

3 Land Use

INTRODUCTION

Established as a pioneer settlement along the banks of the Crow River, Watertown has enjoyed a rich planning history. Watertown was initially surveyed and platted on a traditional grid using the South Fork of the Crow River as a logical axis and organizing element. Aspects of community planning date back to the 1850s when Isaac Ives Lewis, Caleb Lewis, C.H. Pettit, R.J. Mendenhall, Isaac B. Edwards-Bickford, and a number of others platted and surveyed Watertown village and decided where to construct their homes and eventually the school and churches.

Modern planning commenced in 1981 when the City drafted a zoning ordinance, and it continued into the early 1990s when the first Comprehensive Land Use Plan was prepared. In 2000 the City completed a 2020 Comprehensive Land Use Plan. Starting in approximately 2000, the City completed a variety of studies including two (2) localized master plans, a transportation plan, a park master plan and several feasibility studies. Many past and current planning efforts focus on orderly growth intended to sustain the small-town feel that is integral to Watertown's identity. The goals, objectives and strategies outlined within this plan have been developed by the Watertown Comprehensive Plan Taskforce. Watertown has long recognized that its comprehensive planning cannot be done without consideration for the surrounding jurisdictions. These include Watertown and Franklin Townships, Carver County, and the Watertown-Mayer School District.

Recent increases in growth and development have threatened Watertown's rural character and small town feel. Despite the steady increase of new development, Watertown fully intends to maintain its rural character and small-town feel. Due to the increased demand for new housing, the City has begun expanding into adjacent Watertown Township. This expansion has been governed by an Orderly Annexation Agreement (OAA) which was adopted in 1976. The City and Township have recently adopted a new Orderly Annexation Agreement (Appendix B) which will govern all land outside of the City limits and within the 2030 growth area identified in this plan. With this ongoing expansion, the City finds it necessary to develop this comprehensive land use plan to guide the development of Watertown for the next twenty-plus years.

OVERVIEW OF EXISTING LAND USE

Watertown Proper

Watertown has two distinct and identifiable districts within the City (See Existing Land Use Map 3-1). They are the traditional downtown with surrounding neighborhoods (Newton Avenue on the east and TH 25 on the west), and the more recently developed neighborhoods (constructed since approximately 1985). Watertown initially developed around the downtown center in a traditional grid pattern centered on Lewis Avenue and the South Fork of the Crow River. The initial development established a strong sense of place and has permitted the downtown commercial district and town center to remain sustainable.

Watertown began developing outside of the City center in the late 1980s when Village View Heights was developed. Recent developments have followed suburban design concepts and neighborhoods are characterized by large lots, curvilinear streets and housing designed with front-loaded garages. Since 2002, Watertown has experienced a shift in new housing development from primarily single-family, large-lot subdivisions to that of small-lot, mixed-housing-type developments. This change in development type can be attributed to several factors including the artificially inflated cost of land.

Watertown has worked to ensure that the new developments pay for the cost of growth. New development has been required to dedicate land for parks and open space, install and oversize the necessary utilities and construct all infrastructure in accordance with the City's development standards. Due to the demand for housing and the inflated cost for land in the recent market, Watertown has been continually amending and redeveloping its zoning and subdivision ordinances to adapt to the rapidly changing housing market. Additional changes to the ordinances will be necessary following the adoption of this plan.

Watertown identifies itself as a small town, rooted by its rural heritage and developed around the abundance of natural resources and amenities that make up the brilliant landscape. It is this community character that Watertown intends to sustain throughout the continued development of the community. Residents have overwhelmingly stated that the reason for moving to or remaining in Watertown is the small town rural character and amplitude of open space and natural resources. It is imperative that Watertown maintain this character even as development continues to change the face of the landscape all around the City.

A mixture of land uses make up the whole of the community. Watertown comprises a total of 2.6 square miles or 1,645 acres. Parks, open space and natural resources account for nearly 15% of the land within the City. The predominant land use within the City is single-family residential housing which comprises 30% of the land in the city. The South Fork of the Crow River and its flood plain provide a considerable amenity, yet also creates a barrier between the two sides of the community. See Figure 3-1 for a complete list of existing land uses in the City.

Annexation Area

The Watertown Orderly Annexation Area is approximately 2,100 acres and will more than double the size of the city upon its inclusion. Nearly half of the land within the boundary of the OAA is un-developable (wetlands, open water or right of way). The annexation area can be identified by its rolling hills, abundance of wetlands and floodplain and large, remnant, stands of “big woods”. A great deal of sensitivity and stewardship will be required when developing land within this area.

The predominant land use within the annexation area is agricultural (approximately 1,250 acres). Wetlands and open water comprise approximately 629 acres or 30% of the total area. There is some large lot estate-type housing that has developed throughout the annexation area (54 acres). See Map 3-2 for more information on existing land uses within the annexation area.

FIGURE 3-1 LAND USE TABLE IN 5-YEAR STAGES

Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential Land Uses									
Low Density Residential	1.6	3.2	354	745	827	933	1115	1211	857
Medium Density Residential	3.2	8	38	267	270	270	270	270	232
High Density Residential	8	12	5	10	10	10	10	10	5
Mixed Use Primarily Residential*				1					0
C/I Land Uses									
	Est. Employees/Acre								
Commercial			18	21	21	21	21	21	3
Industrial			27	83	83	83	83	159	132
Office			2	2	2	2	2	2	0
Mixed Use Primarily C/I*			0	0	0	0	0	0	0
Extractive			0	0	0	0	0	0	0
Public/Semi Public Land Uses									
Institutional			118	118	118	118	118	118	0
Parks and Recreation			35	95	120	145	160	175	140
Open Space			53	53	53	53	53	53	0
Roadway Rights of Way			266	281	291	336	401	411	145
Utility			0	0	0	0	0	0	0
Railroad			0	0	0	0	0	0	0
Airport			0	0	0	0	0	0	0
Subtotal Sewered			916	1676	1795	1971	2233	2430	1514

FIGURE 3-1 continued from previous page

Outside Urban Service Area	Minimum lot size	Maximum lot size	Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less	1		0	103	103	155	259.5	259.5	259.5
Rural Residential 2.5 -10 acres									0
Rural Residential 10-40 acres			0						0
Agricultural 40+ acres			184	184	184	79	54	54	-130
Subtotal Unsewered			184						129.5
Undeveloped									
Wetlands	--	--	143	279	367	521	623	772	629
Open Water, Rivers and Streams	--	--	42	52	62	62	62	62	20
Total			1285						

* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

LAND USE OPPORTUNITIES AND CONSTRAINTS

Watertown has many opportunities which will need to be effectively developed and managed during the next twenty-five years based on the constraints it has to work with. The opportunities and constraints represent ideas or concepts that have been discussed by the citizens and elected or appointed officials during the development of this plan. The ideas and concepts provide the city direction when planning future growth or development. Consideration should be given to the following opportunities and constraints.

Opportunities

The following is a list of opportunities that the City will try pursue during the next planning period:

- Preservation and advance of the natural amenities which abound in and surrounding Watertown including the South Fork of the Crow River, wetlands, rolling topography, and high quality woodland stands.
- Enhancement of and preservation of the downtown and traditional town center.
- Development along the Luce Line Trail and the connectivity which that provides throughout the community.
- Development of a system of trails, parks and open spaces which will fully join together the many neighborhoods, natural amenities, civic and public facilities within the community.
- Continued development of Industrial and Commercial business parks located along state roadways to reduce the congestion on county and local transportation systems.

Constraints

The following is a list of constraints that the City will try to surmount during the next planning period:

- One river crossing severely limits access between the two sides of the community.
- The City has an abundance of State and County roads which all converge in Watertown.
- Watertown is not located along or near a major roadway.

FUTURE LAND USE

Watertown has recently incurred a substantial increase in development, spurred by a housing boom that affected much of the country. Watertown took a proactive approach to stay ahead of development by initiating two different development moratoriums. Watertown was able to put together several larger master land use plans for areas being sought for development. One of the master plans, the 2003 Highway 20 Land Use Study, has been put into motion and is currently under implementation. The initial master plan proposed mixed-use residential development which provided a variety of housing opportunities with a diverse range of pricing. Due to the large scale and size of the mixed-use development, Watertown has an excellent inventory of small-lot, single-family detached and attached homes. This inventory, combined with other development inventory, will provide Watertown with an adequate supply of small lot attached and detached housing for the remainder of the planning period (2030).

Watertown has recently completed an Orderly Annexation Agreement with Watertown Township covering approximately 2,100 acres. The area covered by the orderly annexation area will allow the City to manage growth and development beyond its current boundaries, based on the Comprehensive Plan, and using a consistent set of development standards and annexation criteria. In order to ensure orderly and managed growth the City has developed a phasing plan. The City anticipates development of all land within the Comprehensive Plan to be based on the phasing plan identified within this Comprehensive Plan (See Map 3-4).

Future land development will occur in an orderly and phased manner. The City will continue to require that adequate public facilities are available or in place prior to new development occurring. Phasing of new development is based on many criteria including but not limited to the availability of public services, public utilities and school facilities. Watertown will adopt a Capital Improvement Plan (CIP) which corresponds to the phasing plan identified through this plan. The phasing plan will be used as a general guide for new development. There are many factors which could influence the development of land within the comprehensive planning area and thus alter the phasing plan. Watertown anticipates that new development within the first phase will be slower than it has been within the last ten years due to an abundance of inventory and overall market demand.

Future land use is shown on Map 3-3. The majority of the future land within the OAA area will remain single-family residential (54%). Wetlands and open space with comprise approximately 30% of the OAA area. The development of the OAA will result in a similar breakdown of land uses to those which currently exist (See Figure 3-1).

RESIDENTIAL DEVELOPMENT

Watertown is at a critical point in its development as a community. The community has more than doubled in population during the last fifteen years. Prior to this growth, it took Watertown nearly one-hundred years to double its population. It is anticipated that Watertown will again nearly double its population by 2030. Watertown has the unique ability to reflect on the development that has occurred in the past and ensure that the direction taken is consistent with the vision, goals and objectives of the community. To this extent, Watertown understands that housing types and styles are typically driven by three factors:

1. Market demand at the time of development
2. Market conditions and availability of housing products
3. Actual physical geography of the particular property

Because this plan intends to project future development through 2030, it would be difficult, if not impossible, to project development types and specific density on any given parcel without the benefit of knowing all three factors. It is for this reason that this plan will provide general guidelines and classifications for density, housing type and community characteristics. These guidelines will provide the city with the basic framework from which to make all other decisions regarding land use as development continues to occur. Furthermore, this plan intends to provide the City with flexibility when making land use decisions so that the “right” development can occur on the “right” property.

During this planning process, Watertown residents identified several images that will help future residents, staff and developers understand the desired vision for new development within the community. The images were taken from a visual preference survey that was done in concert with the development of the Comprehensive Plan. The following images were ranked as the most desired to be seen in Watertown.





Residential – Rural or Large Lot

Developments within this category will be large-lot estates or rural agriculturally aligned residences. Development of this nature is best suited for high amenity properties with three or more of the following characteristics:

1. Majority of the property has frontage on a water body or river.
2. Majority of the property is covered in old growth “Big Woods”
3. Steep slopes combined with vegetation and wetlands.
4. Property that is not capable of being provided with sewer (this is regardless of timeframe).

Rural or large lot development will have net densities which range from 0.2 to 1.5 units per acre. It is anticipated that development of this type will provide a housing type and style not commonly found in Watertown and therefore provide additional housing options to the residents. The plan has designated approximately 82 acres for rural or large lot development. This category will be a new district and updated as part of the zoning ordinance.

Residential – Low Density

Corresponding Zoning: R-1, Low Density Residence

This category comprises the majority of development within the city. It is anticipated that as development continues, this category will continue to be the predominate development type. Net densities for this category range from 1.6-3.2 units per acre. 2.4 units per acre has been used as the average in order to project the area which will be needed to accommodate this land use. As Watertown continues to grow away from its center, it will be imperative that development of this type provides the necessary linkages to schools, parks and the downtown core in the form of sidewalks within the developments, trails between developments and connectivity of local roads.

Residential – Medium Density

Corresponding Zoning: R-2, Medium Density Residence

Medium density is a category which captures attached or detached units such as town homes or row houses. The density of this land use ranges from 3.6-8 units per acre. Watertown is using an average density of 5.8 units per acre to project land area needed for the comprehensive plan. Due to the existing inventory of platted units, Watertown is not projecting a need for the development of new attached units over the next thirty years. According to the most recent housing market study by Carver County (Maxfield Associates, 2007), Watertown will not have the market for additional units of this nature to be developed. It is anticipated that some additional senior housing units will be developed in this category during the planning period. The location of this type of development and land use should be carefully determined. Should this type of development be warranted due to changes in market conditions or other factors, it should only be developed in areas with all the following characteristics:

1. Development should be within a five-minute walk of transit or public transportation.
2. Development should be in or directly adjacent to downtown or a new commercial node.
3. Development provides for age restricted senior housing.

Residential – Central Business District

Corresponding Zoning: R-3, High Density Residence; C-3, Downtown-Central Business District

Watertown is projecting high density residential development in the downtown business district. This housing will be targeted towards seniors and will be part of the downtown redevelopment efforts. Watertown has currently identified the ability to develop approximately 150 units in the downtown area. The average density used to determine the amount of area covered is 30 units per acre (See Figure 3-2).

**FIGURE 3-2
COMPREHENSIVE PLAN DENSITIES**

	Units	Acres	Density
Development from 2000-2006*	977	247	3.96
2007-2030			
Low Density Residential	1,402	584	2.40
Estate**	130	260	0.50
Medium Density Residential	17	3	5.67
Downtown Redevelopment	152	5	30.40
Total	2,548	839	3.04

Total acreage represented is net acres.

* Approved and constructed residential projects.

** Not Sewered

Mixed Use Residential/Commercial

Corresponding Zoning: Planned Unit Development (PUD)

This land use designation allows flexible development standards for high quality mixed use projects that reflect the existing small town compact form. The intent is to provide a land use category that encompasses low, medium, and high density residential development along with limited neighborhood commercial. A master plan should guide the development of large parcels. The City currently has two master plans for two regions including the Watertown Growth Area Master Plan for approximately 1,000 acres to the south of the City and Highway 20 Land Use Study for land to the east of the City.

Standards for this designation include permitting a maximum percentage of land to be development as low density residential and neighborhood commercial. See Chapter 4 for details on neighborhood commercial. Medium and high density residential shall also be incorporated into the development. Other standards include landscaping, civic space, and open space for residential portion. For the commercial uses, standards in the C-2, Limited Commerce District should be incorporated to limit competition with the downtown.

COMMERCIAL/INDUSTRIAL DEVELOPMENT

Corresponding Zoning: C-1, General Commerce; C-2, Limited Commerce; PUD-BP, Planned Unit Development-Business Park; I-1, Light Industrial

Watertown has historically been a self-sustaining community providing jobs, services and housing for its residents. As the City has grown its inventory of housing and subsequently population, the commercial and industrial base has not kept pace. The City has identified a need for additional commercial and industrial development in order to provide additional tax base and an increase to the job base. It is for this reason that the City recently invested in the development of a new business park. The park is approximately 50 acres and will provide land for the development of industrial, commercial, office and some retail. In order to accommodate additional growth in this area, the City is guiding approximately 65 additional acres for commercial/industrial, office and retail development. The land is directly adjacent to the newly developed business park and would have access onto TH 25 and CSAH 122 (future County loop road).

PUBLIC SPACES AND PARKS

Public/Semi Public

Corresponding Zoning: P-2, Public Facilities

The Watertown-Mayer Independent School District 111 has three sites in the City. The City anticipates that the High School site will expand to the north if necessary in the future. However, the 80 acres north of the High School can also be developed as low density residential as shown on Map 3-3.

Parks/Open Space

Corresponding Zoning P-1, Park/Open Space Facilities

The floodplain ordinance prohibits development in the floodway of the Crow River. This feature is shown on the 2030 Land Use Plan Map as Park and Open Space. The floodplain was only delineated within the City limits. When updated information is available regarding floodplain elevation outside of corporate boundaries, the map shall be amended.

POPULATION

**FIGURE 3-3
POPULATION ACCORDING TO AGE GROUP, 2000**

Age Group	Number	Percent
Under 5 years	246	8.1
5 to 9 years	245	8.1
10 to 14 years	241	8
15 to 19 years	240	7.9
20 to 24 years	153	5.1
25 to 34 years	457	15.1
35 to 44 years	488	16.1
45 to 54 years	345	11.4
55 to 59 years	119	3.9
60 to 64 years	75	2.5
65 to 74 years	152	5
75 to 84 years	177	5.8
85 years and over	91	3
TOTAL	3029	100

Source: US Census Bureau, 2000

According to the 2000 census, Watertown had a population of 3,029 with 1,078 total households. The population as of January 1, 2008 is estimated to be 4,331 with 1,484 households. This amounts to a 40% increase in population and households since 2000.

The majority of population in Watertown is between the ages of 25 and 54. This range makes up approximately 45% of the population. Over 55 and under 24 make up the remainder of the population (See Figure 3-3).

Watertown's population has grown as a result of a housing surge seen throughout the metro area. It is anticipated that the need for housing in the area will remain; however, not nearly as much as within the last ten years. The pace of housing development will increase slightly as the availability of land within the inner suburbs is consumed by development. The impending growth of industry and employment around the western portion of the County will also influence the amount and occurrence of new development.

Watertown has experienced a range in annual growth with a maximum of 88 new units constructed in 2001, and an average of 38 new units constructed per year since 1985. The Metropolitan Council has projected that Watertown will have a population of 7,700 by the year 2030. Due to the many factors considered in projecting population growth over a twenty-five year period, Watertown has decided to project a range of population which will allow for flexibility in anticipating and incorporating the growth and development of the community. Watertown is projecting future populations as a range between 7,700 and 9,000. This range accommodates both a low and moderate rate of growth over the next twenty-five years and provides the City with the flexibility to adapt to changing market conditions and trends. (See Figures 3-8, 3-9).

**FIGURE 3-4
METROPOLITAN COUNCIL'S FORECASTED GROWTH,
2010-2030**

Watertown	2010	2020	2030
Population	4,800	6,500	7,700
Households	1,800	2,500	3,000
Employment	1,200	1,550	1,770

Source: Metropolitan Council, January 2007

HOUSING

The City has long afforded residents a continuum of housing opportunities based on size and affordability. Watertown is projecting to add approximately 1,500 new households between now and 2030. The majority of the households will be families seeking new or existing housing units. About 50% of the housing developed since 2000 is single-family attached housing. Most of the new housing is concentrated in a few developments located around the perimeter of the City. It is anticipated that the majority of the demand for new housing will be for single-family detached housing. Additional demand will be made for senior housing units, including both rental and ownership units, with some need for service-intensive units (See Figure 3-6). The City anticipates a need for approximately 30 additional market rate rental units.

Watertown anticipates that the demand for single-family detached units will propel housing through the year 2030. According to the Housing Market Study prepared for Carver County, Watertown has an adequate supply of multi-family attached housing to satisfy market demand through 2030. Through the year 2000, Watertown had a mix of single-family detached housing to single and multi-family attached housing of approximately 85%-15%. Watertown would like to have a ratio of single-family detached to multi-family attached of 85% to 15%. This ratio should be considered as a general guide and will provide for a variety of housing types and housing prices while maintaining a balance that can be supported in the community.

**FIGURE 3-5
PERCENTAGE OF HOUSING BY TYPE**

	2000-2007		2007-2030		2000-2030	
	Units	Percentage of Units	Units	Percentage of Units	Units	Percentage of Units
Single-Family Residential*	483	49.4%	1,402	89.2%	1,885	74.0%
Multiple-Family Residential*	494	50.6%	169	10.8%	663	26.0%
All Residential*	977	100.0%	1,571	100.0%	2,548	100.0%

*Approved and constructed residential projects.

Note: Excludes estate lots

Affordable Housing

Watertown is fortunate to have a large inventory of existing affordable housing within the community. Within the past ten years, Watertown has worked with developers to continue building affordable housing units. Watertown has successfully used a variety of tools to ensure that affordable housing units are available within the City. The tools used include the following:

- Planned Unit Development—to allow more flexibility to develop multiple unit types on a range of lot sizes and with varying price points.
- Density bonuses—to promote higher quality development at more affordable prices.
- Land Trust – Watertown has been working with Carver County to become a participant in the future County Land Trust. Watertown anticipates that new development, through the PUD process, will be required to dedicate land for the Land Trust.
- Existing Housing Stock – Watertown will continue to support the maintenance of the existing housing stock.

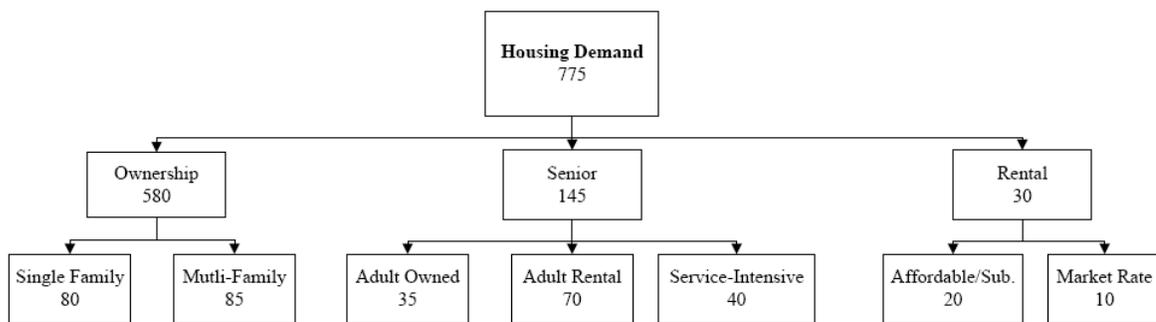
As growth continues to occur within the City, a substantial inventory of both new and existing affordable housing units should be maintained. A large portion of this inventory will be found in existing housing stock. Watertown will be able to accommodate the projected demand for 60 additional affordable new housing units during this planning period. Watertown anticipates continuing to use the aforementioned tools to promote the development of affordable housing within the community. In addition, Watertown is seeking partners to develop affordable senior housing units within the existing downtown. Watertown has recently met with several public and private development entities to discuss the feasibility of partnering for a senior housing project. The City should consider working with existing owners to maintain and enhance the existing housing stock. The City may consider applying for grants and looking for other funding mechanisms that could promote the maintenance and enhancement of existing structures.

HOUSING FOR AGING ADULTS

In addition to diverse housing options to accommodate varied incomes and/or special populations, City forecasts identify a specific need for aging adult housing options within

coming years. More than 20% of Watertown’s population is over age 55 (U.S. Census, 2000), and with trends in increased life expectancy and changes in lifestyle needs due to aging, the development of a *Master Plan for Aging adult Housing* would be a boon and necessary step in preparing for the impending increase in the City’s aging adult population. According to the Carver County Housing Needs Assessment prepared by Maxfield Research Inc. in March 2007, there will be a demand for 755 households between 2005 and 2015, and 1,125 households between 2015 and 2030. Of the 755 households, there is an expected demand of 145 aging adult units between 2005 and 2015, 35 owner occupied, 70 rental, 40 service-intensive units (i.e. assisted care). Demand for adult rental housing was calculated to require 70 units marketed towards aging adults with modest incomes. Maxfield Research recommends Watertown consider a 50- to 60-unit adult rental building in the immediate future.

FIGURE 3-6 WATERTOWN PROJECTED HOUSING DEMAND, 2005 TO 2015



Source: Comprehensive Housing Needs Assessment for Carver County, Minnesota , 2007

According to the 2007 Communities for a Lifetime (CFAL) Senior Commission report, aging adult within Carver County wish to develop “a single point-of-entry to coordinate housing services.” A single contact agency or entity could aid in directing and connecting aging adults with suitable housing options based on individual needs.

The CFAL report encourages, “innovative approaches to housing development,” and the Housing Task Force has participated in visual preference surveys to capture ideas for future housing stock. An all-inclusive, mixed-use, pedestrian-friendly downtown district replete with restaurants and entertainment, green space for recreation, retail, markets, pharmacies and clinics appears to be one of many appropriate scenarios for housing aging adults. This type of an environment could provide aging adults with opportunities for socialization, civic engagement in terms of employment and/or volunteering, access to nearby healthcare services, as well as regular moderate physical activity. The Watertown Commission on Aging is an advisory committee that was formulated in 2005, and it coordinates with Community Education, Carver County Social Services, Carver County Office of Aging, and Carver County Library System. Equally important is the need for a

housing stock that incorporates age-specific housing design modifications tailored for aging adults.

**LAND USE
GOALS, OBJECTIVES AND STRATEGIES**

1. GOAL

Maintain and encourage high quality development by capitalizing on the geographic advantage of the City.

POLICIES

- Protect and enhance the natural environment (Crow River, lakes, wetlands, parks and open space) and promote these elements to attract high-quality development to the City.
- Establish standards for high quality development which will provide the highest possible tax base within the City of Watertown.

IMPLEMENTATION STRATEGIES

- Require development to pay for all costs of improvements including any public facilities required to adequately sustain the development.
- Development shall be fiscally sound and shall enhance or complement the existing land uses, housing or business types, and respect the rural character of the community.

2. GOAL

Maintain and enhance the rural and small town quality of a connected community.

POLICIES

- Interconnect systems of neighborhoods which unite the community.
- Preserve and enhance Watertown’s natural amenities and resources, downtown center, small-town atmosphere and rural characteristics.

IMPLEMENTATION STRATEGIES

- Ensure that all new housing developments are provided with adequate park and open spaces opportunities.
- Pursue funding such as grants and impact fees to enhance storefronts, building facades, and overall street presence in the downtown area.
- Use developer and builder park dedication fees to build trails that connect to key destinations throughout the City.
- Connect housing developments with green space corridors using trails and sidewalks.

3. GOAL

Provide a high-quality place for people to live, work and play.

POLICIES

- Demand development that is innovative, sustainable and of the highest quality, so as to establish Watertown as the premier community in Minnesota for people to live, work and play.
- Ensure that the existing housing stock is maintained in a safe and aesthetically pleasing manner.

IMPLEMENTATION STRATEGIES

- Require new development to have quality materials and design.
- Require new development to have consistency with the strategic growth plan.

4. GOAL

Ensure availability of affordable housing

POLICIES

- Provide for and develop housing so that there are a diversity of types, prices and designs.

IMPLEMENTATION STRATEGIES

- Continue to use PUD provisions in developing new housing opportunities so as to promote creatively designed affordable places to live.
- Expand housing opportunities for aging adults while providing affordable housing opportunities within the community for aging adults.

**FIGURE 3-7
COMPREHENSIVE PLAN PHASE DENSITIES**

	Low Density Residential			Downtown Redevelopment			Medium Density Residential			Total of Sewered Residential		
	Acres*	Units	Density	Acres*	Units	Density	Acres*	Units	Density	Acres*	Units	Density
2005-2010	118	283	2.40	1	48	48.00	0	0	0.00	119	331	2.78
2010-2015	82	197	2.40	1	32	32.00	0	0	0.00	83	229	2.76
2015-2020	106	254	2.40	4	72	18.00	0	0	0.00	110	326	2.97
2020-2025	182	437	2.40	0	0	0.00	3	17	5.67	185	454	2.45
2025-2030	96	230	2.40	0	0	0.00	0	0	0.00	96	230	2.40
Total	584	1,402	2.40	5	152	30.40	3	17	5.67	593	1,571	2.65

*Net Acres

FIGURE 3-8 POPULATION PROJECTIONS 2007-2030 (7,700)

WATERTOWN, MINNESOTA										
POPULATION PROJECTIONS 2007-2030 (7,700)										
Year	Total Additional Housing Units (REC)	Total Households	Population Increase @ 2.7 Persons/Unit	Cumulative Population	Annualized Growth Rate	Single Family City Housing Units (REC)	Planned Annexation SF Housing Units (REC)	Multi-Family City Housing Units (REC)	Planned Annexation MF Housing Units (REC)	
2001	85	1,163	230	3,259		85	0	0	0	
2002	84	1,247	227	3,486	6.96%	82	0	2	0	
2003	71	1,318	192	3,678	5.50%	65	0	6	0	
2004	73	1,391	197	3,875	5.43%	71	0	2	0	
2005	28	1,419	76	3,950	4.26%	16	0	12	0	
2006	44	1,463	119	4,069	3.94%	15	0	29	0	
2007	12	1,475	32	4,101	3.31%	10	0	2	0	
2008	2	1,477	5	4,107	2.77%	2	0	0	0	
2009	7	1,484	19	4,126	2.44%	3	0	4	0	
2010	9	1,493	24	4,150	2.20%	5	0	4	0	
2011	21	1,514	57	4,207	2.11%	10	5	6	0	
2012	41	1,555	111	4,317	2.16%	15	10	16	0	
2013	55	1,610	149	4,466	2.28%	20	15	20	0	
2014	55	1,665	149	4,614	2.36%	20	15	20	0	
2015	65	1,730	176	4,790	2.47%	25	15	25	0	
2016	65	1,795	176	4,965	2.56%	25	15	25	0	
2017	65	1,860	176	5,141	2.62%	25	15	25	0	
2018	65	1,925	176	5,316	2.67%	25	15	25	0	
2019	70	1,995	189	5,505	2.72%	25	20	25	0	
2020	74	2,069	200	5,705	2.77%	25	20	25	4	
2021	76	2,145	205	5,910	2.82%	25	20	25	6	
2022	80	2,225	216	6,126	2.86%	25	25	25	5	
2023	77	2,302	208	6,334	2.89%	15	30	30	2	
2024	80	2,382	216	6,550	2.91%	15	35	30	0	
2025	75	2,457	203	6,753	2.92%	15	30	30	0	
2026	65	2,522	176	6,928	2.90%	10	30	25	0	
2027	65	2,587	176	7,104	2.89%	10	35	20	0	
2028	80	2,667	216	7,320	2.89%	10	50	20	0	
2029	76	2,743	205	7,525	2.89%	10	50	16	0	
2030	65	2,808	176	7,701	2.87%	10	55	0	0	

REC=Residential Equivalent Connection

FIGURE 3-9 POPULATION PROJECTIONS 2007-2030 (9,000)

WATERTOWN, MINNESOTA										
POPULATION PROJECTIONS 2007-2030 (9,000)										
Year	Total Additional Housing Units (REC)	Total Households	Population Increase @ 2.7 Persons/Unit	Cumulative Population	Annualized Growth Rate	Single Family City Housing Units (REC)	Planned Annexation SF Housing Units (REC)	Multi-Family City Housing Units (REC)	Planned Annexation MF Housing Units (REC)	
2001	85	1,163	230	3,029		85	0	0	0	
2002	84	1,247	227	3,256	7.49%	82	0	2	0	
2003	71	1,318	192	3,448	5.89%	65	0	6	0	
2004	73	1,391	197	3,645	5.80%	71	0	2	0	
2005	28	1,419	76	3,720	4.54%	16	0	12	0	
2006	44	1,463	119	3,839	4.21%	15	0	29	0	
2007	12	1,475	32	3,871	3.52%	10	0	2	0	
2008	2	1,477	5	3,877	2.95%	2	0	0	0	
2009	7	1,484	19	3,896	2.60%	3	0	4	0	
2010	9	1,493	24	3,920	2.35%	5	0	4	0	
2011	21	1,514	57	3,977	2.25%	10	5	6	0	
2012	41	1,555	111	4,087	2.30%	15	10	16	0	
2013	55	1,610	149	4,236	2.42%	20	15	20	0	
2014	55	1,665	149	4,384	2.51%	20	15	20	0	
2015	75	1,740	203	4,587	2.67%	25	25	25	0	
2016	80	1,820	216	4,803	2.82%	25	30	25	0	
2017	80	1,900	216	5,019	2.93%	25	30	25	0	
2018	90	1,990	243	5,262	3.05%	25	40	25	0	
2019	90	2,080	243	5,505	3.14%	25	40	25	0	
2020	94	2,174	254	5,759	3.22%	25	40	25	4	
2021	101	2,275	273	6,031	3.30%	25	45	25	6	
2022	101	2,376	273	6,304	3.36%	25	46	25	5	
2023	113	2,489	305	6,609	3.43%	15	66	30	2	
2024	125	2,614	338	6,947	3.50%	15	80	30	0	
2025	130	2,744	351	7,298	3.57%	15	85	30	0	
2026	125	2,869	338	7,635	3.62%	10	90	25	0	
2027	125	2,994	338	7,973	3.65%	10	95	20	0	
2028	125	3,119	338	8,310	3.67%	10	95	20	0	
2029	136	3,255	367	8,677	3.70%	10	110	16	0	
2030	120	3,375	324	9,001	3.70%	10	110	0	0	

REC=Residential Equivalent Connection

**FIGURE 3-10
AGE OF HOUSING STOCK**

Period Built	Number	Percent
2001-Present	351	24.1
1995-2000	166	11.4
1990-1994	115	7.9
1980-1989	200	13.7
1970-1979	214	14.7
1960-1969	99	6.8
1940-1959	123	8.4
1939 or earlier	190	13
TOTAL	1458	100

Source: City of Watertown

**FIGURE 3-11
OWNER OCCUPIED HOUSING VALUES: 2000, 2006**

Value	2000	2006
Less than \$50,000	6	0
\$50,000 to \$99,999	268	14
\$100,000 to \$149,999	372	169
\$150,000 to \$199,999	92	437
\$200,000 to \$299,999	20	485
\$300,000 to \$499,999	3	62
\$500,000 to \$999,999	1	9
\$1,000,000 or more	0	3

Source: Carver County Assessor

**FIGURE 3-12
WATERTOWN HOUSING UNITS BY TYPE: 2000, 2006**

	2000	2006
SINGLE FAMILY	695	944
MULTI-FAMILY	212	165
Twin Home (2-10 units per building)	38	40
Multi-Family (2-9 units per building)	41	88
Multi-Family (10 units and over)	133	133
MOBILE HOME	171	7

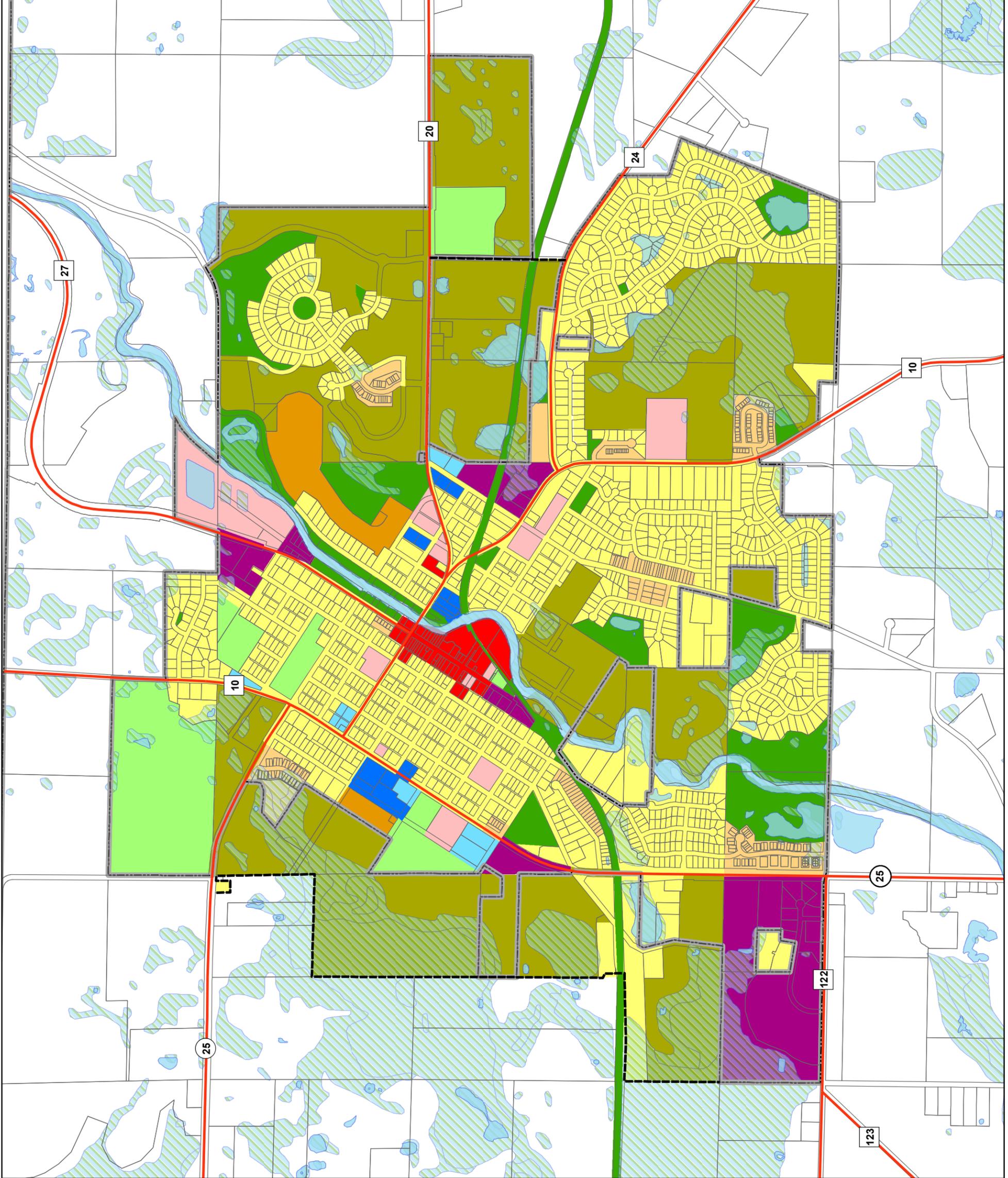
Source: US Census, 2000



**EXISTING LAND USE
MAP 3-1**

Legend

- 1976 Orderly Annexation Boundary
-  City Boundary
-  Water
-  Wetland
- Land Use LAYER**
-  Vacant
-  Single Family
-  Multi-Family
-  High Density Residential
-  Manufactured Housing
-  Parks and Open Space
-  Public/Semi-Public
-  Community Facility
-  Commercial
-  Mixed Use
-  Industrial



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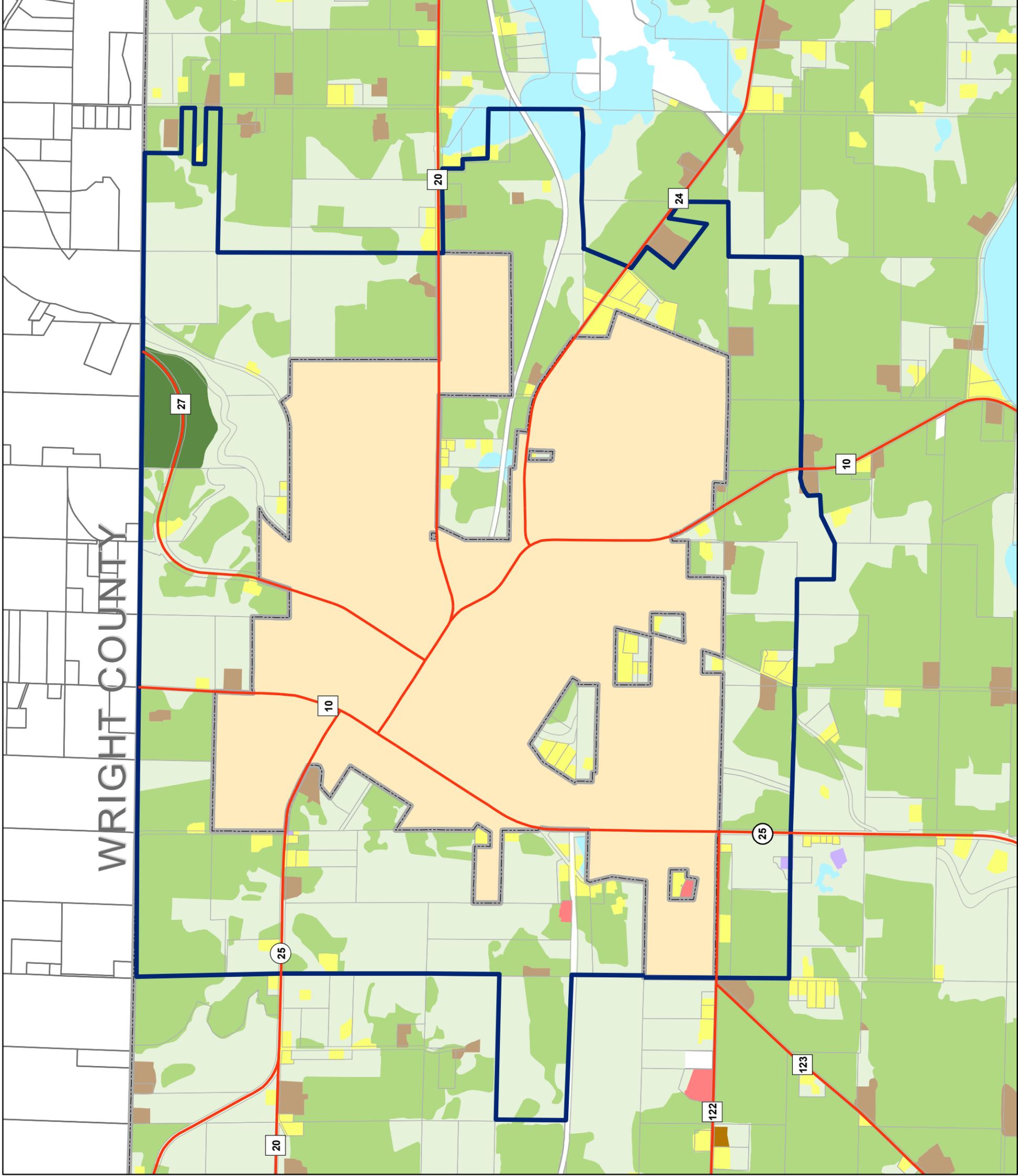


**LAND USE IN
ANNEXATION AREA
MAP 3-2**

Legend

- 2030 Growth Boundary
- City Municipal Boundary
- Land Use 2005**
- SINGLE FAMILY RESIDENTIAL**
- Farmstead
- Single Family Detached
- COMMERCIAL**
- Retail and Other Commercial
- MIXED USE**
- Mixed Use Residential
- INDUSTRIAL**
- Industrial and Utility
- Golf Course
- Agricultural
- Undeveloped
- Water

Source: Carver County 2030 Comprehensive Plan



WRIGHT COUNTY

WRIGHT COUNTY

CITY OF WATERTOWN



M · I · N · N · E · S · O · T · A

2030 LAND USE PLAN MAP 3-3

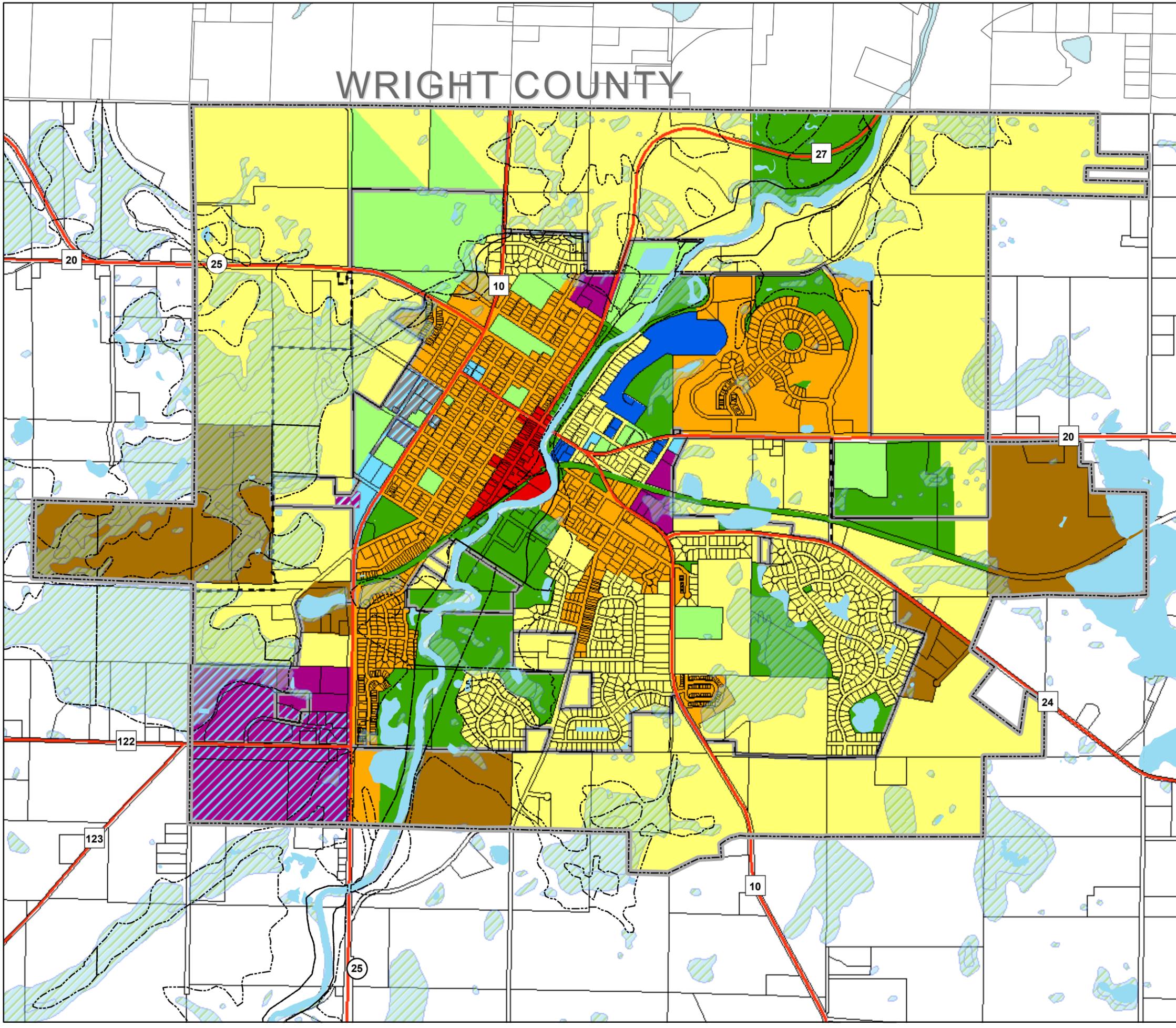
Legend

- City Boundary
- 1976 OAA Boundary
- 2030 Growth Boundary
- Water
- Wetlands
- Floodplain
- Rural or Large-lot Residential (Sewered or Unsewered) 0.2-1.5 UNITS/ACRE
- Agriculture
- Low Density Residential (1.6-3.2 UNITS/ACRE- NET DENSITY)
- Medium Density Residential (3.2-8 UNITS/ACRE- NET DENSITY)
- High Density Residential (8-12 UNITS/ACRE- NET DENSITY)
- Commerical
- High Density Res- Commercial
- Business District (Mixed-Use)
- Industrial
- Industrial/Commercial
- Parks Open Space
- Institutional



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December 2010

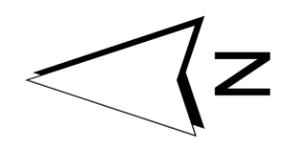
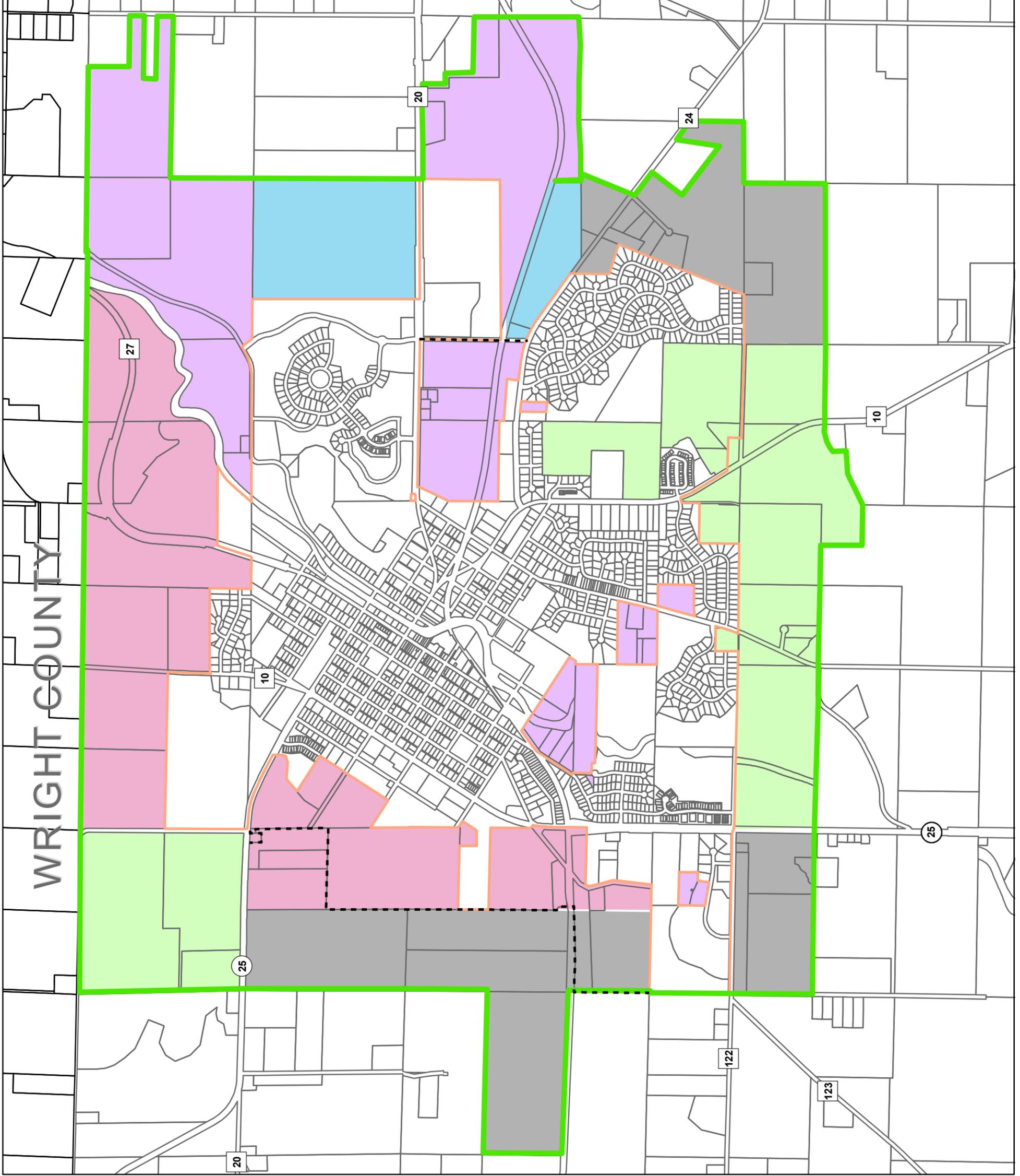




STAGED DEVELOPMENT PLAN MAP 3-4

Legend

- 1976 OAA boundary
- 2030 Growth Boundary (2008 OAA Boundary)
- City Municipal Boundary
- 2005-2010
- 2010-2015
- 2015-2020
- 2020-2025
- 2025-2030



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