

CITY OF ANNANDALE



COMPREHENSIVE PLAN

2001 Update

Land Use Plan update: December 5, 2005

INTRODUCTION

The City of Annandale has prepared this update of its Comprehensive Plan to guide the development and improvement of the community over the next 10 to 15 years. The Plan contains information on the historical background of our community as well as trying to project some future trends. The Plan is intended to provide a framework for making wise decisions about growth and balancing the many interests affected by it, while at the same time providing flexibility to adapt to changing technology, new developments in planning and construction practices, and community desires and demands.

The City acknowledges the work of the following individuals in the preparation of this comprehensive plan:

Annandale Planning Commission

Chris Strand
John Pederson
Rory Michaelis
Dwight Gunnarson
Peter Fiedler

Annandale City Council

Marlene Young
James LaTour
Bill McNellis
Bruce Karg
Mayor Marian "Sam" Harmoning

Recreational Facilities Task Force

Sheldon Brown
Mark Casey
Kirby Klingelhofer
Dennis Harmoning
Mike Zieska
Bruce Karg
Greg Roth

City Staff and Consultants

Central MN Housing Partnership
Bonestroo, Rosene, Anderlik and Associates
Mary Degiovanni, City Administrator

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ANNANDALE COMMUNITY

The City of Annandale is located on State Highway 55 in western Wright County approximately 50 miles northwest of Minneapolis. The city is located on the southern shore of Pleasant Lake and there are a number of recreational lakes located in the immediate area. In fact, Wright County is one of the "lake counties" going out northwest of the Twin Cities Metropolitan Area which has been experiencing a great deal of growth pressures for more than a decade. Similar to Wright County, Annandale has experienced significant growth and city officials decided to update the Comprehensive Plan to ensure that future growth takes place in an orderly and well planned manner.

Population and Households

In 2001, the City of Annandale contracted with the Central Minnesota Housing Partnership for a housing study. Their study area encompassed the entire cities of Annandale and South Haven, in addition to Corinna and Southside Townships. That study area is included where indicated in the statistical background information presented here.

Population

The City of Annandale and the surrounding area have experienced strong population and household growth since 1980 as illustrated in Tables 1A and 1B. During the 1980s the City of Annandale saw an increase of 486 persons for a 31% increase. During this same period, growth in the entire study area exceeded 21% with the addition of 985 persons.

Similar population increases were experienced between 1990 and 2000. The City had an increase of 630 persons for a 30.7% increase. According to the 2000 Census the City has a population of 2,684 persons compared to 2,054 in 1990. During the same period the entire study area increased 26.3% to a total population of 6,997.

The City and the surrounding study area will continue to see healthy population growth. The Central MN Housing Partnership projects that, between 2000 and 2005, the City population will increase by 289 persons for a 10.8% increase and the entire area will have a 10.3% increase with the addition of 719 persons. That means that by 2005, the City would have a population of 2,973 and the entire study area would have a population of 7,716. The City's engineering firm of Bonestroo, Rosene, Anderlik & Associates projects even stronger growth to 3,640 people by 2010 and 5,450 by 2025.

Population by race data produced for the 2000 Census illustrate that the City has become more diverse since the 1990 Census. While every race segment increased in population during the 1990s, minorities now comprise 2.8% of the population in 2000 compared to 0.5% in 1990. Growth among minority populations was distributed among various races.

Households

In addition to population growth, household growth has also seen strong increases since 1980. Between 1980 and 1990 the City experienced an increase of 230 households for a 40.1% increase. In the entire study area, households increased by 423 for a 25.8% increase.

From 1990 to 2000, Annandale added 294 households for a 36.6% increase and the entire study area increased by 28.3% with the addition of 583 households. According to the 2000 Census, the City had a total of 1,098 households and the study area had 2,643 households.

This area is projected to see continued growth through 2005. During this period they are expected to see an increase of 122 households in the City and 363 households in the study area.

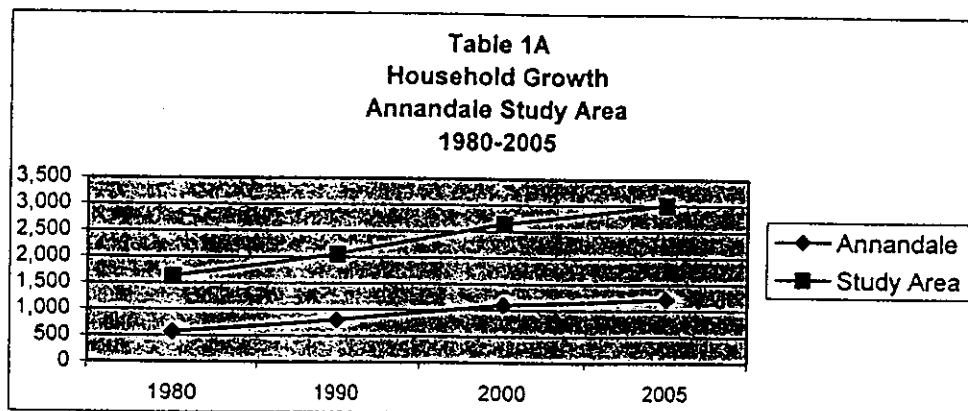


Table 1B
Annandale Study Area
Population and Household Data
1980-2005

	1980	1990	2000	2005	1980-1990		1990-2000		2000-2005	
					#	%	#	%	#	%
Population										
Annandale	1,568	2,054	2,684	2,973	486	31.0%	630	30.7%	289	10.8%
Study Area	4,556	5,541	6,997	7,716	985	21.6%	1,456	26.3%	719	10.3%
Households										
Annandale	574	804	1,098	1,220	230	40.1%	294	36.6%	122	11.1%
Study Area	1,637	2,060	2,643	3,006	423	25.8%	583	28.3%	363	13.7%

Source: 1990 and 2000 Census
Claritas, Inc.
CMHP

Population by Age

Tables 2A and 2B illustrate population by age for the City of Annandale between 1990 and 2000. The largest age segment in the community are those ages 25 to 44 which comprise 29.1% of the population according to the 2000 Census. The second largest age segment are those ages 5 to 17 which comprise 19.8% of the population or 531 persons.

The largest increase during the past ten years was found in the 25 to 44 age segment which increased by 146 persons for a 23% increase. The second largest increase was found in persons age 45 to 54 which increased by 92 persons, a 50.3% increase. The largest percentage increase was found in persons age 85 and over. This group increased by an astounding 148.8% when it increased from 43 persons in 1990 to 107 persons in 2000. This age segment still represents the smallest age segment comprising 4% of the population in 2000. The second largest percentage increase was found in the 55 to 64 age segment which increased by 66.1%. The median age in Annandale is 34.4 years of age compared to 31.4 in 1990.

Table 2A - Age Distribution
City of Annandale
1990-2000

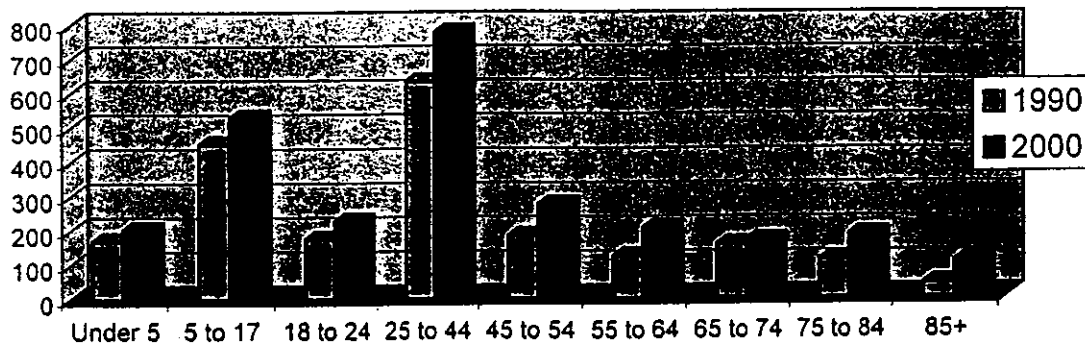


Table 2B
Population by Age
1990-2000

	1990		2000		Change	
	#	%	#	%	#	%
Under 5	171	8.3%	203	7.6%	32	18.7%
5 to 17	453	22.1%	531	19.8%	78	17.2%
18 to 24	176	8.6%	228	8.5%	52	29.5%
25 to 44	634	30.9%	780	29.1%	146	23.0%
45 to 54	183	8.9%	275	10.2%	92	50.3%
55 to 64	124	6.0%	206	7.7%	82	66.1%
65 to 74	157	7.6%	169	6.3%	12	7.6%
75 to 84	113	5.5%	185	6.9%	72	63.7%
85+	43	2.1%	107	4.0%	64	148.8%
Total	2,054	100.0%	2,684	100.0%	630	30.7%

Source: 1990 and 2000 Census

Household Income

Tables 3A and 3B illustrate changes in household income between 1990 and 2005 for the study area. In 1990, the median household income was \$29,043. The largest share of households during this period earned between \$35,000 and \$49,999 per year. Approximately 23% of households during this period earned less than \$15,000 per year.

Estimates for 2000 indicate that the median household income is \$43,201. It is estimated that households earning \$50,000 to \$74,999 will comprise the largest segment. This income group increased by 415 households during the 1990s. Large increases were also seen in income segments over \$75,000.

In 2005 the median household income is projected to increase to \$49,678. Households with incomes between \$50,000 and \$74,000 will continue to comprise the largest segment, although the greatest increase will be seen in households earning between \$75,000 to \$99,999. Income segments under \$25,000 will continue to decline.

Table 3A
Annandale Study Area
Household Income Data
1990-2005

	1990		2000		2005	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	252	12.2%	169	6.4%	152	5.2%
\$10,000 to \$14,999	225	10.9%	155	5.9%	133	4.5%
\$15,000 to \$24,999	397	19.3%	387	14.6%	349	11.9%
\$25,000 to \$34,999	350	17.0%	293	11.1%	389	13.2%
\$35,000 to \$49,999	476	23.1%	492	18.6%	455	15.5%
\$50,000 to \$74,999	260	12.6%	675	25.5%	608	20.7%
\$75,000 to \$99,999	53	2.6%	258	9.8%	467	15.9%
\$100,000 or more	47	2.3%	214	8.1%	388	13.2%
Total	2,060	100.0%	2,643	100.0%	2,941	100.1%
Median Income	\$29,043		\$43,201		\$49,678	

Source: Claritas, Inc.

Table 3B - Household Income
Annandale Study Area
1990-2005

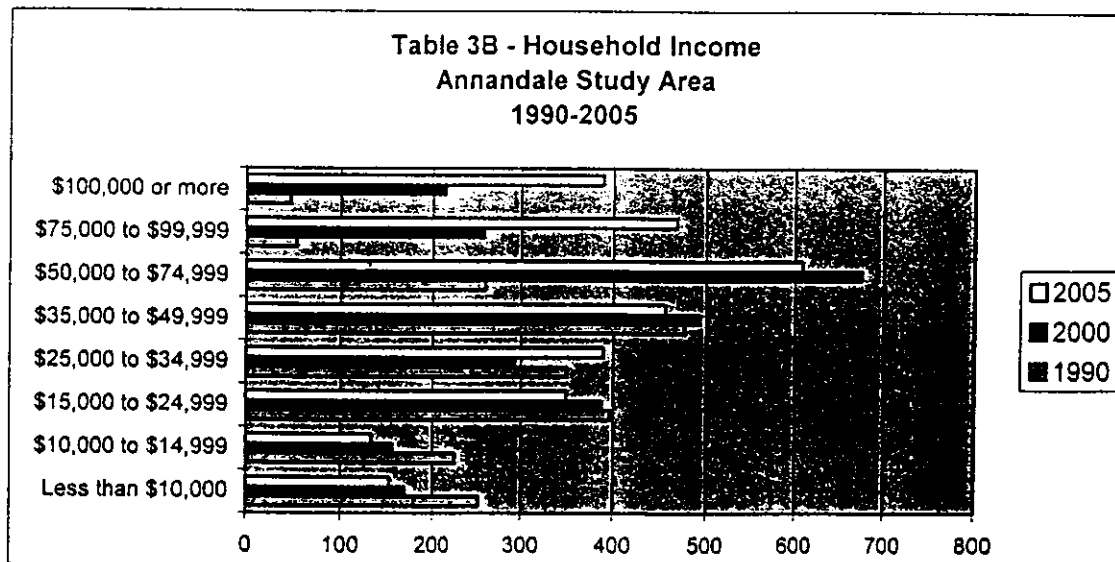


Table 4 illustrates household income by age for 2000. Persons age 45 to 54 comprise the largest age group and have the highest median income at \$59,865. The second highest age segment are those age 35 to 44 which have a median income of \$53,846. The lowest median income is found in households age 80 to 84 years of age at \$16,923. As illustrated in the chart, incomes drop dramatically in households after the age of 64.

Table 4
Annandale Study Area
Household Income by Age

2000

	15 to 24	25 to 34	35 to 44	45 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to 79	80 to 84	85+	Total
Less than \$10,000	14	12	4	9	2	5	11	21	35	32	24	169
\$10,000 to \$14,999	11	11	10	9	6	9	14	23	26	20	16	155
\$15,000 to \$24,999	20	85	44	30	17	25	41	52	34	26	13	387
\$25,000 to \$34,999	18	71	54	35	21	20	20	25	15	7	7	293
\$35,000 to \$49,999	23	109	124	103	30	31	23	19	11	10	9	492
\$50,000 to \$74,999	7	93	170	205	48	42	31	32	22	10	15	675
\$75,000 to \$99,999	1	28	60	82	32	24	4	10	8	7	2	258
\$100,000 or more	2	22	59	61	27	21	5	8	6	1	2	214
Total	96	431	525	534	183	177	149	190	157	113	88	2,643
Median Income	\$26,666	\$40,022	\$53,846	\$59,865	\$58,072	\$49,516	\$29,250	\$24,901	\$20,147	\$16,923	\$18,076	\$43,201

Source: Caritas, Inc.

Employment

In addition to being ideally located in close proximity to both the Twin Cities and St. Cloud, Annandale also has a strong local economic base. Many area employers classify the local economic climate as good and have experienced job growth over the past few years. In addition, some area employers foresee that this job growth will continue over the next few years. The nine largest employers in the Annandale area are illustrated in Table 5. Each employer was interviewed to assess local economic conditions including number of employees, wages, historic and future growth, and the need for additional housing. During the past two years all employers indicated that they have either maintained their existing labor force or added new positions. Opinions varied on the status of the local economic climate, with most indicating a fair economic climate. Only one employer indicated that they expected their business to downsize over the next few years. Seven of the employers indicated they expect their businesses to grow over the next two years, with the potential for approximately 30 new employees per year.

Most of the area employers provided information on wages paid. Average wages for the community range from \$8.00 to \$16.50 per hour. This equates to approximate salaried positions of \$16,500 to \$35,000 per year. The largest share of employees are earning wages over \$14 per hour.

Table 5
City of Annandale
Major Employers
2001

Employer	Product or Service	Employees
Annandale Public Schools	Elementary and Secondary Education	250
Malco Products	Machine Tools, Metal Cutting Types	195
Annandale Care Center	Skilled Nursing Care Facilities	98
Lakedale Telephone	Communications	90
Market Place II	Grocery Stores	68
RM Johnson Co	Automotive Services	65
M & M Express	School Buses	48
Mid Minnesota Hot Mix	Highway and Street Construction	47
Annandale State Bank	Commercial Bank	40

Source: Community Profiles, DTED

Table 6 shows covered employment by industry for Wright County. This table represents the number of jobs in Wright County, regardless of where the individual resides. Some categories such as some agricultural workers, railroad workers, student workers, and elected officials are not included in the data. All industries in Wright County have experienced job growth since 1990.

Between 1990 and 1999 the sector with the largest growth was manufacturing which increased by 2,472 jobs. Trade had the second highest increase with the addition of 1,890 jobs. The largest percentage increases were found in the construction and manufacturing sector. The construction sector increased by 1,059 jobs for an increase of 106.8%. The manufacturing sector increased by 105.7%. The smallest increase was found in the finance, insurance and real estate sector which increased by 296 jobs, a 51.7% increase.

Table 6
Wright County
Covered Employment by Industry

	1990	1995	1999	1990-1999		1995-1999	
				#	%	#	%
Construction	992	1,319	2,051	1,059	106.8%	732	55.5%
Manufacturing	2,338	3,610	4,810	2,472	105.7%	1,200	33.2%
Transportation and Public Utilities	1,178	1,240	1,631	453	38.5%	391	31.5%
Trade	5,327	6,341	7,217	1,890	35.5%	876	13.8%
Finance, Insurance and Real Estate	572	737	868	296	51.7%	131	17.8%
Services	3,670	4,376	5,450	1,780	48.5%	1,074	24.5%
Government	3,244	3,949	4,523	1,279	39.4%	574	14.5%
Total	17,321	21,572	26,550	9,229	53.3%	4,978	23.1%

Source: Minnesota Department of Economic Security

Table 7 illustrates employment and unemployment data for residents of Wright County, regardless of where they work. The labor force in the County has continued to increase since 1990. The largest increase in the labor force occurred between 1993 and 1994. In 2000, the County had an estimated labor force of 48,897. The number of employed individuals was 47,201 and unemployed was 1,696 for a 3.5% unemployment rate.

The highest unemployment rate was found in 1991 at 6.3% and the lowest was in 1998 at 2.7%. The unemployment rate in the County has historically been slightly higher than the statewide average, with the exception of 1999 when both the County and State rates were at 2.8%.

While the County has a strong employment base, there are numerous individuals that reside in the County, but are not employed by industries in the County. According to the 1990 Census, the average travel time to work was approximately 25 minutes for residents of the City of Annandale.

Table 7
Wright County
Employment and Unemployment Data
1990-2000

Year	Labor Force	Number Employed	Number Unemployed	Unemployment Rate	MN Unemployment Rate	U.S. Unemployment Rate
1990	37,339	35,202	2,137	5.7%	4.9%	5.6%
1991	38,211	35,821	2,390	6.3%	5.1%	6.8%
1992	38,555	36,229	2,326	6.0%	5.2%	7.5%
1993	39,951	37,587	2,364	5.9%	5.1%	6.9%
1994	42,104	40,348	1,756	4.2%	4.0%	6.1%
1995	43,146	41,444	1,702	3.9%	3.7%	5.6%
1996	44,099	42,286	1,813	4.1%	4.0%	5.4%
1997	45,179	43,650	1,529	3.4%	3.3%	4.9%
1998	46,844	45,600	1,244	2.7%	2.5%	4.5%
1999	48,161	46,789	1,372	2.8%	2.8%	4.2%
2000	48,897	47,201	1,696	3.5%	3.3%	4.0%

Source: Minnesota Department of Economic Security

COMPREHENSIVE PLAN PRIORITIES

The Planning Commission and City Council held joint meetings and a public hearing as a part of this comprehensive planning process. The priorities identified from the comprehensive planning process are to maintain our small town character through maintaining and building upon our existing canopy system and streetscape plan; being pedestrian friendly and promoting alternative transportation methods; promoting tourism; and planning for green space, parks and trees. Goals for each section of the comprehensive plan which reflect the overall focus of these main priorities are included in each plan section as appropriate.

The City Council and Planning Commission also worked together to update our zoning and subdivision ordinances during this process and will continue to review and update both ordinances to encourage the priorities identified in this Plan.

HOUSING PLAN

This plan is meant to serve as a guide for the City of Annandale and other entities when considering potential additions to the housing market and improving the existing housing stock. It is important to note that the recommendations found within this study are based on housing conditions and research conducted at the time of the study and it does not take into account any external changes that would potentially change the outcome of the study. This would include such items as industry layoffs, governmental restrictions, zoning, etc.

Housing Data

According to the 1990 Census, the City of Annandale had 862 housing units. Data released through the 2000 Census indicate that the City added 301 housing units for a total of 1,163 units. Another indicator of building trends in a community is the number of building permits issued for new construction. Table 8 illustrates building permit data for the City of Annandale between 1990 and 2000. During this period the City issued permits for 262 new housing units. Approximately 46% of the permits issued were for single family homes, and the remainder were for townhomes or multi family housing. In addition to these units, the Eastview Mobile Home Park also underwent an expansion during the 1990s which added approximately 75 more units and is not included in the building permit data.

During the past ten years a variety of housing developments have occurred in the City. In addition to single-family homes, the community has seen a variety of multi-family additions to the community. In 1993, Annandale Square Apartments was developed containing 38 units of subsidized general occupancy apartments. Shortly after Annandale Square II Apartments were developed to provide 15 subsidized units for seniors. In 1995 Cottages of Annandale was built to provide 36 units of independent senior living. Toward the end of the 1990s two additional buildings were developed for seniors: Centennial Villa developed 30 units of assisted living and Knollwood Square provided 17 units of independent living.

For single-family development, the community had been averaging eight to ten new single-family homes each year, but since 1997 the average has been over 16 new single-family homes per year.

Table 8
City of Annandale
Building Permits
1990-2000

	Single Family Units	Twin Home Units	Multi-Family Units	Total
1990	2	2	36	40
1991	8	2	0	10
1992	10	0	0	10
1993	10	0	15	25
1994	8	0	0	8
1995	9	0	36	45
1996	8	0	0	8
1997	20	0	0	20
1998	13	0	0	13
1999	15	0	51	66
2000	17	0	0	17
Total	120	4	138	262

Source: City of Annandale

Age of Housing Stock

Table 9 illustrates the age of housing in Annandale according to data from the 1990 and 2000 Census. Information is not yet available from the 2000 Census on the age of housing, but information is available on the total number of housing units in the community. Utilizing the difference from the past ten years, the total units developed during the 1990s was estimated.

Units developed in the past 10 years comprise approximately 26% of the total housing stock. A large number of units were also developed during the 1970s. During this period a total of 276 units were developed comprising 23.7% of the housing stock. While many units were developed in the past thirty years, the community also has a good share of housing units that are older. A total of 129 units are over 50 years old in the community. Approximately 26% of the housing stock was developed prior to 1960 with a good share of the units likely beginning to show signs of deterioration.

Table 9
City of Annandale
Housing Units by Year Built

Year Built	Number of Units	Percentage of Units
1990-1999	301	25.9%
1980-1989	196	16.9%
1970-1979	276	23.7%
1960-1969	88	7.6%
1950-1959	128	11.0%
1940-1949	45	3.9%
1939 or earlier	129	11.1%
Total	1,163	100.0%

Source: 1990 and 2000 Census

Multi Family Housing

According to the 2000 Census, 76.3% of the City's housing stock was owner-occupied housing and 23.7% was renter-occupied housing. This is very consistent with 1990 data which illustrates a 76.2% owner-occupied and 23.8% renter-occupied rate.

Multiple attempts were made to contact all rental projects with 4 or more units in the City. Information is presented in Table 9 for those projects which participated in the survey. Most general occupancy projects within the community are market rate, but for the most part they do offer rents which are affordable. Elderly rental units comprise a substantial portion of the rental housing stock, with over double the number of units available than general occupancy. Elderly units offer a variety of pricing levels with subsidized, tax credit, and market rate units available.

Overall a total of 237 rental housing units were surveyed with a 3.0% vacancy rate. Approximately 88% of the rental housing units in the community were surveyed. General occupancy units had a total of 2 vacancies for a 2.7% vacancy rate. A total of 14 one-bedroom units were surveyed with rents ranging from \$195 to \$375 per month. The largest number of units are two-bedrooms with 49 units and rents ranging from \$365 to \$700. One building has 12 three bedroom units with rents at \$390 per month.

A total of 162 elderly rental units were surveyed with 5 vacant units for a 3.1% vacancy rate. These units consist of 133 one-bedroom units and 29 two-bedroom units. Rents vary greatly among projects from \$345 to \$1,850 for a one-bedroom unit. Most rents are found in the \$345 to \$650 range. Centennial Villa has rents at \$700 per month and the community also has an assisted living facility which charges \$1,850 per month. This fee includes three meals per day, laundry and housekeeping. Two-bedroom units typically range from \$370 to \$700 per month. Centennial Villa charges \$873 for a two-bedroom unit and \$2,175 for a two-bedroom assisted living unit. Ten of the units in the assisted living facility are for Alzheimer patients and are also full. All vacancies for elderly units are found in subsidized apartments.

Although the community does have some rental options available, vacancy rates may still be below a 5% rate which is considered a healthy market. Although the 2000 Census indicated that the City had a 7.5% rental vacancy rate, CMHP's survey indicated only a 3% vacancy rate. A large portion of the rental units participated in that survey, but there may be vacancies among smaller or less desirable rental properties.

The City does have a wide variety of rental housing options available with many affordable housing options. An individual earning \$12 or less could afford nearly all the general occupancy units, provided they are available. In addition, elderly units are priced at a variety of levels for both affordable and market rate options.

Single Family Homes and Vacant Lots

The 2000 Census also indicates that the City has a relatively low vacancy rate for owner-occupied units at 2.2%. Vacancy rates drop dramatically for other areas located within the study area. Vacancy rates in these areas were 0% for the City of South Haven, 0.7% for Southside Township, and 0.8% for Corrina Township. This is a very desirable area for recreational purposes with numerous lakes. Many housing units in the study area are for seasonal, recreational, or occasional use. According to the 2000 Census, approximately 47% of the housing stock in Southside Township and 40% of the housing stock in Corrina Township is for seasonal, recreational, or occasional use.

The Minnesota Department of Revenue publishes data on the median sales prices of existing homes in each County of the State. The following is a historical overview of sales prices and figures which do not include new construction – only existing homes.

1984/1985	\$58,295
1989/1990	\$69,000
1995/1996	\$97,000
1998/1999	\$120,000
1999/2000	\$132,500

Between 1989/1990 and 1999/2000, the median sales price of existing homes has increased by 92%. Just in the past year, the price increased by 10.4% or \$12,500. Wright County is tied for the highest median sales price outside of the Twin Cities Metro Area.

Housing prices in the City of Annandale are substantially lower than the County averages. According to the Wright County Assessor's Office the following are the median sales prices for the past three years based on November data:

1998	\$85,000
1999	\$89,900
2000	\$116,000

While the community continues to provide some very affordable housing options, prices for single family homes have been increasing rapidly. Between 1998 and 2000 the median sales price for homes increased by over 36%, which exceeds overall County increases.

Area realtors were also surveyed to gather information on the local housing market. It was noted that the average listing time for homes in the community was between 60 and 90 days. Most existing homes in the community are ranging from \$75,000 to \$300,000 with an average listing price around \$175,000. Newly constructed housing in the community typically starts at \$140,000 with an average price around \$200,000.

Housing Demand

The City of Annandale has experienced strong household growth over the past ten years and is expected to continue to experience at least modest growth in the future. The area is highly desirable due to not only close proximity to major employment centers, but also due to recreational demand with area lakes. Vacancy rates are below 5% for the City, but they are not as low as many other areas in the remainder of the study area and the County. Development over the past ten years has been crucial to maintaining an adequate supply of housing in both the single and multi-family sector.

The City has a variety of areas that are available for new construction. Purcells Ponds was platted in 2001 and will include 46 single family homes. The developer hopes to have this subdivision built in 2 years. Lots will be approximately \$35,000 to \$50,000 with homes starting at \$140,000 without the lot.

There are approximately 30 twin homes that will be coming to the community in the next few years. There are 26 in Hunter's Cove and 4 that will be located on a vacant lot near downtown. All are owner-occupied and are expected to be available in the next few years. The Southbrook Golf and Country Club is also working on the 4th phase of their development which phase will consist of 29 single family homes which will start in 2002. The total development will include approximately 300 lots when all completed and will include a range from patio homes to custom-built homes.

Goals for Housing Development

The City of Annandale has seen a variety of projects developed that have met various housing needs in the community, including the development of various senior housing options. Two substantial needs based on community growth and identified local needs are single-family development and revitalization efforts.

A significant priority for the community is to revitalize the downtown area and other portions of the central part of the community. This would include rehabilitating commercial buildings in the downtown area, some of which are mixed use with rental units above them. These efforts could also be combined with rehabilitating single-family units within the community. Funding could assist homeowners in completing repairs to improve the energy efficiency of their homes and to remove health and safety concerns. It is the City's goal to combine all of these priorities into an application for funding assistance through the Small Cities Development Program.



LAND USE PLAN

Objectives and Policies

**Growth
Residential
Commercial and Retail
Central Canopy
Industrial**



LAND USE PLAN

Growth

Objective:

Annandale is bordered by the Townships of Corinna and Southside, both of which have their own land use plans which are coordinated through Wright County. The City's land use plan incorporates the areas of neighboring townships which directly abut Annandale. The City will continue to work in partnership with its neighboring local governments to coordinate planning, zoning, and development performance standards which maintain the shared goals of our overall community.

The following land use map provides opportunity areas for residential, commercial, industrial, and public development. We must however, stress that our intent and goal is to maintain flexibility to review each development proposal as it is submitted.

Policies

1. The City shall plan its utility, service, and street extensions to accommodate long term growth and expansion within the City of Annandale.
2. The City's boundary limits for urban expansion shall be clearly delineated and expanded in a staged manner such that urban uses shall be prohibited from prematurely encroaching into rural areas.
3. New development shall be expanded only when municipal services become available.
4. The City shall discourage urban development of parcels not contiguous to existing development that expand the City's service delivery areas and create scattered nodes of development.
5. Promote the development of transitional land uses between differing land uses to provide buffering and separation in an effort to establish compatible land use patterns.



LAND USE PLAN

Residential

Objective:

The City of Annandale is uniquely situated between the metropolitan area of Minneapolis and St. Cloud. This distinctive location will allow the City to continue to provide an array of housing options through life-cycle housing.

Residential growth is essential to the long term health and development of the City. It is important, however, that future growth is staggered in an orderly fashion to avoid leapfrog development. Furthermore, it will be imperative that new development adheres to the City's policies relating to municipal services. Developments that do not adhere to growth and land use policies shall be considered premature.

Policies:

1. Ensure that all housing adheres to City design, planning, and construction standards.
2. The City of Annandale will review new housing proposals of all housing types in the context of the City's overall housing supply and demand.
3. Through new development plans, incorporate higher value homes within the City.
4. New housing, regardless of value, shall create a connection between the existing City and future development.
5. The City will work to maintain a high quality residential environment through rehabilitation or where necessary, redevelopment of substandard units.
6. Residential amenities required through zoning and subdivision regulations shall be maintained.
7. The mixing of various housing types or densities shall not be permitted unless specifically planned and approved as part of a large scale project.



LAND USE PLAN

Commercial and Retail

Objective:

The City's small town atmosphere should continue to be seen as an asset. As such, the City will continue to seek opportunities for smaller niche commercial and retail stores.

Policies

1. Encourage development of commercial uses which will take advantage of the visibility and access along Highway 55.
2. Develop and enforce ordinances to eliminate the visual pollution created by signs and "franchise" architecture.
3. Implement design standards for commercial development that allows for innovative landscaping, parking islands, lighting, and limits the proliferation of signage or outdoor storage.
4. Commercial and service areas are to encourage, promote and provide safe and convenient pedestrian movement throughout the site.
5. Discourage the intrusion of commercial land uses in residential districts. When shown to be necessary, commercial uses are to be located only at the intersection of collector or arterial roadways.
6. Ensure that all service and commercial uses are adequately and appropriately landscaped according to community requirements, as amended.



LAND USE PLAN

Central Canopy District

Objective:

The traditional Canopy District in Annandale provides for a retail niche within the area while providing the economic feasibility necessary to sustain future commercial opportunities.

Policies:

1. Encourage land use arrangements which improve the retail mix and maximize the land use/parking efficiencies.
2. Establish parking areas that function in an orderly manner, minimizing vehicular circulation and maximizing accessibility to major activity areas.
3. Establish a pedestrian circulation system within the Canopy District which connects major economic and recreational activity areas to residential neighborhoods.
4. Promote events and activities for social interaction, community pride, and identity.



LAND USE PLAN

Industrial

Objective:

The City will continue to work toward promoting the on-going maintenance and improvement of existing industrial uses, while incorporating development standards for new uses. These include buffering, screening, lighting, parking, and landscaping standards so that adjacent uses are not negatively impacted by future development.

Policies:

1. Promote industrial developments which maximize the return on City investments in public facilities and services.
2. Investigate alternative fiscal incentives to attract new desired types of industries to Annandale.
3. Ensure that industrial development remain vital for employment opportunities for residents and other service businesses.
4. Promote high quality development through the enforcement of the City's zoning performance standards.
5. Promote the infill of development in the existing industrial zoned areas of the City.
6. Encourage site upkeep and maintenance through code enforcement to promote a positive industrial and commercial image for the City of Annandale.

City of **Annandale**

Comprehensive Plan Land Use

December 5, 2005



Land Use

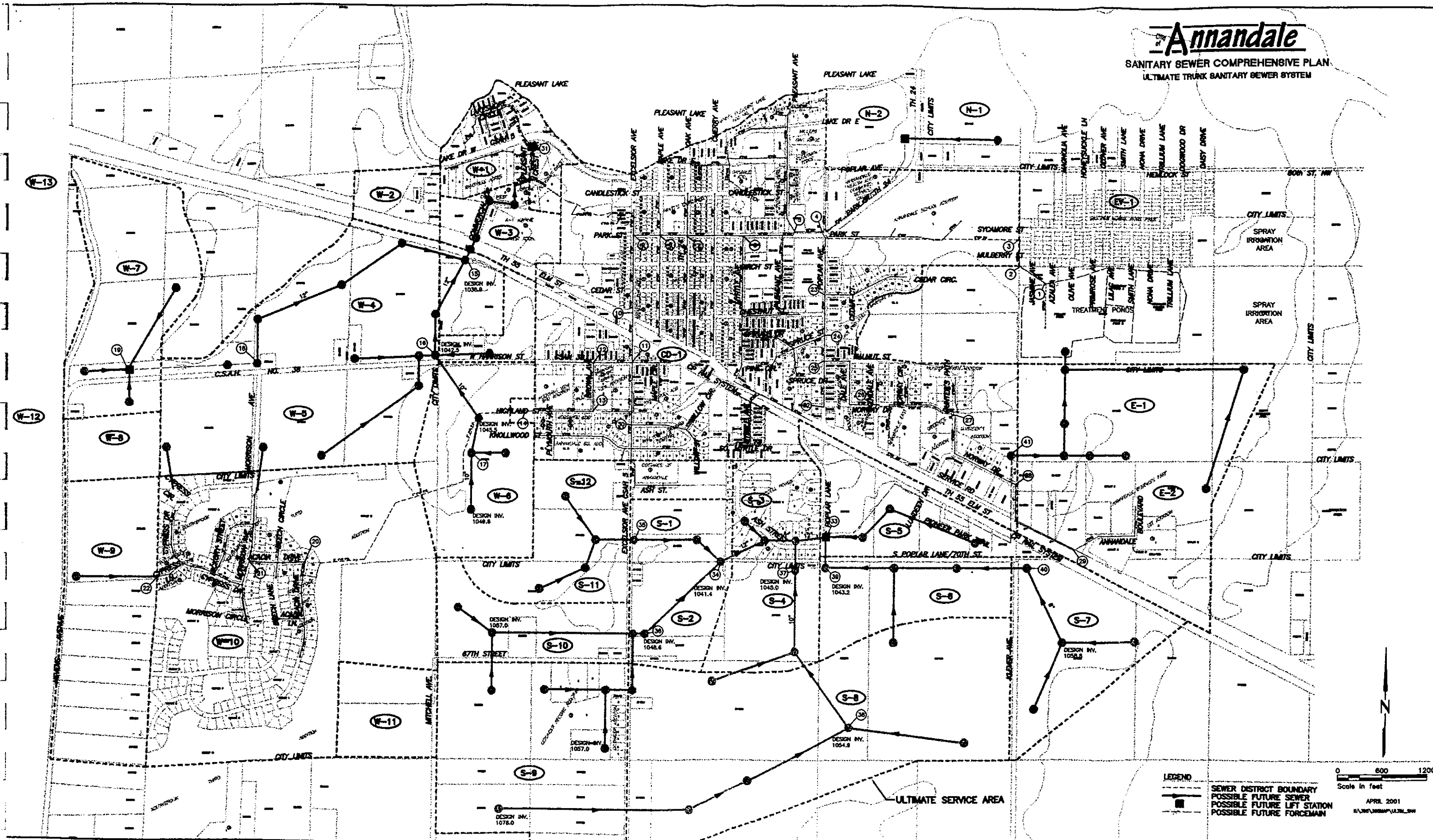
- Commercial
- Industrial
- Multifamily
- Public
- Residential
- Lakes/wetlands
- City Limits

0 900 1800
SCALE FEET

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

Revised January, 2008

**SANITARY SEWER COMPREHENSIVE PLAN
ULTIMATE TRUNK SANITARY SEWER SYSTEM**



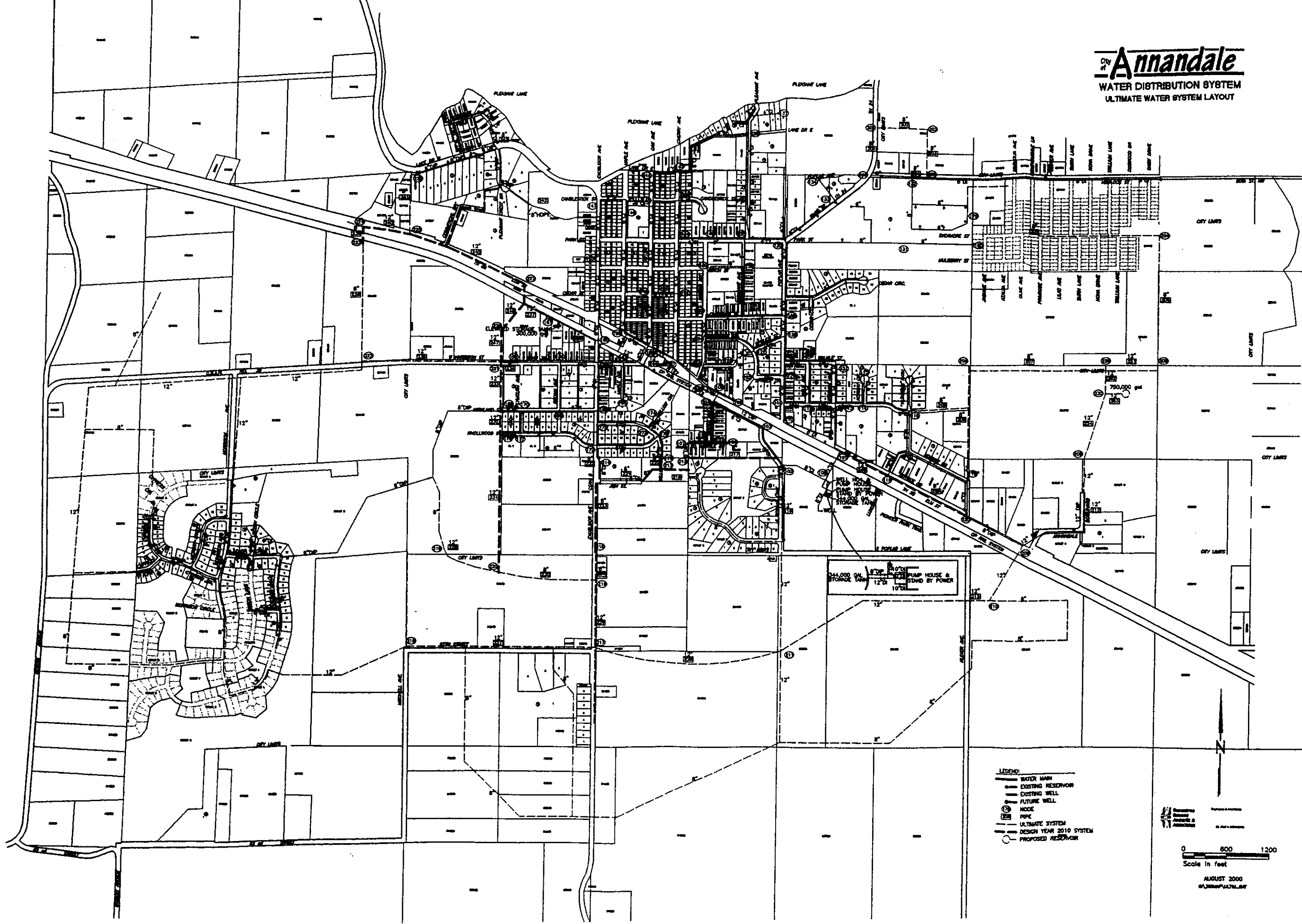
ANNANDALE, MINNESOTA

SEWER PLAN

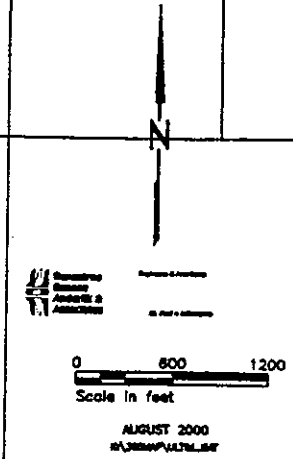


**Bonestroo
Rosene
Anderlik &
Associates**
Engineers & Architects

City of Annandale WATER DISTRIBUTION SYSTEM ULTIMATE WATER SYSTEM LAYOUT



- LEGEND:**
- WATER MAIN
 - - - EXISTING RESERVOIR
 - EXISTING WELL
 - FUTURE WELL
 - NODE
 - PIPE
 - ULTIMATE SYSTEM
 - DESIGN YEAR 2010 SYSTEM
 - PROPOSED RESERVOIR



TRANSPORTATION PLAN

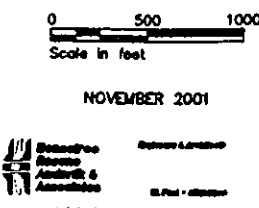
The transportation component of this Plan is based upon the underlying land use planning assumptions and therefore may be amended from time to time according to changing circumstances in land development. The pattern of development staging is dependent on many decisions about infrastructure improvements, and therefore the ultimate design of our transportation system will depend upon future land use decisions made. A concept map for future transportation is attached as map #4.

City Trails

The City has also encouraged development of pedestrian trails within the City. **Southbrook Trail** is a paved trail that runs through that residential neighborhood and golf course. **Purcell's Ponds Trail** is also a paved neighborhood trail, but it does connect to South Poplar Lane to allow pedestrian traffic to get to Big Woods Park. **Hemlock Trail** is a paved trail that travels along the south side of Hemlock street to connect Eastview manufactured home park with the High School and Bendix and the **Bendix Trail** then connects to the City's sidewalk system through downtown.

Goals for Transportation

1. Develop a plan to connect trails and sidewalks to provide a comprehensive pedestrian system for the City, including connections to major amenities (schools, parks, etc.).
2. Commit City funds to make current connections needed to implement the above plan.
3. Amend the City subdivision ordinance to require pedestrian transportation systems (sidewalks or trails) within each new residential development.
4. Review City assessment policies and capital improvement plan to ensure the maintenance, repair and replacement of trails and sidewalks.
5. Consider future street plans when reviewing new development proposals in order to acquire needed right of way.



PARKS AND RECREATIONAL FACILITIES

As the City of Annandale continues to grow, so will the demand for leisure time activities and facilities. Park and recreation standards serve as one of the benchmarks against which the quality of life within a community can be measured. The beautiful and functional parks in Annandale have and will continue to contribute to the high quality of life in this community. The major obstacles to meeting the growing demand for adequate park sites and recreational facilities are the lack of City-owned land available for additional park and recreation facilities and the shortage of funds available for park and recreation projects. Because of these obstacles, it is important for the City to plan for desirable park and recreational areas to ensure that we can take advantage of land and funds which become available. In addition, as the City expands, pre-planning for necessary park and open space areas will ensure that our City maintains a high quality park system.

This plan is intended to be a guide which may be helpful in locating and utilizing Annandale park and recreational facilities. While the plan's focus is on goals for City facilities, the City has worked with the School District to inventory all available facilities and prioritize goals for the City's parks which will not duplicate school facilities. A recreational task force was also formed to inventory recreational fields, determine usage, attempt to identify possible areas for more athletic fields, and identify grant possibilities or other income sources. Their recommendations are also incorporated into our goals.

1. MUNICIPAL PARK

PARK SIZE: Approximately 7 acres

LOCATION OF PARK: 330-400 Oak Avenue North

PARK DESCRIPTION: Municipal Park is a regional park that is planned to provide the entire Annandale community, as well as people from neighboring communities, with an area for many different types of activities. It is used annually for the 4th of July celebration. The northern most area of the park contains Pleasant Lake beach and a fishing dock and trail. The rest of the Park contains a highly used Park pavilion, picnic areas and a softball field.

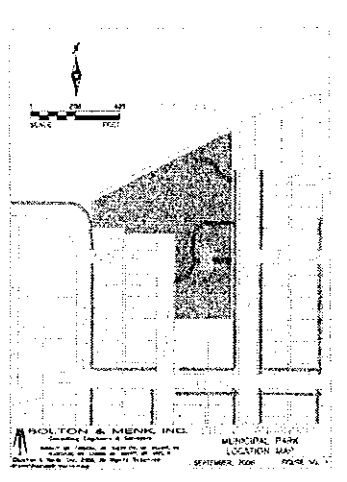
PARK HISTORY: This parkland was acquired in various tracts from various owners over a period of years. Chapter 13.01 of the 1956 City Code confirms the establishment of this area as Annandale Public Park.

FACILITIES:

1. Beach
2. Beach house
3. Ball field (lights, irrigation system and bleachers)
4. Fishing pier
5. Bituminous trail ways
6. Park pavilion
7. Picnic areas and facilities

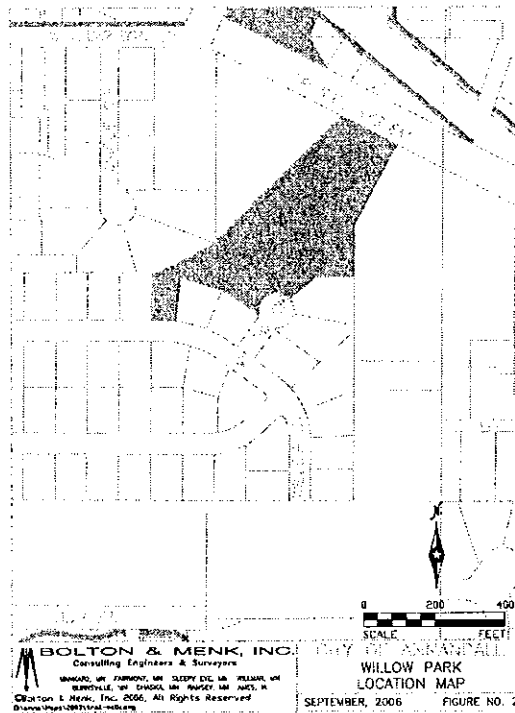
FUTURE GOALS:

1. General maintenance of existing land and equipment.
2. Encourage more use of beach house through regular open hours and possible addition of lifeguards in partnership with Community Education.



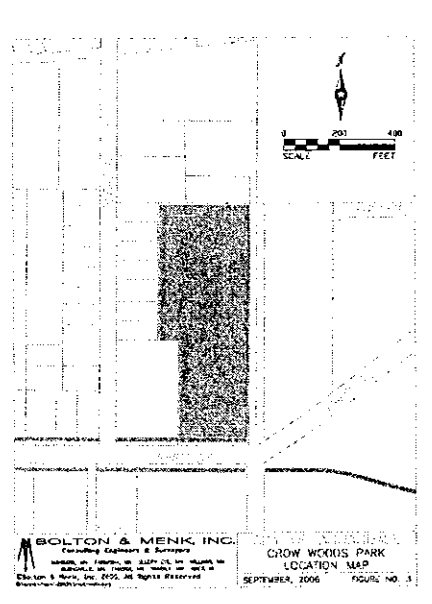
2. WILLOW PARK

PARK SIZE:	3.8 Acres
LOCATION OF PARK:	26 Willow Circle
PARK DESCRIPTION:	Willow Park is a small community park primarily used for ice skating in the winter.
PARK HISTORY:	Dedicated parkland as part of Oak Knoll Second Addition. Transfer of the rest of the land known as Willow Park was From Freiberg and Smith in 1978 and Casselius in 1982.
FACILITIES:	<ol style="list-style-type: none">1. Ice skating rink2. Warming house3. Playground equipment
FUTURE GOALS:	<ol style="list-style-type: none">1. Maintain the existing land and ice rink in the winter.2. Possible addition of benches.



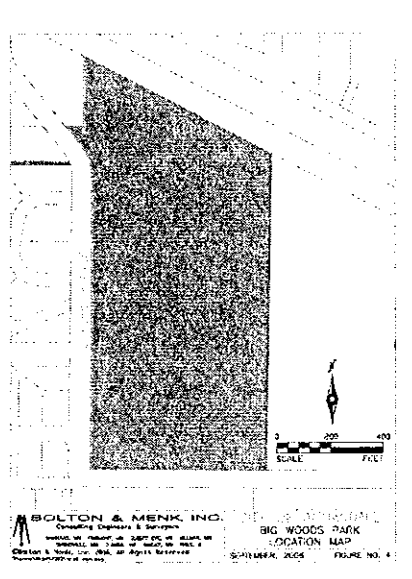
3. CROW WOODS PARK

- PARK SIZE:** 6.5 acre total site includes ball field along Highway 24 as well as City's public works garage.
- LOCATION OF PARK:** 350 Poplar Avenue North
- PARK DESCRIPTION:** The area referred to as Crow Woods Park is rarely used due to its location behind the public works garage and none of this property has ever been officially dedicated as parkland.
- PARK HISTORY:** This area was acquired in 1941 from School District 71.
- FACILITIES:**
1. Green space
 2. Picnic tables
- FUTURE GOALS:**
1. Regular maintenance/clean up of ditch area.
 2. Continued use of ballpark and Crow Woods Park area only until other plans for development occurs, such as moving the public works garage to another site in order to allow sale of part of all of this property.



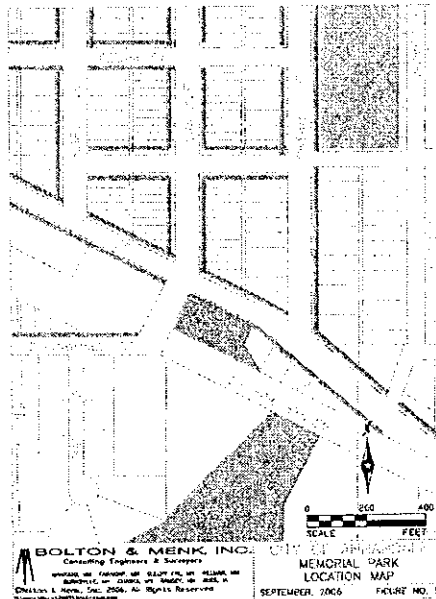
4. BIG WOODS PARK

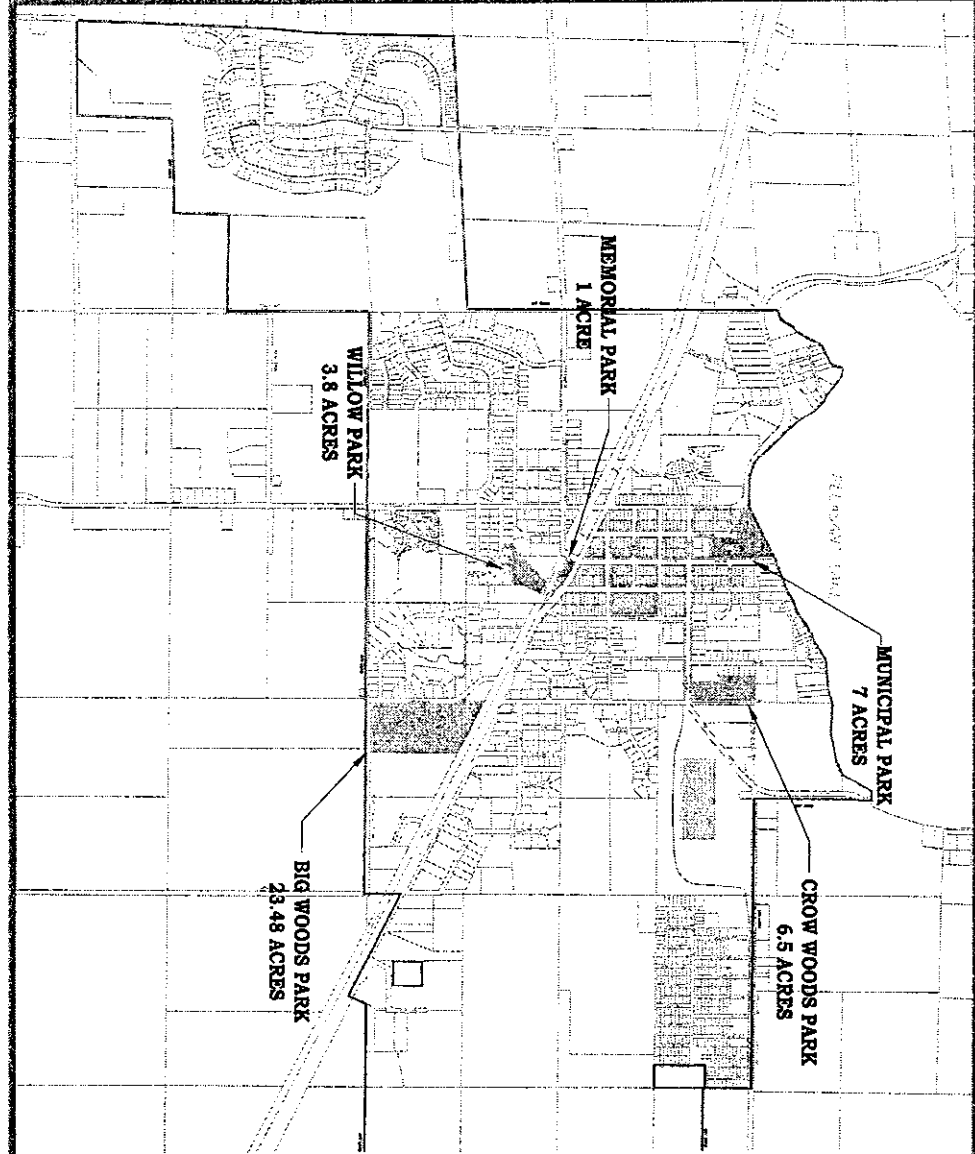
- PARK SIZE:** 23.48 acre total site includes water plant and Annandale Training Center.
- LOCATION OF PARK:** 541 Ash Street East
- PARK DESCRIPTION:** Big Woods is located near the City's ground water storage and wells. It contains a small ball field used mainly by youth baseball and a batting cage was added in 2001. Due to the residential growth in the City's south side and the addition of trail way connections to this Park, its use could increase in coming years, but it has not been formally dedicated as parkland.
- PARK HISTORY:** Acquired from Viola Ridgway Estate by Contract for Deed in 1966.
- FACILITIES:**
1. Ball field
 2. Batting cage
- FUTURE GOAL:**
1. General maintenance of the land and ball field.
 2. Based upon the City's projected growth on the south side, this land should continue to be used as park space until other City facilities need to expand on this site or until other parkland is acquired on the City's south side.








5. MEMORIAL PARK

- PARK SIZE:** Approximately 1 acre
- LOCATION OF PARK:** 30 Elm Street East at the intersection of Highway 55 and 24.
- PARK DESCRIPTION:** Memorial Park is a community beautification area situated on Highway 55 at its intersection with Highway 24 – truly the heart of downtown. There is a paved trail through the park that connects to sidewalk along Highway 55.
- PARK HISTORY:** Acquired from CP Rail in 1999 using funds donated by Marvin and Bernice Marohn, David and Judy Ferrell and Annandale State Bank. Subsequent park improvements were completed by the Lions Club.
- FACILITIES:**
1. Recreation trail connected to sidewalk.
 2. Veterans Memorial
 3. Fountain
 4. Chamber of Commerce Information Kiosk
 5. Flowers and other plantings
- FUTURE GOALS:** Consider formally dedicating this as parkland to preserve its use.





LEGEND

-  = SCHOOL
-  = PARK
-  = TRAIL (25,886 FEET)
-  = SIDEWALK (35,608 FEET)
-  = CITY LIMITS

TRAIL/PARKS MAP

AUGUST, 2006


MAP OF THE

CITY OF ANNANDALE

WRIGHT COUNTY, MINNESOTA



0 1400
SCALE
FEET


BOLTON & MENCK, INC.
CONSULTING ENGINEERS & SURVEYORS
WABAYO, MN FAIRMONT, MN SLEEPY CREEK, MN WILLIAM, MN
BURNSVILLE, MN CHASKA, MN AUSTIN, IA LIBERTY, MO

RECREATIONAL FACILITIES

Facility	Municipal Park	Willow Park	Big Woods Park	Crow Woods Park	Memorial Park	School Facility
Playground Equipment		1				Elem School
Basketball Court	1 outdoor	1 outdoor				Indoor available at each school
Volleyball Court				1 sand court		
Softball Field	1 Adult field					1 at High School; 1 at Elem School
Baseball Field			1 Little League	1 Little League		1 at High School; 1 at Middle School
Tennis Court						3 at Middle School
Football Field						1 Varsity and 1 Practice
Skating Rink		1				1
Hockey Rink						1
Warming House		1				1
Enclosed Park Shelter	1 – pavilion					
Open Park Shelter	2					
Swimming/Wading	At beach					
Boat Landing	Near park					
Fishing	Pier					
Track and Field						All weather track and field

Goals for Park and Recreational Facilities

1. Develop softball/baseball complex to meet current and future demand. Authorize recreational task force to investigate possible field construction on any available land and to look for a large tract of land for sports complex possibilities.
2. Develop Capital Improvement Plan for Park equipment. Keep recreational task force in place for purpose of investigating grants or other funding sources and to submit proposed grant applications or other requests to City staff for review and possible Council action.
3. Develop landscaping plan for existing parks.
4. Develop plan for recreational facilities/green space to be added as development occurs on the south end of town.
5. Encourage school to repair or replace existing tennis courts on school property and allow public use.