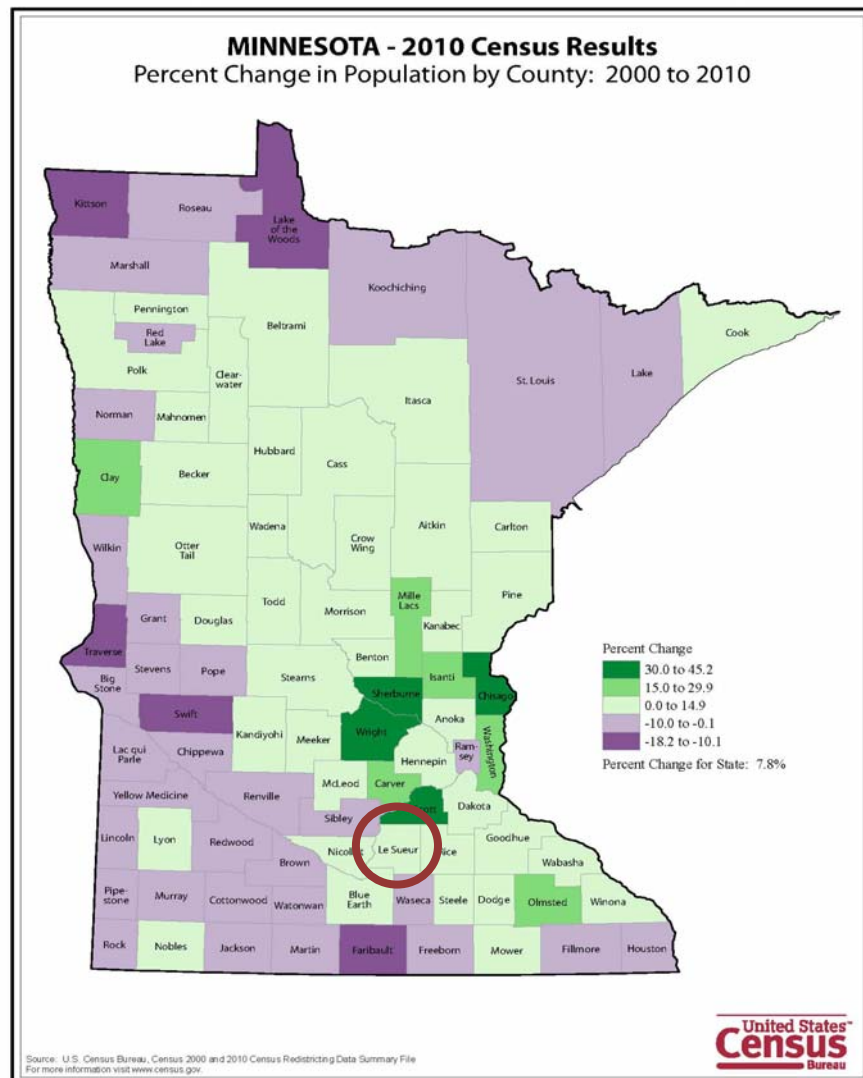
**TABLE 3-1
POPULATION GROWTH RATES MONTGOMERY AREA CITIES 2000 to 2010**

City	2000 Census Population	2010 Census Population	% Growth
Belle Plaine	3,789	6,661	75.8%
Elko New Market	804	4,110	411.2%
Jordan	3,833	5,470	42.7%
New Prague	4,559	7,321	60.6%
Montgomery	2,794	2,956	5.8%
Le Center	2,240	2,499	11.6%
Le Sueur	3,922	4,048	3.2%
Lonsdale	1,491	3,674	146.4%
Total/Average %	23,432	36,739	56.79%

It is also important to project where the growth will occur over the next decade. According to the City's "Active Residential Subdivision Inventory, June 1, 2013", there are lots to accommodate 350 new housing units or 236 vacant single family residential, 33 Twin Home and 12 Quad/4-Plex lots in the city limits. There are sufficient lots available within the city to accommodate growth of approximately 840 residents or projected growth through the year 2020. Cost of the lots, other area developments (new parks, trails,

etc.), continued growth within the school district, expansion of the manufacturing or job base, etc. will impact how quickly the infill occurs.

Growth trends within Le Sueur County can also impact the future direction of the City of Montgomery's growth. As illustrated on the following map, Le Sueur County's population grew between 0% and 14.9%. Le Sueur County was the 38th largest county out of 87 counties in Minnesota. It was the 25th fastest growing county over the past decade.



- B. Age.** The City of Montgomery's residents had a median age of 32.7 years (2010 Census). The following table itemizes the age distribution within Montgomery in 2000 and 2010. The number of residents under 24 years of age declined over the past decade, with the largest growth in the residents 45 to 59 years of age.

**TABLE 3-2
MONTGOMERY AGE GROUP DISTRIBUTION**

	2000 Census	% of Total	2010 Census	% of Total	# change 2000-2010	% Change
Under 5 years	230	8.2	223	7.5	-7	-0.7
5 to 9 years	217	7.8	243	8.2	26	0.4
10 to 14 years	225	8.1	218	7.4	-7	-0.7
15 to 19 years	212	7.6	175	5.9	-37	-1.7
20 to 24 years	181	6.5	151	5.1	-30	-1.4
25 to 34 years	378	13.5	464	15.7	86	2.2
35 to 44 years	421	15.1	378	12.8	-43	-2.3
45 to 54 years	324	11.6	407	13.7	83	2.1
55 to 59 years	115	4.1	301	5.9	186	1.8
60 to 64 years	100	3.6	97	4.3	-3	0.7
65 to 74 years	192	6.9	192	6.5	0	-0.4
75 to 84 years	141	5.0	162	5.5	21	0.5
85 years and older	58	2.1	42	1.4	-16	-0.7
Total	2794	100.0	2,956	100.0	162	0

Source: U.S. Census Bureau

- C. Household Size and Type.** Of the 1,306 housing units, 1,185 or 90.7% were occupied housing units. Of the occupied units, the U.S. 2010 Census data indicates a higher percent of family households (64.1%) than non-family households (35.9%) within the City of Montgomery. The ratio of family households to total households is less than surrounding townships and the county as a whole.

**TABLE 3-3
OCCUPIED HOUSING UNITS Household TYPES**

Area	Family Households	Non-Family Households	Total
City of Montgomery	760 64.1%	425 35.9%	1,185 100%
Montgomery Township	187 76.3%	58 23.7%	245 100%
Lanesburg Township	578 84.8%	104 15.2%	682 100%
Le Sueur County	7,640 71.0%	3,118 29.0%	10,758

Source: U.S. Census, 2010

The average household size in 2010 was 2.49, which decreased slightly from 2.52 in 2000. The average household size reported in the 2010 Census for Le Sueur County was 2.55 persons per household and the Minnesota average household size in 2010 was 2.48.

Of the occupied housing units, 79.6% were owner-occupied (943 units), while 20.4% (242 units) were renter-occupied. This was a higher ratio of rental units to total occupied units than the county as a whole.

**TABLE 3-4
OWNER-OCCUPIED AND RENTAL STATISTICS 2010 CENSUS**

Area	Owner-Occupied	% of Total Units	Renter Occupied	% of Total Occupied Units
Montgomery	943	79.6%	242	20.4%
Le Sueur County	8,911	82.8%	1,847	17.2%

Source: U.S. Census Bureau

As depicted in the following Table, 2010 statistics indicate there are 760 family households. Children 18 years and under reside in 31.7% of all households.

**TABLE 3-5
FAMILIES BY PRESENCE OF CHILDREN & FAMILY TYPE, CITY OF MONTGOMERY – 2010 CENSUS**

Households by Type	Number
Total Households	1,185
Total Family Households	760 (64.1% of all total households)
Total Family Households with children under 18 years old	376 (31.7% of all total households)
Husband and wife family households with own children under 18 years old	240 (20.3% of all total households)
Male householder, no wife present with own children under 18 years old	49 (4.1% of all total households)
Female householder, no husband present with own children under 18 years old	87 (7.3% of all total households)

Source: U.S. Census Bureau

D. Education. Montgomery is a part of Tri-City United Public Schools or Independent School District #2905, which serves the City of Montgomery, the communities of Le Center and Lonsdale and residents in the surrounding townships. Tri-City United Public Schools was the result of a merger of the Montgomery-Lonsdale School District and Le Center School District in 2011. The Tri-City United School District provided learning opportunities under the newly merged district for the first school year 2012-2013. Student enrollment grew in grades K through 12 by 74 students from October 1, 2012 to October 1, 2013. Continued growth in the district is anticipated with the goal to decrease the percent of families with students which are open enrolling their children elsewhere and re-enrolling within the district, along with new growth.

A school district and the quality of the facilities and programs can have a large impact on the future growth and demographic make-up of a community. It is important for school leaders and city officials to plan together to ensure their goals and plans are consistent.

The 2010 U.S. Census Bureau estimated the City of Montgomery had 927 people aged three years and older who were enrolled in school as of 2010. Of these students, 125 or 13.5% were enrolled in college or graduate school, 207 or 22.3% were enrolled in high school (grades 9-12), 443 or 47.8% were enrolled in middle or elementary school (grades 1-8), 79 or 8.5% were in kindergarten and 73 or 7.9% were in nursery school or preschool.

According to the 2010 Census, there were 1,871 people in Montgomery 25 years of age and older. The US Census Bureau estimated that 87.1% graduated from high school or higher. Of those who graduated, 23.3% have some college education but no degree, 6.7% have an associate degree, 14.2% have a bachelor's degree

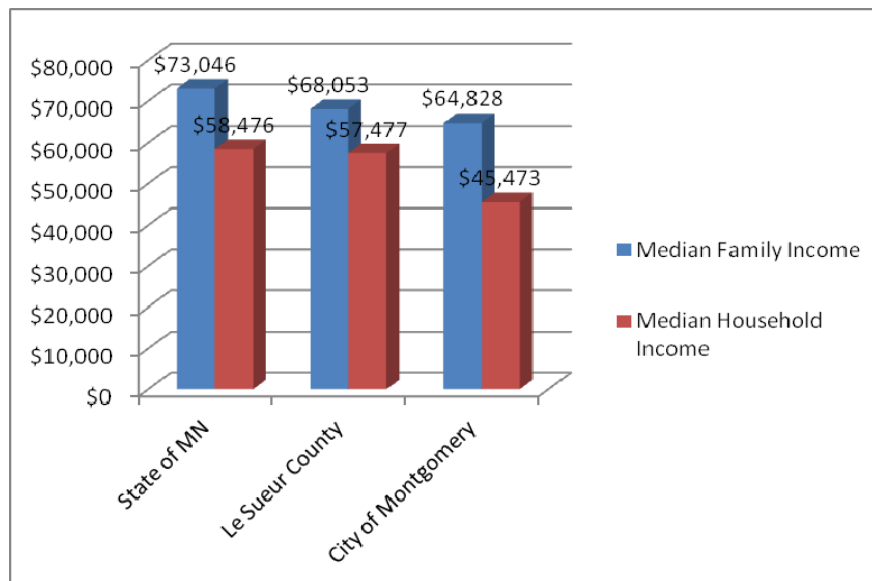
and 3.3% have a graduate or professional degree. Of those not graduating from high school, 10.7% completed between a 9th and 12th grade education with no diploma, and 2.2% have less than a 9th grade education.

- E. Income.** The median family income in Montgomery has increased significantly (35%) over the past decade from a 2000 Census median family income of \$48,011 to a 2010 median family income of \$64,828. Likewise, the median household income increased from \$34,145 in 2000 to \$45,473 in 2010 (33%). While both increased, the number of individuals and families living below the poverty level in Montgomery also increased. According to the 2000 Census, an estimated 320 individuals in the City of Montgomery (11.6%) and 57 families (8.1%) were below the poverty level. This increased to 18.5% of all individuals and 15.3% of families, according to the 2010 Census. This compared to 11.6% of individuals and 7.5% of families in Minnesota in 2010.

TABLE 3-6
2010 INFLATION ADJUSTED INCOME PROFILES

	Median Family Income	Median Household Income
State of MN	\$73,046	\$58,476
Le Sueur County	\$68,053	\$57,477
City of Montgomery	\$64,828	\$45,473

Source: 2010 Census- 2010 inflation adjusted median *family* income



- F. Employment.** According to the 2010 Census, 2,238 people within Montgomery were 16 years and over. Of these, 74.5% were in the labor force. In 2010, the unemployment rate within the City of Montgomery was estimated at 11.3%, with a +/- 6.6 margin of error. The unemployment rates within Le Sueur County peaked in 2009 at 10.9%. As of October, 2013, the unemployment rate in Le Sueur County was 4.5%, while it was 4.8% and 7.3% in Minnesota and the United States, respectively. Minnesota ranked the 9th lowest in unemployment rates in October 2013. The peak unemployment rates coincided with the 2010 Census, which may have impacted poverty rates in the City.

Minnesota Unemployment Rates



**TABLE 3-7
AVERAGE ANNUAL UNEMPLOYMENT RATES**

Year	Le Sueur County %	Minnesota %
2013- October	4.5	4.8
2012 Annual Avg.	7.1	5.6
2011 Annual Avg.	8.2	6.5
2010 Annual Avg.	9.5	7.4
2009 Annual Avg.	10.9	8.0
2008 Annual Avg.	7.3	5.4
2007 Annual Avg.	6.2	4.7
2006 Annual Avg.	5.5	4.1
2005 Annual Avg.	5.6	4.2
2004 Annual Avg.	5.7	4.6

According to 2012 Economic Census (MN Department of Employment and Economic Development), Montgomery had 80 business establishments with 984 jobs. Of these, 72 were private businesses (versus public employment) with 729 jobs. Additional information on local employment is included in the Economic Development Chapter.

- G. Race.** The 2010 Census statistics indicate 2,789 of the 2,956 residents (94.4%) of Montgomery classify themselves as white, a change from 93.6% in the 2000 Census. 18 people or 0.6% are American Indian and Alaska Native, 13 or 0.4% are Asian, 6 or 0.2% are Black or African American, one is Native Hawaiian and other Pacific Islander and 69 or 2.3% are another race.

III. POPULATION PROJECTIONS.

The City's future ability to attract and support retail, commercial, and industrial growth depends to a great extent on the population growth which occurs. As such, the confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. A second consideration of significance is planning for the capital expenditure for municipal utilities and services. In administering the construction of these increasingly costly systems, the City must constantly anticipate, if not control, the amount and location of their demand. Failure to maintain a managed approach would be fiscally irresponsible and could put the City in jeopardy of financial insolvency.

The role that population projections play in all of these areas is central. As such, the provision of high quality projections has been a basic aim for this report and for support of future capital improvement planning and budgeting.

Four methods of analyzing historic population trends to develop future projections were utilized. These include the State Demographer's Projections, Building Permit Trends, the "Top Down" method and local input.

A. State Demographer Projections. As indicated in the following Table, the Minnesota State Demographic Center is projecting the population within Le Sueur County will increase 27.5% by the year 2035. It is important to note the significant increase in population in the 70+ year-old groups and the lower rates of growth in the 0 to 4 year old age group. The projected aging of the population will require changes in the types of housing available, public transportation and recreational opportunities.

TABLE 3-8
LE SUEUR COUNTY: POPULATION PROJECTIONS BY AGE GROUP

Age Group	2010	2015	2020	2025	2030	2035	2010-2035 % change
0-4	1,840	1,940	1,970	1,960	1,960	1,990	8.2
5-9	1,860	2,080	2,170	2,190	2,170	2,170	16.7
10-14	1,950	2,170	2,380	2,470	2,470	2,440	25.1
15-19	1,980	1,960	2,140	2,310	2,390	2,390	20.7
20-29	3,790	3,700	3,570	3,600	3,850	4,000	12.0
30-39	4,050	4,590	4,710	4,610	4,400	4,360	15.9
40-49	4,370	4,100	4,400	4,880	5,020	4,910	25.9
50-59	4,190	4,620	4,490	4,200	4,410	4,820	30.6
60-69	2,990	3,640	4,190	4,610	4,470	4,170	83.7
70-79	1,650	2,060	2,690	3,280	3,820	4,190	312.0
80+	1,230	1,230	1,360	1,660	2,160	2,670	237.1
Total	29,900	32,090	34,070	35,770	37,120	38,110	27.5%

Source: Minnesota State Demographic Center

The State Demographer's Office further extrapolates the population for the cities and townships within each county. In October 2007, the following projections were created, utilizing "an average of middle values of 4 methods, controlled to county projection". As indicated below, in 2007 it was projected the City of Montgomery's population would be 3,538 by 2010. With the recession, the actual 2010 population was 2,956.

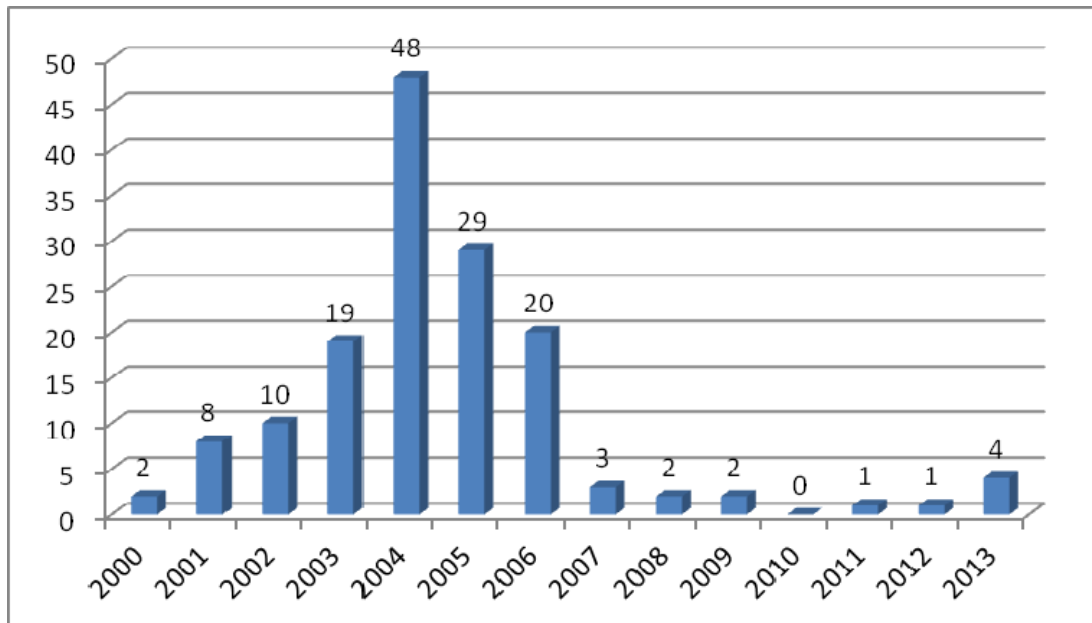
TABLE 3-9
MN STATE DEMOGRAPHER POLUTION PROJECTIONS
OCTOBER, 2007

City/Township	2006	2010	2015	2020	2025	2030	2035
Cleveland city	713	732	745	749	754	754	753
Cleveland township	658	702	749	793	830	858	881
Cordova township	544	560	570	575	580	581	581
Derrynane township	524	522	515	507	495	481	466
Elysian city (part)	547	588	632	673	708	734	757
Elysian township	982	1,037	1,096	1,149	1,193	1,225	1,251
Heidelberg city	100	110	122	132	142	150	156
Kasota city	687	711	731	745	758	765	770
Kasota township	1,513	1,605	1,704	1,794	1,869	1,926	1,972
Kilkenny city	155	155	154	152	150	147	143
Kilkenny township	375	372	366	358	348	336	324
Lanesburgh township	2,273	2,525	2,822	3,104	3,346	3,540	3,708
City/Township	2006	2010	2015	2020	2025	2030	2035
Le Center city	2,365	2,512	2,674	2,820	2,943	3,035	3,112
Le Sueur city (part)	4,297	4,548	4,814	5,057	5,260	5,410	5,532
Lexington township	738	758	770	774	778	778	776
Mankato city (part)	-	-	-	-	-	-	-
Montgomery city	3,229	3,538	3,892	4,222	4,509	4,744	4,907
Montgomery township	757	810	869	923	969	1,004	1,033
New Prague city (part)	2,539	3,004	3,536	4,038	4,486	4,857	5,180
Ottawa township	275	273	269	263	256	247	239
Sharon township	676	724	777	825	866	897	923
Tyrone township	527	520	507	491	473	452	431
Washington township	756	802	851	895	933	961	983
Waterville city	1,863	1,930	1,985	2,027	2,063	2,084	2,097
Waterville township	803	873	951	1,023	1,083	1,124	1,154
County total	27,896	29,910	32,100	34,090	35,790	37,090	38,130

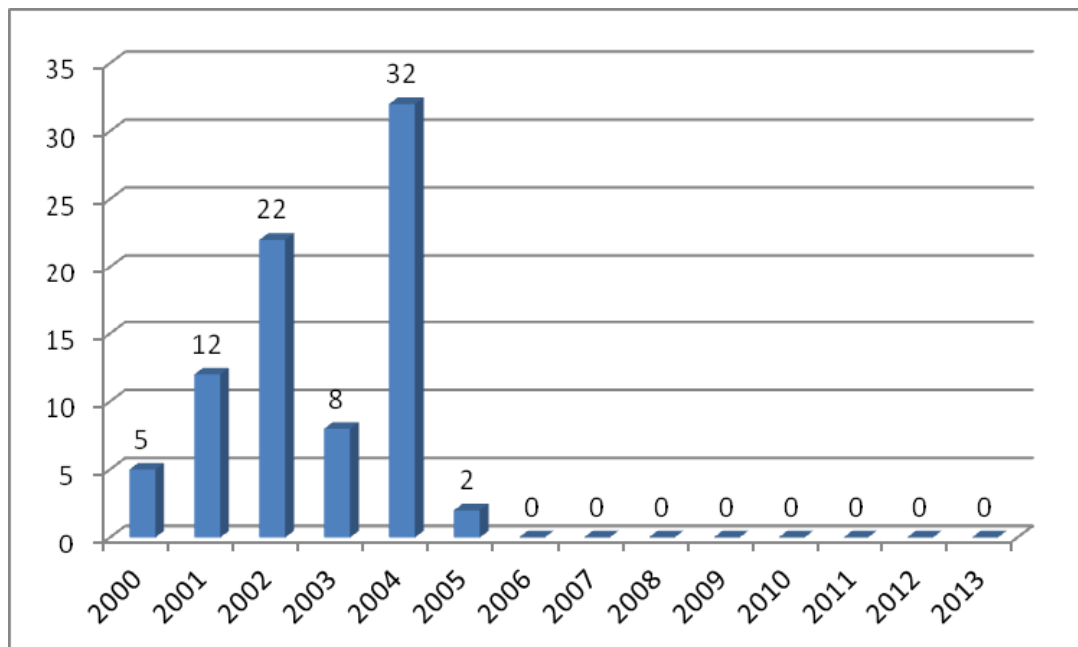
B. Building Permit Trends. Trends in building permits are also a useful tool in projecting future growth and can assist with identifying more recent trends. The following charts and Table 3-9 illustrate the significant increase

in single-family homes and townhomes in the year 2004 but a steep drop off in the year 2007. This decrease was consistent with state and national trends as a recession in the economy occurred.

NEW SINGLE FAMILY HOME CONSTRUCTION



NEW OWNER-OCCUPIED TOWNHOUSE CONSTRUCTION



**TABLE 3-9
MONTGOMERY BUILDING PERMITS 1999-2011**

Year	Single Family Homes		Townhomes Owner Occupied		Multiple Family Renter Occupied		Miscellaneous*		Commercial - Industrial		Public		Total	
	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value	#	\$ Value
2000	2	\$ 268,400	5	\$ 450,000	0	\$ -	9	\$ 7,740	2	\$ 40,500	0	\$ -	16	\$ 766,640
2001	8	\$ 1,032,000	12	\$ 990,000	0	\$ -	110	\$ 360,310	3	\$ 21,100	1	\$ 543,300	134	\$ 2,946,710
2002	10	\$,071,574	22	\$ 2,546,814	0	\$ -	78	\$ 424,030.	7	\$ 214,007	3	\$ 108,500	143	\$ 4,364,925
2003	19	\$,657,250	8	\$ 1,188,150	0	\$ -	141	\$ 781,460	11	\$ 291,600	1	\$ 4,000	180	\$ 4,918,460
2004	48	\$ 8,344,500	32	\$ 4,609,000	0	\$ -	148	\$ 1,202,025	25	\$ 2,353,747	5	\$ 1,681,729	258	\$ 18,191,001
2005	29	\$ 4,870,500	2	\$ 346,000	0	\$ -	94	\$ 584,669	8	\$ 412,500	4	\$ 825,783	137	\$ 7,039,452
2006	20	\$ 2,757,625	0	\$ -	0	\$ -	150	\$ 1,058,423	13	\$ 1,088,672	6	\$ 99,875	189	\$ 5,004,595
2007	3	\$ 640,000	0	\$ -	0	\$ -	152	\$ 905,631	17	\$ 1,756,383.00	10	\$ 99,465	182	\$ 3,614,479
2008	2	\$ 278,600	0	\$ -	0	\$ -	103	\$ 337,841	11	\$ 6,313,774.00	1	\$ 18,350	117	\$ 6,948,565
2009	2	\$ 362,397	0	\$ -	0	\$ -	102	\$ 679,507	4	\$ 898,460	0	\$ -	108	\$ 1,940,364
2010	0	\$ -	0	\$ -	30	\$ 2,764,195.20	123	\$ 722,725	11	\$ 303,285	2	\$ 685,690	137	\$ 4,475,895
2011	1	\$ 132,161	0	\$ -	0	\$ -	105	\$ 892,159	11	\$ 560,505	6	\$ 23,348,489	123	\$ 24,933,314
2012	1	\$ 347,378	0	\$ -	0	\$ -	166	\$ 1,529,068	10	\$ 1,024,174	2	\$ 3,566	179	\$ 2,904,186
2013	4	\$ 827,844	0	\$ -	0	\$ -	87	\$ 731,651	2	\$ 164,884	4	\$ 788,900	97	\$ 2,513,279
Total	149	23,590,229	81	10,129,964	30	2,764,195	1568	10,217,239	135	15,443,591	45	28,207,647	2000	90,561,865

Source: City of Montgomery Building Permit Records

* Miscellaneous permits include garages, remodels, fences, decks, signs, fireplaces and sheds.

**2013 Permits are through September 1st.

Table 3-10 illustrates the number and total value of single-family housing construction since 2000 along with the construction value. The average value per home fluctuated between \$107,157 and \$347,378 with 149 single-family and 81 townhomes constructed in the 14 year period.

**TABLE 3-10
NEW RESIDENTIAL HOUSING CONSTRUCTION SUMMARY**

YEAR	Number S.F. HOMES	Total Value S.F. Homes in Dollars	Average Value Per SF Home in Dollars	Number of Townhomes	Number of Multi- Family Units
2000	2	\$ 268,400	\$ 134,200.00	5	0
2001	8	\$ 1,032,000	\$ 129,000.00	12	0
2002	10	\$,071,574	\$ 107,157.40	22	0
2003	19	\$,657,250	\$ 139,855.26	8	0
2004	48	\$ 8,344,500	\$ 173,843.75	32	0
2005	29	\$ 4,870,500	\$ 167,948.28	2	0
2006	20	\$ 2,757,625	\$ 137,881.25	0	0
2007	3	\$ 640,000	\$ 213,333.33	0	0
2008	2	\$ 278,600	\$ 139,300.00	0	0
2009	2	\$ 362,397	\$ 181,198.50	0	0
2010	0	\$	\$ -	0	30
2011	1	\$ 132,161	\$ 132,161.00	0	0
2012	1	\$ 347,378	\$ 347,378.00	0	0
2013*	4	\$ 827,844	\$ 206,961.00	0	0
14 YEAR AVERAGE	10.64		\$ 157,872.70	5.78	2.14
TOTAL	149	\$ 23,590,229		81	30

Source: City of Montgomery Building Permit Records * 2013 through September 1st

Employing a very simplistic formula which forecasts an average 18.56 new residential units per year, or 93 per five year period, and 2.4 people per household the following projections would result:

**TABLE 3-11
POPULATION FORCAST BASED ON HISTORICAL BUILDING PERMITS**

Year	2010	2015	2020	2025	2030	2035
New Units		93	93	93	93	93
New Residents (Based on 2.4 PPH)		223	223	223	223	223
Population Estimate	2,956	3,179	3,402	3,625	3,848	4,071

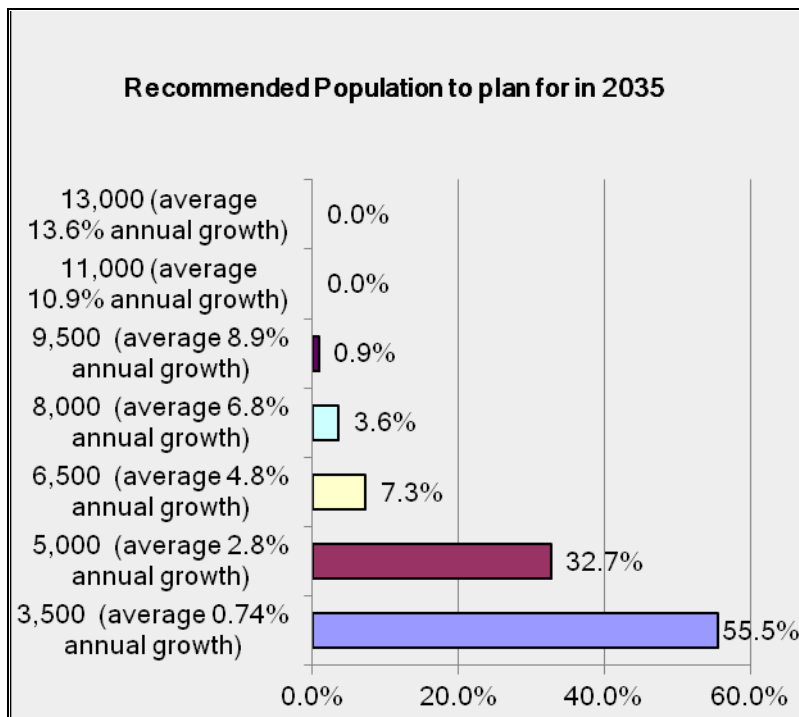
- C. **The Top Down Method.** This calculates the city's population as a percentage of Le Sueur County's population. As illustrated on the following table, Montgomery's population was between 10.32% and 10.99% of Le Sueur County's population between 1990 and 2010, or an average of 10.66%. For purposes of projecting future population growth with the Top Down method, it is assumed this average growth rate will continue through 2035. The Le Sueur County population projections, provided by the MN State Demographer, were used as a basis for the resulting city calculations.

**TABLE 3-12
TOP DOWN METHOD OF POPULATION PROJECTION**

Year	1990	2000	2010	2015	2020	2025	2030	2035
Le Sueur County	23,239	25,426	27,703	32,090	34,070	35,770	37,120	38,110
% Growth Annual	-0.08%	0.94%	0.90%	3.17%	1.23%	1.00%	0.75%	0.18%
City of Montgomery	2,399	2,794	2,956	3,421	3,632	3,813	3,957	4,063
% of County	10.32%	10.99%	10.67%	10.66%	10.66%	10.66%	10.66%	10.66%

*Le Sueur Co. Population projections based on State Demographer's Projections

D. Local Input. As a part of the Comprehensive Plan update, a cross section of community leaders were asked to provide input in the planning process through an on-line survey. 114 people participated, with 55.5% suggesting the City plan for a 2035 population of 3,500 and 32.7% recommending planning for a population of 5,000. The remaining responses ranged from 6,500 (7.3%), 8,000 (3.6%) to 9,500 (0.9%). The Planning Committee, based on information available and public input, recommended a projection of 5,000 for the year 2035. It was noted the rate of growth in early years is likely to be lower than later years.



A summary of these methods of forecasting population is illustrated in Table 3-13, along with projected households and residential land use needs. Table 3-13 does not take into account the additional population and households resulting in the possible annexation of already developed land in the townships as those areas would not require additional raw land for development.

TABLE 3-13
SUMMARY OF POPULATION PROJECTIONS, HOUSEHOLD GROWTH
AND RESIDENTIAL LOT DEMAND

Year	State Demographer Estimate (2007)	Building Permit Average Trends	Top Down Method (historical average of county population)	Average Projection of three Methods	Projected Population Local Input	Projected Households- Based on Local Input	Projected Lot Demand Per 5 year Period
Actual 2010	2956	2956	2956	2956	2956	1306	
2015	3892	3179	3421	3497	3200	1333	27
2020	4222	3402	3632	3752	3500	1458	125
2025	4509	3625	3813	3982	4000	1667	208
2030	4744	3848	3957	4183	4500	1875	208
2035	4907	4071	4063	4347	5000	2083	208

As previously noted, the City has a vacant lot inventory to support approximately 350 new housing units. Based on the above projections, these lots should be built upon sometime around 2020+, with a demand for additional lots to support growth to 2035. The Land Use Chapter includes an analysis of the required acreage for lots, roads, ponding, parks etc. as well as land needed to support other land uses including commercial, industrial and public uses.

Continued household growth within the City is expected over the next two decades, with just over 777 new households (59.5% increase) projected. The Minnesota State Demographic Center anticipates the number of households within Le Sueur County to increase from 11,530 to 15,520 or a 34.6% increase between 2010 and 2035. Data from the Minnesota State Demographic Center and U.S. Census Bureau indicates the number of households within the City of Montgomery increased 18% over the past decade from 1,105 households in 2000 and 1,306 in 2010. Based on the population projections and an average household size of 2.4 individuals, the number of households within Montgomery is projected to increase at a faster pace than the overall household growth within Le Sueur County.

The Housing Chapter provides further detail on housing statistics and the types of life cycle housing projected to be needed.

Land Use

I. PURPOSE

The purpose of the Land Use Section of the Montgomery Comprehensive Plan is to:

- Analyze the existing land uses by type and volume;
- Examine parcels within existing developed areas to determine if there is an opportunity for land use redevelopment and/or infill;
- Calculate forecasted land use volumes to support future growth;
- Develop future land use policies; and
- Propose staging of future land use and develop policies for annexation.

The goals of the land use chapter are to maintain and promote cost effective and orderly development and redevelopment patterns throughout the City while enhancing the quality of life and to prevent blight and deterioration of the developed areas of the City.

II. LAND USE INVENTORY

Land use analysis helps identify land use volumes, identify vacant and re-developable parcels within the current corporate limits for infill.

A. EXISTING LAND USES

Various land uses within the City appear to follow the City's transportation networks with the Central Business District located in the heart or center of the City along County Road 57, highway commercial uses located along US Highway 13/21, heavy industrial uses on the south side of the community with access to rail and US Highways 13 and 21 while the lighter industrial uses follow the rail line north along the east side of the central business district. Residential and public uses surround and support the higher intensity land uses. The City of Montgomery consists of eleven different land use categories as shown below. It should be noted that the right-of-way category also includes the railroad corridor that runs through the city.

- Agricultural
- Low Density Single Family Detached Residential
- Medium and High Density Multiple Family Attached Residential
- Manufactured Home Park
- Commercial
- Industrial
- Public and Semi-Public
- Golf Course
- Parks and Open Space
- Vacant
- Right-of-Way

Table 4-1 illustrates existing land uses in the City of Montgomery in 2013 by acreage and by percent.

TABLE 4-1 2013 EXISTING LAND USE VOLUMES

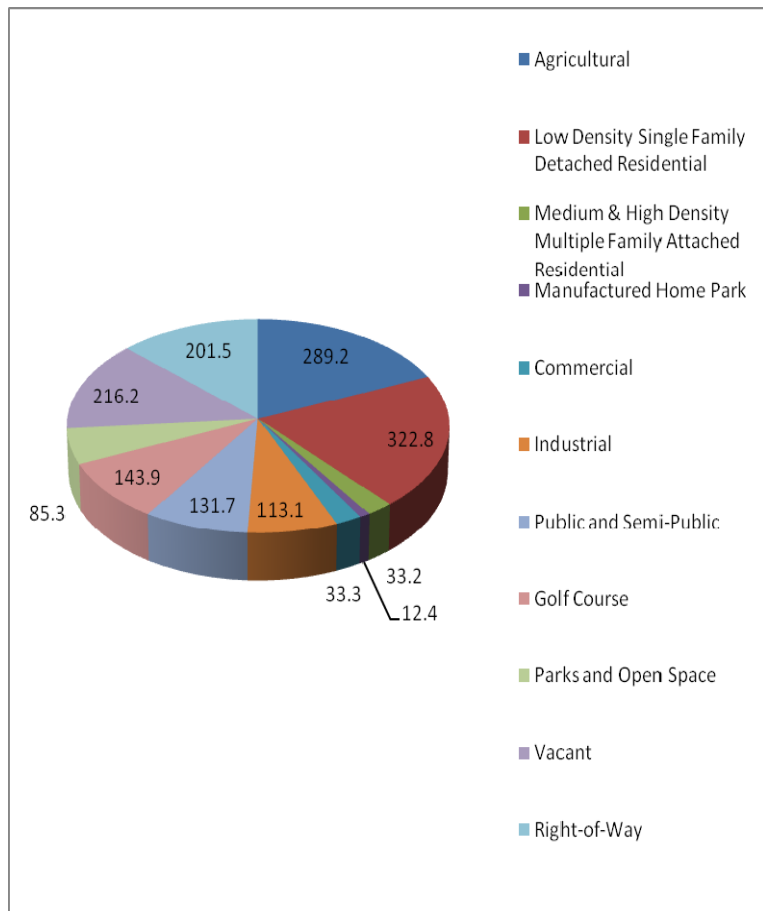
EXISTING LAND USE	2013 Acres	2013 Percent
Agricultural	289.2	18.3%
Low Density Single Family Detached Residential	322.8	20.4%
Medium & High Density Multiple Family Attached Residential	33.2	2.1%
Manufactured Home Park	12.4	0.8%
Commercial	33.3	2.1%
Industrial	113.1	7.1%
Public and Semi-Public	131.7	8.3%
Golf Course	143.9	9.1%
Parks and Open Space	85.3	5.4%
Vacant	216.2	13.7%
Right-of-Way	201.5	12.7%
TOTAL ALL LAND USES	1,582.6	100.0%

SOURCE: MDG, INC. INVENTORY, NOVEMBER, 2013

Existing land uses are illustrated on **Map 4-1**. The City's Zoning Map is illustrated on **Map 4-2**. For the most part zoning classifications correspond with the existing land uses, with the exception of the following:

- The northerly portion of the city is zoned R-1, Single family residential, but is used for agricultural purposes. While there is a "Rural Residential" Zoning District, there is no "Agricultural" District.
- The high school is in a B-2 Community Commercial area.
- Along Highway 13, east of the school, the area is zoned Community Commercial but contains light industrial uses.
- On the south side of the City, land is zoned Industrial, but includes single-family residential units.
- South of Highway 21, along Highway 13, there are parcels zoned B-2, Community Commercial which are currently occupied by light industrial uses.

Following are descriptions of each of the existing land uses within Montgomery. Note these are the actual uses, versus the zoning classification.



Agricultural

The agricultural land uses within the city are located near the edges of the community and comprise 18.3% or 289.2 acres. The largest amount of agricultural use is located on the north end of the city where annexations took place in the mid 2000's that were spurred by future residential growth. Two phases of the North Ridge Estates project were developed with the remainder of the site undeveloped. This land is now mostly being farmed.

Residential Land Uses

Comprising 23.3% percent of the City; residential development (low density single family detached residential, medium and high density multiple-family attached residential and manufactured home park) is the largest land use in the City with a total of 368.4 acres. Of the residential acreage, 322.8 acres or 20.4% of the residential acres are single-family detached homes. This is the largest individual existing land use category just ahead of agricultural.

The State Demographer's Office estimated 1,188 households in 2012. Based on 2013 residential land calculations of 368.4 acres, the overall residential density is 3.22 residential units per residential acre.

More aged housing stock is primarily centered on smaller lots in areas south of Hickory Avenue NE, west of 5th Street NE/SE, east of 5th Street NW/SW and north of Milwaukee Avenue SW along State Highways 13/21 and surrounding the downtown or central business district. More recently constructed residential developments are located to the north and northeast and on the west side of the City. These developments are where most of the City's vacant residential lots are located. These areas were mostly developed in a five year period in the mid 2000's.

House styles are mixed reflecting the era when they were built. Much of the housing is in good shape; however, there are some homes that are in need of maintenance or rehabilitation. The City's Zoning Ordinance addresses the architectural style of a home, which may be moved into a neighborhood but does not address the architectural style of a home, which is constructed on a vacant lot in an already developed neighborhood.

Medium and high density multiple-family attached residential comprised 2.1% or 33.2 acres of the existing land uses in Montgomery in 2013. There has not been any new townhouse units constructed in the past five years, although there are 45 vacant lots available for attached housing in the city. Medium and high density units are located at various locations within the City (versus concentrated in one area), and include senior housing units.

During December of 2013 the City had 287 vacant residential lots platted and building permit ready. This includes the 45 townhouse/multiple family lots and 242 single family lots. **Map 4-3** illustrates the locations of the vacant residential lots in the City. Of the 287 vacant residential lots, 95.5% or 274 of the available lots were platted between the years 2003 and 2008.

TABLE 4-2 VACANT RESIDENTIAL LOT AND LAND INVENTORY – DECEMBER, 2013

Final Platted Lots Zoned Residential	Lots	Comments
North Ridge Estates	16	Single Family
North Ridge Estates 2nd Addition	32	Single Family
Stone Ridge	102	Single Family
Stone Ridge	35	Multiple Family
Country Ridge	38	Single Family, 6 undeveloped
Country Ridge 2nd Addition	3	Single Family
Preserve Phase II	4	Single Family
Preserve 4th Addition	22	Single Family
Fischer Estates	15	Single Family
Fischer Estates	10	Multiple Family
Miscellaneous Lots	10	Single Family
Total Final Platted Lots	287	
Preliminary Platted Lots Zoned Residential	Lots	Comments
North Ridge Estates	132	Single Family
Total Preliminary Platted Lots	132	
Total Residential Lots	419	Final and preliminary platted lots
Vacant Land Zoned Medium or High Density Residential	Acreage	Comments
675 Welco Drive East	0.51 acres	Zoned Medium Density
Welco East Outlots	4.07 acres	Zoned Medium Density
Total Commercial Acres	4.58 acres	

Source: MDG, Inc. Inventory, December, 2013

Manufactured Home Park

The manufactured home park is another residential use which is located on the east side of the community, south of Mill Avenue NE. This is the only manufactured home park located in the city. Manufactured housing comprises 0.8% of the city's land inventory or 12.4 acres. The residential uses in the manufactured home park are single family detached in nature.

Commercial Land Uses

Approximately 33.3 acres or 2.1% of the City's land inventory is commercial in nature. This is low compared to other communities to the north, which report in their comprehensive plans the following:

New Prague 123 commercial acres or 5% of its land inventory; Belle Plaine 201 commercial acres or 6% of its land inventory and Jordan 68 acres or 3.2% of its land inventory.

The City's zoning ordinance has established three (3) commercial zones defined as:

Commercial District Name	Purpose	General Location
B-1: Highway and Business Service	The B-1 District accommodates uses that provide a wide range of goods and services for the entire community. Businesses in this District are dependent on traffic, visibility and accessibility to major roadways. It is the intent of this District to promote development that maximizes the full development potential in compatibility, in form, function, and style.	The B-1 district stretches along both sides of State Highways 13/21 for a about a six to seven block stretch in the center of the City. There is also one parcel zoned B-1 along State Highway 13 on the south end of the city.
B-2: Community Commercial	The B-2 District is intended for commercial activities which may be incompatible with uses in other business districts by reason of traffic considerations, marketing characteristics, area requirements, or other characteristics inherent to these uses.	The majority of the B-2 district is located along both sides of State Highways 13/21 from CSAH 28 north to where the railroad meets and runs along with State Highways 13/21. There are also a few scattered parcels zoned B-2 along State Highways 13/21 in the south part of the city as well.
B-3: Central Business	The purpose of this district is to augment and increase its viability and prosperity by allowing the development and redevelopment of a variety of uses and activities, made compatible through the enforcement of design standards. The downtown is intended to be a diversified commercial center that offers the full range of comparison goods, sales, and service; cultural and civic opportunities; financial and professional offices, and public uses. Although this District relies on automotive traffic, the needs of pedestrians are deemed equally important. Store front facades, landscaping and appropriate amenities are important components of this District.	The B-3 district is centered on 1st Street between Oak Avenue and Boulevard Avenue in the center of the city along the railroad tracks.

B-1 Highway and Business Service. Uses within the B-1 district per the zoning ordinance may include grocery stores, restaurants, pharmacy/variety stores, liquor store, financial institutions, hotels, insurance, pet stores, fitness, gas stations, etc. Commercial development of this kind can sometimes be seen as competing with goals to retain a strong, vibrant downtown; however this type of commercial is supported by the major traffic corridor running through the city known as State Highways 13/21.

B-2 Community Commercial. This commercial district is mainly located on the north side of the community along State Highways 13/21 north of the B-1 zoned areas. This district includes a variety of commercial uses that can also be supported by traffic generated by State Highways 13/21. Types of B-2 commercial uses that can occur within this district include restaurants, auto repair and heating contractors. These uses tend to be more focused on local customers.

B-3 Central Business. The central business district has historically served as the city's primary area of commerce. The central business district is located near the center of the community and includes large brick buildings with a mix of commercial uses including professional offices, service businesses such as hair salons, retail businesses such as flooring, furniture, financial institutions, cafes and restaurants, real estate offices, dry cleaning, shoe repair, bowling, a bakery, insurance offices, optometrist, tanning salon, barber shop, law offices, medical clinic, hotel and government offices including city hall/police, the Chamber of Commerce office and many specialty retail shops.

Residential uses typically are located on the upper levels of these buildings creating a mixed use district. Destination or niche businesses including meat markets, a museum of unnatural history, quilt shop, music studio/theater are also in the Central Business District. A downtown is typically more pedestrian oriented; however, needs to provide on-street as well as off-street parking options for business owners, customers and residential tenants. At this time many second floor residential units park on the street.

Although primarily brick buildings, the architecture of the downtown buildings varies. Several of the buildings were constructed in the late 1800's with the Hilltop on the National Register of Historic Places. The Economic Development Authority received a grant which assisted 14 buildings with commercial rehabilitation in 2009, with a supplemental grant in 2011.

The Highway Commercial District and Central Business District are linked with the B-2, Community Commercial District which includes a municipal park, City Police Department, Public Works and State Highway Department. An opportunity to redevelop this area with commercial uses exists thus enhancing the connection between Highway 13 and the downtown.

Industrial Land Uses

Industrial land uses comprise 113.1 acres or 7.1% of the total existing land uses within the City today. Industrial land uses are located primarily in the south part of the city or in scattered parcels along the railroad tracks. New industrial development could occur on a few vacant parcels that exist in the south part of the city. There is the potential for annexation of property to the south. Streets and utilities would need to be extended to service these areas.

The industrial land use consists of two zoning classifications. These are the I-1 Light Industrial District and the I-2 Medium Industrial District. These two districts are defined below.

Commercial District Name	Purpose	General Location
I-1 Light Industrial District.	The I-1 District shall serve as a transition between more industrial uses and residential and other business uses. This district is appropriate for manufacturing, warehousing, and similar industrial uses because of access to warehousing, thoroughfares, the full complement of urban services such as sewer and water, and distance from residential districts. These areas are intended to encourage the development of industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants. These industries shall be compatible with each other and with surrounding land uses.	Properties zoned I-1 are concentrated along the railroad tracks near the downtown and south with a few scattered pockets along Rogers Drive and along the west side of State Highways 13/21 north of the school.
I-2 Medium Industrial District.	The I-2 District is intended to accommodate more intense manufacturing and processing that would not be allowed in the I-1, Light Industrial District. Proposed uses would include manufacturing, production, warehousing with heavy truck traffic and other uses which may generate nominal off-site impacts.	The I-2 district is located in the southern part of the City where the heaviest industrial uses are located.

Table 4-3 provides a summary of new commercial and industrial construction between 2000 and September 1, 2013. Unlike residential growth which slowed dramatically in 2007 through the 2013, new commercial and industrial growth continued, but fluctuated year to year.

TABLE 4-3 COMMERCIAL/INDUSTRIAL CONSTRUCTION

Year	Number of Permits	Value of Construction
2000	2	\$40,500
2001	3	\$21,100
2002	7	\$214,007
2003	11	\$291,600
2004	25	\$2,353,747
2005	8	\$412,500
2006	13	\$1,088,672
2007	17	\$1,756,383
2008	11	\$6,313,774
2009	4	\$898,460
2010	11	\$303,285
2011	11	\$560,505
2012	10	\$1,024,174
2013	2	\$164,884
Total	135	\$15,443,591

Source: City of Montgomery Building Permit Records

*2013 Permits are through September 1.

Currently there are a few properties available for commercial and industrial development within the City. At this time approximately 11.1 acres of commercial land and 22.98 acres of industrial land exists that is ready for development. Table 4-4 lists all the properties available within the City.

TABLE 4-4 VACANT COMMERCIAL & INDUSTRIAL LAND INVENTORY – DECEMBER, 2013

Vacant Land Zoned Commercial or Industrial	Acreage	Comments
Outlot A, Traditions Addition	4.53 acres	Zoned B-2, Community Commercial
203 Hickory Avenue NE	1.85 acres	Zoned I-1, Light Industrial
506 1st Street NE	0.95 acres	Zoned B-2, Community Commercial
101 Boulevard Avenue NE	3.0 acres	Zoned I-1, Light Industrial
Lot 2, Block 1, Milwaukee Addition	1.35 acres	Zoned B-2, Community Commercial
Lot 3, Block 1, Milwaukee Addition	1.0 acres	Zoned B-2, Community Commercial
City owned property on 1st Street South	18.13 acres	Zoned I-2, Medium Industrial
SW corner of HWY 13 and Montgomery Ave	2.75 acres	Zoned B-1, Highway Business
100 Ash Avenue SE	0.22 acres	Zoned B-3, Central Business
Property in Downtown on 1st Street South	0.3 acres	Zoned B-3, Central Business
Total Commercial & Industrial Acres	34.08 acres	

Source: MDG, Inc. Inventory, December, 2013

Map 4-4 illustrates the locations of available commercial sites and **Map 4-5** identifies the locations of available industrial sites.

Park and Open Space

Park and Open Space land uses include local parks and the parcels that are designated for green space or stormwater ponding. These land uses account for 85.3 acres or 5.4% of the City's land. The city has a number of parks, serving residential neighborhoods, located throughout the City. The largest municipal park is located in the southern part of the city west of 5th Street SE. Parks and recreation are discussed in further detail in the Park and Recreation Chapter of this Plan. As the City plans future residential, commercial and industrial areas, linkages to parks and recreation and the city's trail system should be considered.

Golf Course

This specific category includes the Montgomery National Golf Course which consists of 143.9 acres or 9.1% of the city's land use inventory. The zoning for this property is R-1 Single Family Residential District so theoretically the property could be redeveloped for a low density use someday. This has happened in other communities where development pressure is high. This property has been placed in the Parks and Open Space designation on the future land use map although it is currently zoned R-1.

Right-of-Way

Street and railway right-of-way occupy 201.5 acres or 12.7% of the total City. A grid-like pattern of residential streets exists throughout the City's core while newer developments have more curves in the streets due to the design flowing with the topography and wetlands. Major traffic corridors in the City include State Highway 21/13, County Road 142 (340th Street NE), County Road 161 (360th Street), County Road 26 and County Road 3. Transportation elements are discussed in depth in the Transportation Chapter of this Plan.

Public and Semi-Public Uses

This category includes government facilities, schools, cemeteries, library and post office. This land use category does not include city owned properties such as parks and storm water ponds as they are classified under the Parks and Open Space designation. Combined public and semi-public uses occupy 131.7 acres or 8.3% of the total land use in the City.

Vacant

Vacant parcels of land make up 13.7% or 216.2 acres of the city's existing land use inventory. The largest numbers of vacant parcels are planned for single family detached residential homes but have not yet been built upon. Vacant parcels are different from open space since vacant parcels have the ability to be developed while open space parcels are planned to be left in a natural state.

III. REDEVELOPMENT/INFILL POTENTIAL

The amount of vacant land within the City serviced by municipal utilities increased substantially in the mid 2000's. Most of this land was planned for residential development with numerous lots developed and platted. This plan strongly recommends serviced areas be developed prior to new annexation and development of new parcels to ensure prudent land management, assist in the prevention of 'leap-frog' type development and ensure maximum cost effectiveness for community residents. Additionally, efforts shall be made to ensure proper placement and phasing of urban expansion and the maintenance of existing and future land use compatibility. It is understood that land prices and other factors such as a land owner's desire to retain land may require new development prior to infill of all existing lots.

The City should focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the City. To achieve this the City should:

1. Encourage the removal of existing buildings that have exceeded their useful life;

2. Encourage or participate in the removal of those which are deemed to have a “blighting effect” upon adjacent properties and/or present nuisance conditions that pose a threat to health and safety of citizens;
3. Promote appropriate re-uses for under-utilized properties.

The City of Montgomery was divided into four quadrants for planning purposes. The following sites have been identified as future infill or redevelopment sites. These sites are illustrated on **Map 4- 6:**

Quadrant # 1 NW

1. 675 Welco Dr. E / 22.004.5150 / Vacant Lot Behind Subway – Guide MHD Residential
2. 501 4th St. NW / 22.003.8900 / Storage Building N of Medical Clinic / Demo & acquired by Medical Clinic – Guide Commercial
3. XXX Lexington Ave. NW / 22.728.0020 / Vacant Lot East of Traditions -Guide MHD Residential

Quadrant # 2 NE

1. 506 1st St. N / 22.003.8700 / Vacant Parcel N of Elevators on the gravel section of 1st St. N – Guide I-1, Light Industrial.
2. 600 1st St. N / 22.003.8400 / Vacant Parcel N of Elevators and N of Linden Ave. NE –Guide I-1, Light Industrial.
3. 101 Blvd. Ave NW / 22.003.8600 / Vacant Parcel owned by Grain Co. N of Mill Ave. NE –Guide I-1 Light Industrial.
4. 203 Hickory Ave. NE / 22.003.7850 / Vacant Parcel E of the Circle, S of North Side Park, & W of the former Heat-N-Glo / I-1, Higher Density Res, or added onto North Side Park.

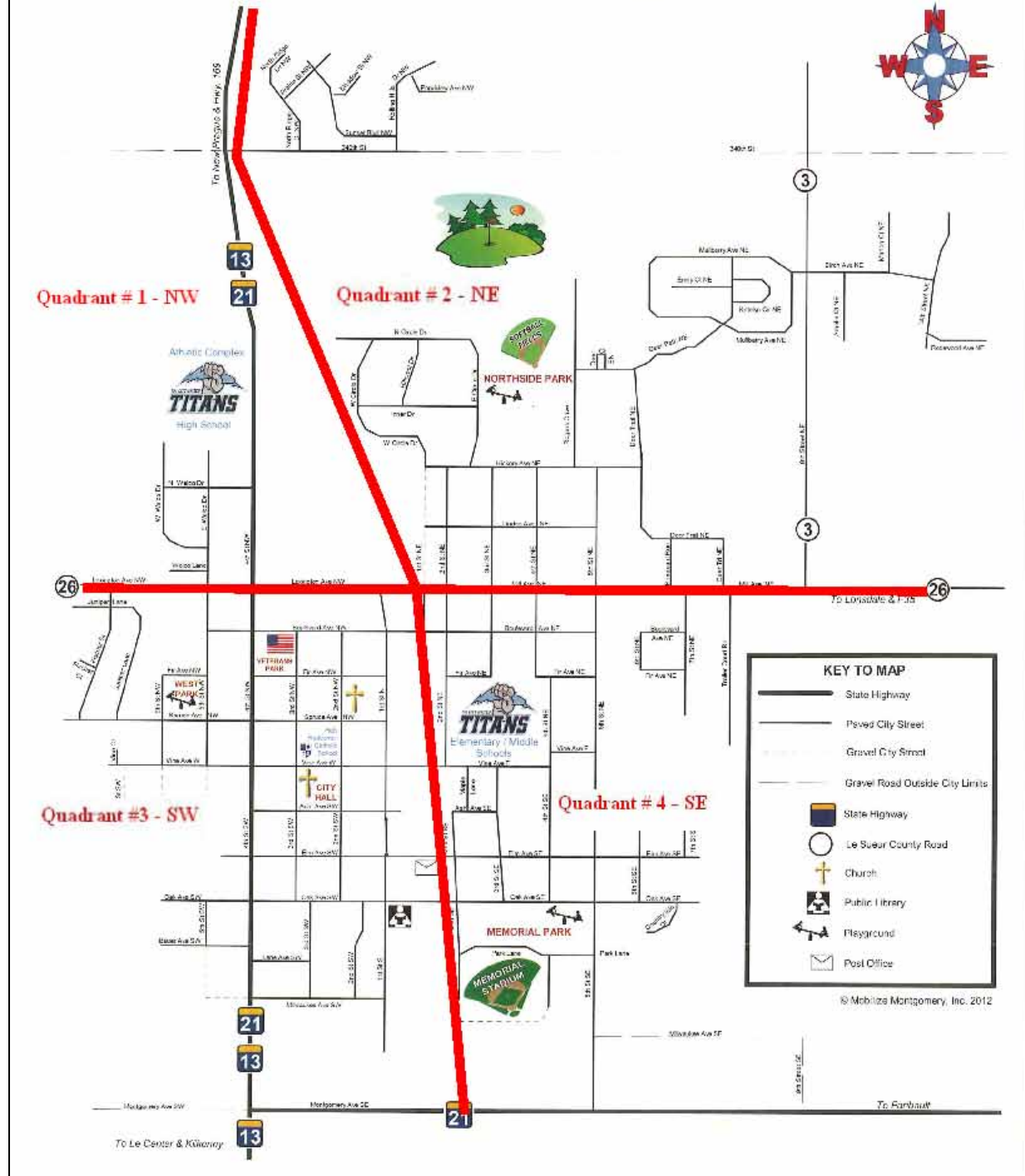
Quadrant # 3 SW

1. 409 4th St. NW / 22.643.0060 / Former Skluzacek Oil Company – Guide Commercial.
2. 303 4th St. NW / 22.643.0080 / Former Office Etc. or Video Store –Guide Commercial.
3. 104 1st St. N / 22.470.1510 / Former Monty Theater / Restore via Grant Opportunities, Non-profits, etc.
4. Unknown Parcel / No PID / Vacant Parcel of underutilized section of 1st St. N located east of Edel’s Realty from Vine Ave. E to Blvd Ave. NW – Guide B-3 Downtown Commercial.
5. 102 Ash Ave. SW / Otting Home between city lots – Guide LDR –low density residential.
6. Tax Forfeiture Property between Laundromat and the barber shop- Guide B-3 Downtown.
7. Former Frandsen Bank & Trust / Rural American / Citizen’s State Bank building/- leave as B-3 Downtown Commercial.
8. Quilt Shop has murals upstairs and used to play basketball games up there...preservation assistance? Multiple other properties that are currently vacant downtown that would be great to rehab and preserve if appropriate. Leave as B-3 Downtown Commercial.
9. 4th St. NW and 4th St. SW (TH 13) has residential that would be ideal for commercial opportunities if they present themselves – Guide as B-3 Downtown Redevelopment.

Quadrant # 4 SE

1. XXX 7th St. NE / 22.730.0390 / Vacant Parcel located in Welco East W of the Montgomery Mobile Home Park next to Mill Ave. NE / Guide as MHD Residential for Higher Density Residential (Apartment Building).
2. XXX 7th St. NW / 22.730.0370 / Vacant Parcel located in Welco East W of the Montgomery Mobile Home Park - Guide as MHD Residential for Higher Density Residential (Apartment Building).
3. XXX 6th St. NE / 22.999.0520 / 1.75 Acre City Property / Future Park by Meadow Ridge - Guide as MHD Residential for Higher Density Residential (Apartment Building).
4. XXX 6th St. NE / 22.999.0510 / 9.1 Acre City Property - Guide as MHD Residential for Higher Density Residential (Apartment Building/ possible park.
5. Former Cemstone Site & building to the North – Now I-1, Guide as LDR, Low Density Residential.

City of Montgomery



IV. FUTURE LAND USE

The Future Land Use Map illustrated on **Map 4-7** identifies the future land uses within the City and adjacent area outside of the City. The future land use classifications that are shown will guide the City's growth into the future. The future land use categories are identified as follows:

- LD Low Density Residential
- MHD Medium and High Density Residential
- DC Downtown Commercial
- C Commercial
- I Industrial
- PS Public and Semi-Public
- POS Parks and Open Space

Each of the proposed future land use classifications should have a corresponding zoning district or districts. **Table 4-5** illustrates this.

TABLE 4-5 FUTURE LAND USE AND ZONING CLASSIFICATION MATRIX

Future Land Use Classifications	Zoning Classification
LD Low Density Residential	R-1 Single Family Residential District, R-2 Medium Density Residential District, PUD Planned Unit Development
MHD Medium and High Density Residential	R-2 Medium Density Residential District, R-3 Multiple-Family Residential District, PUD Planned Unit Development
DC Downtown Commercial	B-3 Central Business District, PUD Planned Unit Development
C Commercial	B-1 Highway Commercial District, B-2 Community Commercial District, PUD Planned Unit Development
I Industrial	I-1 Light Industrial District, I-2 Medium Industrial District, PUD Planned Unit Development
PS Public and Semi-Public	R-1 Single Family Residential District, R-2 Medium Density Residential District, R-3 Multiple-Family Residential District, B-1 Highway Commercial District, B-2 Community Commercial District, B-3 Central Business District, I-1 Light Industrial District, I-2 Medium Industrial District, PUD Planned Unit Development
P Parks and Open Space	R-1 Single Family Residential District, R-2 Medium Density Residential District, R-3 Multiple-Family Residential District, B-1 Highway Commercial District, B-2 Community Commercial District, B-3 Central Business District, I-1 Light Industrial District, I-2 Medium Industrial District, PUD Planned Unit Development

Each of the future land use classifications could be further subdivided but in order to simplify the future land use map only seven classifications were used. For instance the MHD Medium and High Density Residential classification could be further subdivided into medium density residential and high density residential classifications. The underlying zoning of the property shall control the specific type and density of the use. The following descriptions include the purpose, density, minimum development requirements, utility availability and typical uses of each future land use classification.

LD Low Density Residential

This classification provides for a range of lower density housing opportunities. This is the largest land classification in the municipal service area with a large portion of the land within the City boundary already being developed. Single family detached homes, two-family attached homes (duplex and twin homes), manufactured homes and

detached townhomes are allowed in this classification. Other uses that relate well to single family are also permitted such as churches, schools and some municipal buildings. Land within this category should be served with municipal utilities and low density residential ranges from 0 to 4 units per acre. Mixed use developments with higher density and a mix of housing styles, values and architecture may be realized in planned unit developments (PUD's). The City's Zoning Ordinance, in the R-1 and R-2 Districts, currently establishes a minimum lot size for single family homes of 8,000 square feet per lot and 10,000 square feet for two-family units. Assuming 20% of a subdivision is streets, parks and ponding, this would result in 4.3 units per acre for single-family homes and up to 7.0 units per acre for two-unit dwellings.

MHD Medium and High Density Residential

This classification provides for a broader range of housing options but at a higher density and typically acts as a buffer between the low density residential and commercial and industrial classifications. Typical uses include attached housing (townhomes and apartments); small lot detached townhomes, condominiums, and manufactured home parks. Mixed use developments with a mix of housing styles including detached single family and two-family attached homes (duplex and twin homes), values and architecture may be realized in this classification under planned unit development zoning. Medium density residential uses range from 4 to 8 units per acre and high density residential uses range from 8 units and above per acre. All land within this classification should be served with municipal utilities. The City's Zoning Ordinance currently establishes a minimum lot size of 8,000 square feet for single-family homes, 10,000 square feet for two-unit homes and 1,400 square feet per unit for multiple family units, which could result in up to 24 units per acre.

DC Downtown Commercial

Downtown Commercial is typically identified as the "heart of the city" and is a mixed use, pedestrian oriented area. In Montgomery First Street acts as the main corridor through the downtown commercial area. The downtown commercial area should provide a gathering place for community civic events, provide access and exposure to the public arts and include unique restaurants, niche retail, office space and retail that supports the residential neighborhood. Downtown commercial areas are very intensely developed, usually with no setback or impervious surface coverage requirements and may contain multi-story buildings with housing opportunities on the upper floors and therefore the need to be served with municipal utilities. Residential density is most similar to the high density residential requirements of 8 units or more per acre but can vary depending on the structure the housing is contained in and whether it is newly developed or an existing building. Downtown commercial areas can be marketed as a unique regional amenity not found in other suburban mixed use developments and should focus on pedestrian access as well as mass transit opportunities due to the lack of parking in most of these areas.

C Commercial

This classification includes a wide range of commerce, entertainment, retail, dining, office and uses that provide services, goods and employment opportunities. The classification is found primarily along state Highways 13/21. The two main types of commercial activities in this classification are highway commercial and community commercial. Highway commercial is comprised of highway oriented commercial with some office and light industrial uses mixed in with those that need outdoor storage or sales and display to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities. These types of uses are located along the highest traveled corridors and are dependent upon municipal utilities. Community commercial provides for low intensity, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this area are to provide goods and services on a limited community market scale and located in areas which are well served by collector or arterial street facilities at the edge of residential districts and are to be served by municipal utilities. Community commercial should be more nodal while highway commercial tends to be more linear. Community commercial can also be automobile oriented but pedestrian oriented features are used as well.

I Industrial

The industrial classification, just like the commercial classification, will include different types of industrial uses. It is proposed that the existing I-1 Light Industrial and I-2 Medium Industrial districts remain with the I-1 district providing a location for less intense industrial uses while the I-2 district would include all heavy industrial uses that

can include truck terminals, large scale manufacturing as well as other uses. These uses, because of their nature require either isolation or buffers from other non-compatible land uses. The light industrial district, I-1, includes the more typical small manufacturing businesses intended to have an office/warehousing character. Often these uses require large truck volumes so good access to the transportation system is expected. These industrial uses shall be limited so they can exist adjacent to both lower intensity business uses and high intensity manufacturing uses.

PS Public and Semi-Public

This classification includes all the public and public related uses within Montgomery. It is unique in that the primary objective of uses within this classification is the provision of services, frequently on a nonprofit basis, rather than the sale of goods or services. It is intended that the uses will be compatible with adjoining development. They are generally located along arterial or major collector streets with the full availability of municipal utilities. Specific uses can include government facilities, schools, cemeteries, libraries, post office and hospitals. These can be located with other types of uses including residential.

P Parks and Open Space

This classification includes city owned public parks as well as lands guided for future permanent public or private open space. It is intended to provide for the preservation of sensitive natural areas and the protection and enhancement of wildlife habitat and greenway corridors. The golf course is also included in this classification. Passive and active parks and natural areas are included and depending on the type of facilities located in the park, municipal utilities may not be required. Often these areas are located within floodplain and shoreland as well as wetlands and storm water ponds which do not allow for any other type of use other than parks or open space. Trails can be incorporated through these areas as a connection from one location to another.

V. FORECAST LAND USE DEMAND

Projections of population and households in Montgomery identified in Chapter 3 of this Plan were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were Census data, residential building permits issued, historical population/household patterns and trends, trends in average household size, sub-regional migration patterns, housing studies, etc. Other factors such as increases/decreases in local employment opportunities will impact actual growth.

As part of this process, the City of Montgomery will need to identify the municipal service area for growth within the city and for additional growth outside the city. This area should be serviced with urban services such as municipal sanitary sewer and water. This includes land for residential, commercial and industrial.

Market conditions will have a major impact on housing types as the City progresses toward the year 2035. Interest rates, land/material prices, inflation and gas prices, among other factors will have significant impact buyer preferences. Since housing types are difficult to forecast, the land use plan focuses on density rather than housing types. Residential use computation is based on current City indices relative to life-cycle housing and density. Please note net densities of three and six units per acre are used respectively to forecast single family and multiple family residential development calculations, based on the current densities. Table 4-6 illustrates the number of housing units in each of the classifications.

TABLE 4-6 HOUSING MIX OCCUPIED HOUSING UNITS 2010 CENSUS MONTGOMERY, MN

Units in Structure	Total	2013 Acres	Average Units Per Acre	% All Occupied Housing Units
1, detached	972	322.8	3.2	81.4%
1, attached	58			
2 units	70	33.2	5.7	15.0%
3 or 4 units	20			
5 to 9 units	15			
10 to 19 units	16			
20 or more units	69			
Mobile home or other type of housing	46	12.4	3.7	3.6%
Total	1,266	338.4	3.7	100%

Future land use needs may be calculated based on densities allowed in Zoning Ordinance or on historic trends. If larger lots are developed in the future, acreage demands may increase accordingly. Likewise if more dense developments occur, less land will be needed to accommodate growth. Since much of the residential growth will occur on lots already final platted or preliminary platted, the historic lot sizes have been used.

The following Table assumes the construction of low density homes will occur on vacant final platted single family lots and multiple family lots, as identified in Table 4-2 through 2020 (242 platted single-family and 45 final platted medium density final platted lots.)

Single-family lot demand could be satisfied through 2025 through the infill of lots which have been through the preliminary and/or final platting process (See single family lots identified in Table 4-2), resulting in the need for approximately 95 additional acreage for single-family lots to serve growth needs to 2035.

As noted in Table 4-2 there are 45 multiple family lots final platted. If infill occurs on these, there will be approximately 11.5 additional acres needed for projected medium to high density residential growth. As illustrated in Table 4-2, 4.58 additional acres of medium density residential land is available, reducing the need for MHD acreage to approximately 7 acres.

As a result, if infill occurs on all available residential lots, the estimated land demand for residential growth would be approximately 102 acres. Assuming an additional 20% area is needed for right-of-way expansion, it is projected 123 total additional acres will be needed to support future residential growth. In reality, preferences for a variety of lots, location, etc. will require the city to include additional land, beyond the forecasted 123 acres, in the future land use boundary to provide options for future residents.

TABLE 4-7 PROJECTED RESIDENTIAL DENSITY ASSUMPTIONS

LAND USE	2010 No. of Units	2010 % of Units	2010 Acres	% of Resid. Acres	Aver- age Den- sity	2015 Est. Addt Units	2015 Addt Acres	2020 Est. Addt. Units	2020 Addt Acres	2025 Est. Addt Units	2025 Addt Acres	2030 Est. Addt Units	2030 Addt. Acres	2035 Est. Addt Units	2035 Acres	Total Est. Addt Units	Total Addt. Net Acres
LD Low Density Residential (R- 1, R-2)	1030	81%	322.8	88%	3.19	23	0 (on platted lots)	106	0 (on platted lots)	177	113 units on platted lots +64 on prelim platted lots	177	68 on preli m. Platte d lots + 36 acre dema nd	177	59 acre demand	660	Infill of lots + 95 acres
MHD Medium and High Density Res. R-2 and R-3	190	15%	33.2	9%	5.72	4	0 (on platted lots)	19	0 (on platted lots)	31	On platted lots + 1.5 acre deman d	31	5 acre dema nd	31	5 acre demand	116	11.5 acre demand less 4.58 (see Table 4- 2)
MFH- Manufactured Home	46	4%	12.4	3%	3.71	0	0	0	0	0	0.0	0	0	0	0	0	0
Total Residential	1266	100 %	368	100%	3.44	27	0	125	0	208	22.8	208	64	208	64	776	102

*Assumes future density of 3 units per acre for low density and average 6 units per acre for medium to high density.

*Assumes future mix will be 85% LD and 15% MHD

The current ratio of residential to commercial/industrial acreage in the City of Montgomery is 72% to 28%. If this land use ratio continues, an estimated 72.5 additional net acres will be needed to support future commercial and industrial growth. Based on the current ratio, 17 net acres of commercial and 55.5 net acres of industrial space will be required to accommodate future growth, at this same ratio. Assuming an additional 20% area is needed for right-of-way expansion, it is projected 87 total additional acres will be needed to support future commercial and industrial growth. That is 20 acres for commercial expansion and 67 acres for industrial expansion.

TABLE 4-8 RATIO OF RESIDENTIAL LAND USES TO COMMERCIAL/INDUSTRIAL USES 2013

Low Density Single Family Detached Residential	322.8	
Medium & High Density Multiple Family Attached Residential	33.2	
Manufactured Home Park	12.4	
Total Residential Acres		368.4
Commercial	33.3	
Industrial	113.1	
Total Commercial Industrial Acres		146.4
Ratio of Residential to Commercial/Industrial	72%:28%	514.8

Table 4-8 represents projected net acreage, which is projected to be used for residential, commercial and industrial land uses through the year 2035.

**TABLE 4-8 NET ACREAGE FORECASTS
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LAND USES TO 2035**

Land Use	Net Acres	Gross Acres with 20% for St. ROW, ponds, etc.
Residential Ac. Forecast	199 acres with existing lots 102 additional acres after infill on existing lots	123 additional acres
Commercial & Industrial Land Acre Forecast (at 28:72 ratio)	77 acres less 4.5 available acres or additional 72.5 acres	87 additional acres
Subtotal Net Forecast	276 acres or 174.5 additional acres + infill	210 additional acres
Park land Based on 10%	27.6 acres	27.6 acres
Total Net Forecast	202 additional acres	237.6 additional gross acres

*Total acreage based on 2013 City land use acres plus projected land uses based on continuance of current ratios.

*Residential land use needs reduced to include consumption of existing residential and commercial lots.

It is important to note that future growth boundaries should be larger than the 242.5 acres projected as portions of land in the growth boundaries are already developed with rural residential subdivisions and/or businesses located in the township or contain wetlands or creeks. In addition, land will be required for public and institutional uses.

The Future Land Use Map includes the following additional land uses:

FLU	Acres Outside City Limits on FLU Map	Identified as Needed Per Forecasts	Acres Over/ Under Per Forecast
C (Commercial)	40.03	20	20
DC (Downtown Commercial)			0
I (Industrial)	311.95	67	245
LD (Low Density Residential)	1130.43	105	1025
MHD (Medium & High Density Residential)	40.28	18	22
POS (Parks & Open Space)	13.64	28	-14
PS (Public & Semi Public)			0
ROW	12.11		12
Total	1548	238	1310

Map 2-7 in the Natural Resource Chapter highlights potential development constraints within the City and urban growth boundary. Additional regulations and restrictions may be required for development or redevelopment to occur within the development constraint areas and while the potential development constraints do not necessarily mean development is prohibited, it does mean the intensity of development may be restricted by requiring additional setbacks, density, etc. by using overlay zoning districts.

VI. FUTURE LAND USE POLICIES

Map 4-8 illustrates the Municipal Boundary Expansion Area or acreage outside the city limits, proposed to be developed by 2035 and a visual representation of future land uses. It is noted boundaries of proposed land uses may be adjusted in location if the locations of collector streets that are planned are slightly adjusted. This plan and subsequent documentation takes into consideration the land uses that have previously been approved by the City, and the land uses encourage compact, contiguous development. It efficiently uses the existing and proposed infrastructure and capital investment.

The future land use growth boundaries also coincide with sanitary sewer service areas and projected capital infrastructure such as lift stations and force mains, topography and the transportation system.

A. OVERALL LAND USE CONCEPT

Participants in the comprehensive planning process have expressed a desire to retain the “small town” atmosphere with a mix of residential, commercial, industrial, public and park land. The following guiding principals have also been considered:

- *Retain the spirit of a small town.* The goal of retaining the small town atmosphere is included through a logical pattern of future land use in an organized fashion, along with a transportation system to support the various land uses, parks and recreation and quality educational facilities to offer quality of life amenities.

- *A proactive position on future growth* – The future land use plan includes projections and growth boundaries intended to serve the City to the year 2035. As market demands change the plan may need periodic review and updates. The future land use plan has been coordinated with a sanitary sewer plan, storm water management plan and transportation plan to encourage proactive planning of land uses with infrastructure and the funding of the infrastructure. Additional information on utility needs is included in the Utility Chapter of this Comprehensive Plan.
- *A well-balanced tax base* – In order to assist with the fiscal health of the city and discourage the future development of a bedroom community for other suburbs with employment offerings, a range of land uses including commercial and industrial have been planned.
- *A place for people to gather* – Downtown Montgomery has historically served as the center or focus of the community. A desire to retain the downtown as a central gathering place should be considered. Addressing transportation in the downtown, limiting locations of other future commercial nodes and adoption of policies relating to the downtown will assist in accomplishing this goal.
- *An identity that reflects the place* – The history of Montgomery and the carrying through of this heritage in existing and new buildings has allowed the city to be an “identifiable place”. As the city continues to grow the plans suggests reinforcing the historical character.

B. RESIDENTIAL LAND USES

The City currently has three residential zoning districts which are the R-1 Single Family Residential District, R-2 Medium Density Residential District and R-3 Multiple-Family Residential District. These districts allow for different housing styles and lot sizes.

As noted within this chapter, it is anticipated an additional 123 acres are required to serve residential growth. Policies and objectives for existing as well as future residential areas have been developed to protect the integrity of residential neighborhoods and the character of Montgomery.

Goals, Objectives, Policies and a Housing Plan are identified in the Housing Chapter (Chapter 5) of this Plan.

D. COMMERCIAL LAND USES

Currently the City has 33.3 acres or 2.1 percent of its total acres in commercial land uses. The City’s Zoning Ordinance currently includes three commercial zoning districts, B-1 Highway Commercial District, B-2 Community Commercial District, B-3 Central Business District. It is projected an additional 20 acres are need for commercial expansion, to continue the current ratio of residential to commercial land uses in the future.

Montgomery’s downtown has served as the heart of the community. The City recognizes the importance of maintaining the vitality of the central core. Expansion of the downtown, addressing increasing traffic through the central business district and planning new commercial areas that provide links and continuity to the downtown are critical.

Due to limited sites available in the downtown for larger uses and those requiring off-street parking, other community and highway commercial areas along State Highways 13/21 also exist.

Goals relating to the commercial zoning districts are found in Chapter 6, Economic Development.

E. INDUSTRIAL LAND USES

Industrial land uses comprise 113.1 acres or 7.1 percent of total land uses within the City today. It is projected that an additional 67 gross acres will be required for industrial expansion, to maintain the current ratio of residential to industrial land use mix. The actual amount of industrial land required will depend upon the size of the industrial user, whether or not land is available at a competitive cost when compared to neighboring communities and other economic factors. The level of city involvement may impact consumption rates for industrial land. As a part of this Comprehensive Plan, the City is including additional industrial land to accommodate larger lot industrial users.

Goals related to industrial land uses are found in Chapter 6, Economic Development.

F. PUBLIC LAND USES

As of 2013, 131.7 acres of land were used for public uses. This constitutes 8.3% of the total land uses. Future land needed for public purposes will potentially include land for a new fire hall and potentially future school expansions.

Public facility needs, objectives and policies are further discussed in Chapter 8, Community Facilities and Public Services.

G. PARK AND OPEN SPACE

Park and open space land uses include local parks and the golf course. These land uses account for 85.3 acres or 5.4 percent of the City. 27.6 additional acres of park and open space are anticipated to be needed to retain the same ratio of park land to residential development.

Parks, trails and recreation goals and recommendations are further defined in Chapter 9.

H. GENERAL POLICIES AND IMPLEMENTATION.

1. The redevelopment sites, identified in Section III of this Chapter, should be rezoned to match the proposed future land use.
2. Development requests should be reviewed for consistency with the Policies and Goals of this Chapter.
3. Development requests should be reviewed as they relate to the City's ability to serve the area with utilities, streets and public services.

VII. FUTURE LAND USE AND ANNEXATION

A. FUTURE LAND USE

The City of Montgomery has experienced growth over the past ten years. There are currently 1,582.6 acres of land within the city limits which includes all land uses, vacant land and right-of-way. There are 287 platted, residential lots within the city limits ready for building. Within the current city limits, land remains which could support residential, commercial and industrial growth.

The future land use map (**Map 4-8**) has been developed based on:

1. Projected land uses for each category to retain a similar ratio of residential-commercial-industrial-park land as exists in 2013;
2. Tiered land uses with more intense land uses adjacent to arterials and collector streets and more compatible land uses adjacent to each other;
3. Land topography and natural resources;
4. Community input in the process through surveys and monthly Planning Commission meetings.

The future land use map identifies 1,548 acres outside the current city limits. This includes 1,130 acres for low density residential growth, 40 acres for medium and high density residential growth, 40 acres for commercial growth, and 312 acres for industrial growth. Land needed to support this growth will need to be annexed from Montgomery and Lanesburgh Townships.

This growth boundary is much larger than the 238 acres anticipated to be required to support new growth to 2035 (land not already developed). As illustrated on **Map 2-7**, there are constraints to development on many of these acres including floodplain and steep slopes, as well as land already developed in the township.

B. ANNEXATION

The City does not have orderly annexation agreements with Montgomery Township or Lanesburg Township.

State Statutes 462.358, Subd. 1 states, “A municipality may by resolution extend the application of its subdivision regulations to unincorporated territory located within two miles of its limits in any direction but not in a town which has adopted subdivision regulations; provided that where two or more noncontiguous municipalities have boundaries less than four miles apart, each is authorized to control the subdivision of land equal distance from its boundaries within this area.” This would require subdivisions within two miles of the city to require compliance with the City’s subdivision ordinance including design standards for streets, storm water drainage, etc. This may cause some rural developments to be financially not feasible or minimize development within the two mile radius.

The City of Montgomery extended its subdivision authority two miles around city limits; however, LeSueur County does not have record of the resolution being filed. It is recommended the City should follow-up on this.

Role of the Comprehensive Plan in Municipal Boundary Expansion Policies

The Montgomery Comprehensive Plan is not an annexation agreement nor is it a substitute for such an agreement. The Comprehensive Plan is limited to serving as a statement of city policy. It can also serve as a basis for subsequent annexation plans and agreements.

From the City’s perspective, it is important that the provisions of any future agreements with the two townships be consistent.

Future Growth Area – This is the area identified for future growth to 2035 and beyond as illustrated on Maps **4-8**. Because of its location and the ability to extend utility services, it is intended that land within this area be annexed into the City of Montgomery prior to being developed. It is also recognized that there are parcels of land within the identified growth area that, although they are close to the municipal city limits, are not contiguous and may not have city services available for a number of years.

Municipal Boundary Expansion Policies

The following policies refer to the growth areas, as illustrated on **Map 4-8**.

A. Growth Area Policies

1. Encourage infill of existing lots prior to annexation and development of new subdivisions, understanding land prices, ownership and other issues may require annexation prior to infill. Amend the Subdivision Ordinance to include "Premature Subdivision" language.
2. Land should be annexed as the area is about to become urban or suburban in nature or if surrounded by city limits, rather than annexing without urban plans in place.
3. Allow residential, commercial and industrial growth consistent with all aspects of the Montgomery Comprehensive Plan.
4. Growth, consistent with practices which preserve natural resources, will be allowed.
5. If limited rural residential development is to occur while the land is located within the township, the preferred density is one home per 40 acres. Cluster platting is encouraged to preserve open space for future development, and if cluster platting is utilized a one home per 10 acre density shall be considered.
6. When rural development is to be allowed, all developed lots shall have appropriate on-site treatment systems such as drain fields or community septic systems, etc. The City should continue to work with Le Sueur County to identify locations of existing ISTS in the growth area for future connections to the municipal utility system.
7. The City should work with LeSueur County to discourage new feedlots within ½ mile of proposed growth boundaries. **Map 4-9** illustrates locations of existing feedlots.
8. Work in cooperation with Le Sueur County and Montgomery Township to develop an Orderly Annexation Agreement.
9. All new developments shall be consistent with the municipal subdivision ordinance.
10. Prior to annexation the City shall consider the cost associated with the extension of utilities to service new developments.
11. The City should charge trunk area charges up front on new developments.

HOUSING

I. INTRODUCTION

The purpose of this Chapter is to summarize housing conditions within the City of Montgomery and establish goals and work items promoting a healthy residential infrastructure and furthering a variety of life-cycle housing options. This chapter includes:

- An analysis of existing housing conditions including life-cycle housing, Montgomery's population characteristics, the existing housing stock, and vacancies;
- Housing affordability;
- A summary of historical building activity,
- An assessment of residential densities;
- An overview of the Montgomery HRA and Housing Programs;
- A summary of future housing needs; and
- Housing Objectives, Policies and Housing Plan.

The issues have been identified through:

- An analysis of City demographics;
- An evaluation of historical building trends gathered from building permit information on file at the City offices;
- A Housing Study, completed in June, 2007 by Community Partners Research, Inc. ;
- Input from the Montgomery Housing Redevelopment Authority (HRA);
- Input from a Community Survey; and
- Statistics from the National Association of Realtors and Economic Indicators.

II. LIFE CYCLE HOUSING

The housing stock within a community must be responsive to the needs of its residents. Housing needs are not static but change over time as people move through different stages of their lives. Housing needs tend to evolve from: (1) affordable basic units for young people just beginning to enter the workforce to; (2) affordable single family units for first time home buyers and young families to; (3) move-up housing for people with growing families and/or incomes to; (4) empty-nester dwellings for persons whose children have grown and left home to; (5) low maintenance housing options for aging persons as their ability to maintain their property decreases; and finally to; (6) assisted living environments to provide health and medical care to the elderly.

To address the life-cycle needs of residents, it is critical that a community provides a wide range of housing:

- **Types** (i.e. apartment/townhome/condominium rental, townhome/condo/single-family owner occupied, assisted living);
- **Sizes** (i.e. one, two, three bedroom rentals; starter homes; move-up homes); and
- **Values:** (i.e. efficiency – luxury rental units; starter homes – executive homes).

The development of life-cycle housing works to sustain the community by preventing a polarization of residents in one age or income group. As one generation of residents moves through its life cycle it can move into the housing provided by the previous generation, just as the next generation will move into the housing being vacated.

III. POPULATION CHARACTERISTICS/GROWTH

Montgomery's existing population, as described in the Demographic Overview (Chapter 3), reports a median age of 35.1 years. The median age in Le Sueur County was 39.8 years of age and the State median age was 37.4 years.

The State Demographer's Office projects future population by age group at a counties level between 2010 and 2035. Projections suggest the fastest growing age group in Le Sueur County is anticipated to be those 70-79 years (a 312% increase) and 80+ years (a 237% increase). This will have an impact on the type of housing required in the future. It is also noted that within Le Sueur County the 0-4 year old age groups is anticipated to grow the slowest at 8% growth.

A community's median income affects the types of housing units which are needed or residents can afford. Likewise, the type of housing lots and products offered can ultimately affect the median income of a community. The 2010 inflation adjusted median *family* income in Montgomery was \$64,828. This compares to a 2000 Census median family income of \$48,011. The median *household* income in Montgomery was \$45,473, compared to a 2000 Census median household income of \$34,145. The increase in family and household incomes, along with reduced interest rates has increased the price point for housing for many households in Montgomery.

Despite an overall increase in the median household and median family incomes, 18.5% of individuals and 15.3% of all families in Montgomery are below the poverty level. This increased from 11.6% of individuals and 8.1% of families in 1999, suggesting a continued need for affordable or subsidized housing to serve this segment of the population. (Source: US Census Bureau, 2007-2011 American Community Survey).

IV. EXISTING HOUSING STOCK

The existing housing supply in Montgomery includes a variety of housing units, with a majority of the units being one unit detached homes. Nearly 87% of owner-occupied housing units contain one to two units, while 6.8% of renters are in buildings with 10 or more units. According to the 2010 census the make-up of the existing housing stock is as follows:

**TABLE 5-1
TYPES OF HOUSING MONTGOMERY**

Units in Structure	Total	% All Occupied Housing Units
1, detached	972	76.8%
1, attached	58	4.6%
2 units	70	5.5%
3 or 4 units	20	1.6%
5 to 9 units	15	1.2%
10 to 19 units	16	1.3%
20 or more units	69	5.5%
Mobile home or other type of housing	46	3.6%
Total	1,266	100%

SOURCE: 2010 Census. Occupied housing units.

Of the 1,306 housing units, 1,185 are occupied. Of these, 77.7% are owner-occupied and 22.3% are renter-occupied. The percent of owner-occupied to renter-occupied in area communities is shown in Table 5-2. The City of Montgomery's percent of rental units to total units is about 5% higher than Le Sueur County's make-up, as illustrated in the following table.

**TABLE 5-2
OWNER-OCCUPIED AND RENTAL STATISTICS 2010 CENSUS**

Area	Occupied Housing Units	% Owner-Occupied Units	Renter Occupied Units	% Renter Occupied Units
Le Center City	670	73.2%	245	26.8%
Le Sueur City	1,141	69.6%	499	30.4%
Lonsdale	1,129	88.4%	148	11.6%
Montgomery City	1,185	77.7%	264	22.3%
New Prague City	2,084	76.9%	1,370	23.1%
Le Sueur County	8,911	82.8%	1,847	17.2%

Source: U.S. Census Bureau

As depicted in Table 5-3, 2010 statistics indicate that just over 64% of all households are family households. Children 18 years and under in age reside in 31.7% of all family households.

**TABLE 5-3
FAMILIES BY PRESENCE OF CHILDREN & FAMILY TYPE, CITY OF MONTGOMERY – 2010 CENSUS**

Households by Type	Number
Total Households	1,185
Total Family Households	760 (64.1% of all total households)
Total Family Households with children under 18 years old	376 (31.7% of all total households)
Husband and wife family households with own children under 18 yrs old	240 (20.3% of all total households)
Male householder, no wife present with own children under 18 years old	49 (4.1% of all total households)
Female householder, no husband present with own children under 18 years old	87 (7.3% of all total households)

Source: U.S. Census Bureau

Table 5-4 illustrates 2010 Census data shows that nearly 40% of those occupying housing units within the community moved in 2005 or later. Nearly 2/3's of householders moved into their current household since 2000.

**TABLE 5-4
MONTGOMERY HOUSING UNITS BY YEAR HOUSEHOLDER MOVED IN**

Year Household Moved In	Population in Occupied Units	Percent in Occupied Units
2005 or later	473	39.9%
2000-2004	303	25.6%
1990-1999	152	12.8%
1980-1989	93	7.9%
1970-1979	86	7.3%
1969 or Earlier	77	6.5%
Total	1,184	100%

Source: U.S. Census 2010

Housing Unit Vacancies

The 2010 Census identifies 121 vacant housing units within the City (9.3% vacancy rate). Of the vacant units, 42 were for rent, two (2) were rented but not occupied, 33 were for sale, seven (7) were sold but not occupied, eight (8) were seasonal recreational or occasional use, and 29 were “other vacancies” (According to the 2010 Census Definitions Other is defined as, “If a vacant unit does not fall into any of the categories specified above, it is classified as “Other vacant.” For example, this category includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.”). The homeowner vacancy rate was 3.4% and the rental vacancy rate was 14.7%.

V. HOUSING AFFORDABILITY

“Affordable Housing” is defined differently by various organizations. The United States Department of Housing and Urban Development generally defines housing as affordable if it costs less than thirty (30) percent of a household’s income. However, HUD’s Section 8 Income Guidelines are the basis for most affordable housing programs. Section 8 guidelines define low and moderate incomes on a sliding scale, depending on the number of persons in the family. For example, a four person household is considered ‘moderate income’ if their family income is 80 percent of the area’s median family income.

The 2010 Census reports that the median monthly housing cost for housing units, with a mortgage, in Montgomery was \$1,325 per month, which equates to 46.6% of the median household income of \$45,473 and 35% of the median family income of \$64,828. Of the 920 owner-occupied units, only 67.8% had a mortgage. Of the 296 units without a mortgage, these households were spending a median \$427 per month on housing costs or 11.39% of the median household income or 8% of the median family income on housing. According to the 2010 Census Definitions, “the amounts reported include everything paid to the lender including principal and interest payments, real estate taxes, fire, hazard, and flood insurance payments, and mortgage insurance premiums. It also includes, where appropriate, the monthly condominium fee for condominiums, and mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).”

The Table below depicts the number of owner-occupied units in the City of Montgomery with and without mortgages, and the median value of the units and median monthly housing costs. The median value home suggests affordable housing exists for the community’s income levels.

**TABLE 5-5
ESTIMATED ACTUAL HOUSING COSTS**

Area	All Occupied Hsg. Units*	Owner-Occupied Units With Mortgage	Owner Occupied Median Value	Median Monthly Housing Cost for Housing Units with a Mortgage	Owner-Occupied Units Without Mortgage	Median Monthly Housing Cost for Housing Units without a mortgage
City of Montgomery	1,184	624	\$138,000	1,325	296	\$427

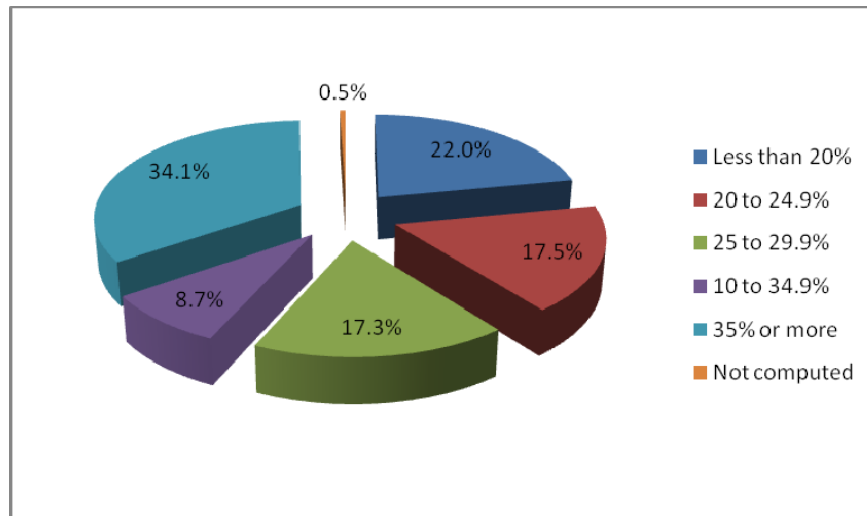
Source: 2010 U.S. Census.

Of the 624 housing units with a mortgage, 42.8% were spending 30% or more of their household income on housing costs. The Following chart and table illustrate the percent of income those with a mortgage are spending monthly. It is important to note that nearly 1/3 of owners (32.2%) did not have a mortgage.

**TABLE 5-6
CITY OF MONTGOMERY MONTHLY COST AS A PERCENT OF HOUSEHOLD INCOME**

Amount of Mortgage	# of Households	% of Households with a mortgage	% of all Owner Occupied Housing Units
Less than 20.0 percent	137	22.0%	14.9%
20.0 to 24.9 percent	109	17.5%	11.8%
25.0 to 29.9 percent	108	17.3%	11.7%
30.0 to 34.9 percent	54	8.7%	5.9%
35.0 percent or more	213	34.1%	23.2%
Not computed	3	0.5%	0.3%
Housing Units with a mortgage	624	100%	67.8%

**CITY OF MONTGOMERY MONTHLY COST AS A PERCENT OF HOUSEHOLD INCOME
HOUSING UNITS WITH A MORTGAGE**



The U.S. Census Bureau classifies household and family income differently. Household income is defined as total money received in a calendar year by all household members 15 years old and over. Family income is the total income received in a calendar year by family members related by birth, marriage or adoption. Many households are not families. For example, single people living alone or with non-related roommates are considered a non-family household. Median household income is often lower than median family income.

**TABLE 5-7
INCOME (IN 2012 INFLATION-ADJUSTED DOLLARS)**

Annual Income	Households	% of Households	Families	% of Families
Less than \$10,000	70	6.2%	15	2.1%
\$10,000 to \$14,999	64	5.6%	9	1.2%
\$15,000 to \$24,999	92	8.1%	57	7.9%
\$25,000 to \$34,999	150	13.2%	90	12.4%
\$35,000 to \$49,999	255	22.5%	124	17.2%
\$50,000 to \$74,999	204	18.0%	158	21.9%
\$75,000 to \$99,999	169	14.9%	161	22.3%
\$100,000 to \$149,999	100	8.8%	85	11.8%
\$150,000 to \$199,999	31	2.7%	24	3.3%
\$200,000 or more	0	0.0%	0	0.0%

Source: 2010 Census

'Median' is created by dividing income distribution data into two groups, one having incomes greater than the median and the other having incomes below the median. 'Average' income is calculated by adding all incomes together and dividing the total by the number of responses. The following Tables compare the City of Montgomery and Le Sueur County's housing affordability data in terms of median household income (Table 5-8) and Montgomery and Le Sueur County in terms of median family income (Table 5-9).

**TABLE 5-8
AFFORDABLE HOUSING – GENERAL DEFINITION
30 PERCENT OF MEDIAN HOUSEHOLD INCOME**

Area	Median HOUSEHOLD Income	"Affordable" Monthly Mortgage Payment*	"Affordable" Home Value at 4.5% interest/30 year term	"Affordable" Monthly Rent Payment
City of Montgomery	\$45,473	\$1,137	\$224,000	\$1,137
Le Sueur County	\$ 57,477	\$1,437	\$300,500	\$1,437
State of Minnesota (2006-2010) 5 year est.	\$ 57,243	\$1,431	\$299,300	\$1,431

Source: U.S. Census – 2010 * Note: Does not include down payment or taxes and insurance which may be reflected in monthly mortgage payment

TABLE 5-9
AFFORDABLE HOUSING – SECTION 8 DEFINITION BASED ON FAMILY INCOME

Area	City of Montgomery			Le Sueur County		
	Annual Income	"Affordable" Monthly Rent Payment"	Home Value at 4.5% interest/30 year term	Annual Income	"Affordable" Home Value at 4.5% interest/30 year term	"Affordable" Monthly Rent Payment
Median FAMILY Income	\$64,828	\$1,621	\$319,500	68,053	\$ 335,250	\$ 1,701
Moderate Income 80% of Median Income	\$51,862	\$1,297	\$255,650	40,832	\$ 201,250	\$ 1,021
Low Income or 50% of Median Income	\$32,414	\$810	\$159,700	34,027	\$ 167,700	\$ 851

Source: U.S. Census & Department of Housing and Urban Development for Income. MDG, Inc. calculations of affordable mortgage and rent rates based on Section 8 definition of affordable (30% of income). Affordable mortgage based on 4.5% interest and a 30-year term, with no money down. Rates may vary depending on strength of borrower, market conditions, etc.

* Note: Does not include down payment or taxes and insurance which may be reflected in monthly mortgage payment.

By condensing data above, it is possible to develop a range of affordability for owner-occupied and rental units in the City of Montgomery. Table 5-10 depicts the range of affordability for housing Montgomery residents can afford, given the assumptions used above.

TABLE 5-10
CITY OF MONTGOMERY
RANGE OF HOUSING AFFORDABILITY

	Owner – Occupied Home Value	Monthly Rental Cost or Housing Cost
Affordable for Median Incomes	\$319,500	\$1,621
Affordable for Moderate Incomes (80% of Median)	\$255,650	\$1,297
Affordable for Low Incomes (50% of Median)	\$159,700	\$ 810

*Note: Affordability does not include down payment, PMI, etc. Based on 4.5% interest rate and a 30 year term.

It is noted most housing affordability programs and data place emphasis on creating owner-occupied units at 80% of the median family income (moderate income) and, rental units at 50% of the median family income (low income). Since low-income persons are typically renters, the definition of 'low income' is tied to the number of persons in each unit. Therefore, the Comprehensive Plan as of 2014 will identify "affordable owner-occupied units" as those affordable for moderate income families (80% of median income). Existing and new homes that

are 'affordable' will be those between \$224,000 (based on median household income) and \$319,500 (based on family income) or an average of \$271,750. Affordable rental units are based on 50% of the median family income is in the range of \$810 per month.

It is important to note the definition of 'affordable' in terms of a dollar amount will change as the cost of living increases and interest rates change. Therefore, the City should periodically review income/housing statistics and update the definition as warranted. Factors such as interest rates will impact housing affordability.

AFFORDABLE HOUSING IN MONTGOMERY

The U.S. Census Bureau reports the actual income distribution in the City in terms of both median household and median family incomes. Income distributions can be compared to affordability standards to determine how many households and families in the City of Montgomery may require affordable housing. In Table 5-11, households that may require affordable housing (based on household income) are depicted in the shaded areas.

**TABLE 5-11
CITY OF MONTGOMERY HOUSEHOLD INCOME AFFORDABILITY**

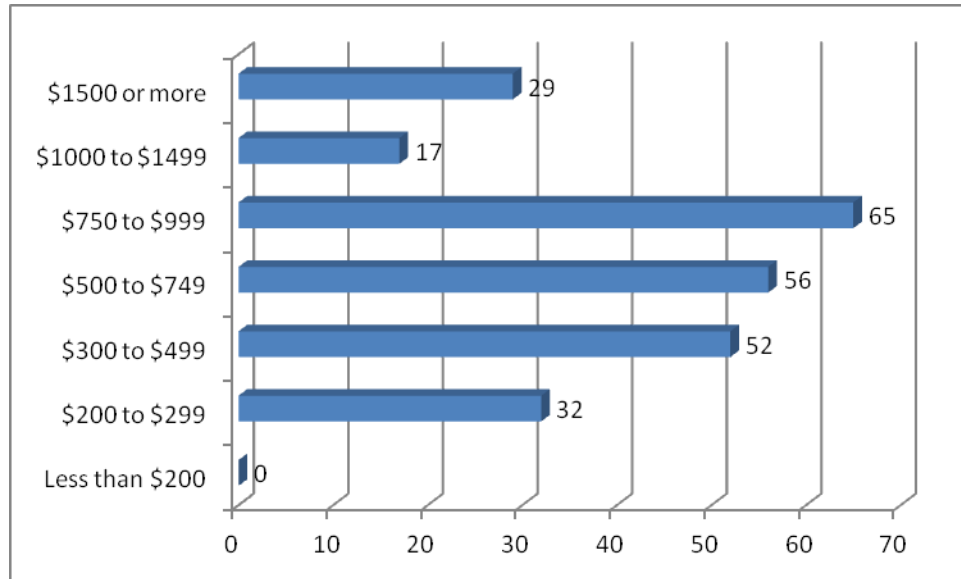
Annual Household Income	Number of Households in Category	Sustainable Monthly Rent - Lower End	Maximum Sustainable Monthly Rent or House Payment
Less than \$10,000	40	\$0	\$250
10,000 – 14,999	41	\$250	\$375
15,000 – 24,999	80	\$375	\$625
25,000 – 34,999	214	\$625	\$875
35,000 – 49,999	285	\$875	\$1,250
50,000 – 74,999	234	\$1,250	\$1,875
75,000 – 99,999	202	\$1,875	\$2,500
100,000 - 149,999	54	\$2,500	\$3,750
150,000 - 199,999	34	\$3,750	\$5,000
200,000 or more	0	\$5,000	NA
Total	1,184		

VI. RENTAL UNIT SUPPLY

Of the total number of occupied housing units (1,184) in Montgomery enumerated in the 2010 Census, 242 (20.4%) were occupied by renters. The 2010 Census reports the average household size of renter-occupied units was 2.71 people per unit versus 2.43 in owner-occupied units.

The 2010 Census reports that the median gross rent in the City of Montgomery in 2010 was \$694 per month. The Chart below illustrates the gross rent as a percent of the household income. Over 57% of renter-occupied households are paying less than 30% of their household income on rent, with over 42% paying over 30% of their household income in gross rent. As illustrated in Table 5-8, it is suggested the median household can afford monthly rent rates of \$1,137, if 30% of income is spent on housing costs and "affordable rent" for those at 50% of the median is \$810 per month. The following chart illustrates actual monthly rents as reported in the 2010 Census.

GROSS MONTHLY RENT



Source: 2010 Census

A summary of Montgomery's multiple-family rental unit supply is listed in Table 5-12. Montgomery has a number of various rental units, ranging from apartment complexes, to apartments above commercial stores, to single family homes used for rental purposes.

Table 5-12 includes apartment buildings with four or more units, or 10 apartment buildings. This includes over 164 units. According to a 2007 Housing Study, rent rates vary with subsidized and Section 8 units based on tenant income, with rent rates reported at no more than \$450 per month. Montgomery's rental buildings surveyed follows:

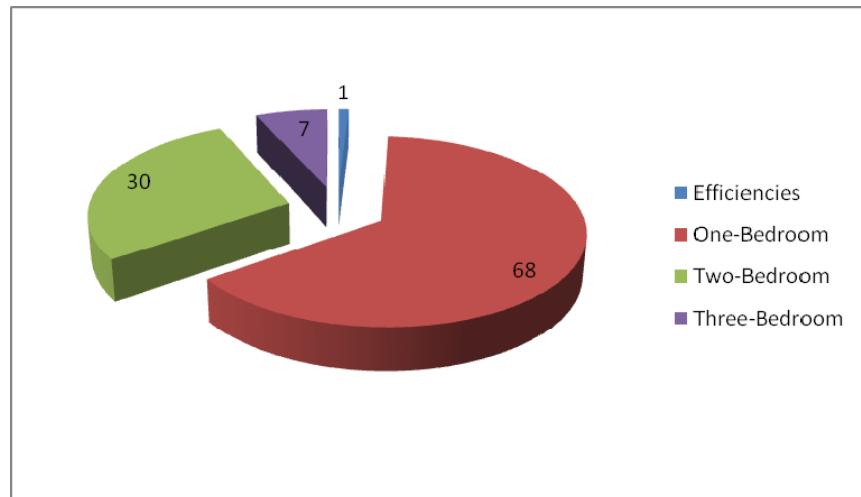
**TABLE 5-12
MONTGOMERY APARTMENT UNITS**

PROJECT NAME	TYPE OF HOUSING General Occupancy/ Elderly	# of UNITS	BEDROOM MIX				RENT				NUMBER OF VACANCIES	YEAR BUILT
			STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM or 2+ Den	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM		
Welco West 400, 455 and 488 Welco Dr. N	Market Rate	36	0	6	24	6	NA	\$450	\$550-\$585	\$625 + heat electric	9	1989 to 1996 (Three 12-unit bldgs)
200 1 st Street North	Market Rate	4	0	1	1	1	NA					
215 1 st Street South	Market Rate	5	1	1	3	0	\$350	\$450	\$400-\$575	NA		Late 1800s
Montgomery Apartments	Market Rate	12	0			0	NA			NA		
300 1 st Street South	Market Rate	4	0	2	2	0	NA			NA		Older down-town bldg rental on upper floor
300 Vine Avenue East	Market Rate	4	0	4	0	0	NA	\$550 + Heat & electric	NA	NA		1967 town house style
Meadow Ridge 700 Ash Avenue SE	Subsidized	24	0	24	0	0	NA	\$395-\$556 30% of income	NA	NA		
Montgomery Golden Years	Senior Housing with Services	4										Adult foster care
Traditions of Montgomery 399 Lexington Ave. NW	Assisted Living and Memory Care	40	40		0	0	NA	?	NA	NA	4	Approx. 2009
Park Manor Apartments 300 Oak Ave SE	Senior HUD with Services	30	0	30	0	0	NA	30% of income. Max. \$450/mo.	NA	NA	0	2010
Total		123+	1	68	30	7	\$350	Varies \$395 to \$625				

*Source: Montgomery Housing Study, Community Partners Research, Inc. June 2007. Updated with City of Montgomery Rental Housing Records, 2014 and MDG, Inc. calls to Apartment management, Sept. 2014.

The City adopted a Rental Licensing Ordinance to track locations of rental units and keep landlord information on file. As of January 2014, the City had 100 registered rental units including 10 – one bedroom units, 10 – two bedroom units, 10 – three bedroom units and 10 – other bedroom. The previous table, and chart below, report the number of rental units in 4-plex or greater units. In addition to these units, there are 10 single-family homes which are being used as rental units. Please see **Map 5-1** for locations of rental properties.

RENTAL UNIT BEDROOM COMPOSITION, 2014



Source: Montgomery Housing Study, Community Partners Research, Inc. June 2007.
Updated Jan. 2014.

VII. BUILDING ACTIVITY

Between 2000 and 2013 only one new multi-family residential building was constructed. This was the 30-unit Park Manor Apartments for seniors in 2010.

Table 5-13 summarizes new single-family and townhouse owner-occupied residential building permit information for the previous 13 years. The following charts illustrate new single-family home construction trends. The number of new single-family homes constructed peaked in 2004, with a significant decline the past seven years. The significant spike corresponds with the increased growth in Le Sueur County.

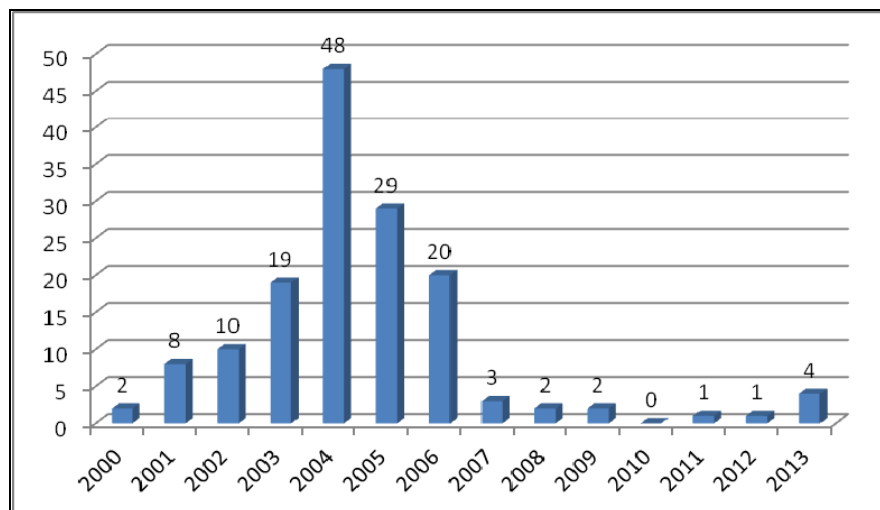
**TABLE 5-13
NEW SINGLE FAMILY & TOWNHOUSE CONSTRUCTION 2000-2013**

Year	Single Family Homes		Townhomes, Owner Occupied	
	#	Value	#	Value
2000	2	\$ 268,400.00	5	\$ 450,000.00
2001	8	\$ 1,032,000.00	12	\$ 990,000.00
2002	10	\$ 1,071,574.00	22	\$ 2,546,814.00
2003	19	\$ 2,657,250.00	8	\$ 1,188,150.00
2004	48	\$ 8,344,500.00	32	\$ 4,609,000.00
2005	29	\$ 4,870,500.00	2	\$ 346,000.00

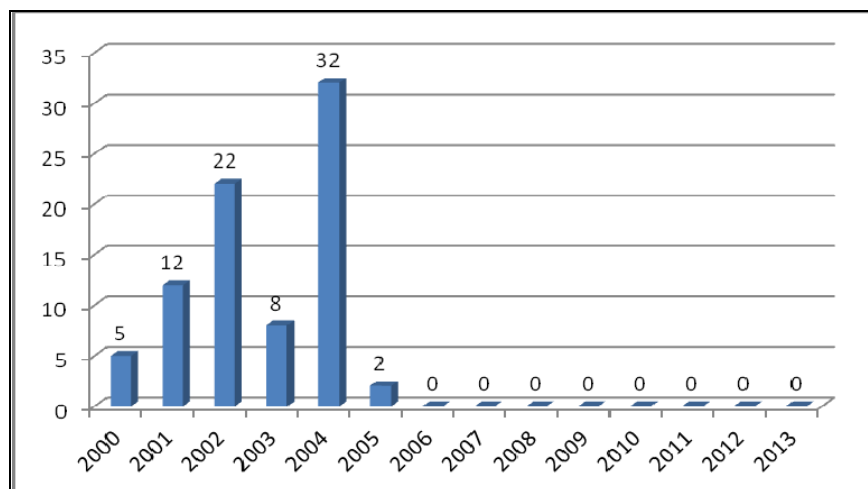
Year	Single Family Homes		Townhomes, Owner Occupied	
2006	20	\$ 2,757,625.00	0	\$ -
2007	3	\$ 640,000.00	0	\$ -
2008	2	\$ 278,600.00	0	\$ -
2009	2	\$ 362,397.00	0	\$ -
2010	0	\$ -	0	\$ -
2011	1	\$ 132,161.00	0	\$ -
2012	1	\$ 347,378.00	0	\$ -
2013	4	\$ 827,844.00	0	\$ -
Total	149	\$ 23,590,229	81	\$ 10,129,964

Source: City of Montgomery Building Permits.

NEW SINGLE-FAMILY HOMES, MONTGOMERY, MN



Likewise, the total market value of new townhomes constructed peaked in 2004 followed by a sharp decline.



At the time of this Comprehensive Plan, there were 13 residential homes listed on www.realtor.com for prices ranging from \$10,900 to \$180,000. In addition, the City has a vacant lot inventory of approximately 350 lots providing opportunity for the construction of new units. Existing home and lot prices suggest the availability of “affordable” housing options.

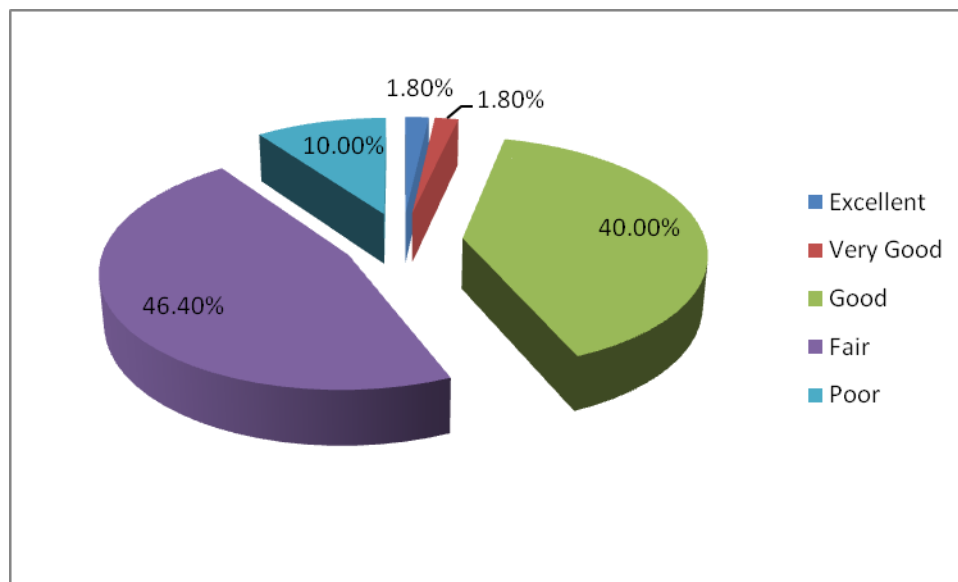
VIII. CONDITION OF EXISTING HOUSING STOCK

The condition of the existing housing stock in Montgomery has been documented to be in generally good condition. As a part of the Comprehensive Plan survey, survey participants were asked to rate the current quality of housing stock in the City. A majority rate it as “Fair” to “Good”. Responses follow:

TABLE 5-14
CONDITION OF HOUSING STOCK – 2013 RESIDENT SURVEY

Answer Options	Response %	Response Count
Excellent	1.8%	2
Very Good	1.8%	2
Good	40.0%	44
Fair	46.4%	51
Poor	10.0%	11
Other (please specify)		3
<i>answered question</i>		110

HOUSING CONDITIONS – SURVEY RESPONSES



*Comprehensive Plan Survey 2013. Based on 110 Responses.

While not necessarily a determining factor of condition, structure age is a good indicator as to the need to aggressively promote maintenance, rehabilitation and even redevelopment; for as a structure ages, maintenance needs increase. Neglected maintenance, especially for older structures, can lead to deterioration that will have a

blighting influence to adjacent properties and the entire neighborhood. The City has adopted a rental housing license code to assist in encouraging the maintenance of rental housing.

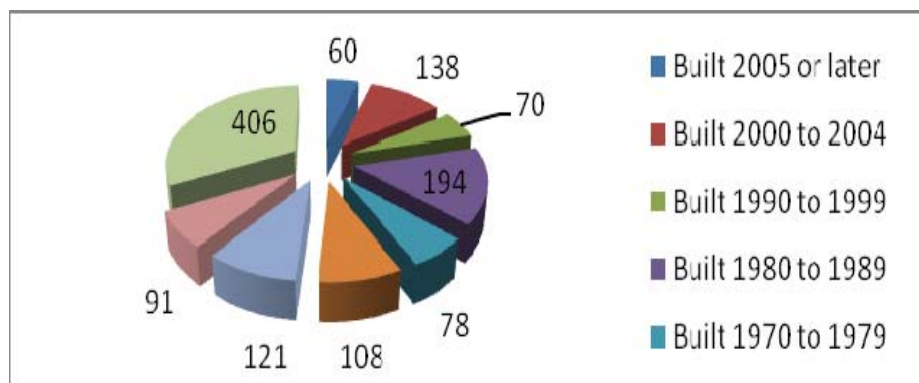
According to the 2010 Census, 15.6% of all housing units were constructed since 2000, and nearly 1/3 of the housing structures were over 70 years old.

**TABLE 5-15
AGE OF HOUSING STRUCTURES IN MONTGOMERY**

Year Built	Estimated # of units	% of Housing Units
Built 2005 or later	60	4.7%
Built 2000 to 2004	138	10.9%
Built 1990 to 1999	70	5.5%
Built 1980 to 1989	194	15.3%
Built 1970 to 1979	78	8.2%
Built 1960 to 1969	108	8.5%
Built 1950 to 1959	121	9.8%
Built 1940 to 1949	91	7.2%
Built 1939 or earlier	406	32.1%
Total:	1,266	100%

Source: 2010 Census

YEAR HOUSING STRUCTURES WERE BUILT IN MONTGOMERY



The 2010 Census gathered data regarding the structural and facility characteristics of housing within the City of Montgomery. According to the Census:

- No housing units lack complete plumbing facilities.*
- Four (4) housing units lack complete kitchen facilities.
- 39 units or 3.3% report no telephone service. This may be due to the use of cell phones versus land lines.

* The U.S. Census data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit for plumbing facilities to be considered complete.

IX. HOUSING NEEDS.

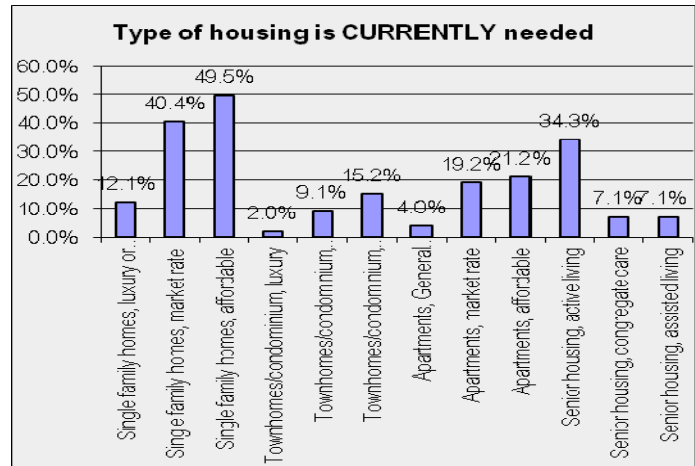
A Montgomery Housing Study was completed in June 2007 by Community Partners Research, Inc. The 2007 Montgomery Housing Study includes projections to the year 2011. The Study recommended the following:

- Development of 10 to 12 Market Rate Rental Housing Units, later in the five year projection.
- Support of the proposed development of 24 affordable rental housing units
- Demand existed for Senior-Designated Market Rate Rental Housing Units
- Senior Housing with Services Recommendations (Note: Park Manor, 1 30-unit senior housing complex was constructed in 2010 to replace a 40 unit senior housing complex which was destroyed by fire)
- Apply for Housing Choice Vouchers/Section 8 Existing Program Allocations from HUD
- Maintain and preserve the existing supply of subsidized housing
- Opportunity to provide housing with services to lower income seniors
- Consider the development of migrant housing

The Montgomery HRA discussed the 2007 recommendations and finds the above housing needs still exist. The HRA has discussed constructing 11 multi-family affordable rental units, once funding is available.

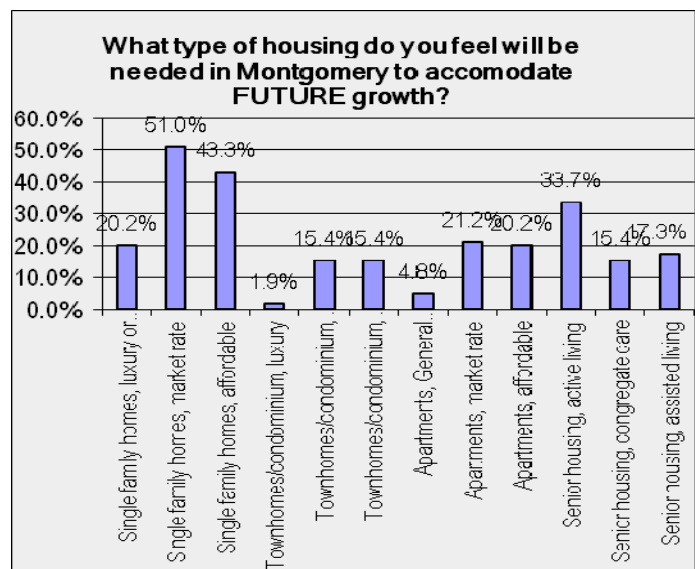
Based on the Demographic projections (Chapter 3), the City of Montgomery projects a need for 777 new housing units between 2010 and 2035. The Demographic Chapter of this plan suggests a 2035 population in Montgomery of 5,000.

As a part of the Comprehensive Plan Survey, participants were asked to identify the type of housing currently needed in the City as well as the type of housing they feel will be needed in the future. At the current time, respondents note the top three needs are single-family affordable and market rate housing, followed by active living housing for seniors.



In the future, residents identified the top three housing needs as market rate single family housing, affordable single family housing and active living senior housing.

Location of Future Housing. Residents were asked to provide input on where the City should plan for various types of housing in the future. The most recommended locations were northeast, northwest and east sides of the city for low density residential subdivisions. Medium density housing was recommended to be located on the west, northeast and east sides of the City. Multiple family or high density housing was recommended to be located on the west, northwest and east sides of the City.



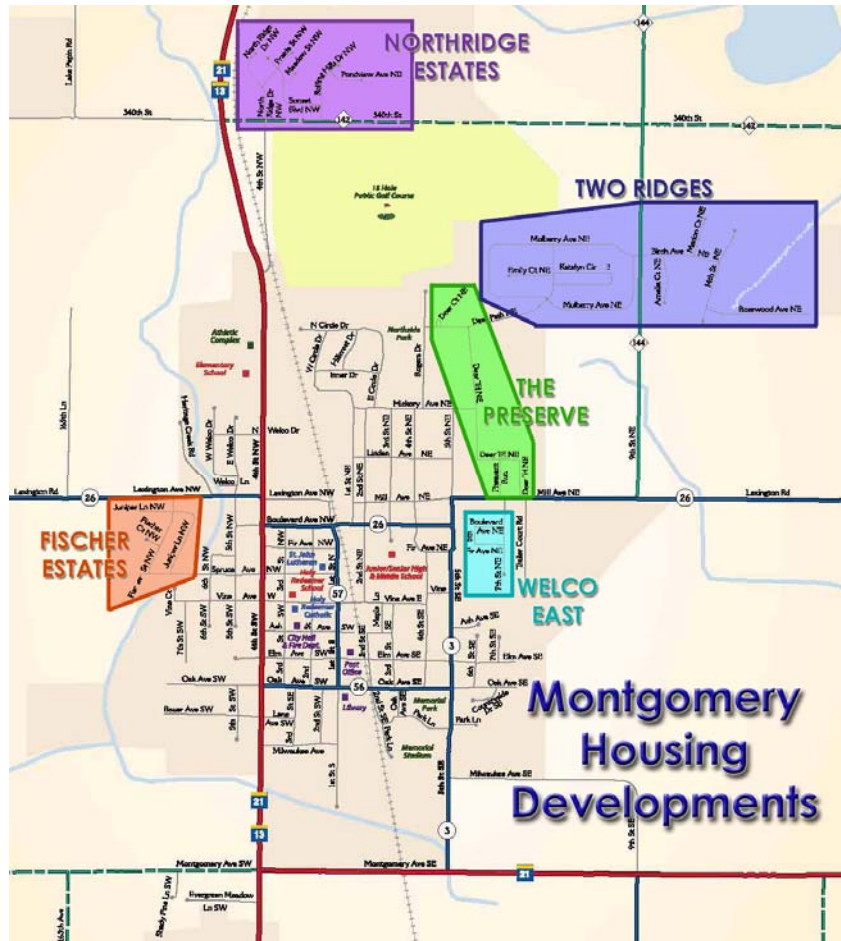
RESIDENTIAL LOTS FOR OWNER-OCCUPIED HOUSING. The City of Montgomery has a number of residential subdivisions with lots available for infill. As noted in Chapter 4, Land Use, these include:

**TABLE 5-16
VACANT RESIDENTIAL LOTS INVENTORY 2013 MONTGOMERY**

FINAL PLATTED LOTS ZONED RESIDENTIAL	Lots	Comments
North Ridge Estates	16	Single Family
North Ridge Estates 2nd Addition	32	Single Family
Stone Ridge	102	Single Family
Stone Ridge	35	Multiple Family
Country Ridge	38	Single Family, 6 undeveloped
Country Ridge 2nd Addition	3	Single Family
Preserve Phase II	4	Single Family
Preserve 4th Addition	22	Single Family
Fischer Estates	15	Single Family
Fischer Estates	10	Multiple Family
Miscellaneous Lots	10	Single Family
Total Final Platted Lots	287	
PRELIMINARY PLATTED LOTS ZONED RESIDENTIAL	Lots	Comments
North Ridge Estates	132	Single Family
Total Preliminary Platted Lots	132	
Total Residential Lots	419	Final and preliminary platted lots
VACANT LAND ZONED MEDIUM OR HIGH DENSITY RESIDENTIAL	Acreage	Comments
675 Welco Drive East	0.51 acres	Zoned Medium Density
Welco East Outlots	4.07 acres	Zoned Medium Density
Total Commercial Acres	4.58 acres	

Source: MDG, Inc. Inventory, December, 2013

The need for newly platted residential developments is not anticipated until 2020 or beyond. Utilization of public infrastructure already developed is encouraged prior to the annexation or further platting of new subdivisions. Locations of existing developments are identified on the following map.



RENTAL DEMAND. Senior Active Living was identified by the community, through the 2013 Survey, as the top current and future need. The 2007 Housing Study also indicated a need for market rate senior housing. As the population continues to age, this demand may increase. An updated housing study may assist the HRA in determining demand and rental rate structures.

X. HOUSING PROGRAMS AND MONTGOMERY HRA

The City of Montgomery has an active Housing and Redevelopment Authority (HRA) which advises the City Council and staff on a variety of matters pertaining to affordable housing and redevelopment. The Montgomery HRA constructed a 30 unit senior housing project, Park Manor Apartments, in 2010. The Authority is responsible for oversight of this facility and all public housing in the City of Montgomery.

HRA's have the statutory authority to coordinate housing projects as well as redevelopment projects. The City also has an active Economic Development Authority which facilitates redevelopment. The Montgomery HRA discussed its role as it relates to future infill and housing development. They have expressed an interest in coordinating additional housing related projects such as the coordination of housing studies, housing rehabilitation grants, etc. if staffing and funding is available to support the additional activities.

XI. HOUSING OBJECTIVES, POLICIES & PLAN

HOUSING GOALS & OBJECTIVES

1. Maintain a balanced housing supply with housing available for people at all income levels and unit types which meet the varying life-cycle needs of Montgomery residents.
2. Establish a community of well-maintained housing and neighborhoods including ownership and rental housing by promoting on-going maintenance of owner-occupied and rental housing units.
3. Proactively plan for housing needs including infill of available residential lots.
4. Establish a housing pattern that respects the natural environment while striving to meet local housing needs and the community's share of the area's housing growth.
5. Improve access and linkages between housing, employment and retail centers in Montgomery.
6. Protect the integrity of residential neighborhoods by requiring buffers between neighborhoods and high traffic roads or non-compatible land uses.

HOUSING POLICIES

1. Maintain zoning and subdivision regulations allowing for the construction of a variety of housing types and price ranges.
2. Continue to utilize City ordinances that allow planned unit developments that provide a mixture of housing types.
3. The City shall promote the development of multi-family housing units in areas that are physically suited to serve higher densities and discourage high concentrations of rental housing in any one area.
4. Require the integration of open spaces within residential developments in order to maintain a living environment that is consistent with the City's vision and guiding principles.

HOUSING PLAN

1. Encourage a Balanced Supply of Housing.

The City of Montgomery strives to provide life cycle housing for all market needs including affordable basic units for young people just beginning to enter the workforce; to (2) affordable single family units for first time home buyers and young families; to (3) move up housing for people with growing families and/or incomes; to (4) empty-nester dwellings for persons whose children have grown and left home; to (5) low maintenance housing options for aging persons as their ability to maintain their property decreases; and finally; to (6) assisted living environments to provide health and medical care to the elderly.

In order to maintain a balance of housing options available in the City, the future land use plan includes designations for low, medium and high-density residential developments. The amount of land available in each district should be reviewed periodically to ensure the City's objectives are met.

2. Promote Well-Maintained Housing

According to the 2010 Census, 15.6% of all housing units were constructed since 2000, and nearly 1/3 of the housing structures were over 70 years old. The Community Survey rates the current housing stock primarily as "good" to "fair". To address future maintenance of both owner-occupied and rental housing, the City should continue to address areas such as outdoor storage, landscaping requirements, parking requirements, etc. in its Zoning Ordinance.

The City should continue to enforce the rental ordinance and encourage maintenance of properties.

The City should consider pursuing programs such as the Small Cities Development Grant residential rehabilitation grant to encourage residential maintenance and upkeep.

The City should consider architectural and/or design requirement and a review process for multiple-family housing structures to ensure materials are compatible with surrounding structures.

3. Linkages between Housing, Recreation and Employment

One of the goals of the Comprehensive Plan is to improve linkages between housing, recreation and employment. This may be accomplished through subdivision design with collector streets, trail and sidewalk connections.

According to the 2010 Census, of the 1,476 traveling to work in Montgomery 18 or 1.2% reported walking to work, while another 42 or 2.8% reported working at home. As the City grows, additional industrial and commercial employment opportunities will be available for residents. Providing pedestrian routes for those walking or bicycling, especially along collector streets and arterials, will assist in providing important links between residential neighborhoods and places of employment and retail/service.

4. Address Affordable Housing Needs

Le Sueur County has facilitated Small Cities Development Grant Programs for residential rehabilitation of homes occupied by low income residents. The City should consider participating in a future grant to encourage the rehabilitation of older or dilapidated housing stock. At this time, Le Sueur County Human Services does not coordinate any other housing programs.

The Minnesota Valley Action Council (MVAC) is a non-profit organization with offices in Le Center and Mankato. They offer a variety of housing programs to residents of Montgomery, in Le Sueur County, including but not limited to Section 8 Housing, loan programs, weatherization, homeless prevention housing assistance, and family assets for Independence (FAIM).

The City may wish to consider housing incentive program, which continue to meet life cycle housing goals.

The HRA should continue to pursue the needs identified in the 2007 Housing Study including but not limited to:

- Development of 10 to 12 Market Rate Rental Housing Units.
- Future need for Senior-Designated Market Rate Rental Housing Units
- The application for Housing Choice Vouchers/Section 8 Existing Program Allocations from HUD

- Maintenance and preservation of the existing supply of subsidized housing
- Opportunities to provide housing with services to lower income seniors
- Research with local employers on the need for the development of migrant housing

5. Encourage Infill Programs to Stimulate Residential Development

The City, at this time, offers a building permit incentive for new residential construction. Promotion of the program to builders, realtors, etc. is recommended to encourage infill.

6. Review the Role of the HRA

It is suggested the City review the roles and responsibilities of the HRA and discuss funding and staffing availability to expand the duties of the HRA to include the facilitation of housing studies, seeking and coordination of housing rehabilitation grants and the like.

ECONOMIC DEVELOPMENT

I. ECONOMIC DEVELOPMENT OVERVIEW

The City of Montgomery is situated along Highways 13 and 21. Located in Le Sueur County, Montgomery's economy has changed over the past twenty years and is anticipated to change over the next twenty years. The expansion of the first and second ring suburbs and associated road improvements has resulted in a more mobile society; allowing Montgomery to become a home to those working in other communities. This however, also has made it easier for residents and nearby patrons to travel to larger shopping centers rather than shop locally. The make-up of Montgomery's business districts has changed as a result. This section will discuss trends in economic development, the community's input related to the topic, locations for future development, types of business development, economic development agencies, and goals and policies for the future growth and redevelopment of Montgomery's commercial and industrial sectors.

II. ECONOMIC TRENDS

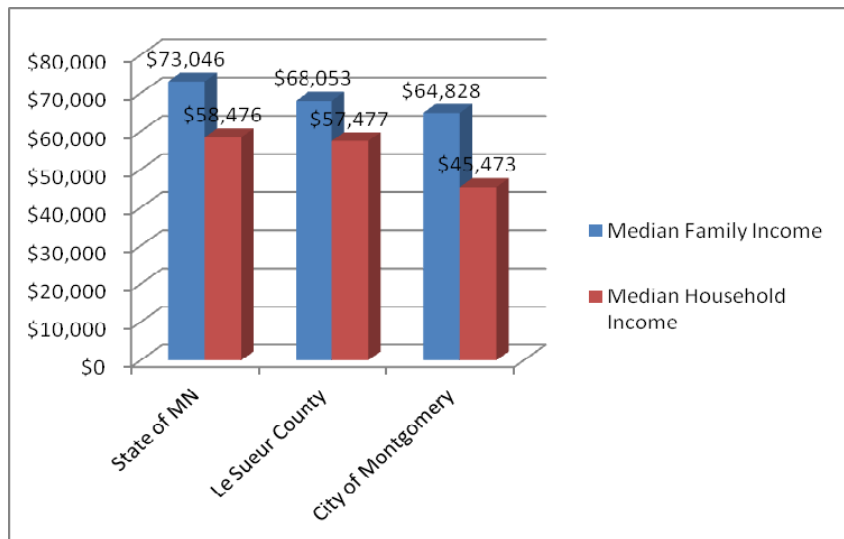
Economic trends can be important indicators as to the economic health of the community. Following is a summary of several economic indicators including income/wages, labor force and commercial and industrial construction.

Income and Wages.

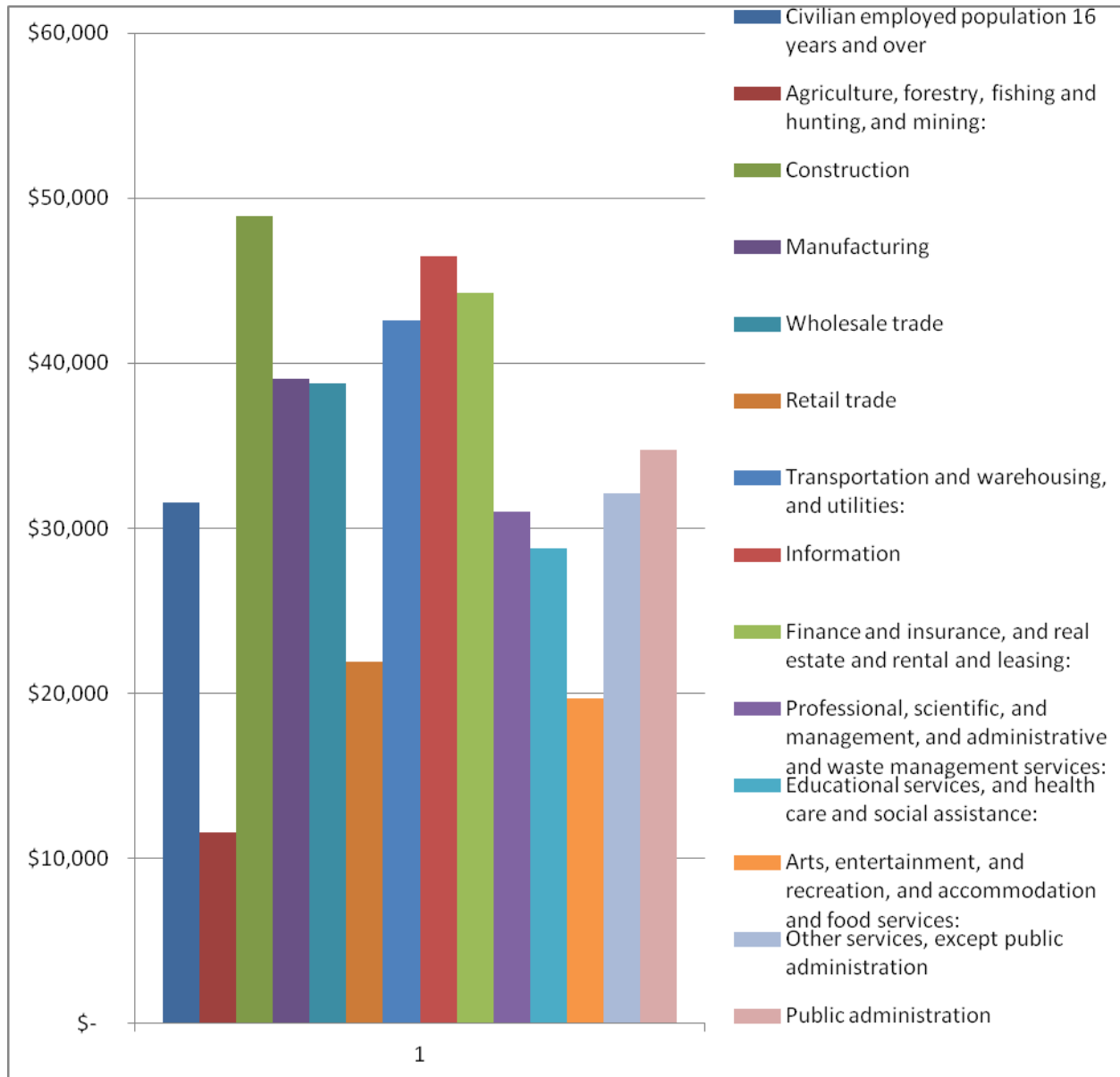
The 2010 Census reports a median family income in Montgomery of \$64,828. This compares to a 2000 Census median family income of \$48,011.

The median *household* income in Montgomery was \$45,473, compared to a 2000 Census median household income of \$34,145.

Montgomery residents, who were employed in 2010, had median earnings of \$31,585 per year, with male full-time year-round workers earning an average of \$38,851 per year while female full-time year-round workers earn an average \$26,827 per year. The occupations with the highest median earnings for Montgomery residents included "Construction", "Information" and "Finance, insurance and real estate". The gap in wages between the genders may be attributed partially to the lack of females reportedly working in the construction occupation category.



Median Earnings by Occupation City of Montgomery 2010 Census



Local Trends.

According to statistics provided by the MN Department of Employment and Economic Development's Economic Census, as of the third quarter of 2013, a total of 84 business establishments were located within Montgomery. While the number of business establishments fluctuated over the past five years, employment numbers and wages increased from 937 jobs in 2009 to 1,187 in the third quarter of 2013 and annual wages paid to employees increased from \$29.9 million in 2009 to over \$31.6 million in 2012. The wages in the first three quarters of 2013 increased from 2012, suggesting a continued trend.

TABLE 6-1
NUMBER OF BUSINESS ESTABLISHMENTS IN MONTGOMERY 2009-2013
MN DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT

Year	Q1	Q2	Q3	Q4	Annual
2013	80	83	84	NA	NA
2012	79	76	78	79	78
2011	84	81	79	79	81
2010	92	89	88	86	89
2009	89	90	91	93	91

Source: MN Department of Employment and Economic Development

TABLE 6-2
EMPLOYMENT IN MONTGOMERY 2009-2013
MN DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT

Year	Q1	Q2	Q3	Q4	Annual
2013	949	1,052	1,187	NA	NA
2012	763	893	1,164	1,114	984
2011	736	819	1,050	876	870
2010	784	861	1,056	924	906
2009	785	866	1,151	945	937

Source: MN Department of Employment and Economic Development

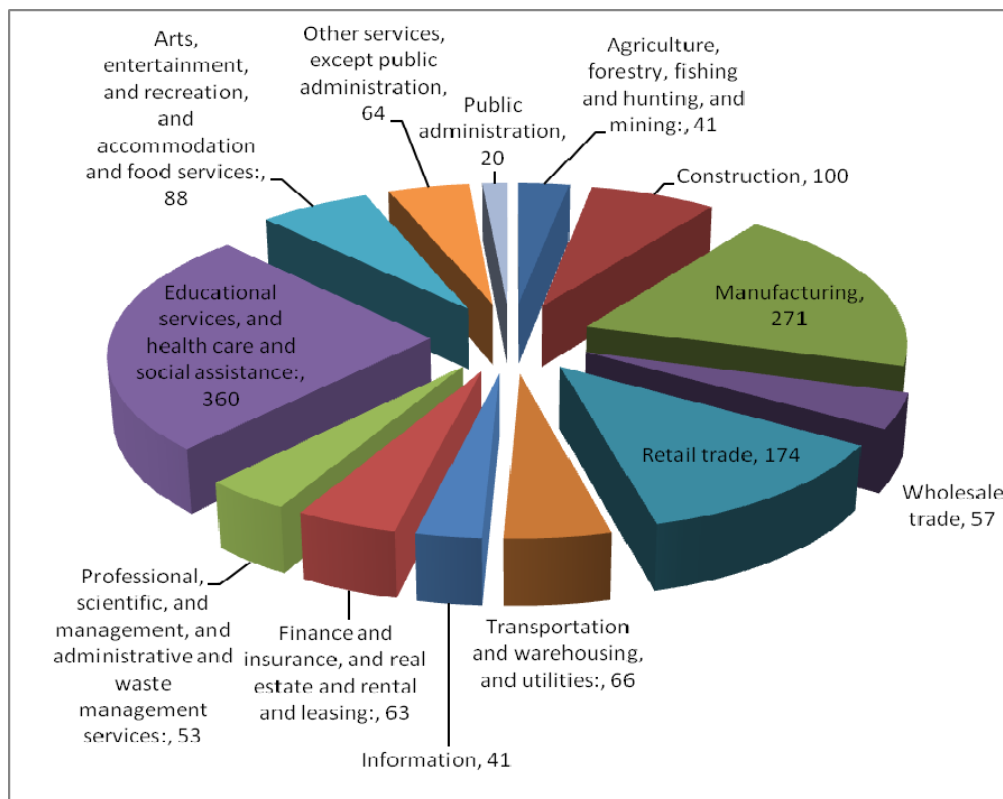
TABLE 6-3
WAGES PAID BY MONTGOMERY BUSINESS ESTABLISHMENTS 2013
MN DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT

Year	Q1	Q2	Q3	Q4	Annual
2013	\$7,658,155	\$8,825,290	\$11,001,207	NA	NA
2012	\$6,044,497	\$7,558,163	\$9,452,558	\$8,575,409	\$31,630,627
2011	\$6,240,101	\$6,776,908	\$9,284,869	\$7,074,371	\$29,376,249
2010	\$5,866,387	\$6,910,530	\$9,092,494	\$7,377,188	\$29,246,599
2009	\$6,160,298	\$6,677,138	\$9,298,727	\$7,756,382	\$29,892,545

Source: MN Department of Employment and Economic Development

Labor Force.

Employment statistics from the 2010 census indicate an available civilian workforce (over the age of 16) in Montgomery of 1,398 persons. The following chart illustrates the occupational industry or category Montgomery residents are employed within. This includes employment within as well as outside of the City limits. The largest occupational categories include education services, health care and social assistance followed by manufacturing and retail trade.



Major Employers within the City.

The major employers in the City of Montgomery are identified in Table 6-4 which follows.

TABLE 6-4
MAJOR EMPLOYERS IN MONTGOMERY, 2014
(Over 17 Employees)

Employer	Business Sector	Employees2
ISD No. 2905, Tri-City United Public Schools	Public Education	253
Seneca Foods Corp./Green Giant	Food Processing Facility	120
USP Structural Connectors	Construction Hardware	75
Aging Services	Nonprofit Service In-home / Eldercare	44
Traditions of Montgomery	Assisted Living / Memory Care	32
Fred's Market Place Foods	Retail Grocery Store	25
City of Montgomery3	City Government	22
Casey's General Store	Specialty Food Stores	20
Frandsen Bank & Trust	Banking/Financial Services	19
Holy Redeemer School	Private Education	17

1 Sources: City and 2013 Minnesota Manufacturers Register. 2 Includes full-time, part-time, and seasonal employees. 3. Constitutes twelve full-time and eight part-time employees.

Employment Forecast.

Table 6-5 illustrates employment forecasts within the various industries and projected growth from 2010 to 2020. Employment is anticipated to increase by 13% within the state with the highest percentage gains in employment in the construction, education and health services and trade and transportation industries. The slowest growing industries for employment include self-employed in the agricultural industry, information and public administration.

When recruiting businesses or assisting local businesses it is important to consider projected growth within the various industries, along with the skills and training (current employment) of residents.

**TABLE 6-5
EMPLOYMENT FORECASTS MINNESOTA 2010-2020**

<u>NAICS Code</u>	<u>Industry</u>	<u>Estimated Employment 2010</u>	<u>Projected Employment 2020</u>	<u>Percent Change 2010 - 2020</u>	<u>Numeric Change 2010 - 2020</u>
000000	Total, All Industries	2,830,000	3,198,000	13.0%	368,000
7010	Agricultural Self-employed	43,506	42,000	-3.5%	-1,506
1011	Natural Resources and Mining	31,107	32,720	5.2%	1,613
1012	Construction	87,647	122,050	39.3%	34,403
1013	Manufacturing	292,082	306,280	4.9%	14,198
1021	Trade, Transportation and Utilities	490,694	542,969	10.7%	52,275
1022	Information	54,171	54,305	0.2%	134
1023	Financial Activities	171,329	186,070	8.6%	14,741
1024	Professional and Business Services	315,113	367,570	16.6%	52,457
1025	Education and Health Services	445,424	586,500	31.7%	141,076
1026	Leisure and Hospitality	249,008	268,710	7.9%	19,702
1027	Other Services	122,853	132,820	8.1%	9,967
1028	Public Administration	379,151	384,500	1.4%	5,349

Commuting Time.

According to the 2010 Census, workers in Montgomery traveled a mean travel time of 27.2 minutes to work. This compares to 24.4 minutes for workers in Le Sueur County and 22.4 mean travel minutes in Minnesota. Through the expansion of existing businesses and recruitment of additional businesses, it is a goal to provide additional

local employment opportunities to reduce commuting time, keep residents in the community to work, shop and participate in local activities.

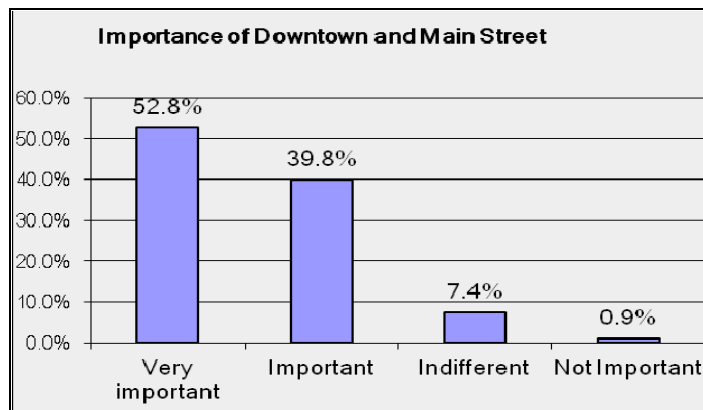
III. COMMUNITY INPUT

Based on Community Survey input by 112 participants, economic development is a high priority for Montgomery residents and businesses.

Strengths. As a part of a Community Survey, residents were asked to identify the greatest strengths of the City. Businesses, business leaders and jobs were listed as the 3rd greatest strength, following education/schools and the small town atmosphere.

Challenges. Participants were also asked to identify the greatest challenges facing the City. Business recruitment, additional employment and downtown development were listed as the greatest challenge, followed by fiscal management of the city and street improvements.

Importance of Downtown. Over ½ of the survey respondents noted it is “Very Important” to preserve the downtown and “Main Street” as a retail center and gathering place for the community. Another 40% rated it as “Important”. Less than 1% felt it was not important.



Types of Business Desired. Survey participants were asked what types of retail or service businesses they would like to see in Montgomery. Following is a summary of the most requested businesses.

TABLE 6-6
TYPES OF BUSINESSES DESIRED- MONTGOMERY COMMUNITY SURVEY 2013

# of Responses	Type of Business Desired
55	Restaurants: sit-down, fast food and cafes
9	Clothing stores
7	Grocery store (another)
7	Boutiques or Gift Shops
6	Hardware store
6	Coffee shop
5	Vet Clinic

Locations for Future Commercial/Industrial Development. Participants were asked to recommend locations for future industrial and commercial development. The majority of survey respondents recommended industrial development be located on the southwest, southeast and northwest sides of the City. Residents recommended commercial developments occur on vacant spaces in the downtown and along Highway 13 (infill) followed by expansion of the downtown and highway commercial districts.

One Major Improvement Recommended. Residents were asked what one major improvement they would like to see in the City in the next five years. Responses varied with the following top three responses:

- Recruitment of more businesses and jobs including industrial and commercial/service.
- Downtown revitalization and filling of vacant buildings.
- Improvements to streets and a street improvement plan.

The Comprehensive Planning Committee also identified strengths and challenges in the downtown, highway commercial and industrial districts. A summary follows

Strengths of the Downtown

- Available sites to move into
- Excellent library in the downtown
- Small area which is to walk around
- Variety of businesses
- Available parking
- Niche businesses/trip generators
- Clean and attractive
- Historic buildings

Challenges facing Downtown

- Location is off the highway
- Older buildings, some deteriorating
- Small lot sizes present challenges to building
- Limited directional signage from Highway
- Perception/attitudes
- Lack of public gathering spaces
- Need for more entertainment in downtown
- Competition with other communities/internet
- No Chamber of Commerce

Solutions to address challenges and build on strengths

- Pursue signage on the highway promoting downtown
- Create walking tours which identify niche businesses, the history of the community and points of interest
- Work with the newspaper to promote commercial businesses
- Improve alleys behind businesses for parking
- Promote use of EDA's revolving loan fund for commercial rehabilitation.
- Strategically place handicap parking

Strengths of the Highway Commercial District

- Easy access, on Highway 13
- High traffic counts and visibility
- Available sites for (re)development
- Utilities are available to all sites
- Close to the high school
- Growing –new businesses

Challenges facing the Highway Commercial District

- Mix of businesses and homes and zoning which allows homes as a permitted use and businesses as conditional uses.
- MnDOT sign regulations and access restrictions
- Safety issues and traffic control by the school
- Small lot sizes may be challenging for businesses
- Gateways need improvement- compost on north side, vacant on south side
- Limited parking in some locations

Solutions to address challenges and build on strengths

- Update the Zoning Ordinance to allow businesses as permitted uses and residential as interim or conditional uses.
- Market available sites

- More aggressively address brownfield sites
- Move the compost site
- Work with MnDOT and the School District to address safety issues by the school
-

Strengths of Industrial Development

- Ability to expand to the south
- Railroad access
- Strong stable industrial base
- State Highways/Access
- Workforce availability
- Corporate businesses – exposure with national and international businesses already in the city

Challenges facing Industrial Development

- Cost associated with new industrial park development
- Lack of shovel-ready sites
- Current industries within residential areas are land locked.
- Need to annex land for an industrial park

Solutions to address industrial challenges and build on strengths

- Meet with local industry representatives to discuss their plans
- Investigate industrial park development to the south

IV. LOCATION OF FUTURE BUSINESS DEVELOPMENT

When planning for the future, the City should take into account its historical rate of (re) development in the commercial and industrial sectors as well as available land to accommodate additional growth.

COMMERCIAL/INDUSTRIAL CONSTRUCTION.

Building permit reports indicate commercial and industrial building construction has fluctuated greatly over the past ten (10) years. Table 6-7 illustrates the number of building permits for commercial and industrial new construction and redevelopment. Over \$15 million in new construction has occurred over the past decade.

**TABLE 6-7
MONTGOMERY BUILDING PERMITS 2004-2013**

Year	Commercial – Industrial Building Permit Construction	
	#	\$ Value
2004	25	\$ 2,353,747
2005	8	\$ 412,500
2006	13	\$ 1,088,672
2007	17	\$ 1,756,383
2008	11	\$ 6,313,774
2009	4	\$ 898,460
2010	11	\$ 303,285
2011	11	\$ 560,505
2012	10	\$ 1,024,174
2013	2	\$ 164,884
Total	135	\$ 15,443,591

• Source: City of Montgomery Building Permits.

REDEVELOPMENT SITES.

The City's Comprehensive Plan Committee and EDA were asked to identify potential redevelopment sites which could support commercial development. Map 4-6 illustrates the locations of possible infill and redevelopment. Chapter 4 – Land Use also provides a description of these sites. Areas guided for future commercial or industrial uses follow:

1. 501 4th St. NW / 22.003.8900 / Storage Building N of Medical Clinic / Demo & acquired by Medical Clinic – Future land use Commercial
2. 506 1st St. N / 22.003.8700 / Vacant Parcel N of Elevators on the gravel section of 1st St. N – Future land use I-1, Light Industrial
3. 600 1st St. N / 22.003.8400 / Vacant Parcel N of Elevators and N of Linden Ave. NE –Future land use I-1, Light Industrial
4. 101 Blvd. Ave NW / 22.003.8600 / Vacant Parcel owned by Grain Co. N of Mill Ave. NE –Future land use I-1, Light Industrial
5. 409 4th St. NW / 22.643.0060 / Former Skluzacek Oil Company – Future land use Commercial
6. 303 4th St. NW / 22.643.0080 / Former Office Etc. or Video Store –Future land use Commercial
7. Vacant Parcel of underutilized section of 1st St. N located east of Edel's Realty from Vine Ave. E to Blvd Ave. NW – Future land use B-3 Downtown Commercial
8. Property between Laundromat and the barber shop- Future land use B-3 Downtown
9. 4th St. NW and 4th St. SW (TH 13) currently residential– Future land use as B-3 Downtown Redevelopment.
10. Former Cemstone Site & building to the North – Now I-1, Future land use to LDR, Low Density Residential.

*There are a number of properties in the downtown which could benefit from additional preservation or redevelopment assistance.

Although primarily brick buildings, the architecture of the downtown buildings varies. Two buildings are listed on the National Register of Historic Places. These include (1) the Hilltop Hall, located at 206 N. 1st Street. This brick building was built in 1892 and housed a dance hall and (2) The Westerman Lumber Office and House, located at 201 S. 1st Street. This structure was built in 1895 and was the home and office of lumberman Henry E. Westerman. Preservation of these and other historic structures is recommended to further enhance the downtown.

The Economic Development Authority received a Small Cities Development Grant in 2009, with a supplemental grant in 2011, which assisted 14 buildings with commercial rehabilitation. This grant was in conjunction with the City of Lonsdale. Based on survey comments, the continued redevelopment and preservation of the downtown has been identified as a priority.

VACANT LAND INVENTORY.

The following vacant sites have been identified as available for infill:

Vacant Commercial & Industrial Zoned Land	Acreage	Comments
203 Hickory Avenue NE	1.85 acres	Zoned I-1, Light Industrial
506 1st Street NE	0.95 acres	Zoned B-2, Community Commercial
101 Boulevard Avenue NE	3.0 acres	Zoned I-1, Light Industrial
Lot 2, Block 1, Milwaukee Addition	1.35 acres	Zoned B-2, Community Commercial
Lot 3, Block 1, Milwaukee Addition	1.0 acres	Zoned B-2, Community Commercial
City owned property on 1st Street South	18.13 acres	Zoned I-2, Medium Industrial
SW corner of HWY 13 and Montgomery Ave	2.75 acres	Zoned B-1, Highway Business
100 Ash Avenue SE	0.22 acres	Zoned B-3, Central Business

Property in Downtown on 1st Street South	0.3 acres	Zoned B-3, Central Business
Total Commercial & Industrial Acres	29.55 acres	

Source: MDG, Inc. Inventory, December, 2013

LAND FOR FUTURE COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

The current ratio of residential to commercial/industrial acreage in the City of Montgomery is 72% to 28%. If this land use ratio continues, the Land Use Chapter projects an additional 20 acres will be needed for commercial expansion and 67 acres for industrial expansion to support growth to the year 2035. Industrial developments may range from one acre to over 40 acres. With the metropolitan area becoming more “built up” the potential for industries to seek large industrial lots in greater Minnesota exists. This Plan recommends planning for additional industrial land to support the growth of existing industries as well as future developments. Sites near the wastewater treatment plant (NW side of the City) as well as the south side of the City are recommended. The Committee also recommends existing industrial sites which are located in the north central part of the city be redeveloped to residential uses with efforts to assist existing businesses in locating to new sites within the community. This is proposed to reduce the impact on adjacent residential properties with industrial traffic on local streets, hours of operation, etc.

Factors to consider for new industrial parks include ability to serve with municipal infrastructure including collector roadways, water, sewer and storm water; compatibility with adjacent land uses, topography and soil conditions.

Map 4-7, in the Land Use Chapter, identifies the proposed “Future Land Uses” in the City.

V. TYPES OF BUSINESS DEVELOPMENT.

The City currently has three zoning classifications for commercial developments and two zoning districts to accommodate industrial development.

B-1 Highway and Business Service. Permitted uses within the B-1 district per the zoning ordinance include grocery stores, restaurants, pharmacy/variety stores, liquor store, financial institutions, hotels, insurance, pet stores, fitness, gas stations, etc. Commercial development of this kind can sometimes be seen as competing with goals to retain a strong, vibrant downtown; however, this type of commercial is supported by the major traffic corridor running through the city known as State Highways 13/21.

Strengths of the Highway Commercial District identified by the EDA and Comprehensive Planning Committee included its location along State Highway 13, traffic counts, conveniences, businesses such as restaurants and financial institutions and the location of the high school as an anchor on the north end of the commercial corridor.

Challenges included lot sizes, mixed uses which may be incompatible (residential/commercial), curb appeal, zoning regulations which require conditional use permits for commercial businesses and allow continued residential development, MnDOT access regulations, aesthetics associated with the compost area on the north side of the district and wetland areas which restrict commercial development.

B-2 Community Commercial. This commercial district is mainly located on the north side of the community along State Highways 13/21 north of the B-1 zoned areas. This district includes a variety of commercial uses that are supported by local residents as well as traffic generated by State Highways 13/21. Types of B-2 commercial uses allowed within this district include restaurants, auto repair, heating contractor, etc. These uses tend to be more focused on local customers.

B-3 Central Business. The central business district has historically served as the city's primary area of commerce. The central business district is located near the middle of the community. This area includes large brick buildings which house a mix of commercial uses including professional offices, service businesses such as hair salons, retail businesses such as flooring, furniture, financial institutions, cafes and restaurants, real estate offices, dry cleaning, shoe repair, bowling, a bakery, insurance offices, optometrist, tanning salon, barber shop, law offices, medical clinic, hotel and many specialty retail shops. Residential uses typically are located on the upper levels of these buildings creating a mixed use district. Destination or niche businesses including meat markets, a museum of unnatural history, quilt shop, music studio/theater are also in the Central Business District. A downtown is typically more pedestrian oriented; however, needs to provide on-street as well as off-street parking options for business owners, customers and residential tenants.

Strengths of the Downtown Commercial District identified by the EDA and Comprehensive Planning Committee included the size and walkability of the district, parking availability, the unique architecture, the historic buildings, niche businesses in the downtown and cleanliness of the downtown.

Challenges identified included limited parking during daytime hours, empty buildings, structural improvements needed to buildings due to age/historic nature, improving the aesthetics including small spaces between buildings, retention of businesses, marketing existing businesses and raising awareness of offerings to local residents and area consumers.

I-1 Light Industrial. The I-1 District allows manufacturing, warehousing, and similar industrial uses. The I-1 District typically has access to thoroughfares, urban services such as sewer and water, and are not immediate adjacent to residential districts. These areas are intended to encourage the development of industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants. These industries should be compatible with each other and with surrounding land uses.

I-2 General Industrial. The I-2 District is intended to accommodate more intense manufacturing and processing that would not be allowed in the I-1, Light Industrial District. Uses include manufacturing, production, warehousing with heavy truck traffic and other uses which may generate nominal off-site impacts. It is recommended the Planning Commission and Council review the list of conditional uses and update the I-2 District zoning regulations.

Strengths of Industrial Districts identified by the EDA and Comprehensive Planning Committee included the availability of rail service and opportunities for new industrial park development. Challenges include relocating and assisting landlocked industries within residential neighborhoods to ensure they grow and expand within the community and recruiting an anchor tenant for a new industrial park to assist in qualifying for grants and programs to help fund infrastructure costs associated with new industrial park development.

VI. ECONOMIC DEVELOPMENT AGENCIES

The City of Montgomery Economic Development Authority is comprised of five (5) members who are recommended by the Mayor and approved by the City Council and two (2) members of the City Council. The EDA bylaws currently indicate members serve three year terms. It is recommended the EDA/Council update this to be consistent with MS. 469.095, Subd. 2 which calls for six year terms.

The Economic Development Authority (EDA) Board provides business assistance and referral services; offers historic preservation assistance; assists existing businesses and industry within the community; and promotes the continued growth and development of the city of Montgomery. The EDA works to add job opportunities for the residents of Montgomery and the surrounding area and increase the commercial and industrial tax base. The EDA has a variety of tools at its disposal to promote this development through loans, grants and other financial resources as granted by the City Council.

The City of Montgomery EDA projects in recent years have included coordination of Traditions Assisted Living, a community entrance sign, coordination of a revolving loan fund, marketing of a Small Cities Development Grant for downtown commercial rehabilitation, business round tables and research for the development of a new industrial park.

Short term goals identified by the EDA include establishment of an industrial park, promotion of available commercial sites, promotion of the downtown with signage and a second community entrance sign.

EDA Programs. The EDA offers a Revolving Loan Fund program which offers two options: (1) a Small Loan Fund, which provides assistance for service and retail businesses and (2) a Commercial/Industrial Loan Fund which provides gap financing.

Montgomery HRA. The City of Montgomery has an active Housing and Redevelopment Authority (HRA) which advises the City Council and staff on a variety of matters pertaining to affordable housing and redevelopment. The Authority is responsible for oversight of Park Manor and all public housing in the City of Montgomery. Additional information on the HRA may be found in the Housing Chapter.

Region 9 Development Commission is based in Mankato. Region 9 has worked with cities, counties and schools in Southwest MN since 1972, offering programs in economic development, business development, etc.

The Southern Minnesota Initiative Foundation. The SW MN Initiative Foundation serves 20 counties in southwest Minnesota. The Foundation provides technical assistance, loans and grants to encourage “asset based community development” (ABCD).

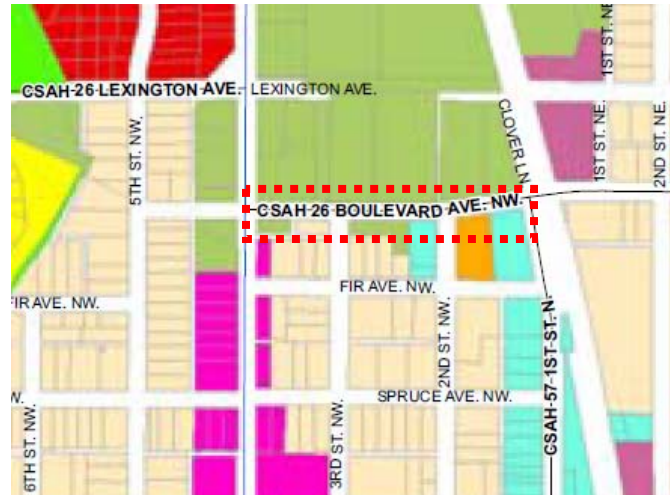
VII. ECONOMIC DEVELOPMENT GOALS

A. DOWNTOWN (B-3 DISTRICT) GOALS

- 1. Maintain Downtown Montgomery as a Focal Point.** Montgomery’s Central Business District should be promoted as a community center for retail, community events and social gatherings.
- 2. Landscaping Treatments.** Landscaping treatments can be used to enhance the pedestrian experience, compliment architectural features and/or screen utility areas. The use of flower boxes, planters and hanging flower baskets by individual businesses should be encouraged.
- 3. Setbacks.** In order to reinforce the existing building line and to facilitate pedestrian access and circulation, principal buildings within the downtown should be built to the front property line and shall be oriented so that the front of the building faces the public street. New construction and infill buildings should maintain the alignment of facades along the sidewalk edge. Exceptions may be granted if the setback is pedestrian-oriented and contributes to the quality and character of the streetscape. An example would be for outdoor dining.
- 4. Building Design Standards.** In order to preserve the architectural significance of buildings in the B-3 District and build on the unique character of the downtown, the EDA and City should work with business and building owners to develop Downtown Building Standards which build on a theme, such as the Czechoslovakian heritage, historic character of the existing buildings, etc.
- 5. Market the Downtown and its Businesses.** Montgomery’s downtown includes many niche businesses and destinations including a quilt shop, meat market, bakery, cafes and service businesses. Marketing the downtown and its offerings through print and social media to residents and other communities is recommended.

6. **Preserve the historical Character of the Downtown.** Two sites in the downtown are listed on the National Register of Historic Places. Efforts to protect these and other historic buildings should be made.
7. **Parking.** The City should investigate the feasibility of including diagonal parking in the downtown to allow additional parking during daytime hours as well as more convenient parking for patrons.

8. **Connectivity between Commercial Districts.** The north side of Boulevard Street (CSAH 26), from 1st Street to 4th Street, should be redeveloped with commercial and/or government uses and enhanced with a pedestrian walk way, decorative lighting and landscape features to connect the Highway commercial corridor to the downtown and encourage vehicular traffic to visit the historic district. This section of Boulevard Street includes a municipal park, City Police Department, Public Works and State Highway Department. Redeveloping this area with commercial uses would enhance the connection between Highway 13 and the downtown.



The City should investigate redevelopment opportunities along Oak Avenue SW (CSAH 56) as a southerly gateway or connection from the Highway Commercial District to the downtown.

9. **Identify Retail Needs.** The City should identify retail needs in the community, either through a community survey or retail market analysis. Target marketing to retail and service businesses which could be supported is recommended.

10. **Downtown Task Force.** The City should consider developing a Downtown Task Force to promote business opportunities (marketing, available properties, pop up businesses, summer events, historic walking tours, etc), via a Downtown Vibrancy Plan. Members could include representatives from the EDA, Park Board, City Staff, Planning Commission and Downtown business owners.

B. HIGHWAY COMMERCIAL (B-1 DISTRICT) GOALS

Montgomery should plan to utilize the properties abutting Highway 13 to establish attractive commercial areas, as this corridor is the gateway into the community. The development should be complimentary to the services in the Downtown District. These developments should be of a specialized nature exhibiting needs of highway access and visibility.

1. **Parking and Access.** Commercial and service center shall be developed as cohesive, highly interrelated and coordinated units with adequate off-street parking, and appropriate regulated points of access. Access to highway commercial areas should be planned from collector and local streets to minimize the impact and access points to Highway 13/21.
2. **Design Standards.** The City should work with business and land owners in the B-1 District to establish design standards to promote quality construction in the highly visible highway corridor, while taking the cost of development into consideration.
3. **Aesthetics and Zoning Regulations.** Outdoor commercial storage should be consistently regulated and enforced.
4. **Zoning which Encourages Commercial Development Along the Highway 13 Corridor.** The Zoning Ordinance, at the time of this Comprehensive Plan, allows only five uses as "Permitted Uses" in the Highway Commercial or B-1 District. These include essential services, public utilities, seasonal produce stands, single and two-family dwellings and parks and playgrounds owned and operated by a government agency. Commercial uses are allowed with the issuance of a conditional use permit. In order to encourage and facilitate commercial development in the B-1, Highway Commercial District, and encourage the eventual redevelopment of mixed residential units within the commercial core, it is recommended the B-1 Zoning Regulations be updated to allow commercial uses as permitted and further study areas in which residential units may be appropriate as conditional or interim uses. The minimum lot size, which is at this time 10,000 square feet with a 50 foot minimum width, should also be reviewed to ensure sufficient space to accommodate off-street parking, setbacks and green space on commercial lots.
5. **Transitions from commercial to residential.** An orderly transition between the highway commercial district and adjacent residential neighborhoods shall be established through appropriate allowable uses in transition areas, appropriate screening and landscaping.
6. **Future Highway Commercial Areas.** Future highway commercial areas as identified on Map 4-6 should be encouraged, with technical and financial assistance as appropriate.

C. INDUSTRIAL DEVELOPMENT

Following are goals and objectives for the future development and redevelopment of the industrial district(s):

1. **Traffic and Access.** Traffic generated by industrial activity should be discouraged from penetrating residential neighborhoods. Future industrial parks should be developed with more than one access point and designed to discourage industrial traffic from traversing through residential neighborhoods. Access to industrial lots should be provided via collector roads whenever possible.
2. **Coordination.** The City should continue to work with local, regional and state economic development agencies and take a proactive approach to business retention and expansion.

3. **Promotion and Financial Assistance.** The Economic Development Authority should actively promote industrial developments that maximize the return on city investments in public facilities and services, provide quality employment opportunities and compliment existing services. The City should consider economic incentives for industries that will contribute substantially to the City's tax and employment bases without substantial negative impacts on the City's infrastructure system.
4. **Impact on Utilities.** Consideration should be given to facility demands (i.e., traffic generation, sewer and water demands, etc) of any proposed industrial development, to ensure the City has the capacity to serve the proposed project(s). Extension of utilities and annexation of areas about to become industrial in nature should occur prior to the issuance of building permits for the industrial construction.
5. **Design Standards and Minimum Lot Sizes.** As the City continues to grow and expands industrial areas near higher visible roadways, the city may wish to include additional design standards or landscaping/screening requirements. The City should continue to minimize the impact of industrial properties on adjacent land uses by continuing to require additional setbacks, screening and/or fencing and landscaping. In addition, the City should review the zoning ordinance and consider increasing the minimum lot size required for industrial uses in the I-1 District from the current minimum lot size of 20,000 square feet to ensure these lots have sufficient size for off-street parking, traffic movements, screening and landscaping.
6. **Expansion and Relocation of Existing Industries.** As opportunities arise, the EDA and City should work closely with local industries to identify industrial sites within the city to accommodate their growth, and redevelop sites which are within residential neighborhoods.
7. **Promotion of Rail for Industrial Development.** The EDA and City should promote rail access for industrial users which would benefit from this mode of transportation, as a method of marketing Montgomery industrial development.
8. **Shovel Ready Industrial Lots.** The City and EDA should pursue the development of shovel ready industrial lots. Long term, the City should investigate the acquisition of land near the Wastewater Treatment Plant, or work with a developer for industrial development.

D. GENERAL ECONOMIC DEVELOPMENT GOALS

1. **Business Retention and Expansion** – Expansion of existing businesses accounts for 80% of business growth, while incoming new businesses comprise 11% of business growth and Business Start-up make up 9% of business growth.ⁱ The EDA will strive to work with local businesses to retain their facilities in the community as well as assist them with growth needs.
2. **Market Montgomery** – Develop a Brand for Montgomery and market the community as a place for business development, tourism and for new residents. Promote new housing developments (infill).
3. **Provide additional local employment opportunities.** Through the expansion of existing businesses and recruitment of additional businesses, it is a goal to provide additional local employment opportunities to reduce commuting time, keep residents in the community to work, shop and participate in local activities.
4. **Business Association or Chamber of Commerce.** Encourage the establishment of a Business Association or Chamber of Commerce to assist in uniting the business community, developing cooperative marketing efforts and furthering community efforts.
5. **Create a Support Structure.** Create a development tool box, educate businesses and the EDA on services available to them, promote "Buy Local" campaigns, etc. to create a better business climate.

6. **Develop Economic Development Opportunities.** Consider hiring an Economic Development Coordinator for the City, hiring an Economic Development Coordinator who could serve all TCU communities or encouraging Le Sueur County to hire a county position to assist all communities in the county.
 7. **Non-Profit Development Corporation.** Explore the development of a non-profit Economic Development Corporation with membership by local business owners.
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¹ Source: Blane, Canada, Ltd. "Beyond the Basics – Advanced Business Retention"

TRANSPORTATION

INTRODUCTION AND PURPOSE

The purpose of the Transportation Chapter is to provide direction for the City, land owners and developers on street improvements and new infrastructure to support growth. This Chapter provides the framework for decisions regarding the nature of street improvements necessary to achieve safety, adequate access and mobility. The primary goal of this Chapter is to establish local policies, standards, and guidelines to implement the future street network that is coordinated with respect to county, regional, and state plans in such a way that the transportation system enhances quality economic and residential development within the City of Montgomery. To accomplish these objectives, the Transportation Chapter provides information about:

- The functional hierarchy of streets and roads related to access and capacity requirements;
- Identification of existing and potential deficiencies of the existing arterial-collector street system;
- Recommended alternatives to alleviate roadway deficiencies including a future arterial-collector street system capable of accommodating traffic volumes to 2030 and beyond;
- Access management policies and intersection controls; and
- Pedestrian/bicycle trail and sidewalk system along the roadway system.

I. EXISTING TRANSPORTATION SYSTEMS

1. **Transportation System.** The existing street system within Montgomery consists of minor arterial, collector and local streets. Jurisdiction of these roadways consists of state, county, and city owned facilities. The existing transportation system is depicted on Map 7-2.

The State of Minnesota, through the gas tax and license fees, collects funds to be used to construct and maintain the State's transportation system. Most of the funds collected are distributed for use on the State's Trunk Highway (TH) system, the County State Aid Highway (CSAH) system and the Municipal State Aid Street (MSAS) system. When a city's population goes above 5,000 they become eligible to receive a portion of the MSAS funding. Montgomery is anticipated to reach 5,000 in population around the year 2035.

The existing daily traffic volume data for the primary roadways in the City of Montgomery is obtained from traffic flow maps from 2009 from the Minnesota's Department of Transportation. These volumes provide an indication of the daily volumes on these facilities and are updated periodically by those governmental units. The daily volume information is shown on Map 7-1.

2. **Rail.** The City has one freight rail line in the City owned by Union Pacific Railroad. This line extends north-south and is located just east of TH 13/21. The line currently provides service to one industry in Montgomery. All rail intersections with streets in Montgomery are at-grade crossings. The line averages approximately one train per day.
3. **Air.** Montgomery is 50 miles southwest of the Minneapolis-St. Paul International Airport, 40 miles from the Mankato Regional Airport, 30 miles from the Airlake Airport in Lakeville, 27 miles from the Waseca Municipal Airport, 25 miles from the minor airstrip in Le Sueur, and 22 miles from the Faribault Municipal Airport. Montgomery is not located within any airport noise exposure zones.

4. **Public Transit.** There are no public transit options within Montgomery. Area transit programs include Le Sueur Heartland Express which serves the City of LeSueur and St. Peter Transit which serves the cities of St. Peter and Kasota. Private organizations such as the Veterans provide van service to veterans to metropolitan Veteran's Medical Care and Aging Services coordinates transportation with other non-profit organizations.
5. **Trails.** The City has a couple of trail segments which have been constructed with new subdivisions. The trails plan is included in the Parks and Trails Chapter of this Comprehensive Plan. It is important to note that this trail system, in allowing for recreational and exercise opportunities, is also important in the provision of opportunities for home-work trips for employees of Montgomery. As such, this system helps to reduce reliance on the automobile and helps to reduce the volume of auto trips on the roadway system. There is an abandoned railroad bed on the west/southwest side of the city which could provide an opportunity to connect to a regional trail system. In addition there are plans for a "Czech Area Trail" which would link Montgomery to the cities of New Prague and Lonsdale.

II. TRAFFIC/TRANSPORTATION ISSUES

During the preparation of the Comprehensive Plan, input was sought from the public relating to transportation issues.

Greatest Challenges. Survey participants were asked to identify the greatest challenge facing Montgomery. Improving streets was the third most commonly noted challenge.

Physical Condition of Roads. Residents were asked to rate the physical condition of roads in the City. Nearly ½ rated the streets are "Poor", with only 2.7% rating them as "Very Good" or "Excellent". Following are responses:

Answer Options	Response %	Response Count
Excellent	0.0%	0
Very Good	2.7%	3
Good	20.7%	23
Fair	29.7%	33
Poor	46.8%	52
<i>answered question</i>		111
<i>skipped question</i>		3

Rating the Sidewalks & Trails. Residents were asked, "How would you rate the physical condition and connectivity of the sidewalk and trail system in Montgomery? Over 2/3 rated the sidewalks and trails as fair to poor, with less than 7% rating them as very good or excellent. The breakdown of responses follows:

Answer Options	Response %	Response Count
Excellent	1.8%	2
Very good	4.5%	5
Good	24.5%	27
Fair	38.2%	42
Poor	30.9%	34
<i>answered question</i>		110
<i>skipped question</i>		4

Quality of Snowplowing. Residents were asked to rate the quality of snowplowing on City streets. Following is the chart which illustrates responses.

Answer Options	Response %	Response Count
Excellent	4.6%	5
Very Good	16.5%	18
Good	22.9%	25
Fair	28.4%	31
Poor	27.5%	30
<i>answered question</i>		109
<i>skipped question</i>		5

Transportation Safety Concerns. Respondents were asked to identify the location of any transportation safety concerns. A summary of the top responses to this open ended question follows:

# of respondents	Location or general description of safety hazard
24	Potholes, need to patch or repave many streets
15	Sidewalks needed or in bad shape, various locations
10	5 th Street, visibility, need for turn lane, need to patrol, potholes, etc.
8	Intersection of Hwy 13 by Casey's, crosswalk at Casey's not being respected
8	Highway 13, crossing, view obstructed, students crossing to high school, etc.
7	Oak Avenue, visibility, potholes
5	Snowplowing various locations
4	Elm Avenue SE
3	Boulevard and 13, Boulevard and Fifth and between Fred's and Hwy 13.
2	Circle Drive
2	2 nd Street NW
2	3 rd Street
2	Streetlights at 4 th St. & Blvd and out toward high school
1	Westbound streets west of Highway 13
1	Enforce truck routes. Improve signage & enforcement.

The City has started to address concerns noted in the survey. A street maintenance plan is in process, which rates each street and identifies a year for reconstruction or maintenance. The City is a recipient of a Safe Routes to School Planning Grant which started in the fall of 2013. This will assist in identifying options for addressing pedestrian and bicycle safety on routes to the school.

III. FUNCTIONAL CLASSIFICATIONS

This section will discuss proposed improvements/changes to the transportation system in Montgomery.

1. **Roadway Functional Classification System.** Functional Classification of a roadway system involves determining what function each roadway should be performing with regard to travel within and through the City. The intent of a functional classification system is the creation of a roadway hierarchy that collects and distributes traffic from local roadways and collectors to arterials in a safe and efficient manner. Such classification aids in determining appropriate roadway widths, speed limits, intersection control, design features, accessibility and maintenance priorities. Functional classification helps to ensure that non-transportation factors, such as land use and development, are taken into account in planning and design of the roadway system.

A balanced system is desired, yet not always attainable due to existing conditions and characteristics. The criteria of the functional classification system are intended to be guidelines and are to be applied when plans are developed for the construction or reconstruction of a given classified route. It can and does occur that different roadways with very similar design characteristics may have different functional classifications. Some roadways, for a short segment, may carry higher volumes than a roadway with a higher classification. Spacing guidelines may not follow recommendations for a variety of reasons such as topography, land use type and density, and environmental concerns.

The two major considerations in the classification of roadway networks are access and mobility. Mobility is of primary importance on arterials, thus limitation of access is a necessity. The primary function of a local roadway, however, is the provision of access, which in turn limits mobility. The extent and degree of access control is a very important factor in the function of a roadway facility. The functional classification types utilized are dependent upon one another in order to provide a complete system of streets and highways.

Per the 2007 Le Sueur County Transportation Plan, the following standards have been adopted for roadways within the County.¹

Urban Principal Arterials- There are no Urban Principal Arterials in Montgomery.

- *Primary Purpose:* Connect Le Sueur County with large urban areas and major cities
- *Character of Service:*
 - Accommodate the longest trips in the roadway network, typically greater than 8 miles.
 - Emphasis is focused on mobility rather than access.
 - Travel speeds of 55 mph or greater
 - Freeway/Expressway Design
- *System Role:* 2-4% of roadway miles

30-55% of vehicle miles traveled

- *Spacing:* 6-12 miles

Urban Minor Arterials – TH 13/21 is an Urban Minor Arterial in Montgomery.

- *Primary Purpose:* Link large urban areas, principal arterials, and regional business concentrations
- *Character of Service:*

¹ Le Sueur County Transportation Plan, Bolton & Menk, 2007.

- Accommodates trips greater than 2 miles.
- Emphasis is more on mobility than access.
- Travel speeds of 30–55 mph
- Urban highways
- *System Role:* 10-20% of roadway miles
25-45% of vehicle miles traveled
- *Spacing:* 1-2 miles

Urban Collectors – CR 3 and 26, 5th Street SE and NE, Boulevard Ave, Oak Ave, 1st Ave (CSAH 57 and 142 North) are Urban Collectors in Montgomery.

- *Primary Purpose:* Establish local connectivity within Cities by interconnecting neighborhoods, business concentrations, and arterial roadways. Provide secondary connectivity between smaller towns.
- *Character of Service:*
 - Accommodates trips less than 5 miles.
 - Emphasis is balanced between mobility and access.
 - Travel speeds of 30–45 mph
 - 2-lane streets, parkways, multi-lane urban roadways
- *System Role:* 15-25% of roadway miles
-10-35% of vehicle miles traveled
- *Spacing:* ½-1 mile

Urban Local Streets – The remainder of streets, not classified above, are Urban Local Streets in Montgomery.

- *Primary Purpose:* Facilitate the collection of local traffic and convey it to Collectors and Minor Arterials.
- *Character of Service:*
 - Accommodates the trips less than 2 miles.
 - Emphasis is on access rather than mobility.
 - Travel speeds of 30 mph or less
 - 2-lane local streets
- *System Role:* 65-80% of roadway miles
10-30% of vehicle miles traveled
- *Spacing:* As needed for access

IV. TRANSPORTATION GOALS

In order to provide a safe and efficient transportation system, the City is committed to the following goals. Such goals are dependent upon the ability to finance the components needed.

Goals

1. Provide a transportation system that serves the existing and future access and mobility needs of the City.
2. Provide a safe and efficient transportation system that is cost effective, including a street and trail improvement and maintenance program.
3. Ensure that the transportation system, in the implementation phases, is as environmentally sensitive as possible, taking into account wetlands, steep slopes and other natural resources.
4. Provide a coordinated transportation system with respect to regional and county's plans.

5. Provide a transportation system that supports multi-modal transportation whenever and wherever feasible and advantageous.
6. Provide and support a transportation system that enhances quality economic development within the City.
7. Provide a transportation system which preserves the downtown and enhances highway commercial development.

V. TRANSPORTATION PLAN

1. Jurisdictional Transfer. According to the Le Sueur County Transportation Plan of 2007, “UUState to County – Roadways that are regionally significant, but are not significant statewide. [Include] TH 21 between TH 13 and the east County line – this 3-mile segment of roadway primarily connects the Cities of Montgomery and Faribault and has relatively low volume.” The following were also identified in the plan.

**TABLE 7-1
JURISDICTIONAL TRANSFER CANDIDATES**

Level 1 Potential Roadway Jurisdictional Transfer Candidates from Le Sueur Co.				
Roadway	Segment	Approx. Miles	Transfer To	Prerequisite for Change
	340 th St. to CSAH 26	.5	Lexington & Montgomery Twp.	
CR 140	TH 13 to TH 13 (E side)	2.5	Montgomery Twp.	None, could be implemented immediately
CR 160	CSAH 3 to TH 21 <i>(Note: The CSAH 3 designation changed after the 2007 County Comp. Plan)</i>	1.5	Montgomery Twp.	None, could be implemented immediately
CR 162	171 st Ave. to Montgomery Ave.	1	Montgomery Twp.	None, could be implemented immediately

Level 2 Potential Roadway Jurisdictional Transfer Candidates from Le Sueur Co.				
Roadway	Segment	Approx. Miles	Transfer To	Prerequisite for Change
CR 138	CR 136 to CR 137	5.5	Montgomery & Kilkenny Twps.	None, could be implemented immediately
CR 139	CSAH 3 to CR 137	2	Montgomery Twp.	None, could be implemented immediately
CR 141	CR 136 to CR 161	2	Montgomery Twp.	None, could be implemented immediately
CSAH 3	CSAH 26 to TH 21	1	City of Montgomery	Upon completion of southerly extension of CR 144 (Now CSAH 3 from New Prague) <i>(Note: Upgrades are occurring at the time of this Comp. Plan update.)</i>
CSAH 56	CSAH 57 to CSAH 3	.25	City of Montgomery	Upon completion of realignment of CSAH 3

2. **Street Improvement Planning.** The City is in the process of developing a Street Reconstruction/Street Improvement Plan. This includes street ratings which were completed in 2011 and 2012 and a hierarchy of streets which need to be either reconstructed or improved. It is recommended the City work toward the completion of the Street Improvement Plan and include recommended improvements in a capital improvement plan for annual implementation.
3. **Rail Service.** The present freight service provided by the north-south rail is utilized by one Montgomery Business. MnDOT should be requested to review all roadway/rail crossing in the City to ensure that proper crossing controls are provided. The City is also encouraged to work with Union Pacific Railroad to explore a new railroad spur to serve a new industrial park. There are not any plans to provide passenger rail service to the Montgomery area.
4. **Access Management.** The management of access along roadway systems, particularly arterial and collector roadways, is a very important component of maximizing the capacity of a roadway and decreasing the crash potential along those facilities. Arterial roadways have a function of accommodating larger volumes of traffic and often at higher speeds. Therefore, access to such facilities must be limited in order to protect the integrity of the arterial function. Collector roadways provide a link from local streets to arterial roadways and are designed to provide more access to local land uses since the volumes and speeds are often less than arterial roadways.

The Minnesota Department of Transportation (MnDOT) reports that studies show that as the density of accesses increase, whether public or private, the traffic carrying capacity of the roadway decreases and the vehicular crash rate increases. Businesses suffer financially on roadways with poorly designed access. Well-designed access to commercial properties supports long-term economic vitality.

As with many transportation related decisions, land use activity and planning is an integral part of creating a safe and efficient roadway system. Land use decisions have a major impact on the access conditions along the roadway system. Every land use plan amendment, subdivision, rezoning, conditional use permit, or site plan involves access and creates potential impact to the efficiency of the transportation system. Properties having access rights with good design will minimize the deleterious effect upon the roadway system. Access management is a combination of good land use planning and effective design of access to property.

The granting of access in the City of Montgomery is shared by the City, LeSueur County, and by MnDOT each have the permitting process responsibility over roadways under their control.

Le Sueur County has prepared access spacing guidelines. In order to strengthen the goal of good access management, a set of access spacing guidelines has been prepared for the City.

The guidelines are presented for functionally classified arterial and collector roadways without reference to the jurisdiction over these roadways. The basic references for the spacing guidelines are MnDOT and Le Sueur County guidelines. The access guidelines are presented in the following Table. The stated values are meant to be “minimum” values. It is also recognized that some existing connections, both public and private, may not meet these guidelines. It is also recognized that, due to various circumstances, access may need to be granted that cannot adhere to these guidelines. The following table does not provide guidelines regarding access along Principal Arterials – this is due to the fact that there are not any roadways functionally classified as Principal Arterials in the City of Montgomery.

**TABLE 7-2
ACCESS SPACING GUIDELINES
LE SUEUR COUNTY TRANSPORTATION PLAN, 2007**

	Minor Arterials (TH 13)			Minor & Major Collectors		
Type of Access	Urban Core	Urbanizing	Rural	Urban Core	Urbanizing	Rural
Primary, Full Movement, Public Street	1/8-mile	1/4-mile	1/2-mile	1/8-mile	1/8-mile	1/2-mile
Conditional Secondary, Public Street	1/8-mile	1/8-mile	1/4-mile	1/16-mile	1/8-mile	1/4-mile
Traffic Signal Spacing	1/4-mile	1/4-mile	1/2-mile	1/8-mile	1/4-mile	1/2-mile
Site/Property Access	Permitted, Subject to Conditions	Not Permitted	Permitted, Subject to Conditions	Permitted, Subject to Conditions	Permitted, Subject to Conditions	Permitted, Subject to Conditions

5. Implement the Safe Routes to School Plan.
6. Complete Walking and Bicycle Audits, evaluating the city's sidewalk and trail systems.
7. Where feasible, develop narrower streets and provide adjacent sidewalks and/or trails.
8. Develop and implement a Capital Improvement Plan for street reconstruction.
9. Research the demand for public transportation services.
10. Develop a Street Naming Policy.

VI. TRANSPORTATION FUNDING

There are a number of various funding mechanisms available to support transportation projects these include the following:

1. **MnDOT Cooperative Funds.** The State of Minnesota has funds available to assist with cooperative projects which increase safety and mobility. Improvements to TH 13/21 may be eligible for cooperative funding projects.
2. **New Street Development.** The City of Montgomery's policy, at the time of this Comprehensive Plan update, requires developers to fund the entire cost of minor and major collector streets, as well as local streets as a part of their development fees.
3. **Assessments.** The City currently has an assessment policy for reconstruction projects. Benefiting properties are assessed 25% to 30% of the project cost.

COMMUNITY FACILITIES AND PUBLIC SERVICES

INTRODUCTION

The City of Montgomery is committed to serving the public in an efficient, effective and professional manner. The purpose of this chapter of the Comprehensive Plan is to review existing services and facilities and reflect on the impact of forecast growth upon said facilities and services. Contents include:

- An overview of existing municipal facilities;
- An overview of other community facilities;
- A description of municipal boards and commissions;
- A summary of public input relating to municipal facilities and services; and
- Objectives and Policies for Community Facilities and Public Services.

Montgomery incorporated in 1902. The City of Montgomery operates under a “Council-Administrator Plan”. The City Administrator is responsible for administration of the city and its various departments.

The mission statement reads, “The mission of the City of Montgomery is to provide a positive environment where families thrive.”

I. EXISTING COMMUNITY FACILITIES

Locations of current municipal and community facilities are noted on Map 8-1.

1. City Hall: 201 Ash Avenue SW

The City’s Administrative Offices are located in a one-story building, which was constructed in 1974. The current facility is in good condition. Offices in the facility include administration, the City Council Chambers, fire department and ambulance facility. According to a facility study, additional space is needed for the departments.

Staff members for administrative functions include a City Administrator, Clerk-Treasurer and Utility Billing Clerk. The City currently contracts building inspection services with a private inspection firm.

Administrative responsibilities include:

- **City Administrator** - The City Administrator is in charge of all day to day operations of City business. The Administrator coordinates the operation of all departments, coordinates efforts to meet goals and objectives established by the City Council and acts as Council liaison for staff.
- **Clerk** – Responding to a wide variety of inquires, the Clerk provides notary public services, coordinates elections, ensures citizens receive high quality products and services, prepares meeting agendas and minutes, and provides staff support to the City Council and citizen advisory boards.
- **Finance** – This includes budget preparation, managing expenditures and receipts including police ticket payments, payroll, special assessments and records management
- **Human Resources**- This includes recruiting, selecting and training of employees, compensation and benefits and personnel policy.

- Licensing of Services – Alcohol, gambling, tobacco and other related licenses.
- Park and Recreation - Park shelter reservation applications.
- Planning & Zoning- Building, electric and zoning permits, land use applications, rental property permits and zoning enforcement.
- Utility Billing - Water and sewer and sell refuse bags on behalf of the local refuse company

2. Fire Hall: 201 Ash Avenue SW

The Montgomery Fire Department has been serving Montgomery and the surrounding area since 1875. The Fire Department is a 100% volunteer Fire/Rescue service, with currently 30 active members serving the city of Montgomery and the townships of Erin, Lanesburgh, and Montgomery.

The primary goal of the Fire Department is to protect and serve the community and townships from fire and other emergencies.

The Montgomery Fire Department (MFD) serves the City of Montgomery and parts of three townships. **There are approximately 2,256 households in the 136 mile service area.** In addition, the Fire Department provides mutual aid to neighboring communities.

The fire hall facility is located in the same building as City Hall and the Ambulance Service. The fire hall includes three storage bays. The entire building is 6,750 square feet and is currently filled with equipment and vehicles necessary to provide emergency services. There are no open lockers, showers, sleeping facility or kitchen. Meeting/conferences are held in City Hall. Several years ago, the City began leasing space in satellite facilities to house some of the equipment and vehicles.

Future Fire Department needs include a new building. The City of Montgomery is looking to double the size of their public safety building in order to meet the growing demand on their fire and ambulance service. The current building, which was built in 1974, does not have enough room to house all the emergency vehicles, not only do the vehicles need to be parked in a certain sequence, but five fire trucks are housed in an offsite location. The City estimates this is a \$ 2.6 million dollar project, which would contain 17,000 to 22,000 square feet for equipment, training space, meeting rooms, overnight quarters for volunteers and storage.

3. Montgomery Area Emergency Medical Service (Ambulance Department): 201 Ash Avenue SW

The Montgomery Ambulance service, established in 1970, is located within the same complex as city offices and fire. The Ambulance Association service area is 136 square miles, with an estimated population of approximately 2,256 households in addition to numerous businesses.

The Ambulance Department consists of 24 volunteer emergency medical technicians (EMTs), first responders and drivers. The Ambulance Department is staffed 24 hours each day, 7 days per week via radio communication, which is coordinated through Le Sueur County's 9-1-1 Dispatch and Sheriff's Department. The Ambulance Service averages around 250 calls per year.

Ambulance facilities include one ambulance stall and a meeting room with storage and office space combined. This space is shared with the Fire Department. The Ambulance Association has expressed a need for additional space.

The City is currently developing a capital improvement plan which should include the replacement of ambulance equipment.

4. Montgomery Police Department: 301 Boulevard avenue nw

The Montgomery Police Department (MPD) headquarters are located at 301 Boulevard Avenue NW. The Police Department is housed in a pole barn structure built in 1956. It is in fair condition.

The Mission of the MPD is:

"The Montgomery Police Department through teamwork and cooperation will be responsive to our citizens' needs with a professional level of dedicated service. Officers will display the highest ethics and integrity, and regard each citizen with a focused and unbiased attitude."

The Montgomery Police Department is comprised of four full-time officers, five part-time licensed officers and one full-time clerical staff. The MPD provides twenty-four hour, seven day per week services in the City of Montgomery.

The emergency 911 service is coordinated through the sheriff's department with the primary dispatch through Le Sueur County. The MPD also utilizes the Le Sueur County sheriff's department on a weekly basis.

Needs identified by the Chief of Police include a new Police facility with a squad room, inventory room and interrogation room. If the Ambulance and Fire Department relocate to a larger/new facility, there is an opportunity for the Police Department to utilize the current Ambulance/Fire Department facility.

5. Public Works/Public Utilities: 205 Boulevard Avenue NW and 16638 and 16730 340th Street

The Montgomery Public Works Department is responsible for numerous tasks and duties throughout the City of Montgomery that focus on the operation and maintenance of the City's infrastructure. The department also maintains all city-owned equipment.

Services include:

- Composting – Maintaining the city's composting site;
- Parks & Recreation - Maintaining parks, trails and other related facilities, and contract mowing;
- Roadways - Streets including snow removal, street sweeping and sanding, pavement repairs, traffic control signage and street lighting;
- Sanitary Sewer - Sanitary sewer pipes, lift stations, and wastewater treatment facility;
- Storm Sewer - Storm sewer infrastructure and retention ponds;
- Tree Maintenance - Planting and maintenance of all trees located on city property and/or right-of-way; and
- Water - Water mains, wells, tower and water filtration plant.

The Public Works and Public Utilities facilities are located at 205 Boulevard Avenue NW, 16638 and 16730 340th Street, respectively.

Constructed in 1950's, the public works facility includes an office and garage space. The Water Plant was constructed in 2005 and the wastewater treatment plant is approximately 10 years old.

Facility needs identified for the future include housing all public works equipment in one facility.

The City public works department includes four employees, one specifically assigned to the Street Department and three cross-trained for public works functions.

OTHER COMMUNITY FACILITIES

1. **Library: 104 Oak Avenue SW.** The library is located in a former bank building. It was remodeled for the library in 2004. In 2013, the library had 27,864 visitors and 28,015 circulations of materials.

Although the library has only been in its current location since December 2005, additional space may be needed in the future.

2. **Education:** School District #2905, Tri-City United Public Schools, serves the community of Montgomery as well as residents in Le Center, Lonsdale and adjacent townships in Le Sueur County.

The mission of Tri-City United Public Schools is:

To Empower Learners
Create Opportunities
United for Success

Tri-City United Public Schools, District 2905 was the result of a merger of the Montgomery-Lonsdale School District and Le Center School District in 2011. The Tri-City United School District provided learning opportunities under the newly merged district for the first school year 2012-2013. Student enrollment grew in grades K through 12 by 74 students from October 1, 2012 to October 1, 2013. Continued growth in the district is anticipated with the goal to decrease the percent of families with students open enrolling elsewhere and re-enrolling within the district, along with new growth.

School District #2905 has a Strategic Plan in place. The School Board and administration are studying efficiencies of programming within the district along with capacities of existing buildings within all cities in the school district. A Capacity Study was completed in 2012 to identify facility needs in the future. While there is some land adjacent to the high school in Montgomery, the current Montgomery Elementary School-Middle School – District Office facility is landlocked. There may be room to expand at the Lonsdale Elementary and capacity within the Le Center Elementary-Middle School.

A decision as to expansions on the current campus or future locations has not been made at this time. The future location of facilities and where children are educated has a direct impact on a community as school activities and after school activities bring families and others into a city and build community.

The district has indicated they have the ability to serve approximately 808 additional students or a 7 % increase, which they estimate will address growth for the next six years. The TCU High School is located on 40 acres of land and the TCU Montgomery K – 8 campus is on a 40 acre site.

Students in the school district are served within three elementary schools, two middle schools, one high school, and a private school in the City of Montgomery. A description of each follows:

Two of the educational facilities are currently located within the City of Montgomery; the Montgomery Elementary-Middle School and the Tri-City United High School.

- A. **Tri-City United High School, located at 700 4th Street NW, Montgomery,** serves students in grades 9-12. This facility was constructed in 2011 with the capacity to serve 560 students. The current enrollment is 494.
- B. **Montgomery Elementary-Middle School, located at 101 2nd Street NE, Montgomery,** serves student in grades Kindergarten through 8th grade. This building was constructed 1955 with additions in the 1970's (the pool), 1982 and 1992 (the gym). The building has a capacity to serve 777 students. The current enrollment is 619.
- C. **Le Center Elementary – Middle School is located at 150 West Tyrone Street in Le Center.** This facility serves children from Pre-K through 8th grade. The building has a capacity to serve 673 students. The current enrollment is 445. There is also a Primary Building at the LeCenter campus that currently serves Early Childhood and grades Kindergarten and 1. That building has the capacity to serve 315 students with current enrollment of K and 1 only (not including early childhood as that programming has AM and PM sessions) is 135.
- D. **Lonsdale Elementary School is located at 1000 Idaho Street SW in Lonsdale.** This building was constructed in 2006. The building has a capacity to serve 335 students. The current enrollment is 257.

Montgomery also is home to a private school, the **Most Holy Redeemer Catholic School** which serves children pre-K through 8th grade. The current enrollment is 85 students.

Other educational programs offered; include programs offered through Tri-City United Schools Community Education, which is housed within Montgomery's Elementary-Middle School building. Adult Basic Education (G.E.D.) courses are offered in Le Center. An Area Learning Program is offered for high school students and is located at the Le Center campus in the morning with students returning to TCU High School in the afternoon.

- 3. **Post Office:** The Montgomery Post Office serves the cities of Montgomery and adjacent townships.
- 4. **Medical Facilities.** The City of Montgomery is served by the Mayo Health Systems with a medical clinic. In addition there are a number of private dental and chiropractic professionals that service the community.
- 5. **City owned property/ lots.** The City owns several properties in the City. These are identified on Map 8-2.

III. MUNICIPAL BOARDS, COMMISSIONS AND COMMITTEES

The City of Montgomery has several boards, commissions and committees that shape the policies and decisions of City government. The City encourages citizens to volunteer to serve on these entities and provide their input. A brief description of each entity and its duties follows:

- 1. **City Council.** The City Council is comprised of five (5) elected officials, including the Mayor, who establish policy and govern the issues related to the City of Montgomery. The Mayor is responsible for chairing Council meetings. In all other ways, the Mayor and the Council have the same authority and responsibilities. The Mayor is elected for a 2-year term and Council members are elected for 4-year staggered terms. Elections are held in November of the even numbered years.

2. **Park Board.** The Park and Recreation Board is comprised of seven members who are appointed by the City Council. One member is a non-voting City Council liaison. The mayor recommends applicants to the City Council based on their interest in creating a vision for the development of parks, trails, and recreational facilities in the City of Montgomery, along with willingness to serve. There is no term limit. Members do not receive monetary compensation. The Park and Recreation Board advises the City Council and staff on a variety of matters pertaining to the parks system and all public recreational facilities in the City of Montgomery. The Board reviews development proposals for park dedication requirements when required, reviews recreational programs and activities and determines long-range planning objectives for parks, natural areas and trails. The Board also proposes rules and regulations for use and maintenance of these public facilities, work in cooperation with the School District for joint use of the park system as a matter of economy and convenience, and assists in the development of the budget for the parks department.
3. **Planning Commission.** The Planning and Zoning Commission is comprised of five (5) regular members who are appointed by the Mayor and approved by the City Council and one (1) member of the City Council, serving as liaison, who is selected by Mayor and approved by the City Council. Each member serves a three (3) year term. There is no term limit. Members do not receive monetary compensation.

The Planning and Zoning Commission advises the City Council on a variety of planning and land use issues brought before the City. The commission prepares and maintains the city's Comprehensive Plan and advises the City Council on matters regarding implementation of the plan.

The commission also conducts public hearings and makes recommendations to the City Council on proposed changes affecting zoning and land uses within the city, considers site plan reviews, conditional use permits, interim use permits, annexations, subdivisions, vacations, and variances in conformance with the Montgomery Zoning and Subdivision Ordinances. The Planning and Zoning Commission forwards information it gathers from these public hearings, along with their own recommendations, to the City Council and/or Board of Zoning Adjustments and Appeals. The City Council and/or Board of Zoning Adjustments and Appeals make the final decision concerning planning consideration applications.

4. **Montgomery Economic Development Authority.** The Economic Development Authority is comprised of five (5) regular members who are recommended by the Mayor and approved by the City Council and two (2) members of the City Council who are selected by Mayor and approved by the City Council. Individuals interested in economic development, including both commercial and industrial uses, should consider serving on the board. Each member serves a three (3) year term. There is no term limit. Members do not receive monetary compensation.

The Economic Development Authority (EDA) Board provides business assistance and referral services, offers historic preservation assistance, assists existing businesses and industry within the community and promotes the continued growth and development of the city of Montgomery. The EDA works to add job opportunities for the residents of Montgomery and the surrounding area and increase the commercial and industrial tax base. The EDA has a variety of tools at its disposal to promote this development through loans, grants and other financial resources as granted by the City Council.

5. **Montgomery Utilities Committee.** The Public Utilities Committee is comprised of five (5) regular members who are recommended by the Mayor and approved by the City Council and one (1) member of the City Council selected by Mayor and approved by the City Council. Each member serves a three (3) year term. There is no term limit. Members do not receive monetary compensation.

The duties and responsibilities of the Montgomery Public Utilities Committee (PUC) are to review and make recommendations to the City Council on all matters concerning the setting of water and sewer rates; delivery of utility service; utility and public works departments' operations; researching and

recommending capital purchases; reviewing or planning streets, alleys, and infrastructure improvements; and/or similar duties.

6. **Housing Redevelopment Authority.** The Housing and Redevelopment Authority is comprised of five (5) regular members who are recommended by the Mayor and approved by the City Council. Individuals interesting in affordable housing and redevelopment opportunities should consider applying. There is no term limit. Members do not receive monetary compensation.

The Montgomery Housing and Redevelopment Authority advises the City Council and staff on a variety of matters pertaining to affordable housing and redevelopment. The Authority's main focus is operating Park Manor Apartments, a 30-unit public housing facility. The Authority is responsible for all public housing in the City of Montgomery.

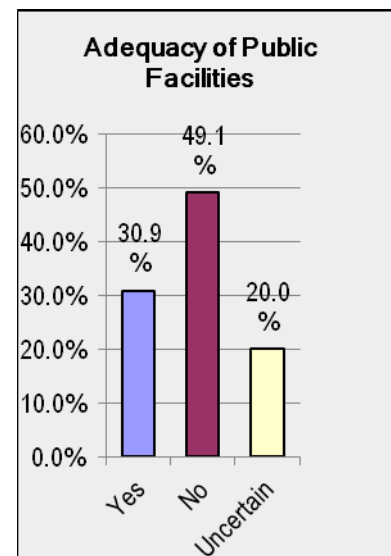
IV. PUBLIC INPUT

A community survey completed in conjunction with the updating of the Comprehensive Plan requested input from residents and business leaders regarding municipal facilities and services. Respondents were asked a number of questions. A summary of results relating to community facilities and services follows

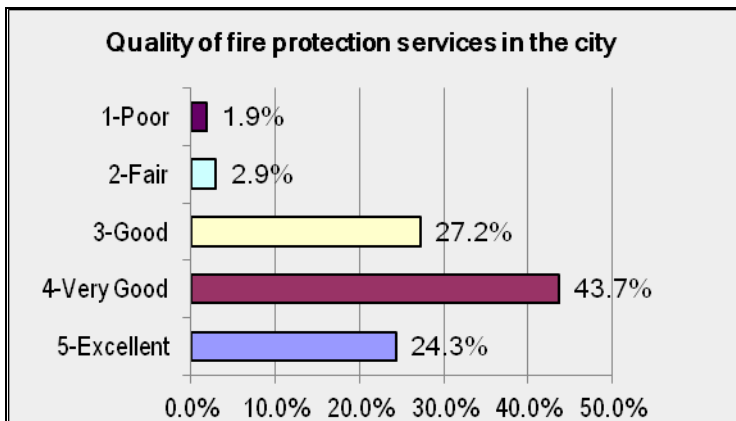
Public Facilities. Residents were asked if public facilities are adequate to service future growth. This included city hall, police station, fire hall, ambulance, library, etc. Nearly ½ noted facilities are not adequate, 31% noted they are and 20% are uncertain.

Of the 54 individuals noting an inadequacy, the following facility needs were identified:

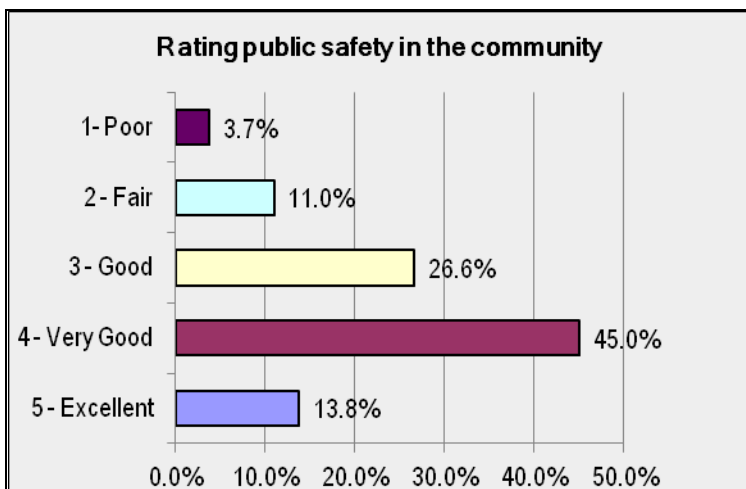
# of Respondents	Facility Needed
26	Fire Hall
16	Police Station
13	Ambulance
7	All facilities
5	City Hall
2	NO new fire hall
1	Garage/Shop



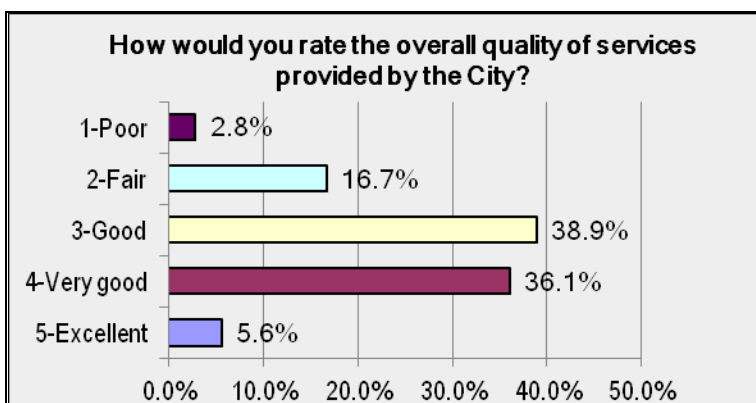
Rating Fire Protection. Over 3/4s of the respondents rated the quality of Fire Protection in the City as "Very Good" or "Excellent". Survey responses follow.



Public Safety. 58.8% of respondents rated public safety as “Very Good” or “Excellent”. Survey responses are depicted below.



City Services in General. A majority of residents rate the overall quality of City services as “Good” to “Very Good”. Responses follow:



V. PROJECTED GROWTH

The population is forecasted to increase from 2,956 people in 2010 to 5,000 people by the year 2030, a 69% increase. The projected growth will reasonably require the expansion of existing administrative and protection services. Such services will not only result in a demand for increased public employees, but also increased facility space and increased capital equipment costs. The expansion of administrative facilities and capital equipment purchases should be included in a capital improvement/equipment program.

VI. MUNICIPAL FACILITIES AND SERVICES OBJECTIVES AND POLICIES

OBJECTIVES

1. To provide for adequate facilities and staff to operate and maintain the essential services for current and future residents and businesses in the community.
2. To continue to serve the citizens of Montgomery in an efficient, friendly, and cost effective manner.
3. To begin planning for future space needs, including the evaluation of the feasibility of common facilities
4. To continue to update and maintain facilities and operations.
5. To continue to evaluate technology and incorporate technology in carrying out the functions of the city including partnerships with the school district (i.e. cable television programming) and continued use of Facebook and other social media tools.
6. To provide citizens the opportunity to participate in local government as well as inform citizens of municipal activities.
7. Encourage cooperation and joint service initiatives with other community, city, county, school district and organizations.

POLICIES

1. Upon receiving concept plans, the City shall review its provision of services including, but not limited to, public administration and public protection services such as police and fire service to ensure said services which are reasonably necessitated by proposed subdivisions and must be provided at public expense, can be reasonably provided within two (2) fiscal years of approval of the proposed subdivision. If said services cannot be reasonably provided, the subdivision shall be deemed premature.
2. The City shall monitor and assess the condition and adequacy of existing municipal structures and locations. The City should establish long-term solutions to anticipated building/office space needs. Routine maintenance and repair costs should be allotted for in the annual budget. Reconstruction, remodeling and/or construction of facilities should be addressed in a Capital Improvement Plan. A Facilities Committee may be beneficial to engage the public in finding solutions to meet public facility needs.

3. Continue to work in cooperation with other public agencies, such as the Tri-City United School District, to coordinate rather than duplicate public space such as auditoriums, meeting rooms, storage facilities, park and athletic field space, etc. when feasible. Work with Tri-City United Schools to develop a formal cooperative agreement.
4. Work with the Tri-City United School District to provide data for a long range facility planning and coordinate future referendums and major fiscal expenses to minimize the impact on the tax payers.
5. Meet with the School District to discuss safety issues and potential areas for “Safe Routes to Schools Grants” or other transportation improvements.
6. Meet with representatives from the School District to discuss ways to collaborate in providing services (i.e. lawn care, snow removal, etc) when feasible, to reduce costs.
7. Continue to inventory and analyze all City equipment to make sure that it works safely and efficiently.
8. Increase the city’s participation with other governmental jurisdictions like cooperating with school district, adjacent cities, and the County in the delivery of public services that can gain on efficiency and explore potential joint service initiatives.
9. Explore, develop and implement a purchasing program where the City can partner with other governmental entities to maximize savings. Where appropriate and feasible, engage other institutions, businesses, and residents.
10. Work with other city, county and local community organizations to provide and enhance special area events, celebrations and attractions that benefit residents and business owners.
11. Encourage all governmental units to maintain and improve their buildings and facilities at the highest standards to serve as examples for private development.
12. Encourage City Staff, Commission Members, and Elected Officials to provide testimonials on community affairs through speaking engagements, news articles, and presentations at a variety of events.
13. Actively solicit citizen participation in City affairs, including committees and events. Post events and committee updates on the city’s web site, newsletter and cable access channel.
14. Work with the School District to promote opportunities for youth to be involved in City activities.
15. Locate and retain community facilities within the downtown area where appropriate and possible.

Parks, Trails and Recreation

I. INTRODUCTION

Parks, trails and recreational facilities are valuable community resources that contribute positively to the quality of life in a community. Parks and trails have a positive impact on a city's environmental and economic value as well as its residents' physical and social health. Parks with trees and shrubs and open space help reduce the carbon footprint in communities. Studies have shown the market values of homes adjacent to parks are higher than those greater distances from parks. Parks and trails provide greater opportunities for residents to participate in physical activities increasing the overall health of a community and finally, parks provide gather spaces for social interaction and locations for community events.

This Chapter will provide an overview of:

1. Demographics Served
2. Park Classifications
3. An Inventory Existing Park Facilities
4. Existing and Future Park Facility Needs
5. Recreational Facility Standards
6. Existing Trails and Pedestrian Ways
7. Proposed Future Trails and Pedestrian Ways
8. Recreation and Fitness
9. Community Input;
10. Administration, Maintenance and Operations
11. Recommended Goals and Policies for Future Parks, Trails and Recreation Facilities and Programs.

The following maps are included:

- 9-1 City Parks and School Recreational Facilities
- 9-2 Park Service Areas
- 9-3 Park Search Areas
- 9-4 Existing Sidewalks and Trails
- 9-5 Trail and Sidewalk Plan
- 9-6 Park Search Areas and Trail/Sidewalk Plan

II. INTENT

It is a goal of this Comprehensive Plan to provide parks, trails and recreational opportunities for residents of all ages and incomes, now and in the future. Providing quality recreational opportunities begins with proper planning. To assure adequacy and maximum usability, recreational areas and facilities shall be developed with regard for the needs of the people and the area they serve. Proper planning must take into consideration a number of factors, including but not limited to, location of existing recreational areas (i.e. proximity to the area served, separation from incompatible land uses), adequacy of existing facilities, site planning for the location of future facilities, access to current and future facilities, provisions for recreation programs, and financing, maintenance and management of existing and proposed parks, trails and recreational facilities.

III. DEMOGRAPHICS SERVED

In order to plan for existing and future parks, trails and recreational programming, it is important to understand the market we served in the past, the market we now serve and the market we anticipate serving in the future.

Population Changes

The City of Montgomery grew 5.8% between 2000 and 2010, from 2,794 residents to 2,956. The City is planning for a population of up to 5,000 by the year 2035. As a result, the Parks, Trails and Recreational Chapter includes an analysis of current facilities and programs as well as facilities which may be needed to serve an additional 544 residents by 2020, and an additional 2,044 residents by 2035.

Age of residents/market

The median age of Montgomery residents was 33.6 years in the year 2000. The median age in 2010 was 35.1 years. The Minnesota State Demographer's Office projects the largest increases in population over the next 20 years will be in the 60+ year segment of the population, therefore increasing the median age over time. This Chapter recognizes the importance of planning park facilities and recreational programs for all age groups.

Income of our residents/market

The median family income in Montgomery in 2000 was \$48,011. This increased to \$64,828 in 2010. According to the U.S. Census's 2007-2011 American Community Survey, an estimated 18.5% of individuals and 15.3% of all families in the City of Montgomery were below the poverty level. This compared to 11.6% of individuals and 7.5% of families in Minnesota. This Chapter recognizes the need to provide recreational opportunities for individuals/families of all income levels.

Household/family make-up

In 2010, 64.1% of all households were "family households", with 35.9% of households "non-family households".

IV. PARK CLASSIFICATIONS

The City of Montgomery features a number of existing park and recreational facilities. Recreational facilities within the City can typically be described according to their type, population served and location. The following terms and descriptions shall be used to classify existing and future recreational facilities:

Neighborhood Parks provide open space for passive recreation for all ages within a neighborhood, particularly for the elderly and families with young children. An ideal neighborhood park site is scenic or wooded and located a maximum of one-quarter mile, which is normal walking distance, from primary users. The minimum suggested size for this type of park is one acre. Site development should include sidewalk, benches, landscaping, and play features for preschoolers. Neighborhood parks should connect with trails, which connect to other parks and neighborhoods.

Neighborhood Playgrounds are usually provided in conjunction with education and institutional facilities and primarily serve the recreation needs of children ages two (2) to five (5) plus years. Individual neighborhood playground size is dependent on the types of activities it supports and the facilities it provides. Play features, ball fields, basketball and tennis courts, and open play fields are common components. The service area is highly variable, but it usually has a radius of one-quarter mile.

Community Parks typically serve several neighborhoods and are under municipal administration. Although size may vary, community parks are usually more spacious than neighborhood parks or playgrounds. In addition to the kinds of facilities provided at neighborhood parks, these parks may provide swimming pools, picnic areas, more

elaborate play fields, restroom facilities and tennis courts. Community parks serve people of all ages and have an effective service area radius of one-half mile.

City-wide Parks may serve some or all types of a community's recreation needs. They can provide a wide range of activities for all age groups or may be very specific. In addition to some of the facilities provided by other types of parks, city-wide parks may contain an area for nature study, hiking and riding trails, pond fishing, spectator sports and numerous other activities. However, in many small communities, a city-wide park is sometimes designated as such not because of its size and/or variety of recreational facilities, but because it is the only park available to the community.

Specialized Recreation Areas may include but are not limited to golf courses, historic sites, conservancy area, linear trail, and floodplains. Most specialized recreation areas have limited active recreation value, are not developed as multi-purpose recreation areas, or are not always available for use by the public. Specialized areas are an important adjunct to a community and its park and open space program.

Regional Parks may include but are not limited to conservancy areas, trails, floodplains, hiking and riding trails, recreational fields, spectator sports, and fishing. Regional parks serve people of all ages and serve a regional population.

V. EXISTING PARK AND RECREATION INVENTORY

A. MUNICIPAL PARKS

There are four (4) municipal owned parks located within the City of Montgomery. In addition, there are a number of recreational areas owned by the school district in the community. Following is a summary of existing park and recreational facilities existing in the City of Montgomery. **Map 9-1** illustrates the locations of these facilities:

A. **Memorial Park – 500 5th Street S.E.**

Size: This 15.92 acre park is the largest park in Montgomery.

Classification: City Wide Park (CWP)

Community Use: Memorial Park serves as the location for the community's annual Kolachy Days. The baseball field within the park is home to the Montgomery Mallard's baseball team, both drawing large crowds to the park. As of 2014, twenty-two teams participated in the horseshoe league which competes in Memorial Park. Volleyball leagues also play in the park during the summer months, with 72 participants as of 2014.

Recreational Amenities: Lighted baseball field with grandstands which hold 2,000 fans, batting cages, concession stand, playground equipment, eight lighted horseshoe pits, two lighted volleyball courts and a half-sized basketball court. A band shell, two picnic shelters, restroom facilities and off-street parking areas are also located in the park. A historic cabin is also located within this centrally located city wide park. A drinking fountain is also provided for visitors to the park.

Community Involvement: Memorial Park has benefitted from the contributions of many local organizations. The Horseshoe pits and volleyball courts were built by the Montgomery Lions Club. The Community Club donated \$2,500 in 2013 for garbage cans and signage. The Baseball Association funded the concession stand, score boards and speaker system at the ball park along with batting cages with

artificial turf and helps maintains the field. Businesses sponsor improvements with advertising signs on the fencing of the ball field.

Future Improvements: Future improvements to the park may include the installation of trails to the park and within the park to amenities to make them handicap accessible. Improvements to the volleyball courts are planned for the fall of 2014.

B. North Side Park- Near 740 Rodgers Drive

Size: This 7+ acre park is located adjacent to the Montgomery National Golf Club.

Classification: Community Park (CP)

Community Use: The Softball Association utilizes the ball fields at North Side Park for games. The Cross Country Team parks at North Side Park for cross country races which occur at the adjacent Montgomery National Golf Course.

Community Involvement: The local Softball Association helps to maintain the softball fields.

Park Amenities: Playground equipment, two picnic shelters, picnic tables, a full-size basketball court, two lighted regulation size tennis courts, two lighted softball fields and a batting cage are among the park's amenities. Bleachers, concessions and restroom facilities are located near the fields. An off-street gravel parking lot is located off Rodgers Drive.

Future Improvements: The tennis courts are in need of repair with weeds evident on the courts and new nets needed. The cost is estimated at \$100,000. Slides on the playground equipment are older and could be replaced. Off-street parking could be improved if paved. An open grassy area to the south provides an opportunity for future soccer fields, if the City were to acquire this parcel.

C. West Side Park- 501 Spruce Avenue NW

Size: This 0.33 acre park is located one block west of 4th Street NW.

Classification: Neighborhood Playground (NP)

Amenities: New large playground, basketball court, picnic tables and benches. West Park serves primarily youth in the area. Those traveling to the park use on-street parking.

Community Involvement: The City funds improvements to this park.

Future Improvements: If the City wanted to expand this park in the future, it could consider acquiring land to the north. Restroom facilities could be provided as well.

D. Veteran's Memorial Park – 300 Boulevard Avenue NW.

Size: This 0.13 acre park honors Veteran's who served in war or in peace.

Classification: Specialized Recreation Area (SRA)

History: This is the City's newest park. It was dedicated on Memorial Day, 2012.

Amenities: An open picnic area and a memorial, which includes a number of flags and statues, are located at this site.

Community Involvement: This park was designed and developed through donations from the American Legion, VFW, Mobilize Montgomery Veterans Project, the City of Montgomery and others.

Future Improvements: Veteran's Memorial Park is in excellent condition. At this time, no future improvements have been identified.

B. SCHOOL RECREATIONAL FACILITIES

School Facilities - In addition to the City owned parks there are also a number of school facilities and playgrounds that are utilized for recreational activities. The City and the School District do not have a formal joint powers agreement. Although these are not "municipal parks", the amenities are available to serve the public at times in which school or extracurricular activities are not underway. It is important to note that the School District includes not only Montgomery and surrounding townships but also the cities of Lonsdale and Le Center. The facilities, especially the athletic fields, serve a much larger population than the city limits. Following is a brief description of school recreational facilities:

- A. **Most Holy Redeemer Catholic Church and School – 206 Vine Ave. W.** The school recreational facilities include a basketball court, playground, picnic area and off-street parking.
- B. **Tri-City United Montgomery Elementary and Middle School and Swimming Pool – 101 2nd Street NE.** The TCU Montgomery Elementary and Middle School recreational area includes softball fields, soccer fields, a playground, hockey rink, picnic area and off-street parking. An indoor swimming pool is also located in the school which is used for school activities as well as open to the public for swimming lessons, birthday parties, etc.
- C. **Tri-City United High School – 700 4th St. NW.**
A number of indoor recreational opportunities exist including gymnasiums used for high school and youth wrestling, basketball, volleyball, etc. Outdoor recreational amenities include baseball fields, football field, and off-street parking.

C. LE SUEUR COUNTY PARKS

Le Sueur County has eleven primitive parks. The Ney Park, Lake Washington Park and Richter Woods Park have self-guided trails. The County also has a number of public access points to lakes and three accesses to the Minnesota River. The closest County Park is Richter's Woods, located three miles west of Montgomery along County Road 163. This park features hiking trails, a picnic shelter, play areas, and bird watching.

D. OTHER RECREATIONAL FACILITIES

In addition to public parks and school facilities, Montgomery has a number of privately owned/operated recreational facilities.

Golf. The Montgomery National Golf Club is an 18-hole golf course located at 900 Rogers Drive. The golf course was designed by Golf Architect Joel Goldstrand. It features eight holes with water hazards, bunkers and tree-lined

fairways. The Montgomery National Golf Club offers banquet facilities. The course and facility are open to a variety of leagues as well as the public.

Bowling. The privately owned Pla-Mor Lanes are located at 314 1st Street South providing recreational opportunities for individuals and leagues.

Fitness. A 24-hour SNAP Fitness Center is located in the City of Montgomery, offering individuals an opportunity to use free weights and a number of fitness machines.

E. AMOUNT OF PARK LAND

The percent of a city's acreage which is park land varies by community. The existence of the golf course in Montgomery results in a higher percent of open space than some communities. For example; in 2005 the City of Belle Plaine had 3,379 acres with 95.55 acres of park land (2.5% of the total acreage). The City of Jordan, in 2006, had 2,150 acres in the city. Of this 107.76 acres were park land or 5.0% of the total acreage. In 2012, 217.22 of New Prague's 2,428 acres were park land and golf course or 8.81% of the total land area.

Table 9-1 Park Land as a Percent of All City Acreage

Land Use Category	2013 Park Acres	% of all City Acreage 2013
Parks and School Recreational Facilities	24 acres (67 acres combined)	1.5 % or 4.2% with school facilities
Golf Course	143.9	9.1%

Table 9-2 Montgomery Park & Recreational Inventory

Montgomery Park Inventory	Park Classification	Acres	Trail Areas	Baseball/Softball	Nature Areas	Horseshoe Pits	Tennis Courts	Soccer Fields	Basketball Courts	Football Field(s)	Volleyball Courts	Playground	Swimming	Pleasure Skating Rink	Hockey Rink	Warming House	Disc Golf Course / Archery Range	Skate Park	Restroom facilities	Handicap Access	Picnic Area	Parking (off-Street)
Memorial Park	CWP	15.92		BB	X	X			X		X	X							X		X	X
North Side Park	CP	7.07		SB	X		X		X			X							X		X	X
West Side Park	NP	0.33										X										
Veteran's Memorial Park	SRA	0.13																			X	
Tri-City High School		22.69		X					IND	X	IND								IND			X
Middle School-Elementary		18.11		X				X		X		X	IND	X	X	X			IND		X	X
Most Holy Redeemer School		2.1							X			X									X	X

CP= Community Park
 LL = Little League Field
 PR=Portable Restroom
 BB= Baseball Field
 PT=Picnic Tables only
 SW=Sidewalk
 *July 2014

NP= Neighborhood Park
 NPL=Neighborhood Playgrounds
 CWP= City Wide Park
 Undeveloped

SRA = Specialized Recreation Area
 SB= Softball Field
 RP= Regional Park

IND= Indoor

VI. EXAMINATION OF EXISTING AND FUTURE PARK FACILITIES

The City's combination of recreational activities, golf course, Lake Pepin to the northwest of the City and existing parkland and open space provide residents and visitors with a variety of recreational opportunities. **Map 9-2** indicates areas served by existing recreational facilities. As indicated, parks are located to serve the needs of most residential areas of the City, however additional facilities would benefit residents in the northwesterly and northeasterly portions of the City. As future annexation occurs additional parks in the southwest corner of the city would also be beneficial.

A. Search Areas. **Map 9-3** indicates park search areas. As noted in the park classifications, the service area will vary depending on the type of park. This plan does not identify additional locations for smaller neighborhood parks, rather only those facilities which would serve a greater population and those within a ½ mile radius of the park. Additional neighborhood parks and playgrounds should also be considered as residential neighborhoods develop.

The City should closely review the topography, natural resources on sites, access and future roadways, etc. prior to the actual acceptance of dedicated park land to ensure it fits the community's identified park use needs.

B. Accessibility

¹The American with Disability Act (ADA) was signed into law on July 26, 1990. The law requires local and state governments, places of public accommodation and commercial facilities to be readily accessible to persons with disabilities. ADA statutes affect the City of Montgomery and other local and state park and recreation facilities in the following ways:

- Newly constructed buildings (after January 26, 1993) must be constructed to be readily accessible.
- Renovations or alterations occurring after January 26, 1992 to existing facilities must be readily accessible.
- Barriers to accessibility in existing buildings and facilities must be removed when it is "readily accessible". This includes the location and accessibility to restrooms, drinking fountains and telephones.

Other requirements include but are not limited to:

- One accessible route from site access point, such as a parking lot, to the primary accessible entrance must be provided. A ramp with a slope no greater than 1:6 for a length no greater than two feet may be used as a part of the route. Otherwise a slope with a maximum 1:12 is allowed.
- One accessible public entrance must be provided.
- If restrooms are provided, then one accessible unisex toilet facility must be provided along an accessible route.
- Only the publicly used spaces on the level of the accessible entrance must be made accessible.
- Any display and written information should be located where it can be seen by a seated individual and should provide information accessible to the blind.

Parks which are developed with items such as parking lots, swimming pools, tennis courts and basketball courts should have routes which are accessible. Nature parks or areas with limited development should have the

¹ Source: Park, Recreation, Open Space and Greenway Guidelines, James D. Meres, Ph.D., CLP and James R. Hall, CLP. © 1996, National Recreation and Park Association

minimum of accessible routes to the site. The National Park Service provides design guidelines for accessible outdoor recreation.¹

As the City redevelops city parks, it will be important to include ADA standards in the design. Installation of curb cuts and pathways within the park, designation of handicap parking in the parking lots, remodeling of restroom facilities to provide a handicap accessible stall in each of the men's and women's facilities and pathways to shelters and recreational amenities has been recommended as a method to achieve accessibility goals.

VII. RECREATIONAL FACILITY STANDARDS

As parkland is acquired either through dedications or purchase, it is important to plan space according to the desired recreational contents. In existing parks, it is important for the City to be aware of space requirements and orientation recommendations to determine if it is feasible to include the item(s) within the park. Following are facility standards for a number of recreational activities:

Unit	Land Required	Recommended Size & Dimensions	Recommended Orientation	No. of Units For Population Recommended (National standards)	Service Area	Existing Facilities	Local Need Identified
Baseball Diamond	3 to 3.85 acres	1. Official: Baselines-90' Pitching dist-60.5' Foul lines-min 320' Center field-400'+ 2. Little League: Baselines-60' Pitching Dist.-46' Foul lines-200' Center field-200'-250'	Locate home plate so the pitcher is not throwing across the sun, and batter is not facing sun. Line from home plate through pitcher's mound to run east-northeast.	1/6,000 Based on current population- 1 By 2035 need one	Approximately ¼ to ½ mile radius Part of neighborhood complex. Lighted fields part of a community complex	One at Memorial Park	Meets current and future needs per standard.
Softball/ Youth Diamond	1.5 to 2 acres	Baselines 60' Pitching dist- 45' men, women-40', Fast pitch field radius from plate – 225' Slow pitch 275' men, 250' women	Locate home plate so the pitcher is not throwing across the sun, and the batter is not facing sun. Line from home plate through pitcher's mound to run E/NE	1/ 1,500 Based on current population- 5 By 2035 need three	Approximately ¼ to ½ mile radius	Two fields located at North Side Park, one at the High School and two at the Elementary/ Middle School	Meets current and future needs per standard
Tennis Court	7,200 sq. ft. / court. 2 acres/ complex	36' x 78' with 12' clearance on both ends	Long axis north-south	1/2000 Based on current population- 2 By 2035 need three.	¼ to ½ mile radius. Best in batteries of 2 to 4. Located in neighborhood/community parks or near a school	Two at North Side park	Meets needs through 2030, but improvements to courts needed.

Unit	Land Required	Recommended Size & Dimensions	Recommended Orientation	No. of Units For Population Recommended (National standards)	Service Area	Existing Facilities	Surplus/ Deficit / Standard (Local Standards)
Basket-ball	0.25 to 0.59 acre Youth: 2400 to 3036 sq. ft High School: 5040 to 7280 sq. ft	Youth: 46' to 50' x 84' High School 50' x 84'	Long axis north-south	1/2000 Based on current population- 2 2035-3	¼ to ½ mile radius Outdoor courts in neighborhood/ Community parks. Indoor as part of schools	Three – located in Memorial Park, North Side Park and West Side Park. Plus-Indoor at schools and one at Holy Redeemer	Per standard should serve a population up to 2035
Volleyball	4,000 sq. ft	30' x 60' with a minimum clearance of 6' on all sides	Long axis north-south (outdoor)	1/2000 Based on current population- 2 2035-3	½ to 1 mile	Three-3 located at Memorial Park	Per standard adequate for now and through 2035.
Football Field	1.5 acres	160' x 300' with a minimum of 10' clearance on all sides.	Long axis northwest or southeast	1/3000 Based on current population- 1 2035-2	Approx. 2 mile radius	Two -one at Tri-City United High School and one at Elem/ Middle school	Per standard adequate for now and through 2035.
Soccer Field	1.7 to 2.1 acres	195 to 225' x 330' to 360' with 10' clearance on all sides. Size depends on age group using field	Long axis northwest or southeast	1/3000 Based on current population- 1 2035-2	Approx. 1 to 2 mile radius	None in city parks. Open area at Tri-City United Elementary-Middle School	If soccer grows as a sport may need to add fields.
Ice Arena	2 acres	Rink 85' x 200' (min. 85' 185') Addt. 5000. 22,000 sq. ft to include support area	Long axis is north-south (outdoors)	1/20,000 Based on current and future population - 1	15 to 30 minute travel	Hockey Rink at Elementary-Middle School	Per standard adequate for now and future. Improvements needed.
Warming House	Variable	Variable	Variable	1/rink area	1 hocking rink/skating indoor 2 outdoor rinks & house outdoor.	Yes one at the ice rink.	Per standards one needed at outdoor rink.
Picnic Area Shelter	Variable	Variable	Variable	1/5000 Based on current population- 1 2035-2	2 mile radius	Five. Two at Memorial , Two at North Side, & one at Veteran's	Per standard meets requirements Include in future parks.

Unit	Land Required	Recommended Size & Dimensions	Recommended Orientation	No. of Units For Population Recommended (National standards)	Service Area	Existing Facilities	Surplus/ Deficit / Standard (Local Standards)
Play Equipment	0.5 acre	Variable	Variable	1 acre/park	2 to 3 mile radius	Three at City Parks –North Side, West Side and Memorial. Two at Schools.	Per standard meets requirement now and in the future. Include with new parks.
Sliding Hill	2-4 acres	Variable	Variable	1/7,500 Based on current population- ____ needed. 2035 - needed	1 mile radius	None	Local demand identified.
Archery Range	0.65 acre	300' length x min. 10' between targets. Roped, clear area on side of range min. 30'. Clear space behind targets min. 90' x 45' with bunker	Archer facing north + or – 45 degrees	1/7,500 Based on current population- 0 2035-1 ?	30 minute travel time. Part of a regional complex	None	Possible addition with Sportsman's Club near gun range.
Community Center/ Senior Center	15-25 acres	Varies	Varies	1/20,000	--	None	Not currently a local need.
Horseshoe courts	0.1 acre			1/2000 Based on current population- 2 2035 -3	--	Seven (7) at Memorial park	Meets needs through 2035.
Swimming Pool	1 to 2 acres	Teaching- min. 25 yards x 45' even depth of 3-4 ft. Competitive- min. 25 m x 16m. Min. of 25 sq. ft water surface per swimmer. Ratio of 2 to 1 deck to water	No recommended pool orientation but care must be taken in locating life stations in relation to afternoon sun	1/10,000 Based on current population- 1 2035- 1	150 person capacity 15 minute travel	One indoor within the Elementary/ Middle School.	Meets standards to population of 10,000

Unit	Land Required	Recommended Size & Dimensions	Recommended Orientation	No. of Units For Population Recommended (National standards)	Service Area	Existing Facilities	Surplus/ Deficit / Standard (Local Standards)
Disc-Golf Course	Size depends on number of holes: 9, 12, 18, 24 or 27.	Average 200-240' per hole. Hard surface tee pads of textured cement or asphalt are preferred. Preferred size is 5 ft wide by at least 12 ft long (1.8x3m). Maximum size is 6 ft wide by 20 ft long with the back end flaring out to 10 feet wide. (Source: Disc Golf Association)	Fairways should not cross one another and should be far enough apart so errant throws aren't constantly in the wrong fairway. Fairways should not cross or be too close to public streets, sidewalks and other busy areas where non-players congregate. The 1 st tee should be closest to parking. (Source: Disc Golf Assn)	No standard found.		None; however discussion to include at the Elementary/ Middle School	Possible local demand in the future.
Mountain Bike Skills Course				No standard found.		None	Possible local demand in the future.
Off-leash Dog Park	1 to 2 acres for a neighborhood dog park.			No standard found		None.	Requested by 38% of Community Survey respondents (43 hsholds) therefore a current local request.
LaCrosse		Outside dimensions: 60 yds x 110 yds. The "wing area" is 10 yds in from sidelines (20 yards in from center) of field. The "attack area" & "defensive area" are marked 35 yds from the end lines. Goal is surrounded by a 9' radius. The Lacrosse goal is 6' high by 6' wide by 7' deep.	Long axis northwest or southeast	No Standard Found.		None	Not currently identified as a local demand or need.

Unit	Land Required	Recommended Size & Dimensions	Recommended Orientation	No. of Units For Population Recommended (National standards)	Service Area	Existing Facilities	Surplus/ Deficit / Standard (Local Standards)
Off-Street Parking	300 S.F Per Car	Typically 9' x 20' with a 20' driving lane	Variable	NP: 8-12 cars CWR: 25-100 cars SR: 25-100 cars	NA	Memorial Park and North Side Park (gravel lots). Paved lots at the schools.	May need off street parking at new parks and improvements to existing gravel parking lots.
Restroom Facilities	Varies	Per building code	Variable	1 double unit per park	1 park	Memorial Park and North Side Park. Indoor facilities at the schools.	Portable or permanent at West Side and at new trailhead.

* Derived from the National Recreation and Park Association and the American Academy for Park and Recreation Administration Standards with local standards applied.

Summary of needs identified:

- Improvements to existing tennis courts at North Side Park
- Improvements to the hockey rink
- Soccer fields (if sport grows) on a multi-functional green space
- Sliding Hill
- Dog Park
- Skate Park
- Playgrounds at new parks
- Picnic shelters at new parks
- Restroom facilities at new parks
- Archery facility- coordinated with the Sportsman's Club
- Disc Golf in the future
- Nature or passive recreation areas
- Mountain Bike Skill Course possible in the future
- New Parks to contain picnic areas, playgrounds, off-street parking and restroom facilities!

VIII. TRAILS AND GREENWAYS

This Section outlines the types of trails in the community, the classifications of trails in the City of Montgomery, the future construction of sidewalks and trails, maintenance of existing trails, and public input on trails. Policies and recommendations related to trails are found at the end of this Chapter.

Trails or sidewalks should be designed with the following goals in mind (1) Safety – protect users (depending on the type of trail) from adjacent or crossing vehicular traffic, (2) Linkages - provide links between local parks and recreational areas and regional trail systems, (3) Natural Environment – when designing the trail system protect the natural environment and natural features, and (4) Continuity – provide continuous trail systems with as few interruptions in user movement as possible.

Trails and sidewalks provide many benefits to a community including:

- Increased safety for non-motorized traffic
- Health and wellness
- Access to natural resources
- Economic development with links to the historic downtown
- Non-motorized commuting options

A. TYPES OF TRAILS

Following are design guidelines suggested by the National Recreation and Park Association for the various types of pathways:

1. Park Trails

Type I: These separate or single purpose trails are typically ten feet wide and hard surfaced for pedestrians, bicyclists and/or in-line skaters.

Type II: These multi-purpose trails typically include a natural buffer; such as shrubs, trees or changes in topography, from adjacent uses on either side of the trail. A 50-foot right-of-way to accommodate the buffers is common with a ten foot paved surface.

Type III: Nature trails are generally six to eight feet wide and are soft surfaced. Trail grades vary depending on the topography of the area in which they are located. Interpretive signage is common along nature trails.

2. Connector Trails

Type I: Separate/single-purpose, hard-surfaced trails for pedestrians or bicyclists/in-line skaters located in independent right of way (e.g. old railroad right of way). Typically greenways focus on one or more of the following goals:

- Conservation greenways (or sections of interconnected, multiple purpose greenways) which exist to protect, preserve, enhance, and/or restore essential environmental and ecological functions.
- Recreational greenways (or sections of interconnected, multiple purpose greenways) which are created for informal, low-impact recreation purposes by residents, visitors, and tourists.
- Route greenways (or sections of interconnected, multiple purpose greenways) which protect viewsheds, scenic vistas, historic landscapes and/or provide for pedestrian access along a road, highway or a waterway.

- Comprehensive greenway corridors may be based on natural landforms or may be an assembled network of greenway types that link various resources together to create a greenway system or network.

Type II: Separate/single-purpose hard-surfaced trails for pedestrian or bicyclists/in-line skaters. Typically located within road right of way. The trails may be developed on one or both sides of the roadway and may include one or two-way traffic. The trail is typically separated from the roadway with a boulevard, grass and/or plantings.

Separate or single-purpose hard surfaced trails are designed for pedestrians or bicyclists/in-line skaters and to get people from one area to another. If designed for pedestrians only, a six to eight foot width is common. If designed for bicyclists/in-line skaters, a ten foot paved surface is recommended.

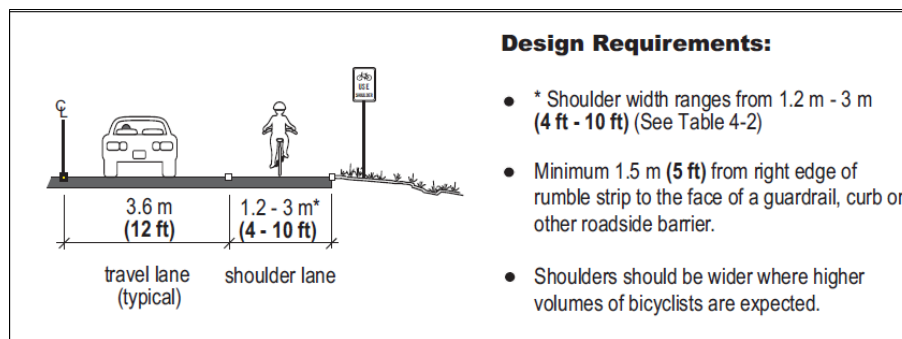
3. On-Street Bikeways

On Street Bike Lane: Bike Lanes are typically designed as a five-foot lane adjacent to the driving lane. On-street parking may occur between the on-street bike lane and the curb or edge of the road. In essence each side of the roadway is divided into three sections (1) driving lane, (2) on-street bikeway and (3) on-street parking.

On Street Bike Route: This bicycle route is typically designated with signage. On Street Bike Routes are typically paved shoulders along roadways.

The MnDOT Bikeway Facility Design Manual, Chapter 4, contains design guidelines for both urban and rural on-street bikeways and provides information on various options. Following is one example.

Source: MNDOT Bikeway Facility Design Manual, Chapter 4, March 2007



4. Special Use Trails

All Terrain Bike Trails: Design and length vary depending on the topography in the area. These trails are generally a part of a larger regional park or natural resource area.

Cross Country Ski Trails: The design of the cross-country ski trail is dependent upon its intended use. The traditional diagonal skiing typically includes a packed groomed trail with set tracks. Skate-skiing designs include a wider packed and groomed surface. The length of the trails may vary. Cross-country ski trails may be designed to be used as equestrian trails during summer months.

Equestrian Trails: These horseback riding trails, typically are designed with woodchips or grass surface. They are located in larger parks and natural resource areas where conflict with other trail users may be avoided. The length of an equestrian trail varies but is generally looped.

Snowmobile Trails: Single purpose trails that are regional in nature and cover large distances due to the speed of travel. Usually developed and maintained by private groups or clubs. The Montgomery Snow Drifters are the local group responsible for the coordination of the snowmobile trail locations.

B. TRAIL CLASSIFICATIONS IN MONTGOMERY

There are currently two segments of trails and many sidewalks in the City of Montgomery. As depicted on Map 9-4, this includes the West trail and a trail in Fischer Estates as well as sidewalks in the original plat of Montgomery.

There is an opportunity for the City to add park land and a trail head in the Fischer Estates on the west side of the City and connect an existing trail to abandoned railroad on the southwest side of the City.

A future goal is to connect existing trails, provide connectivity between park, places of employment and residents to places of commerce. See Map 9-5.

Trails within communities are often classified by their purpose, type of improvement and location. The following table includes a description of seven types of pathways/trails and identification of the trails within Montgomery which are included in each category.

Classification	General Description	Description of each type	Existing Facilities
Park Trail	Multi-purpose trails located within greenways, parks and natural resource areas. Focus in on recreational value and harmony with the natural environment	<p>Type I: Separate/single purpose hard –surfaced trails for pedestrians or bicyclists/in-line skaters.</p> <p>Type II: Multi-purpose hard-surfaced trails for pedestrians and bicyclists/in-line skaters.</p> <p>Type III: Nature trails for pedestrians. May be hard or soft surfaced.</p>	None
Connector Trails	Multi-purpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on	Type I: Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skaters located in independent R.O.W (e.g. old railroad R.O.W).	Segments exist with the West Side trail and Deer Trail.

	recreation. Green way trails focus on viewsheds, conservation/ protection & the natural environment	Type II: Separate/single-purpose hard-surfaced trails for pedestrian or bicyclists/in-line skaters. Typically located within road R.O.W.	
On-Street Bikeways	Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic	<p>Bike Route: Designated portions of the roadway for the preferential or exclusive use of bicyclists.</p> <p>Bike Lane: Shared portions of the roadway that provide separation between motor vehicles and bicyclists, such as paved shoulders.</p>	None
All-Terrain Bike Trail	Off-road trail for all-terrain (mountain) bikes	Single-purpose loop trails usually located in larger parks and natural resource areas.	None
Cross Country Ski Trail	Trails developed for traditional and skate-style cross-country skiing	Loop trails usually located in larger parks and natural resource areas.	None
Equestrian Trail	Trails developed for horseback riding	Loop trails usually located in larger parks and natural resource areas. Sometimes developed as multi-purpose with hiking and all-terrain biking. These trails are developed so conflict can be controlled.	None
Snowmobile Trails	Trails for winter snowmobile use	Single purpose trails that are regional in nature and cover large distances due to the speed of travel. Usually developed and maintained by private groups of clubs.	Outside of City

C. FUTURE TRAIL AND SIDEWALK CONSTRUCTION

The City's Subdivision Ordinance requires the construction of sidewalks along all "collector", "major" and "arterial" streets and in such other areas as are necessary to adequately provide for the safety and welfare of pedestrians. The City currently does not have a policy regarding the installation of trails with new or reconstruction projects. It is recommended this be discussed in an effort to implement the Sidewalk and Trail Plan.

Trail Gaps - Although there are sidewalk and trails in the city, there are areas in which gaps in the pedestrian and non-motorized system exist. Map 9-5 illustrates the locations of existing trails and sidewalks (solid lines)

as well as proposed future sidewalks and trails. These segments are recommended to improve connectivity of the existing pathway system.

Future Trails – In addition, Maps 9-5 and 9-6 illustrate proposed locations of trails in the City’s future land use growth boundary. These trail locations were identified based on future park search areas (connecting future parks with a trail system), take advantage of scenic and natural resources and existing and future roadway corridors. Proposed trail locations were also identified to allow for smaller as well as a more comprehensive looped system.

Special Use trails such as cross country ski trail could be located within the golf course on the cart path trails.

Regional Connectivity – It is recommended the City plan a trail system which takes into account the proposed “Czech Area Trail” which would link Montgomery to the cities of New Prague and Lonsdale. Planning and coordination with the County to develop a trail to connect the City of Montgomery to Richter’s Woods is also recommended.

D. MAINTENANCE OF THE TRAIL AND SIDEWALK SYSTEM

It is not only important to create a walkable community through the installation of sidewalks and trails, but it is equally important to maintain the trails and develop a plan to ensure sufficient funding and staffing is available to do so, especially as the system grows and ages.

It is recommended the City of Montgomery complete an inventory and develop a maintenance program.

E. PUBLIC INPUT

In 2014, the City of Montgomery received a Safe Routes to School Planning Grant. Region 9 Development Commission administered the grant on behalf of the City. At the time of this Comprehensive Plan update, recommendations were not yet available.

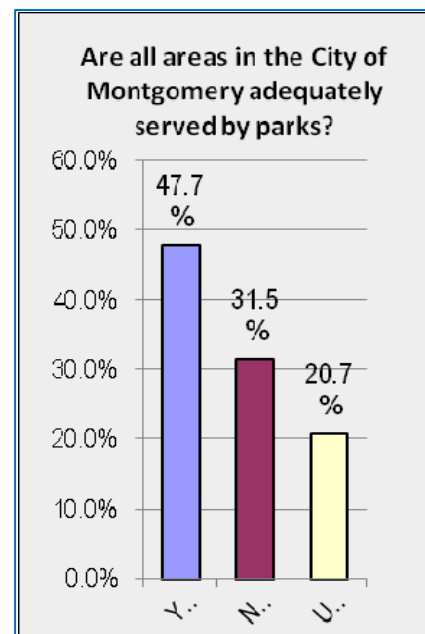
Parks and Recreation. In 2013, an on-line survey was conducted with 114 responses received. Residents were asked if all areas in the City are adequately served by parks. Nearly ½ indicated they are, 31.5% noted they are not and 20% were uncertain.

If residents noted areas were not adequately served, they were asked to identify locations where additional parks are needed. The most common responses were in North Ridge Addition, the north side of the city, in new subdivisions, the west side, and the need to update current parks.

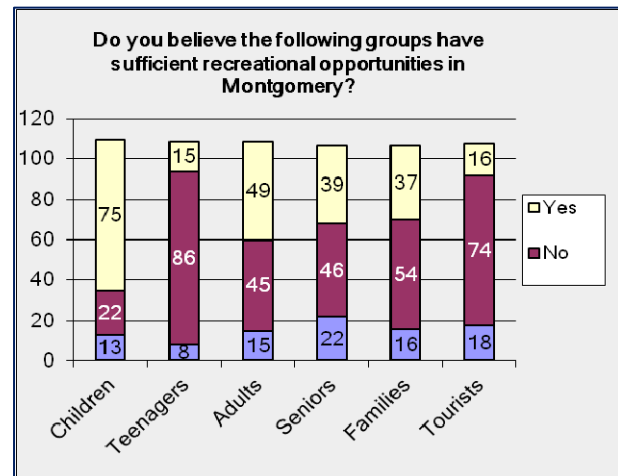
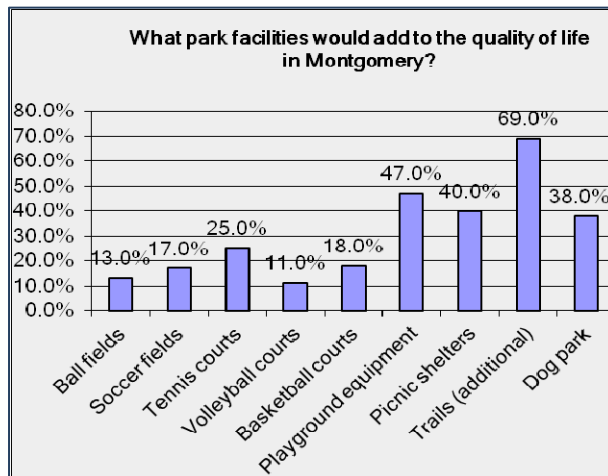
The Comprehensive Planning Committee also provided input on locations in which parks are needed. Areas included by North Ridge Addition, northwest of Lexington and Welco Drive, by Meadow Ridge, a future Lake Pepin regional park to be coordinated with the county and DNR, and a neighborhood park by Country Ridge Subdivision.

Additional Park Facilities.

Residents were asked what additional park facilities would add to the



quality of life in Montgomery. The top responses were additional trails, additional playground equipment and a dog park. Other responses are illustrated in the chart.



Other suggestions included an archery range, skate park, disc golf course, a recreation center for youth, skate park, BMX park, quiet sitting garden with benches, updated sand volleyball courts, upgrades to existing parks, future baseball and softball fields, water park or outdoor pool, campground, wildlife preserve, coordination with the DNR to create something with Lake Pepin and a coordinated trail system with the county and neighboring communities. The Comprehensive Planning Committee also identified a need for the items listed on page 13 of this Chapter.

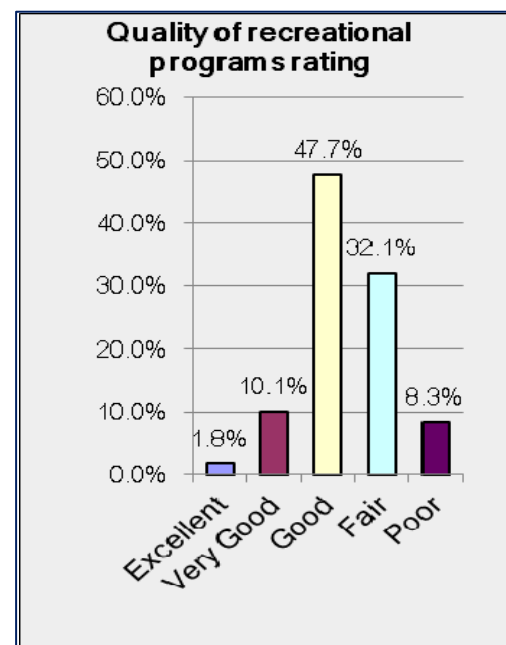
Recreational Opportunities. Residents were asked if there are sufficient recreational opportunities for various groups in the community. Following are the responses. A majority felt there are sufficient opportunities for children and adults. A vast majority felt there was a lack of recreational opportunities for teenagers and tourists.

Quality of Recreational Programs. Residents were also asked to rate the quality of recreational programs in the City. The results are illustrated in the following chart. Nearly one-half of respondents rated educational programming as “Good”, following by nearly one-third ranking them as “Fair”.

Types of Future Parks. Survey respondents provided input on the type of parks the city should plan for in the future. A majority feel both active and passive recreational parks are needed. Results are illustrated in the chart below:

What types of parks are needed in the City?

Answer Options	Response %	Response Count
Active Parks (athletic fields, playgrounds)	15.7%	16
Passive Parks (natural resources)	29.4%	30
Both	54.9%	56
Other (please specify)		7
answered question		102
skipped question		12



IX. RECREATION AND FITNESS

There are a number of coordinated and uncoordinated recreational opportunities in and around Montgomery. The Parks, Trails and Recreation Plan recognizes the importance of partnerships with other governmental units, the coordination of plans and collaboration on future improvements and grant applications to implement the Plan. The following agencies have been identified as partners in future parks, trails and natural resource planning and projects:

- Tri-City United School District/Community Ed
- Le Sueur County
- Department of Natural Resources
- Local Sports Clubs and Organizations (baseball, softball, volleyball, horseshoe, etc.)

A. Tri-City United School District Community Education Program. Community Education is organized through the Tri-City United School District. The School District provides facilities such as the swimming pool and ball fields at the schools. Many of the recreational activities are offered within school facilities and serve residents within the Tri-City United School District which expands well beyond the city's boundaries.

B. Recreation Organizations. Montgomery has a large number of organizations which coordinate recreational programs including but not limited to the Montgomery Mallards baseball league, softball association, horseshoe and volleyball leagues.

X. ADMINISTRATION, MAINTENANCE AND OPERATIONS

A. Park Board. The City Council has appointed a Park and Recreation Board, which meets monthly to plan for the development and redevelopment of Montgomery's park and trail system. The Montgomery Park and Recreation Board reviews current and future community park and recreation needs, programs and facilities and recommends policies and improvements to promote the implementation of the City's parks, trails, and recreational plans. The City Clerk-Treasurer serves as the staff to the Park Board.

The Park Board consists of seven voting members who are appointed by the City Council to serve staggered three-year terms. One member of the City Council serves as a non-voting liaison.

The City Code identifies the following duties and responsibilities of the Park and Recreation Board:

"It is the duty and responsibility of the Park and Recreation Board to advise the Planning and Zoning Commission and the Council in all matters relating to acquisition and development of property for future recreational needs. These duties and responsibilities shall relate, but not be limited to the following:

- A. Plan future park and recreation development.
- B. Propose rules and regulations for use and maintenance of these public facilities.
- C. Prepare a report at the close of each calendar year enumerating the facilities the programs made available during the year with an estimated count of use or participation.
- D. The use of school facilities through the cooperation of the School District should be provided as a matter of economy and convenience.
- E. Prepare before September 1 of each year, a proposal for the future year together with a proposed budget for the ensuing year."²

² City Code 210.03 Subd. 2

B. The City of Montgomery's Public Works Department maintains the city parks.

Full-time employees assist with mowing, maintenance of the parks and restrooms within and trail cleaning.

In addition to City staff, various volunteers and volunteer organizations assist in park maintenance and improvements. Examples include the baseball association, softball association, Lion's Club, Community Club, VFW and American Legion.

C. Future Needs for Administration, Maintenance and Operations.

A Trail Replacement and Seal Coating Plans are recommended which includes the age of the trail segment, its condition and plans for seal coating. This should be incorporated into a larger Park and Trail Capital Improvement Plan.

The City should continue to evaluate staffing needs as well as intergovernmental sharing of staff and equipment as the number of park acres and miles of trails grow.

XI. FINANCIAL RESOURCES

The City budgets for operational expenses through its annual budget process. The City currently utilizes user fees, donations from organizations and individuals, grant programs, park dedication land, fees, the general tax levy, and volunteer labor to cover expenses relating to parks. Maintenance of parks is included in the general fund budget, while park dedication fees are tracked in a park dedication fund.

A. Park Land Dedication Fund. The City has a dedicated fund for park improvements. The purpose of all funds derived is to pay for all or part of the acquisition of parkland, park equipment and park improvements as established by the City Council. All revenues derived from the park land dedication fees are credited to the Park Land Dedication Fund.

Park Land Dedication Ordinance. MN State Statute 462.358 subdivision 2b, grants cities the authority to, "require that a reasonable portion of the buildable land, as defined by municipal ordinance, of any proposed subdivision be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, storm water drainage and holding areas or ponds and similar utilities and improvements, parks, recreational facilities as defined in section [471.191](#), playgrounds, trails, wetlands, or open space." Statutes require that, "If a municipality adopts the ordinance or proceeds under section [462.353](#), subdivision 4a, as required by paragraph (a), the municipality must adopt a capital improvement budget and have a parks and open space plan or have a parks, trails, and open space component in its comprehensive plan..."

The City's Subdivision Ordinance includes parkland dedication requirements. At the time of this Chapter, new subdivisions are required to dedicate 10% of the land being platted or a fee-in-lieu of the land equal to the value.

B. Grants. The city has an opportunity to apply for a number of park and trail grants. These include but are not limited to the DNR Outdoor Recreation Grant Program, Walkable Community Program, MnDOT Community Roadside Landscape Grant, MnDOT Transportation Enhancement Grant and DNR Grant for the Prairie Restoration.

XII. GOALS AND RECOMMENDATIONS FOR PARKS, TRAILS AND RECREATION

Parks, Trails and Recreation Plan

The city's park and trail systems are important assets of the City. If the City is to maintain these areas as an integral part of the community, as well as incorporate other park areas as the population increases the following should be considered:

A. General Goals and Recommendations

1. **Adopt an Active Living by Design Philosophy and Culture.** This may be accomplished through built environments such as the construction of additional trails as well as programs which encourage physical activity and healthy eating. Examples include promotion of local farmers markets, community gardens and promotion of riding bicycles versus driving in cars.
2. **Provide Recreational Opportunities and Resources for all Demographics.** This may be accomplished by improving handicap accessibility within parks and leading to trails and inclusion of recreational amenities within parks to serve all age groups. Recreational programs and activities for youth, families, young adults and seniors are also suggested.
3. **Build Partnerships with Local, Regional and State Agencies.** It is recommended the City continue to coordinate future park, trail and natural resource projects with other local, regional and state agencies.
4. **Tourism, Marketing and Promotion.** The City of Montgomery's Kolachy Days sponsors a 5K and children's' runs in July of each year. The City should market itself as an Active Community through brochures, maps, trail signage and social media such as Facebook, Twitter, Instagram, web sites, etc.
5. **Educate the public** on the resources available. Methods of accomplishing this include but are not limited to:
 - **Expand uniform signage** to identify parks and trails. Along trails identify trails by names/loops and include signage to identify the direction and distance of each trail segment. Include signage directing trail users to key areas including parks, historic sites and key commercial areas.
 - **Promote educational programs** in coordination with the schools such as promoting the use of helmets for bicycle and skater safety.
 - **Continue to provide** information on Montgomery's parks, trails and recreation. Distribute brochures to local businesses, residents and various constituencies as well as make them available at the City offices and on the city's web site.

B. Park and Open Space Goals and Recommendations

1. Encourage **cooperative planning**, development and use of park and recreational facilities by the School District and the City. Continue to share facilities with the School District.
2. **Develop a plan for a new park on the west side of the community – Fischer Estates.** In 2014, the City acquired lots within Fischer Estates through tax forfeiture. The City should identify the land to retain for a park, master plan this park and identify future trail connections.
3. **Future parks**, generally acquired at the time of platting of subdivisions, should be designed for the appropriate size to accommodate a variety of the uses including active parks designed for social

interaction and activity as well as areas to reconnect with nature. Future parks should be sought in areas identified in Map 9-5.

4. **Community parks should be at least 15 acres in size**, should offer diverse resources to allow both active and passive recreational activities, and should be designed to be accessible via a collector road as well as a trail or greenway corridor.
5. **Passive parks** should be planned to protect areas of high environmental value and scenic areas. Maintain open space in environmentally sensitive areas.
6. Review the **life cycle of parks** as they relate to the changing demographics and types of active and recreational uses requested (e.g. bike trails, dog parks, etc.). Budget for and review park improvements as recommended in this Chapter.

C. Trails, Greenway and Sidewalk Recommendations

Following are Policies and Recommendations related to existing and future trails, greenways and sidewalks:

1. **Trails should be developed with safety in mind.** Efforts should be made to protect non-motorized and motorized users (depending on the type of trail) from adjacent or crossing vehicular traffic,
2. **Trails should be developed to create linkages and connectivity.** It is the intent of this plan to identify the primary trails which are needed for connectivity, to remove ambiguity when reviewing plats. Along with those areas identified on the future sidewalk and trail map, trails and sidewalks are recommended to provide connectivity to:
 - Downtown and commercial areas
 - Schools
 - Existing and future parks
 - Lineal trails in passive recreation areas or around natural resources and open spaces.
 - Regional trail systems
 - Residential areas

Gaps in the existing trail system should be reviewed with a capital improvement plan developed with potential timeframes for development, ideally coordinated with new street or street reconstruction projects and/or grant opportunities.

The City should consider the development of a policy for the construction of sidewalks and trails for street reconstruction projects, with priority for routes identified to fill gaps and provide connectivity.

- 3 **Natural environment.** Trail systems should be designed to protect the natural environment and natural features.
4. **Collaboration with other entities.** As future trails and greenways are planned, it is important to coordinate plans with other entities such as MnDOT, Le Sueur County, the DNR, the school district (safe routes to schools), the township, railroad companies, landowners and developers.
5. **Future trail design** should take into consideration the purpose of the trail (commuter, bicycle, multi-purpose, commuting, greenway, etc.). The location of the trail may be somewhat dependent upon the intended users and purpose of a trail. For example, a commuter trail may be constructed in road

right- of -way, while the greenway trail, which is designed to access natural resources and take advantage of scenic opportunities, should be designed away from roadways.

6. **Maintenance.** The City should develop information on the age and condition of trails and prepare plans for the maintenance and replacement. This should be coordinated with the City's Capital Improvement Plan and reviewed with the Parks and Public Works Departments.
7. **Bicycle racks.** The City should consider adding bicycle racks in city parks and the downtown to accommodate increases in bicycle use as the trail system expands.

D. Financial Planning Goals and Recommendations

1. Create a Five-Year Capital Improvement Plan for the Park System

The City of Montgomery through the Montgomery Park and Recreation Board, should create a five year Capital Improvement Plan (CIP) for the existing and future park and trail system. The CIP should include the types of equipment and other amenities necessary to the Park System, the cost of such items, and the year in which the City is projecting to fund such improvements. This CIP should then be included in the overall Capital Improvement Program for the City.

2. **Pursue grant programs** to assist with funding including but not limited to grants offered through MnDOT and the DNR. The City should pursue grant opportunities to continue to expand its trail system, especially segments which link to school and regional park and trail systems.

3. **Create a budget for and schedule improvements** within existing parks identified in this Chapter.

4. **Land Acquisition Planning.** Identify areas which will be acquired through future park land dedication and areas which may need to be acquired with City funds. Begin budgeting for future land acquisition and improvements to the Park in Fischer Estates.

5. **Operations and Maintenance.** Prepare a management plan for City trail facilities, pathways, sidewalks, and bikeways. Operations and maintenance costs should be included in the annual budget.

6. **Subdivision Regulations.** Maintain, and as needed update, the section which outlines the dedication of parkland and installation of sidewalks and trails.

This Chapter is intended to be a guide for the development of parks and trails and recreational programs within the community. As events and circumstances within the community change, the Chapter should be reviewed and updated, as appropriate. Amendments should be considered if there have been significant changes within the community or opportunities arise which were not anticipated by the Chapter.

UTILITIES

INTRODUCTION/PURPOSE

Public utilities include the municipal wastewater/sanitary sewer system, municipal water and storm water utilities. Private utilities include electrical, gas and telecommunications. The ability to serve the City with utilities is essential to the City's future growth. Proactively planning and budgeting for infrastructure replacement and upgrades will assist the City in providing infrastructure more cost effectively. This portion of the Comprehensive Plan will review the:

- I. Municipal Wastewater Treatment/Sanitary Sewer System;
- II. Municipal Water System;
- III. Municipal Storm Water System;
- IV. Private Utilities; Electric, gas, telecommunications and garbage/recycling;
- V. Public Input; and
- VI. Public Utilities Policies and Objectives.

I. WASTE WATER/SANITARY SEWER SYSTEM

- A. System components:** The existing sanitary sewer facilities can be divided into two distinct components: the sewage collection system and the wastewater treatment facility. The City of Montgomery owns and operates its own wastewater treatment facility. A new wastewater treatment plant was placed on line in December, 2003. The treatment facility is located on the northwest side of the community west of Lake Pepin Road and north of 340th Street at 16638 340th Street. The plant removes solids, organic compounds, nutrients and pathogens that have a degrading effect on natural water systems. The City follows the regulations of the Minnesota Pollution Control Agency (MPCA).

The sanitary sewer collection system within the city was placed into service at various times. As a part of financial reporting requirements, the City is required to create an itemized inventory of the value of each individual collection main and when each main was placed into service, for the purposes of itemizing asset depreciation in conjunction with Government Accounting Standards Board (GASB) 34 directive.

The City of Montgomery has four lift stations in place. The main lift station is located near the Waste Water Treatment Plant (WWTP). The smallest lift station is in the North Ridge Subdivision. The other two lift stations are located in Stone Ridge and Country Ridge Developments.

- B. WWTP Capacity.** The Montgomery wastewater sewer system features a mechanical plant with a capacity of 0.968 MGD. The average demand in 2013 was 0.271MDG. Based on a population of 2,933, this is an average contribution of 92 gallons per person per day (gppd). According to the City Engineer, the design capacity for the wastewater treatment facility is for a population of 4,380 (assuming 100 gppd). The design is based on the following – Average wet weather flow of 0.968 MGD, average dry weather flow of 0.438 MGD, peak hourly wet weather flow of 2.380 MGD and a peak instantaneous flow of 2.856 MGD.

According to population projections, the WWTP should have the capacity to serve the City through 2025 or 2030 or a population of 4,380. With future expansion to the WWTP, the facility could serve the City to a population of 5,475. If "Part 2" of the Plant is built, this could be expanded to serve a population of 8,760 to 10,950. This may change depending upon the type/volume of commercial/industrial users which locate within the community. An industry which discharges high levels of wastewater could consume a

large portion of the city's wastewater treatment plant capacity. Industrial growth, as well as actual population growth, should be monitored and sewer capacity plans be made accordingly.

The City has a "Premature Subdivision" section in its Subdivision Ordinance, which allows for the denial of plats if the City is unable to service the area with municipal sewer, among other services. If in the future growth increased significantly and the city did not have funding to expand the WWTP, the City could implement and exercise the premature subdivision clause.

- C. Connections.** As of 2014, the City of Montgomery provided service to approximately 1,400 residential, 110 commercial and two (2) industrial accounts. The City also collects wastewater from a few other small septic haulers; providing the city with additional revenue. There is potential to serve new developments around lakes, such as Greenleaf Lake, in the future.
- D. Population Projections.** As noted within Chapter 3 - Demographic Projections, the City is planning for the following household with future populations of 3,200 in 2015, 4,000 in 2025 and up to 5,000 by 2035.

**TABLE 10-1
POPULATION PROJECTIONS**

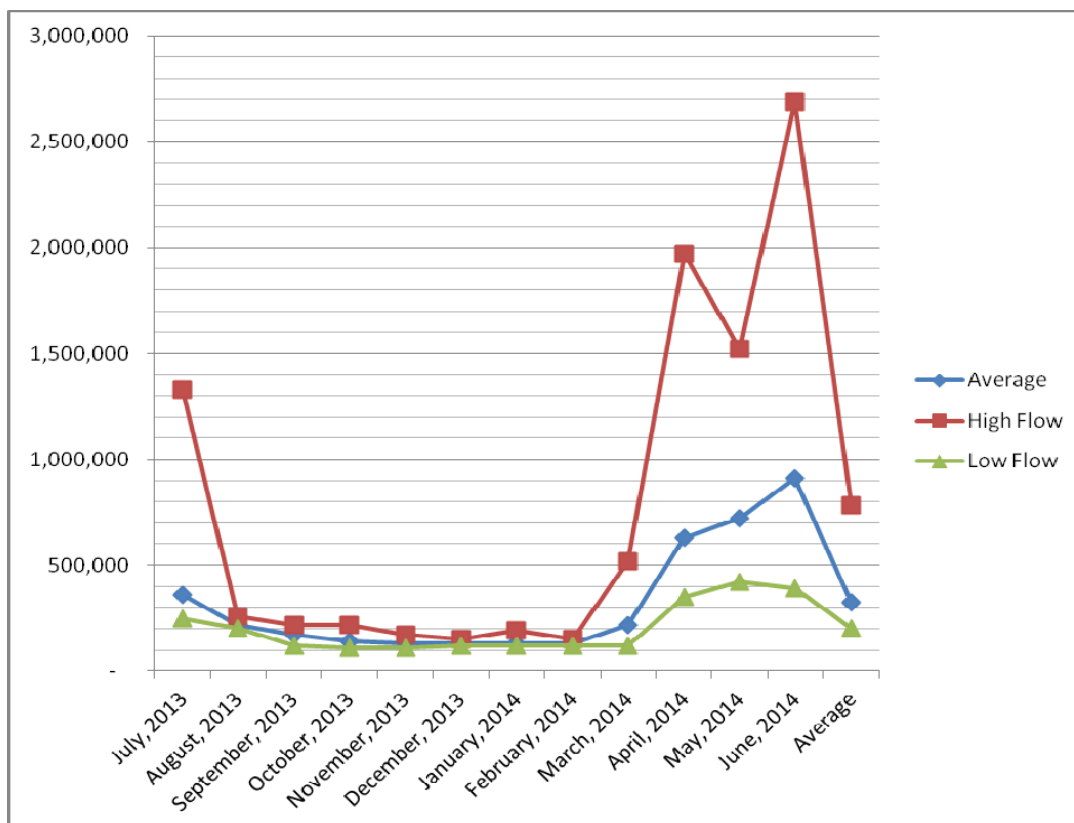
Year	State Demographer Estimate (2007)	Building Permit Average Trends	Top Down Method (historical average of county population)	Average Projection of three Methods	Projected Population Local Input
Actual					
2010	2,956	2,956	2,956	2,956	2,956
2015	3,892	3,179	3,421	3,497	3,200
2020	4,222	3,402	3,632	3,752	3,500
2025	4,509	3,625	3,813	3,982	4,000
2030	4,744	3,848	3,957	4,183	4,500
2035	4,907	4,071	4,063	4,347	5,000

The growth boundaries for future land use extend into Lanesburg Township to the north and Montgomery Township to the west and south. Orderly annexation agreements have not yet been negotiated. Based on the capacity of the wastewater treatment plant and current average and peak loads, it appears the City would be able to serve the proposed growth boundary identified.

- E. Evaluation of Wastewater/Sanitary Sewer System.** Infiltration/Inflow into the sanitary sewer lines can decrease the efficiency of sanitary sewer treatment and result in additional volumes to be treated, reducing design capacity and increasing costs. Infiltration may occur if there are cracks in clay sewer lines or if pipes are defective. Inflow occurs if tile, sump pumps, roof or yard drains are connected to the City's sanitary sewer lines. The City Code restricts connection of sump pumps to the sanitary sewer system, stating, "No person shall discharge any surface water, groundwater sump pump, footing tile, swimming pool, cistern overflow, cooling water, or other natural precipitation into the sanitary sewer system except as may be recommended by the City Engineer and approved by the City Council after a determination is made that the additional flow of water is insubstantial and will not adversely impact the capacity of the sanitary sewer system, or as may be provided elsewhere in this Section." The City's sanitary sewer system has experienced some infiltration/inflow (I/I) issues. The City does not have a plan in place to address the infiltration/inflow; however, the Public Works Department has identified a potential cross connection in the park to be addressed.

Monthly influent rates at the WWTP also suggest significant infiltration rates as summer months, especially during the heavy rain falls in the spring of 2014, resulted in high levels of influent, as illustrated in the following chart:

Monthly WWTP influent at the Plant for July 2013-June 2014



There is sufficient space at the existing wastewater treatment plant for future expansion, if needed. Two aeration basins, three reed beds and two final clarifiers could be added. Public Works staff has recommended the removal of the existing two final clarifiers and replacement with larger final clarifiers rather than adding two small to the existing.

The receiving water is County Ditch 22, classified as a Class 7, 3C, 4A, 4B, 5 and 6 water.

- F. Private Sewer Treatment Plants/Cluster Systems.** The City of Montgomery would not consider the approval of private sewer treatment plants or cluster systems for industries or manufactured home parks, as this would not be consistent with the City's long range sewer plan. Le Sueur County inspects upgrades to existing ISTS or upgrades to systems within the city limits. According to LeSueur County, compliance inspections on existing systems are completed by state licensed inspectors.
- G. Sanitary Sewer Plans.** A capital improvement plan has not been formally adopted for future sanitary sewer projects. At this time, the City is replacing sanitary sewer lines as a part of the Fifth Street Area Improvement Project. Improvements at the Wastewater Treatment Plant are also being implemented. The City should budget for replacement of the Magna Rotors and electric equipment at the WWTP. As the City replaces streets within the community, the sanitary sewer lines below streets should be evaluated. A capital improvement plan should be developed which identifies the locations and costs of such future improvements.

- H. **Sanitary Sewer Rates and Fees.** The City has adopted a fee schedule identifying the type of facility, parameters and number of connections. When existing lots are fully developed and the city receives requests for new subdivisions, it is recommended that sewer trunk area charges be collected up front from the developer. Sewer Area Charges (SAC) are not based on units for commercial or industrial users. The City should revisit SAC and WAC charges for high water users.

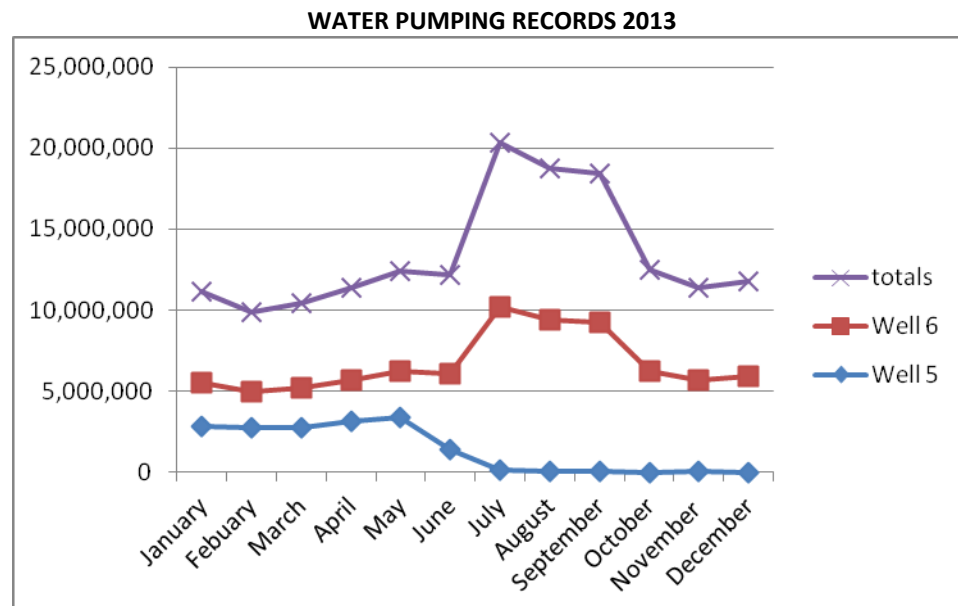
II. WATER

Existing Water System. The City of Montgomery's municipal water system includes four wells, a water treatment facility, water storage facilities and the distribution system.

- A. **Wells.** The City currently has two active wells, located at the treatment plant. In addition, there are two emergency wells, one in North Park and by the former Schwans' building. These wells are still monitored in the event they would be needed for a natural disaster that disables water plant operations.

According to the Wellhead Management Program, the wells have a combined pumping capacity of 115,400,000 annually or an average of 316,165 gallons per day. In 2013, the city pumped 80,350,000 gallons or an average of 220,137 gallons per day. Based on the average daily usage of 80 gpd, the existing wells could serve a population of up to 4,000, which is projected to be the population in 2025. If a high water user, such as an industry, locates in the city, this may impact capacity.

The highest one day flow was on August 30, 2013 at 701,000 gallons. During the month of July, 2013 the City averaged 328,613 gallons per day.



Discussion has occurred regarding a future Well #7. This addition and the addition to the water treatment plant could potentially serve the projected population through 2035. It should be noted both wells would not be able to continually pump at 500 gpm as they would run dry. DRN regulations relating to pumping would need to be met.

- B. Water Treatment Facility.** The water treatment plant was constructed in 2005. The plant removes magnesium and iron and softens the water. Radium removal is possible at the water treatment facility should this become a concern and/or testing requirement by the state. The water treatment plant has a capacity of 2,160,000 gallons per day. Generators are in place at the treatment plant and city wells.
- C. Water Storage Facilities.** The city has one elevated storage facility, which was constructed in 2004, with a storage capacity of 500,000 gallons. This facility is located on Rodgers Drive, by the Golf Course. The water tower was inspected in 2005 and 2007. Warranty repair work was completed in 2006. Tower cleaning was completed in 2011.
- D. Water Distribution.** A majority of Montgomery's water distribution system consists of cast iron, ductile iron and polyvinyl chloride (PVC) mixture pipes which range from four inches to 12 inches in diameter. The City is converting water lines to PVC with infrastructure improvement projects. Existing four and six inch mains are being replaced with eight inch mains.
- If homeowners or businesses are serviced with a private well, they are required to connect to the municipal system at the time service becomes available.
- E. Wellhead Protection.** The City of Montgomery has a Wellhead Protection Plan. The purpose of a Wellhead Protection Plan is to ensure the current and future safety of the City's drinking water supply. It includes the following elements as required by the Minnesota Department of Health:
1. The delineation of the wellhead protection area and the drinking water supply management area.
 2. An assessment of the vulnerability of the drinking water supply management area.
 3. A review of expected changes to the physical environment, land use and surface and ground water sources.
 4. A plan for the management of the wellhead protection area.
 5. A plan to monitor the adequacy of wellhead protection measures and a plan to implement the wellhead protection plan.
- F. Water Utility Plans.** The City has plans to continue to replace water mains. Many were completed in 2003, with payment for those improvements continuing until 2026.
- G. Water Rates and Fees.** As of 2014, water connection fees range from \$2,250 to \$3,500 per connection, depending on the area. Water Area Charges (WAC) are not based on units for commercial or industrial users. As of 2014 the City had 1,400 residential water customers, 110 commercial and two industrial water customers. The city should revisit the water connection fee policy for high water users.

III. STORM WATER UTILITY

In order to preserve natural resources, review of storm water drainage issues and education of the public on issues relative to surface water quality is important.

Storm water management is used to guide the development and expansion of the City's drainage system in a cost-effective manner that preserves existing water resources. Goals of surface water management include, but are not limited to: reduction of public expenditures necessary to control excessive volumes and rates of runoff; flood

prevention especially those urban in nature; identification of current and future drainage patterns; protection and enhancement of the areas natural habitat; promotion of ground water recharge; protection of the water quantity and quality in wetlands, the Minnesota river; and reduction in erosion from surface flows.

- A. Existing Storm Water Facilities.** Montgomery's Storm Water facilities include storm water trunk lines, pipes, channels, manholes, overland drainage ways, catch basins and storm water ponds.
- B. Storm Water Management Plan.** The City currently does not have a Storm Water Management Plan. The City should develop a plan which addresses storm water pipe size, possible water gardens, re-use of storm water and other methods to reduce run off volume.
- C. Maintenance of the Storm Water System.** Storm water pipes are currently replaced in coordination with other street and utility projects. Storm water ponds, their inlets and outlets are maintained by Public Works staff as needed.
- D. Storm Water System Improvements.** A capital improvement plan with proposed storm water system improvements has not been developed. It is recommended this be prepared with identification of methods to reduce storm water flow and/or the increase in storm water pipe size to allow for additional flow.
- E. Storm Water Fees.** The City currently does not charge storm water fees. As the City continues to grow, development of a storm water management plan and fees will be beneficial.

IV. PRIVATE UTILITY PROVIDERS

- A. Electric.** The City of Montgomery is served by Minnesota Valley Electric Company (MVEC). MVEC acquired territory from Alliant Energy, who had previously served the southern portion of the City.
- B. Gas.** CenterPoint Energy and Greater MN Gas Co. (for North Ridge, Stone Ridge and Country Ridge Developments) provide gas service to the community.
- C. Telecommunications.** Several providers serve the City, including MediaCom (Cable TV / High Speed Internet), Frontier Communications (Telephone/High Speed Internet), Verizon Wireless (cell service) and many others.
- D. Garbage/Recycling.** Waste Management serves as the city's garbage and recycling provider.

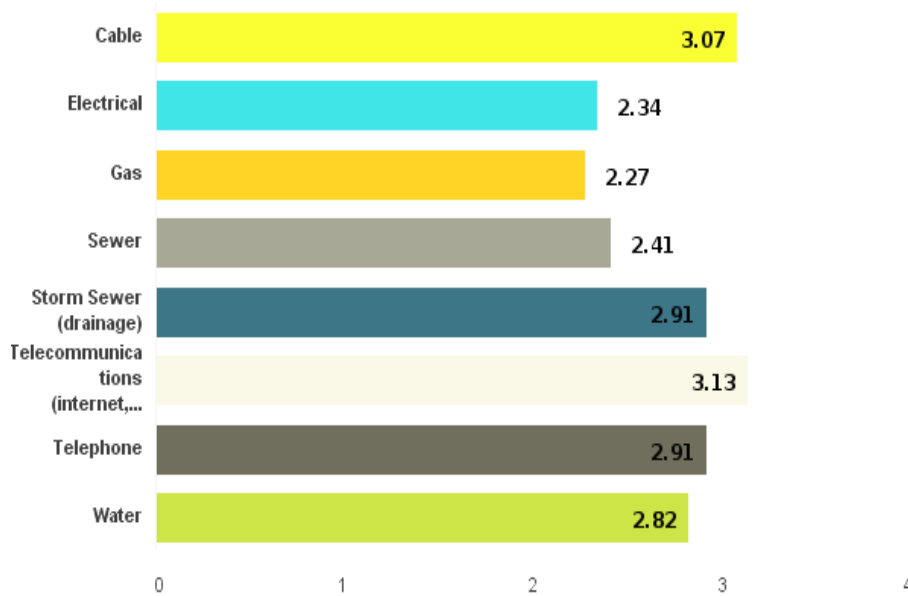
V. COMMUNITY INPUT

As a part of a Community Survey in 2013, residents were asked to rate the quality and dependability of utilities on a scale of 1 to 5 with 5= Excellent, 4= Very Good, 3= Good, 2=Fair and 1 = Poor. Following is a weighted average of the responses.

The highest ranking utilities were Telecommunications (3.13) followed by Cable (3.07) and Telephone (2.91). No utilities received an average ranking of very good to excellent.

Q21 How would you rate the dependability and quality of the following utilities:

Answered: 106 Skipped: 8



VI. MUNICIPAL UTILITIES OBJECTIVES AND GOALS

MUNICIPAL UTILITY OBJECTIVES

1. Continue to provide quality utility services to Montgomery residents and businesses at cost effective rates.
2. Plan for future utility needs and structure rates and fees to ensure future development pays for infrastructure costs needed to support the growth.
3. Continue to upgrade existing utility infrastructure as well as plan for future extensions and improvements.

MUNICIPAL UTILITY GOALS

1. The City should emphasize redevelopment/infill in existing urban areas to maximize existing municipal utilities.
2. The City should continually review the appropriateness of: utility rates, sewer and water availability and connection charges and trunk area charges to determine whether or not said fees are sufficient to provide for future reconstruction and expansion of the system.

3. To avoid duplicate costs, the City should continue to coordinate future street construction/reconstruction with needed municipal utility construction and reconstruction including coordination with other jurisdictions (county, MnDOT).
4. A Surface Water Management Plan should be developed along with a storm water utility.
5. Development proposals shall continue to be reviewed in accordance with the Wellhead Protection Plan. Any potentially contaminating land uses shall be sited outside the wellhead protection area.
6. The City should expand access to digital information and communication technology including coordination with schools, the county, state and local library.
7. Utility improvements should balance environmental factors with the need to rehabilitate and expand.
8. The City should review and calculate the impact of all proposed development and land subdivision on the capacity of the existing sanitary sewer system to determine whether the City can provide services requested within a timely manner (i.e. two years).
9. A capital improvement plan should be developed which includes expenditure for sanitary sewer/WWTP, water facilities, storm water facilities and any public telecommunication.
10. The city should revisit the water connection fee policy for high water users. In addition, Sewer Area Charges (SAC) are not based on units for commercial or industrial users. The City should revisit this for high water users.
11. The City should investigate infiltration and inflow in the city's sanitary sewer system and develop a plan to address this.
12. The City should investigate the cost/benefit of creating a streetlight utility.

IMPLEMENTATION

I. INTRODUCTION

The various chapters of the Montgomery Comprehensive Plan outline the City's overall plan for growth and redevelopment. This chapter identifies methods the City of Montgomery will employ to implement the Comprehensive Plan and associated goals and objectives as identified by the community.

The Implementation Chapter of Montgomery's Comprehensive Plan includes a summary of the following:

- The City's Official Controls including its Zoning Ordinance and Subdivision Ordinance;
- The City's Capital Improvement Plan; and,
- A Housing Implementation Program.

This Chapter also includes information relating to orderly annexation and future comprehensive plan amendments.

II. ZONING ORDINANCE

The City of Montgomery Zoning Ordinance includes specific regulations governing land use and an official zoning map. With formal approval of the Comprehensive Plan, the City Council recognizes the Comprehensive Plan as the 'umbrella' policy guiding the overall growth and redevelopment of the City of Montgomery. The policies/goals identified are in part carried out through standards regarding land use set forth within the Zoning Ordinance.

The City shall administer the Zoning Ordinance on an on-going basis. As required by state statutes, the City shall achieve consistency between the Comprehensive Plan and the Zoning Ordinance.

Purpose: The purpose and intent of the Montgomery Zoning Ordinance is outlined in eight statements within the Zoning Ordinance. In summary, the purpose is to protect the public health, safety, and general welfare by regulating the use of land, the location and use of buildings and the arrangement of buildings on lots, and the density of the population in the City. The purpose, within the Ordinance, is identified as:

1. Protecting the public health, safety, comfort, convenience and general welfare.
2. Dividing the area in the city into zones and districts regulating therein the location, construction, reconstruction, alteration and use of structures and land.
3. Promoting orderly development of the residential, business, industrial, recreational and public areas.
4. Conserving and developing the natural resources in the city.
5. Providing for the compatibility of different land uses and the most appropriate use of land throughout the city while carrying out the intent of the Comprehensive Plan.
6. Providing for the administration of this ordinance and defining the powers and duties of the administering officer as provided hereinafter.
7. Prescribing penalties for the violation of the provisions in this ordinance or any amendment thereto.
8. To prohibit the use of buildings, structures, and lands that are incompatible with the intended use or development of lands within the specified zones.

Contents: Local controls relative to the Land Use portion of the Comprehensive Plan and provided by the Zoning Ordinance include, but are not limited to, the following:

- Title
- Intent and Purpose
- Rules and Definitions

- General Provisions
- Administration
- Zoning Districts and Provisions
 - R-1 Single Family Residential District
 - R-2 Medium Density Residential District
 - R-3 High Density Residential District
 - RR Rural Residential District
 - B-1 Highway Commercial District
 - B-2 Community Commercial District
 - B- 3 Central Business District
 - I-1 Light Industrial District
 - I-2 Medium Industrial District
 - PUD Planned Unit Development District
- Performance Standards
- Violations and Penalties

Official Zoning Map/District Descriptions: A copy of the City of Montgomery's Official Zoning Map is included as Map 4-2 within Chapter 4 of the Comprehensive Plan. The zoning district matrix in Table 11-1 depicts allowable densities/intensity of use and lot sizes.

**TABLE 11-1
ZONING DISTRICT DIMENSIONAL STANDARDS MATRIX**

<u>District</u>	<u>Lot Area</u> ¹	<u>Lot Width</u> ²	<u>Ave. Min. Density</u>	<u>Front Yard</u>	<u>Side Yard</u> ⁴	<u>Rear Yard</u>	<u>Maximum Height</u> ⁵	<u>Lot Coverage</u> ⁶
R-1 Single Family Residential District	8,000 sq ft single fam. 10,000 sq ft 2-family	80 ft. single 100 ft 2-family	3.5 to 4.3 unit per acre	25 ft	7 ft internal	30 ft or 25% of lot depth whichever is less	35 ft	40%
R-2 Medium Density Residential	8,000 sq ft single-family 10,000 sq ft 2-family 3,000 sq ft per unit MF	100 ft sq 1 & 2 family +20 ft for each unit over two family	3.5 to 4.3 units per acre one & two family. Up to 11.6 units per acre multiple family	25 ft	10 ft sf. Attached/duplex 7 ft. detached 25 ft corner	30 ft	40 ft	40% with 400 sq ft. open space per dwelling unit

<u>District</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>	<u>Ave. Min. Density¹</u>	<u>Setback Front Yard</u>	<u>Setback Side Yard</u>	<u>Setback Rear Yard</u>	<u>Maximum Height</u>	<u>Max. Lot Coverage</u>
R-3 High Density Residential	8,000 sq ft single-family And 1,400 sq ft per lot per unit multiple family	100 ft	Up to 24 units per acre units per acre	25 ft	7 ft single family 10 ft multiple family	30 ft	45 ft	40%
Rural Residential	1.5 acres	25 ft	1 unit per 1.5 acres	50 ft	25 ft	10 ft.	40 ft	30%
B-1 Highway Commercial District	10,000 sq ft	50 ft	NA	25 ft	10 ft	10 ft	35 ft	90%
B-2 Community Commercial	10,000 sq ft	50 ft	NA	25 ft	10 ft	20 ft, 40 ft if adjacent to residential	35 ft	90%
B-3 Central Business District	3,000 sq ft.	25 ft	NA	0' unless abutting an alley R-O-W or residential district, then 10'			42 ft.	100%
I-1 Light Industrial District	20,000	100 ft	NA	30 ft 50 ft from res.	15 ft, 35 ft from corner 50 ft from res.	30 ft 10 ft from alley	40 ft.	75%
I-2 Medium Industrial District	40,000 sq ft	150 ft	NA	45 ft	30 ft	25 ft	40 ft	75%

1. Maximum Units per net acreage (Assumes net acreage equals gross acreage less 20% for wetlands, surface water, floodplain, and existing road easements or rights-of-way divided by the minimum lot area allowed per Ordinance or sq feet allowed/34,848 sq ft (80% of 43,560).

Implementation: The Zoning Ordinance is reviewed and subsequently administered by planning staff, the Planning Commission and the City Council.

The Zoning Ordinance is subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures. The City shall not approve zoning ordinance amendments which conflict with the current Comprehensive Plan.

In order to ensure the Zoning Ordinance is consistent with the goals and objectives of this Comprehensive Plan, the Planning Commission and Council should, after approving the Comprehensive Plan, amend the zoning ordinance to address the following:

Recommendations:

1. **Amend the B-1 Zoning Regulations, Section 1106, Subd. 6.** The Planning Commission and City Council should review and amend the B-1, Highway Commercial District.
 - a. At this time, the Zoning Ordinance allows single-family residential development as a permitted use in the Highway Commercial District, with commercial uses allowed only through the issuance of a conditional use permit which requires a public hearing. In order to meet the intent of the B-1 District and encourage commercial development, it is recommended zoning regulations allow commercial uses as permitted uses. Residential uses could be considered through a conditional use permit or interim use permit.
 - b. The minimum lot size in the B-1 District is 10,000 square feet with a minimum lot width of 50 feet. The lot size requirements should be reviewed to ensure sufficient minimum requirements for highway commercial uses.
2. **I-1, Light Industrial, Section 1106, Subd. 9.** As the City continues to grow and expands industrial areas near higher visible roadways, the city may wish to include additional design standards or landscaping/screening requirements.
3. **Amend the I-2 Zoning Regulations, Section 1106, Subd. 10. (6), Conditional Uses.** A number of the currently allowed conditional uses may not fit with the stated goals and vision of the community. These uses should be reviewed to ensure compatibility.
4. **Review Section 1107, Performance Standards including Subd. 16, Off-Street Parking requirements** to ensure the regulations are consistent with the desired vision for each district, as described in the Comprehensive Plan.
5. **Review site coverage regulations** in each district, specifically the highway commercial district, to ensure adequate green space to achieve the City's vision.
6. **Develop minimum Design Standards** for buildings in the B-1, Highway Commercial District, Section 1106.
7. **Zoning Map.** It is recommended the City update the Zoning Map to rezone properties identified in Chapter 4 as redevelopment sites with a different zoning designation to ensure consistency between the Comprehensive Plan future land use map and Zoning Map.

III. SUBDIVISION ORDINANCE

The City of Montgomery Subdivision Ordinance regulates the division or platting of land within the City's corporate limits. The Planning Commission has been working on updates to the Subdivision Ordinance; however, the changes have not been officially adopted at the time of this Comprehensive Plan update.

Purpose: As stated in the Subdivision Ordinance, the Ordinance, "is enacted for the purpose of safeguarding the best interests of the public, the homeowner, the subdivider, and the investor; encouraging well planned subdivisions by the establishment of adequate standards for design and construction and in order that new subdivisions will be integrated in the general plans of the community, thereby contributing toward an attractive, orderly, stable, and wholesome community environment with adequate municipal services and safe streets."

Contents: The Subdivision Ordinance includes the following Sections:

- Section 1200 – Scope, Application, Rules and Definitions
- Section 1205 – Subdivision Procedures

- Section 1210 – General Requirements for Subdivisions
- Section 1215 – Design Standards
- Section 1225 – Documents to be Filed
- Section 1230 – Administration
- Section 1298 – Compliance, Violations and Penalties
- Section 1299 – Separability

Implementation: The Subdivision Ordinance is subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory and other lawful procedures. The City shall not approve Subdivision Ordinance amendments which conflict with the current Comprehensive Plan.

In order to ensure the Subdivision Ordinance is consistent with the goals and objectives of this Comprehensive Plan, the Planning Commission and Council, after approving the Comprehensive Plan, should consider amending the subdivision ordinance to address the following:

Recommendations:

1. **Section 1200.** The Planning Commission and City Council should consider expanding the applicability of the Subdivision Ordinance, expansion of definitions utilized and update language relating to variances and practical difficulties.
2. **Section 1205.** The Planning Commission and Council should review the required process and expand the language to include notification to MnDOT for plats along state highways, the county for plats along county roads and the park board for review of park land dedication.
3. **Section 1205.03.** The Planning Commission and Council should consider language for “minor subdivision” and a simplified process to handle divisions which result in no more than two lots.
4. **Section 1210.** The Planning Commission and Council should review and consider expanding the general improvements required and conditions for preliminary plat approval.
5. **Section 1215. Design Standards.** The City should consider requirements for the planting of trees in new subdivisions and preservation of steep slopes, per Chapter 2 of this Comprehensive Plan.
6. **Section 1215.03, Subd. 8. On-Site Utilities.** City staff and the Planning Commission should review current provisions which allow for on-site utilities versus connections to the City’s utility system and prepare recommendations for potential amendments, encouraging the use of the City’s public infrastructure.
7. **Section 1215.07, Subd. 3: Parks, Open Space and Natural Resources.** The Planning Commission and City Council should review park dedication standards to assure they are adequately addressing the needs of the park system through developer dedication. The City should require the Park Board review proposed parkland dedication and/or fee in lieu of parkland dedication and make a recommendation to the City Council relating to the adequacy of said dedication and its consistency with existing plans and ensure fees are appropriate to support capital improvement proposed in the capital improvement plan.
8. **Section 1215.08, Premature Subdivisions.** The Planning Commission and City Council should consider expanding this Section to include as a premature subdivision those plats where the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgment of the court. This Section should be expanded to note, “The City shall not deny approval of a subdivision based solely on an inadequate supply of parks, open spaces, trails or recreational facilities within the municipality.”

IV. CAPITAL IMPROVEMENT PLAN

The City of Montgomery is in the process of developing a Capital Improvement Program (CIP) which identifies projects, prioritizes expenditures by year to be completed, includes the estimated cost and identifies sources of funding. The CIP should be reviewed as a part of the annual budget process.

The overall objective of the Capital Improvement Plan (CIP) is to provide for the efficient use of fiscal resources in funding future capital expenses. The CIP should be a flexible, evolving tool the City uses as a guide for the future. The annual CIP update should allow for capital necessity and prioritization changes. Along with anticipated expenditures, the CIP should include proposed sources of funding such as special assessments, enterprise funds (water, sanitary sewer, and storm sewer), state aid, annual levy, etc. Expenditures for water, sewer, transportation (street/sidewalk/trail), equipment purchases and public facilities are included. The phasing in of projects which require the same sources of funds assists in retaining a level annual tax levy.

V. HOUSING PLAN

Chapter 5 of the Comprehensive Plan addresses a Housing Plan for the City of Montgomery. The following goals are included:

1. Encourage a Balanced Supply of Housing.
2. Promote Well-Maintained Housing
3. Design Pedestrian and Vehicular Linkages between Housing, Recreation and Employment
4. Address Affordable Housing Needs identified and still relevant from the 2007 Housing Study
5. Encourage Infill Programs to Stimulate Residential Development
6. Review the Role of the HRA

VI. GROWTH AREAS AND ANNEXATION

The City of Montgomery, through its comprehensive planning process, has identified land use needs to accommodate additional residential, commercial and industrial development both within the existing corporate limits as well as in potential annexation areas. The urban growth boundary (Map 6-8 included in Chapter 4) is anticipated to meet the needs of the city to the year 2035 and beyond. The urban growth boundary will coincide with municipal utility service areas and projected capital infrastructure. Parcels within the urban growth boundary are to be annexed into the City of Montgomery prior to being developed.

At this time the City does not have a Joint Annexation Agreement in place with Montgomery or Lanesburgh Townships.

Recommendations:

1. It is recommended the City of Montgomery begin working with Montgomery and Lanesburgh Townships on the development of an Orderly Annexation Agreement.
2. Take an active role and provide comments on the Le Sueur County Comprehensive Plan, especially for areas which affect Montgomery or can be cooperative projects such as transportation systems, regional trails or parks and land uses adjacent to the city.

VII. COMPREHENSIVE PLAN REVIEW AND REVISION

The Comprehensive Plan is intended to guide the growth of the community. As events and circumstances within the community change, the Comprehensive Plan shall be reviewed and updated, as appropriate. Amendments to the Comprehensive Plan shall not occur without public notice, a public hearing conducted by the Planning Commission and final approval by the City Council. Amendments to the Comprehensive Plan should be considered if there have been changes within the community or issues arise which were not anticipated by the Plan.

Recommendations:

1. It is recommended the Planning Commission and City Council review and update the Comprehensive Plan at five to ten year intervals to ensure it is a current reflection of the city's growth patterns, community goals and land use needs.
2. The Comprehensive Plan may be amended upon petition from the public, initiation by the Planning Commission or direction from the City Council. No amendment shall be adopted until a public hearing has been conducted by the Planning Commission with recommendation to the City Council. A 2/3 affirmative vote of the City Council is required to amend the Plan.
3. It is recommended that, on an annual basis, the City Administrator report to the Planning Commission and City Council (re)development issues which have occurred as they relate to the Comprehensive Plan, proposed projects which have an impact on the accuracy on the Plan projections, and a list of implementation goals identified within the Plan and the status of implementation.