

Commercial

Commercial is shown in red on the future land use plan. This land use designation is used to represent areas of retail sales and service, office, automobile sales and service, and hotels or motels. Commercial businesses such as stores and restaurants generate higher volumes of traffic than residential and open space uses, and are, for the most part, not fully compatible with residential neighborhoods. Many commercial businesses need and want to be visible to high volumes of traffic, which allows them to easily attract both local and regional clientele.



Although a majority of commercial land uses are not fully compatible with residential land uses, local residents benefit from small areas of neighborhood commercial uses located along the arterial or collector roadways in residential areas, which often provide neighborhood services and conveniences. Locations for neighborhood commercial are not shown on the future land use plan, as they are contingent on the future development patterns of residential land uses. Lastly, the City of Wadena should continue discussions with developers and citizens about the creation of new commercial districts in an effort to promote neighborhood retail.

A majority of Wadena's existing downtown is designated as commercial in the future land use plan. This designation has been expanded into the area east of the existing downtown to encourage the redevelopment or infill of the area to compact, downtown type commercial properties.

In response to the community's desire for more retail and job creation, additional commercial land use has been designated to the area west of the existing Wal-Mart. Large box, auto-oriented commercial development should be directed to this area, as such traffic is currently driven to this area by Wal-Mart, along with the area's proximity along US Highway 71. The existing commercial area along US Highway 10, east of US Highway 71, is also being expanded to include the potential for redevelopment of existing industrial development. All other existing commercial uses remain as part of the future land use plan.

Industrial

Industrial land uses are shown in purple on the future plan use plan. Manufacturing, storage, warehouse, and freight movement uses are designated by this land use. This land use is an essential designation to any community as it provides a large percentage of jobs within a community. Industrial development also increases the need for commercial, residential, and public land uses, which

provide services for the industry and its employees. Wadena, like many communities, has two industrial zoning districts. One district allows for lighter types of industrial land uses such as manufacturing and warehousing. The other zoning district allows for heavier industrial uses such as industrial service businesses and waste-related uses. Though industrial uses are less intense in one of the two districts, neither is compatible with residential land uses, and buffers should be incorporated when possible.

The existing industrial park on the southern edge of town along US Highway 71 has been expanded in the future land use plan to allow for additional growth of industrial uses. This area is prime for further development of industrial land uses as an expansion of the existing industrial park and proximity to US Highway 71.



Future industrial land uses are also shown to the east of the existing Polman Transfer site on US Highway 10. An additional industrial park expansion site has also been shown in the future land use plan. This area is located to the east of the existing site, and extends from the southern edge to US Highway 10.

Public and Institutional

Blue represents public and institutional land uses on the future land use plan. This designation represents publicly owned buildings and uses such as schools, churches, parks, government buildings, and hospitals. Public and institutional land use is used to designate the current location of the golf course, Wadena-Deer Creek Public Schools, the Wadena County Fairgrounds, M-State's campus, public recreation spaces, and various church and public facilities. There are limited areas of additional public and institutional areas shown in the future land use plan.



Two additional areas are located adjacent to existing sites to allow for expansion of the middle/high school, community center, and cemetery. The final area of future public and institutional designation is located in the southwest corner of city limits, which would allow for the expansion of the softball complex and Tapely Park. The designation of future public and institutional land in a plan with a life expectancy of this length can be unpredictable, as the location of these types of facilities should be determined by the context of the neighborhood, and shall be placed according.

Mixed Use: Residential and Commercial

The mixed use designation is shown on the future land use plan in a yellow and red hatch. This designation represents a mixture of commercial and residential



uses within the same lot or structure. The most common example of this designation is a building with retail sales and service (commercial) on the ground floor and residential dwelling units on the floors above. This development typology has been included in many traditional downtowns, but has expanded in recent years as a current development trend. Mixed use areas can serve as a transitional area between more intense uses and residential areas.

If used properly, the mixed use land use designation is advantageous to the community for several reasons. Among many reason, this land use designation can help the local community decrease their dependency on automobiles due to close proximity of businesses. Furthermore, and as mentioned above, the mixed land use designation integrates, as well as serves as a transitional area between more intense uses and residential uses.

Although the mixed use designation presents some distinct advantages than other land uses, the overall use of this land use designation should be monitored. Overuse of the mixed use designation within a section of the community may result in that section to function as a general commercial district, causing a likely increase in traffic. An increase in traffic will more than likely affect traffic flow as well as pedestrian safety, potentially resulting conflicting with any advantages of the district.

There are two areas within the future land use plan designated as mixed use. The first is located north of Sunnybrook Road near Summit Avenue. This area would provide compact development with neighborhood commercial for the residential area currently platted at the former airport site. The second area of mixed use designation is located just to the west of city limits along TH 29. Mixed use works well in this location due to the proximity to M-State. This higher density provides housing for students, and provides the potential for commercial to service students and faculty.

Medium Density Residential

This designation is shown in orange on the future land use plan. The main purpose of this type of land use is to provide for multiple family dwellings. Development under this classification could include townhomes, row houses, small-scale apartment buildings, large apartment complexes, or condos, all of

which could be for rent or sale. Mobile home parks and institutional living are also shown as medium density residential, but are not suitable in all locations where this designation is used and would need to be considered on a case-by-case basis.

There are three additional areas of medium density residential shown on the future land use plan. The first is located to the west of M-State's campus, north of Highway 29. Similar to the mixed-use located to the south of this designation, the higher density of residential units provides a variety of development opportunities for students and faculty of M-State. The second area of medium density residential is located in Downtown Wadena, representing infill of vacant parcels. These parcels are adjacent to existing medium density units. The final area of additional medium density is located near the Wal-Mart and an additional commercial land use designation.



Low Density Residential



Low density residential land uses are shown in yellow on the future land use plan. Areas that are designated as low density residential are meant to resemble traditional neighborhood developments. The predominant housing style would be single family homes, but twin homes, duplexes, and town homes are also suitable, particularly in areas transitioning to a more intense land use such as higher density housing, commercial, or industrial. Areas with this classification should be developed in a manner

that extends the existing grid street network, where possible, and public facilities such as city water and sanitary sewer lines. These areas could look like other established neighborhoods within the City of Wadena, or be arranged around a park or some other amenity such as a pond. The designated low density areas do not show locations for parks or institutional needs like schools. Land for those features should be included as requirements in the platting process when developments are proposed.

A majority of the future land use designations are low density residential. There are seven major areas within the future land use plan, three of which depict areas that are currently platted and/or zoned for single family development but are vacant at this time. The existing low density residential area along 129th Avenue, north of 150th Street, is expanded in the future land use plan to allow for residential development along the entire corridor. Residential land uses along

125th Avenue have also been expanded to allow for the same expansion of residential development. A majority of the low density residential land uses are shown to the west of city limits, east of County Highway 75. The proximity to existing residential development, proximity to public schools, access to major corridors, and limited wooded areas serves this location well for future low density residential development.

Conservation Design District

A new land use classification called Conservation Design District (CDD) is being proposed for low density residential development. Areas that have been designated as this type of development are shown in a green and yellow hatched pattern. A CDD allows for very similar housing types that are currently seen in and around Wadena, but differ in lot size and layout of the development. In fact, developments within the City of Wadena's Extraterritorial Area demonstrate techniques and strategies on engineering these districts.



The function of a CDD is to preserve agricultural land as well as to lessen the impacts of development on the natural environment. Typical designs utilize clusters of houses on smaller lots situated around community owned open space or natural features. These developments do not resemble traditional neighborhood developments; by contrast, these developments are oriented to preserve and enjoy surrounding natural features such as woodlands, wetlands, agricultural lands, or a combination of these.

A conservation design district may occur in an annexed area where city services are available, or may also occur in places that are not directly adjacent to city boundaries, and therefore, do not have city water or sanitary sewer available. Sometimes the natural characteristics of the land are the reason why city services have not been extended into such an area. In these cases, the entire subdivision is serviced by a community well and community septic system, often times with a spray field for the release of gray water, instead of individual well and septic systems. It is important that these systems are constructed with the understanding and means that if/when public facilities are extended into the area the community systems will be hooked up to the city's water and/or sanitary sewer system. For these reasons, an orderly annexation agreement is typically recommended at the time of zoning and subdivision.

To employ the preservation techniques of a CDD, the City of Wadena should prepare draft ordinance language to be adopted for the development of a

Conservation Design District. Once the language has been adopted into the zoning ordinance, the following general process is recommended during the development of the CDD design:

- Complete an initial review of the existing site conditions, including the delineation of conservation areas, as shown in **Figure 6-2**. Wooded, wetlands, and agricultural areas should be considered for conservation during this process.
- Conventional design should then be considered for the site, which does not concentrate on the preservation of existing natural area. At this stage, standard lot sizes should be considered to define a yield of lots for the site. The product of this stage is shown in **Figure 6-3**.
- Using this information, a conservation design can be laid out yielding the same number of lots, while conserving the natural features and providing communal open space, as shown in **Figure 6-4**. This is accomplished using smaller lot sizes with shared community utility infrastructure and a shorter street network.

Over time, a city should refine areas designated as conservation design development areas in the land use plan.