

City of Cologne

2030 Comprehensive Plan

November 2009

**Metropolitan Council Consistency Review
Completed October 28, 2009**

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I. INTRODUCTION

A. Purpose

This Comprehensive Plan was prepared in response to increasing growth and development activity in the City. It is the intent of the City Council to implement a Plan that reflects the values and goals of all residents and stakeholders in Cologne. The purpose of this Plan is to serve as a guide for managing future growth in the City.

B. Authority

The City has the authority to plan under Minnesota Statutes 462.351-365 and 473.851-871. Cologne is governed by a City Council, consisting of a Mayor and four City Council members elected at large. The City Administrator oversees the administrative, financial, and service delivery responsibilities of the City on behalf of the City Council.

C. Process

This Comprehensive Plan is the result of a process which included a series of public meetings and background data analysis. The City is experiencing growth pressure and the primary issue facing Cologne is how to best manage growth in relation to the expansion of public utilities and orderly annexation.

A joint orientation meeting of the City Council and Planning Commission was held to generally identify the process that would be taken in the update of the Plan. From that meeting, initial data assembly, review and analysis began.

Data collection consisted of researching various components of the Comprehensive Plan, such as previous, existing and future trends in demographic data; natural resource inventory; utilities and public facilities; transportation; and parks and recreation areas. An assessment of these characteristics is an important element in developing goals and policies that are consistent with existing conditions and natural features.

In order to determine specific direction for the Comprehensive Plan, the City Council established a public participation process designed to receive input and suggestions from a wide variety of stakeholders including, Planning Commission and City Council members, local businesses, and residents. A Town Meeting was held to discuss public issues and priorities for future growth in the City. Preferred growth strategies resulting from the Town Meeting include the following priorities:

- Promote more commercial/industrial development
- Maintain a moderate growth rate
- Retain the rural atmosphere in Cologne
- Focus on a mix of housing styles and prices
- Plan for the expansion of public utilities and services needed for growth
- Incorporate pedestrian and bicycling corridors in all growth plans

The City Council has participated in several visioning exercises over the years to maintain a pulse on the community and the direction the City needs to pursue. The following is the current vision statement of Cologne:

The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.

The City allocates and manages appropriate resources and plans, promotes desired change, and communicates openly with its residents and community shareholders. Elected officials and appointed staff provide effective leadership and efficient services to support the lifecycle housing, public safety, recreational, employment and community-gathering needs of Cologne residents, city employees, businesses, retail customers and civic organizations. All of this is done with the care and diligence of a small-town heart.

Those who live and work in Cologne contribute to our community by volunteering their time and talents to the numerous civic, church and community organizations that complete the fabric of our town. It is this rich and recognized commitment that instills community pride and spirit in both long-term and new residents.

The City supports this vision by honoring our community's rich history, welcoming new neighbors and opportunities, and connecting Cologne's past to the people and places that will build its future.

The goals and policies in this Plan reflect the community input from the Town Meeting and the vision statement of the City. Goals and policies are official statements which provide the basis for growth management strategies. Goals identify the various objectives the City has identified in managing future growth and protecting natural resources. Policies represent the official position of the City with respect to implementation of growth management goals. The Comprehensive Plan and official controls to implement the Plan are based upon the goals and policies adopted by the City.

II. BACKGROUND CONDITIONS

A. Historical Profile

Cologne was incorporated in 1881. The City name was derived from one of the first residents, the Mohrbacher family whose origins stemmed from the City of Koln, Germany. There was no river which lured early settlement; rather, the City was established around the Dakota and Hastings Railroad on a ten acre site, beginning in 1872.

Early businesses included two general stores, a hardware store, drugstore, furniture store, blacksmith shop, a saw mill, a grain elevator, and three saloons. St. Bernard's Church was built in 1876 and an adjacent school in 1880. The fire department was established in 1890. The original city hall was built in 1900, but has since been demolished.

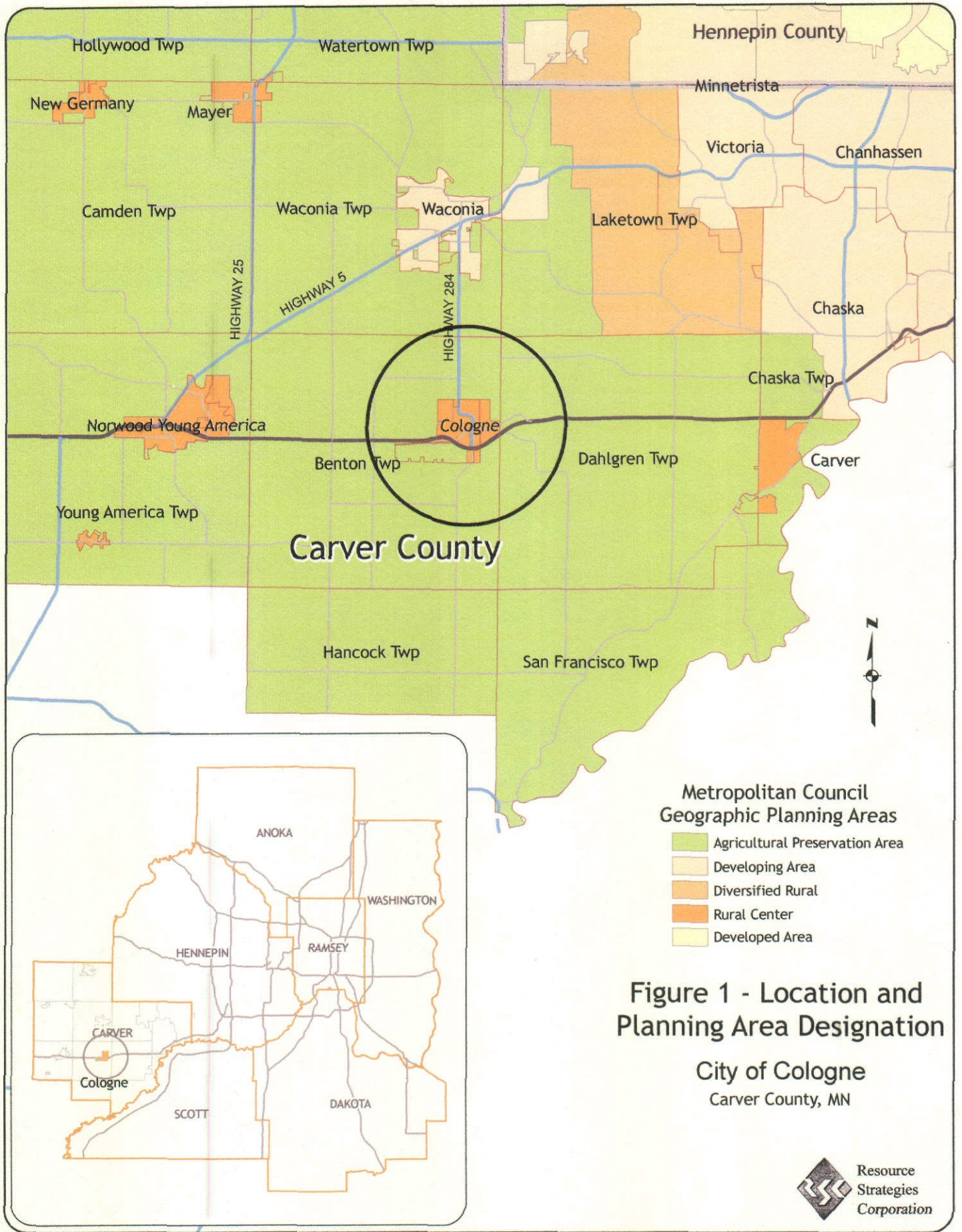
Three buildings in Cologne have earned a place on the National Register of Historic Places: the Paul Morbacher House (1900) located on Paul Avenue; the Philip Guettler House (1902) located at Mill Street and Adams Avenue; and the John Knotz House (1905) located at Mill Street and Paul Avenue.

Cologne experienced modest residential growth in the last 30 years of the 20th century. Like many smaller rural centers, Cologne's Central Business District declined as regional shopping centers and nearby suburban shopping opportunities expanded. The City has experienced recent growth pressures for residential development, including the approval of a 1450-unit Planned Unit Development (PUD).

The Village at Cologne PUD is a mixed use development along TH 212. After years of planning the principal arterial highway is being expanded to an expressway, ultimately connecting central Minnesota to the Metropolitan Area. The Village at Cologne includes approximately 200,000 square feet of planned retail and office space, is the home of the new Cologne Community Center (city hall, fitness center, and banquet facility) and is the site of a new charter school adjacent to the Community Center. Cologne recently celebrated its 125th year with the groundbreaking of the new Community Center.

B. Location

Cologne is located in central Carver County, which is part of the Twin Cities Metropolitan Area (see **Figure 1**). It is surrounded by Benton Township and is roughly equidistant from the nearest cities of Waconia, Norwood Young America and Carver. Carver County is predominately agricultural, supported by a number of rural service centers, like Cologne, in the western half of the County. The County has experienced rapid suburbanization on its eastern fringe, particularly in the cities of Chanhassen and Chaska. Significant development is also occurring in and is planned in the cities of Waconia, Victoria and Carver.



**Metropolitan Council
Geographic Planning Areas**

- Agricultural Preservation Area
- Developing Area
- Diversified Rural
- Rural Center
- Developed Area

**Figure 1 - Location and
Planning Area Designation**

City of Cologne
Carver County, MN

C. Demographics

Cologne experienced very modest household and population growth between 1970 and 1990. The rate of growth has more than doubled, however, since 1990. The growth trend in the City of Carver is similar to Cologne's; although, Carver has more than tripled its household and population since 1990. The rates of growth in Norwood Young America, Waconia, and Carver County have been more steady increases throughout the 36-year timeframe. Benton Township has experienced a modest increase in households throughout the period. **Table 1** identifies population and household statistics for Cologne, Carver County and area communities.

TABLE 1
Historical Population and Households

POPULATION	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2006</u>	<u>'70-'06%</u>
Cologne	558	545	563	1012	1355	143
Carver	669	642	744	1266	2568	284
Waconia	2,465	2,638	3,498	6814	9557	288
Norwood Young America	1784	2456	2705	3108	3526	98
Benton Twp.	947	939	895	939	886	-6
Carver County	28,331	37,046	47,915	70,205	86,236	204
HOUSEHOLDS	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2006</u>	<u>'70-'06%</u>
Cologne	174	202	216	385	507	191
Carver	182	218	262	458	916	403
Waconia	810	988	1,401	2568	3677	354
Norwood Young America	570	856	954	1171	1376	141
Benton Twp.	234	260	276	307	299	28
Carver County	7,937	12,011	16,601	24,356	30,968	290

Source: US Census; Metropolitan Council

Table 2 illustrates the age breakdown of the 2000 population. The recent growth in the City is reflected in a younger population: 10.5 percent of the population is under the age of 5; 13.6 of the population are between 5 and 14 years of age; 11.6 of the population are between 15 and 24 years of age; and 24.5 percent of the population are between 25 and 34 years of age. Approximately 60% of the total population is under 35 years of age. The median age of the population is 30.4.

TABLE 2
Cologne Age of Population: 2000

<u>Age</u>	<u>Number</u>	<u>Percent</u>
under 5	106	10.5
5-9	76	7.5
10-14	62	6.1
15-19	59	5.8
20-24	59	5.8
25-34	248	24.5
35-44	169	16.7
45-54	87	8.6
55-64	62	6.2
65-74	39	3.4
75-84	31	3.1
85+	14	1.4
Total	1012	100%

Source: U.S. Census

Cologne is a predominantly white, Caucasian community. The breakdown of race and ethnicity from the 2000 Census is illustrated in **Table 3**.

TABLE 3
Cologne Race/Ethnicity: 2000

White (non-Hispanic)	971	95.9%
White - Hispanic	15	1.5%
African American	0	0%
American Indian	0	0%
Asian/Pacific Islander	15	1.5%
Other	5	0.5%
Two or More Races	6	0.6%
Total	1012	100%

Source: US Census

Cologne is a predominantly single family residential community. Approximately 87% of the housing stock consists of single family detached dwellings. Approximately 9% of the dwellings are single family attached dwellings. Only 3% of the housing stock is currently multiple family housing, and this consists of a 12-unit senior subsidized apartment building. **Table 4** is an illustration of the housing types in the City.

TABLE 4
Cologne Households by Type: 2000

<u>1Unit</u>	<u>2 Units</u>	<u>3-4 Units</u>	<u>5-19 Units</u>	<u>20+ Units</u>
341 (88%)	11 (2.8%)	24 (6.1%)	12 (3.1%)	0 (0%)

Source: US Census

Table 5 identifies the age and composition of householders in Cologne. Nearly 87% of the households in 2000 are owner-occupied. Over one-third (38%) of the owner-occupied households are held by persons under age 35, another indicator of a younger population in Cologne (and reflective of a typical first-time home buyer group). Another 38% of the owner-occupied dwellings are held by the 35-54 year-old age group, which typically represents the “step-up” home buyer market. The remaining one-quarter of the owner-occupied dwellings are held by “empty nesters” and seniors.

TABLE 5
Cologne Age of Householders/Renters: 2000

<u>Age</u>	<u>Owners</u>	<u>Renters</u>
15-24	11	7
25-34	116	12
35-44	81	11
45-54	47	5
55-64	30	4
65-74	20	6
75+	29	6
Totals	334	51

Source: US Census

Cologne remains a relatively affordable market for single family homes and multiple family homes. Its separation and distance from the eastern suburbs of Carver County results in lower land values and greater housing affordability. The average sale price of existing single family homes in Cologne in 2006 (\$214,470) was 40% less than the average sale price of existing single family homes in Carver County in 2006 (\$354,800). The average sale price of new single family homes in Cologne since 2000 (\$355,000) was 36% less than the average sale price of new single family homes in Carver County since 2000 (\$520,000). The average sale price of new attached single family homes in Cologne since 2000 (\$220,000) was similar to the average sale price of new attached single family homes in Carver County since 2000 (\$225,000). **Table 6** illustrates these comparative statistics.

TABLE 6
Cologne & Carver County Housing Values: Post 2000

<u>Existing Home and New Home Sales Values</u>	<u>Cologne</u>	<u>Carver County</u>
2006 Average Resale Existing Single Family Homes	\$214,470	\$354,800
2006 Average Resale Existing Multi-Family Homes	(none)	\$194,600
Average New Sale Single Family Homes Since 2000	\$335,000	\$520,000
Average New Sale Multi-Family Homes Since 2000	\$220,000	\$225,000

Source: Carver County/Maxfield Research, Inc.

D. Employment

Employment in Cologne is similar to household and population growth. Activity was modest from 1970 to 1990; yet, employment more than doubled since 1990. Service and retail business, both agricultural and non-agricultural, account for the majority of jobs in Cologne. Manufacturing employment is very limited at the present time. The majority of future employment opportunities are expected to remain in the retail and service sectors. Employment opportunities are likely to increase with accelerated household growth. Table 7 illustrates employment totals for Cologne, Carver, Waconia, and Carver County

TABLE 7
Employment: 1970-2006

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2003</u>	<u>2006</u>
Cologne	70	100	117	294	301	305
Carver	60	80	95	176	260	224
Waconia	820	1,310	1,946	4,082	4,863	5,247
NY America	250	653	1,145	1,553	1,847	1,527
Carver County	4,120	11,193	18,014	29,055	31,269	33,653

Source: US Census; Metropolitan Council; DEED

E. Existing Land Use

Cologne is designated as a Rural Growth Center by the Metropolitan Council. These centers historically served as trade centers for surrounding rural areas; but, with the changes in agriculture and suburban development, many have become bedroom communities and locations for industries with little tie to local agriculture. Rural Growth Centers are served by municipally-owned wastewater treatment facilities and can accommodate regional development, provided it is paced with local services and facilities.

Land use in Cologne is composed of low density residential and service-oriented commercial uses, two lakes, wetland areas, and several neighborhood parks. Cologne has a traditional Central Business District; albeit, many original businesses have closed or moved and several commercial buildings have been converted to apartments. Residential development in the past decade has occurred primarily on the north side of town.

Commercial and industrial areas generally relate to the rural “small town” character of the City. Local establishments in Cologne include neighborhood bars, banks, convenience gas/retail, gift shops, cabinet making, small freight and welding shops, and auto service. Agricultural business is prominent in the City with the presence of the co-op and the grain elevator. Existing land uses are illustrated on **Figure 2**.

In 2005, Cologne approved a 530-acre Planned Unit Development (PUD) on the south side of TH 212. The 1450-unit Village at Cologne PUD includes a mix of single family detached, single family attached, and multiple family residences. The Village Market is planned to support over 200,000 square feet of retail and office uses. **Table 8** illustrates the composition of existing land uses in the City.

Table 8
Existing Land Use Acreages

<u>Category</u>	<u>Gross Acres</u>	<u>Gross %</u>	<u>Net Acres</u>	<u>Net %</u>
Agriculture/Vacant	553.89	45.8%	499.34	41.3%
Low Density Residential	182.97	15.1%	160.59	13.3%
Medium Density Residential	4.60	0.4%	3.03	0.3%
High Density Residential	1.24	0.1%	0.64	0.1%
Commercial	8.02	0.7%	7.53	0.6%
Mixed Use	13.79	1.1%	12.33	1.0%
Industrial	22.60	1.9%	17.25	1.4%
Parks & Recreation	24.14	2.0%	21.02	1.7%
Public/Institutional	149.95	12.4%	56.51	4.7%
Right of Way	164.27	13.6%	163.84	13.6%
Wetland/Floodplain	-	-	195.12	16.1%
Lakes	82.86	6.9%	71.14	5.9%
Total	1208.33	100.0%	1208.34	100.0%

Source: Carver County GIS; Resource Strategies Corporation

City of Cologne Carver County, MN

Figure 2: Existing Land Use

- Land Use Designation**
- AG/VACANT
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Mixed Use
 - Industrial
 - Park
 - Public/Institutional
 - ROW
- NWI Wetlands
- water
- streams



F. NATURAL RESOURCES

Cologne has a variety of natural amenities, including Benton Lake, Meuwissen Lake, large wetland basins, and scattered woodland remnants. The topography around Cologne is gently rolling. **Figure 3** illustrates the natural/cultural resource inventory in Cologne.

1. Surficial Geology/Soils

The landscape of the region is a gentle undulating plain. Surface bedrock in Cologne includes coarser Jordan sandstone and St. Lawrence-Franconia dolostone, finer-grained sandstone, and siltstone. Soils in the City are limited to the Lester-Hayden-Peat soil association. This soil association is characterized as deep, medium to fine textured, well to poorly drained soils which formed in loam glacial till. The majority of land in Cologne is made up of the Lester soils in the developed areas and Muskego Mucks around the lake areas.

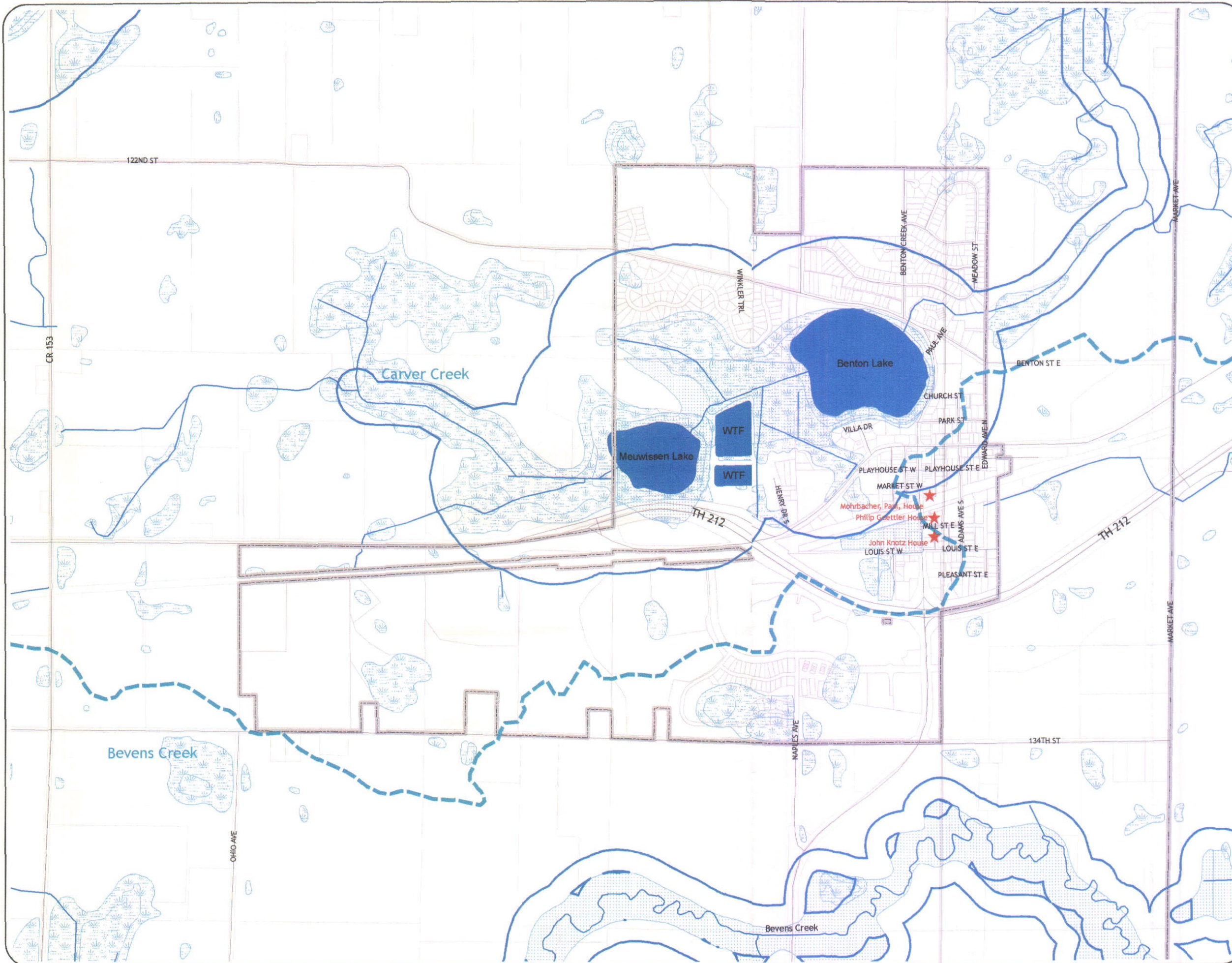
The Lester-Hayden-Peat association is well suited for urban development. The soil association also suited to intensive cropping. This is evident in the areas surrounding Cologne as agriculture is the predominant land use outside of the City.

2. Aquifers/Groundwater Supply

The relatively shallow Prairie Du Chein - Jordan aquifer is the main source of drinking water in the City. The geologic sensitivity rating and groundwater travel time of the uppermost aquifer ranges from very high (hours to months) to low (decades to a century). The majority of Carver County, including Cologne, lies within the moderate susceptibility rating category, except for surface water areas which have very high sensitivity. Susceptibility is based upon the ability for the soil to absorb contaminates, transform them into inert substances, dilute them to be inactive and release them into the aquifer.

Well drained sandy soils aggravate aquifer contamination much faster than loamy or clayey soils. It should be noted that high sensitivity does not indicate that water quality has or will be degraded, and low sensitive does not guarantee that water is or will remain pristine. Primary risks for contamination in the Cologne area include agricultural fertilizers, herbicides and pesticides, feedlots, and individual sewage treatment systems (ISTSS).

Figure 3:
Natural and
Cultural Resources



- NWI Wetlands
- water
- streams
- Watershed
- Shoreland Area
- Floodplain
- Historic Sites



0 500 1,000 2,000
Feet

Surface waters in the City include Benton Lake and Meuwissen Lake. Both of the water bodies are protected waters, regulated in the Cologne Shoreland Management Ordinance. Benton Lake is a general development lake, which is more of a recreational use lake. Meuwissen Lake is classified as a natural environment lake, the most pristine classification. A large wetland basin abuts both lakes. Benton Creek (Township Ditch #2) drains both lakes to the north and empties into Carver Creek.

Cologne is located in the Carver Creek Watershed and Bevans Creek Watershed. Communities in both watersheds formed joint powers Watershed Management Organizations (WMO), but failed to implement watershed management plans and are now part of the Carver County Water Resource Management Area (CCWRMA), governed by the Carver County Board of Commissioners. The County Board adopted the Carver County Water Management Plan for the CCWRMA in 2000.

Cologne prepared a local water management plan in 2005 for review by the County WMO and Metropolitan Council. The City Council adopted the Cologne Storm Water Management Plan in 2006. The plan has been updated in 2009. The plan incorporates goals and policies, issues, standards, and implementation strategies for stormwater management and improving water quality.

3. Aggregate Resources

There are no commercial grade aggregate resources in or near Cologne.

G. COMMUNITY FACILITIES

Community facilities in the City include the Community Center, fire hall, maintenance facility, municipal parks, St. Bernard's church and school, the Cologne Academy Charter School, the Jehovah's Witnesses Church, and the US Post Office. The Cologne wastewater treatment facility (WTF) is located at the west end of the City.

In 2006 a new Cologne Community Center was constructed on the south side of TH 212 in the Village at Cologne development. The 16,000 square feet building contains the city hall and administrative offices, a fitness center, and banquet facility.

A 26-member volunteer fire department in Cologne provides service to the City as well as parts of Benton, Dahlgren, Hancock and San Francisco Townships. The department operates out of the Louis Street Fire Hall (and former Cologne Community Center) and is available to assist in emergency response situations. The City contracts with Carver County for its police service.

The Cologne Public Works Department operates out of the former Carver County public works facility on west Louis Street, adjacent to the Fire Hall. The new Carver County public works facility is located on TH 212 outside of the current City limits.

Cologne is located in the Norwood-Young America Independent School District (ISD) 108. Although there are not any public schools located in the City, the St. Bernard's Catholic School is a private elementary school educating students in grades 1-6. Through open enrollment, students in Cologne may also attend schools outside of the school district, such as ISD 110 in Waconia. In 2007 construction began on the Cologne Academy Charter School. The eventual K-8 school opened in the fall of 2008 with the first of three buildings containing grades K-3.

Two churches exist in Cologne: St. Bernard's Catholic Church located on Church Street and TH 284, and the Jehovah's Witnesses Church located at the south end of the Central Business District near TH 212.

City Square Park is approximately 1.4 acres, located on the west edge of the Central Business District. Facilities include a playground and picnicking areas. The Cologne Pavilion, a community banquet hall, was recently demolished due to structural conditions of the 70-year-old facility. The park also provides summer recreation programs in the community. Fritz Field is a municipal baseball field with grandstand seating and concession stand. The complex is 3.4 acres in size and located next to City Square Park.

VFW Park is approximately 1.3 acres in size and provides tennis courts, a ball field, picnic shelter, and playground area. It is located east of Highway 284 in the Central Business District.

Marion Fields is a 4.6-acre neighborhood park in the northeastern corner of the City. It includes two ball fields, a parking lot and trail system.

Meadow Park is approximately 4.7 acres in size and located east of TH 284 and north of Meadow Street. The park includes a half outdoor basketball court and playground equipment. Another three acres to the north will be added to Meadow Park through the subdivision process. The expanded park is anticipated to include soccer fields, picnic shelter with restrooms, a parking lot, and expanded playground equipment.

The Village at Cologne Community Park is a 19-acre recreation area south of the Cologne Community Center and Cologne Academy Charter School. The complex includes ball fields, soccer fields, and play ground equipment.

Lion's Park is another popular park in the City, owned and operated by the Cologne Lions Club. The 7.1-acre park includes ball fields, a hockey rink, a picnic shelter with kitchen and restrooms, and a playground. It is located on the north side of County Road 36, west of the Central Business District.

A small park offering a playground and open space area is also located at St. Bernard's church and school. Organizational activities are available through both the church and school facilities. The City also owns 120 acres of open space and wetlands, surrounding the wastewater treatment facility.

Cologne has adopted a trails plan which seeks to link all developed and developing areas of the City. In 2006 a community trail was built around the north and east sides of Benton Lake after many years of planning. The trail connects the northerly developing areas of Cologne with the downtown area. Future trails are planned to connect the Village of Cologne trails network to the downtown and other developing areas of the City.

A 3500-acre regional recreation park facility is located seven miles northeast of Cologne. Carver County Regional Park Reserve offers a wide variety of activities including hiking, biking, cross country skiing, camping, boating, swimming, fishing and naturalist programs.

Cologne is located near other Carver County parks, offering a variety of recreational opportunities. Lake Waconia Regional Park is located on the southeast shoreline of Lake Waconia. This park offers leisure activities such as picnic grounds, grills, a shelter and a swimming beach.

Baylor Regional Park is located north of Norwood Young America. It offers 50 camp sites and an RV campground with 30 utility site. Other activities include a swimming beach on Eagle Lake, large picnic shelters, tennis courts, two play lots, a ball field, volleyball courts, horseshoe pits and five miles of hiking/cross country skiing trails, including a floating boardwalk marsh trail.

Lake Minnewashta Regional Park is located in northwestern Chanhassen. Facilities include a swimming beach with bathhouse, four large picnic areas, three shelters with water and electric service, field games area, play area and over five miles of hiking/cross country skiing trails.

H. PUBLIC UTILITIES

Cologne provides public water and sanitary sewer service to nearly all residences and businesses within the City. There are four individual sewage treatment systems (ISTSS) in Cologne. ISTSS are regulated by Carver County, consistent with MPCA requirements, through Chapter 56 of the Carver County Code of Ordinances. Carver County manages the triennial ISTS pumping and inspection requirements in Cologne, and all enforcement provisions for ISTS compliance.

The City owns and operates the Cologne wastewater treatment facility (WTF), consisting of three stabilization ponds. The original facility, consisting of one pond was constructed in 1963. Two additional stabilization ponds were constructed in 1982. The plant was upgraded in 1997 and currently (2008) has sufficient capacity for approximately 550 new households or residential equivalent connections.

The sanitary sewer collection system currently includes five lift stations: three are located north of Benton Lake, one is located in the Village at Cologne development south of TH 212, and the main lift station is located near the WTF. The older part of the City has aging and often undersized sewer pipes.

The water system consists of three municipal wells, water treatment facilities, two water towers, and water main distribution system. The water tower in the central business district is a 150,000 gallon storage tank. A new 500,000 gallon tower has recently been constructed in the Village at Cologne, south of TH 212. The existing water distribution system is made up of a series of trunk and lateral mains.

The current stormwater system consists of limited facilities in the older part of the City. All developments since the early 1990s have incorporated stormwater conveyance systems and treatment ponds serving individual needs. Cologne adopted a local stormwater management plan in 2006, which identified existing stormwater issues in the City, strategies to correct deficiencies, and a future development focus on regional ponding storage and treatment facilities.

I. TRANSPORTATION

The functional road classifications for Cologne include principal arterials, minor arterials and urban collectors. All primary highways are under jurisdiction of Carver County or the Minnesota Department of Transportation (MnDOT). The most visible transportation elements in the City are currently Trunk Highways (TH) 212 and 284. TH 212 is a 4-lane Principal Arterial highway which runs east and west through the City. TH 284 is a 2-lane A-Minor Arterial which runs north-south through the City north of TH 212.

The City of Cologne, MnDOT, and Carver County have spent several years evaluating the regional transportation system in and around Cologne. TH 212 is being redesigned and upgraded to a restricted access expressway through Carver County to Interstate 494 in Hennepin County. Future interchanges serving Cologne will include the existing ramps at County State Aid Highway (CSAH) 36 on the westerly end of the City and a new interchange at Market Street, one-half mile east of the City.

The existing intersection at TH 284 and TH 212 will be closed when the interchanges and reconstruction of TH 212 is complete. The timetable for this is dependent upon funding, which is not committed during the 2030 planning period. The south leg of the TH 284/TH 212 intersection is CSAH 53, a 2-lane A-Minor Arterial, which connects TH 212 to Sibley County to the south. CSAH 53 will be realigned to the east and connect with TH 212 at the future interchange at Market Street. CSAH 53 will ultimately be extended north on the Market Street alignment to TH 5 in Waconia.

CSAH 36 (original alignment of TH 212 through Cologne), a 2-lane Major Collector, which currently serves as a reliever to and connections to TH 212. County Road 153, a 2-

lane Minor Collector, connects TH 284 to TH 212 on the north and west sides of the City. County Road 152, a 2-lane Minor Collector, connects CSAH 53 to TH 212 on the south and west sides of the City. **Figure 4** illustrates the existing and proposed functional classification of the major roadways in Cologne.

The Twin City and Western (TCW) Railroad, formerly the Soo Line, runs daily routes through Cologne. The TCW owns the trackage from Hopkins to Appleton, Minnesota and has tracking rights between Milbanks, South Dakota and the Twin Cities where TCW connects with other railroads. TCW is primarily an agricultural commodities railroad.

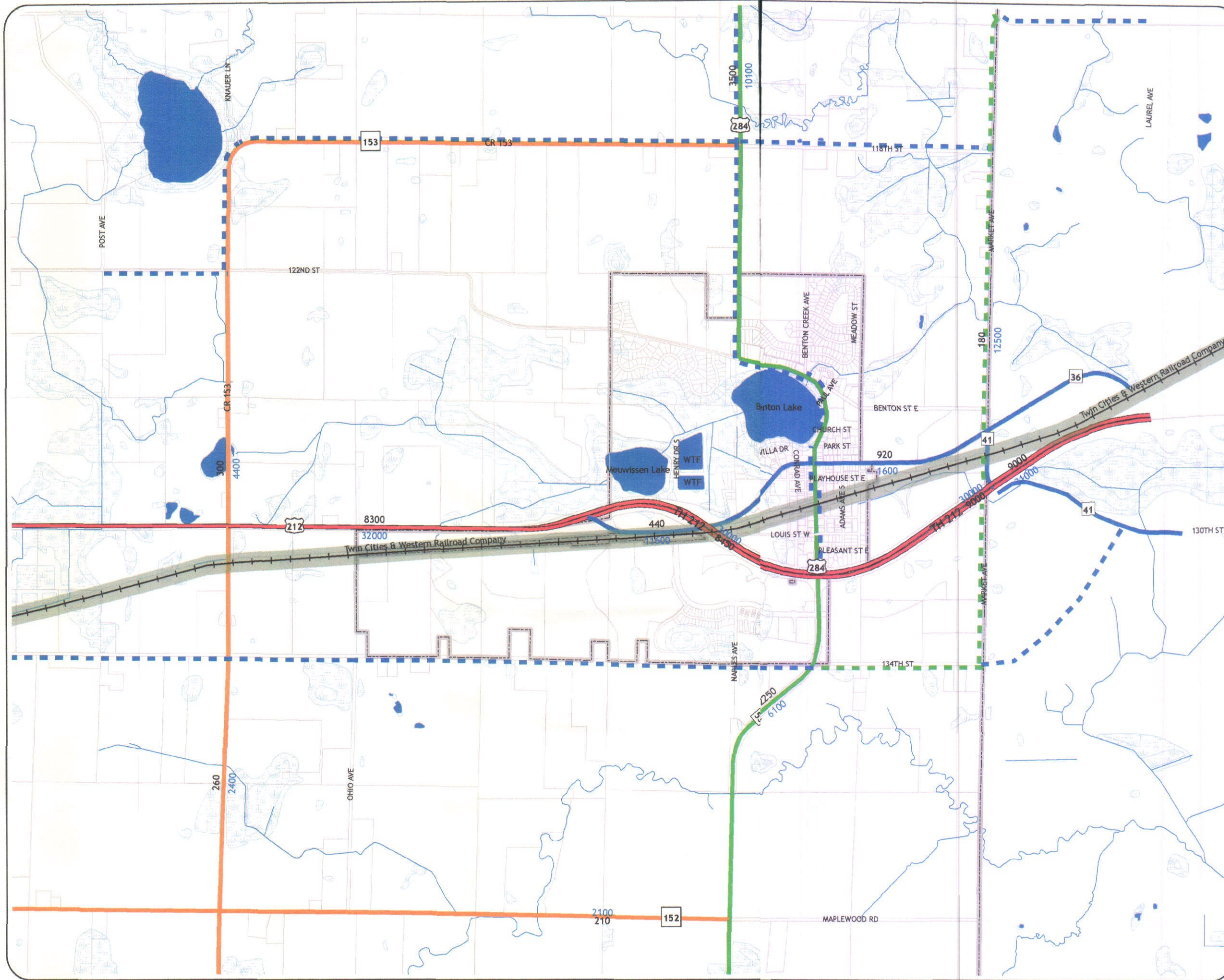
Cologne is located outside of the metropolitan transit taxing district, in Market Area IV. Other than a connecting round trip to Southwest Metro in Chaska, there is no regular or special route bus service available in Cologne. Transit services include ridesharing, volunteer driver programs, and dial-a-ride. Carver Area Rural Transit (CART) is the dial-a-ride bus service operated by Carver County open to the public but serving primarily seniors or physically and economically disadvantaged persons. The nearest metropolitan area transit services are provided by Southwest Metro, serving the communities of Chaska, Chanhassen, and Eden Prairie.

J. AVIATION

Flying Cloud Airport located in Eden Prairie, is the nearest airport to Cologne within the regional airport system. Flying Cloud is located approximately 20 miles east of Cologne. The airport poses no potential impacts on Cologne and there are no airspace restrictions affecting development in the City. Facility operation, maintenance, and improvements at Flying Cloud are provided by the Metropolitan Airports Commission (MAC).

City of Cologne
Carver County, MN

Figure 4
Transportation



Existing Functional Class

- Principal Arterial
- A-Minor Arterial (Connector)
- Major Collector
- Minor Collector

Future Functional Class

- - A-Minor Arterial
- - Major Collector

2250 Existing Volumes (Carver Co.)

6100 2030 Volumes (Carver Co.)

— Potential Regional Trail Corridor

+ + Railroad

— NWI Wetlands

■ water

— streams



III. Growth Management Plan

A. Goals And Policies

Goals and policies are official statements which provide the basis for growth management strategies. Goals identify the various objectives the City has identified in managing future growth and protecting natural resources. Policies represent the official position of the City with respect to implementation of growth management goals. The growth management plan and official controls are based upon the goals and policies adopted by the City.

General Growth Management Goal

It is the goal of the City of Cologne to manage future growth in a manner consistent with the protection of the public health, safety and welfare; the protection of natural resources; the ability to provide cost-effective public services; and the desire to promote economic development and employment opportunity in the City.

1. Agricultural Goal/Policies – it is the Goal of the City to:

- Protect the role that agriculture plays in the heritage of Cologne and the livelihood of Benton Township.

It is the Policy of the City of Cologne to:

- Prevent the premature extension of public utilities into agricultural areas not planned for development.
- Prevent the unnecessary or premature conversion of productive agricultural land to non-agricultural uses.
- Encourage agri-businesses and other rural support industries within appropriate areas of the community.

2. Residential Goals/Policies – it is the Goal of the City to:

- Provide for the orderly development of safe and efficient housing opportunities in the City.
- Identify areas contiguous to the City that are compatible with long range development options and public utility capability.
- Maintain a growth level in the City compatible with the level of public services available.
- Protect the “small town” and historic character of the City.
- Provide a housing mixture that will allow for opportunities for all age and income groups.
- Create quality neighborhoods with individual identity and community character.

It is the Policy of the City of Cologne to:

- Encourage the utilization and revitalization of the existing housing stock in the City as a source of affordable housing.
- Coordinate housing assistance programs and affordable housing opportunities with the Carver County CDA and Minnesota Housing Finance Agency.
- Avoid adoption of regulations which create excessive obstacles to the development of affordable housing.
- Protect residential neighborhoods from incompatible and offensive uses.
- Promote ongoing communication for orderly annexation with Benton Township, consistent with planned extensions of public utilities and services.
- Promote residential housing concepts that will maintain the “small town” character of the City.
- Connect individual neighborhoods with trails and neighborhood parks to create community cohesiveness.
- Encourage pedestrian ways and neighborhood design that incorporates active living and healthy lifestyle choices.
- Develop a trail system that connects neighborhoods to community recreation, education, and business destinations.
- Allow residential lot divisions only when adequate utilities are immediately available.
- Prohibit leapfrog or non-contiguous residential development.
- Work with the Carver County Historical Society and the State Historic Preservation Office to preserve cultural resources in the City.

3. Commercial & Industrial Goals/Policies – it is the Goal of the City of Cologne to:

- Protect the “small town” character of the City by preserving and expanding the Central Business District.
- Provide for a variety of economic levels and development opportunities in the City.
- Promote expanding opportunities for employment and tax base.
- Promote business opportunities that will cater to youths in the community.
- Establish requirements to cluster development along TH 212 with planned access and prohibit strip development.
- Plan for expansion of commercial uses near TH 212 that will compliment existing uses and function as an extension of the downtown.
- Promote pedestrian-oriented business centers with connections to neighborhoods and recreation facilities.

It is the Policy of the City of Cologne to:

- Establish adequate areas and locational criteria for the expansion of business opportunities in the City.
- Develop sign regulations conducive to the small town and natural atmosphere of the City.

- Establish development standards for businesses to ensure the “small town” flavor is maintained in the City.
- Establish adequate lot sizes and minimum buildable areas for business uses to provide for convenient and safe access, adequate parking, site buffering and landscaping.
- Promote the expansion of Highway 212 as an opportunity to compliment and expand the Central Business District in the City.
- Require a system of sidewalks and trails within business centers and with connection to residential neighborhoods and parks.

4. **Transportation Goals/Policies – it is the Goal of the City of Cologne to:**

- Maintain a safe, efficient and convenient transportation system.
- Protect the integrity of the transportation system through the establishment of appropriate land use regulations.

It is the Policy of the City of Cologne to:

- Develop land use development standards that promote safe and convenient access to the transportation system in the City.
- Coordinate transportation planning and system improvements with Carver County and Minnesota Department of Transportation (MnDOT).
- Participate with MnDOT and the Metropolitan Council to develop park and pool and other transit opportunities in Cologne.
- Develop land uses compatible with the functional classification of the highway system.
- Incorporate reference to Carver County access spacing guidelines and right-of-way guidelines in the City Code as the planning guide for future access management and highway right-of-way needs.
- Prohibit strip development along TH 212.
- Encourage bicycle and pedestrian trail opportunities in all roadway improvement projects.
- Continue to examine a regional trail linking Waconia and Cologne along TH 284.
- Develop sign regulations conducive to the small town and natural atmosphere of the City.

5. **Park and Recreation Goals/Policies – it is the Goal of the City of Cologne to:**

- Provide convenient active and passive recreation opportunities to the residents and businesses of Cologne.
- Expand the existing park and trail system as the City grows.
- Create a community-wide trail network that connects neighborhoods, schools, parks and business centers.

It is the Policy of the City of Cologne to:

- Create a park and trails master plan to adequately plan and fund future recreation needs.

- Require that all new residential and business development include concepts for trail connections and pedestrian orientation.
- Encourage and accept land gifts and forfeitures in areas with potential recreation development opportunities.
- Require dedication of park land or cash in lieu of land in conjunction with the subdivision of all properties.
- Incorporate active living principles in the park and trails master plan and educate residents on the benefits of healthy life styles.

6. **Environmental Protection Goals/Policies – it is the Goal of the City of Cologne to:**

- Protect environmental systems from unnecessary impacts of future growth and development activities.
- Protect the surface waters and wetland areas of the City to promote recreation opportunities, aesthetic qualities, natural habitat areas and groundwater recharge.
- Maintain and enhance the quality of Benton Lake and Meuwissen Lake for future generations to enjoy.
- Encourage the use of solar systems to reduce dependence on fossil fuels.

It is the Policy of the City of Cologne to:

- Prohibit/regulate new development in floodplains, steep slopes, wetlands and other environmentally sensitive areas.
- Require extraordinary development standards in all shoreland areas, consistent with City Shoreland regulations.
- Enforce wetland alteration and mitigation requirements consistent with the Wetlands Conservation Act.
- Enforce regulations the Minnesota Pollution Control Agency (MPCA) best management practices to reduce non-point source pollutants in stormwater runoff, consistent with Carver County WMO and Cologne stormwater management regulations.
- Enforce regulations incorporating standards of the Nationwide Urban Runoff Program (NURP) for the design of new stormwater ponds.
- Establish guidelines regulating the clear cutting of wooded areas.
- Enforce landscaping requirements for all new developments.
- Maintain performance standards that do not preclude the use of solar systems.

7. **Public Utility Goals/Policies – it is the Goal of the City of Cologne to:**

- Maintain a planned and cost-effective system of public utilities suitable for the level of existing and anticipated development in the City.

It is the Policy of the City of Cologne to:

- Extend utilities in a sequential fashion and prohibit unplanned, leapfrog development requiring City utilities and services.
- Prohibit any proposed development plans that can not be served by the wastewater treatment facility due to insufficient capacity.

- Require that the construction of all sewer and water lines and individual services be consistent with MPCA and Minnesota Department of Health (MDH) standards.
- Extend sewer and water services only in areas planned for development.
- Permit and monitor land disturbance activities consistent with the Carver County WMO Plan and Cologne Stormwater Management Plan.
- Develop new stormwater ponds consistent with NURP standards and require MPCA best management practices in all new developments to reduce non-point source pollution from stormwater run-off.
- Enforce MPCA Rules Chapter 7080 provisions for private sewer system design, installation, monitoring, and replacement.
- Prohibit the development of any uses in existing and planned utility service areas without connection to the public utility system.
- Continue monitoring potential sources of inflow/infiltration to reduce impacts on the efficient operation of the wastewater treatment facility.
- Develop a system of repair or replacement of older sewer lines in the City.
- Monitor and prohibit stormwater connections to the sanitary sewer system.
- Require that the design, construction and maintenance of the wastewater treatment facility and sanitary sewer collection system are consistent with "Ten State Standards" to minimize potential inflow/infiltration sources.

8. *Community Service Goals – it is the Goal of the City of Cologne to:*

- Provide a full range of cost-effective services.
- Protect the health, safety and welfare of the residents and businesses.

It is the Policy of the City of Cologne to:

- Continually evaluate the efficiency of administrative, maintenance and emergency services in the City.
- Evaluate privatization, cost sharing and joint usage options for the delivery of services in the City.
- Cooperate with the County and neighboring communities in efforts to provide cost-effective services.
- Promote volunteer efforts in the community to supplement City service provisions.
- Identify long range services and facilities needed to match anticipated growth and development.

9. *Annexation Goals/Policies – it is the Goal of the City of Cologne to:*

- Prevent the premature demand for City utilities and services from occurring in outlying townships.
- Direct urban and suburban level of development to the City rather than to the townships.
- Promote orderly annexation between the City and Benton Township and Dahlgren Township.
- Protect and promote long term agriculture in the townships.

It is the Policy of the City of Cologne to:

- Continually work with Benton Township and Dahlgren Township to discuss appropriate land uses near the common boundaries of each community.
- Identify areas appropriate for long range development that can be served by public utilities.
- Establish orderly annexation agreements with Benton Township and Dahlgren Township, which reflect the growth potential of the City and the interests and needs of the townships.
- Honor and accept only the annexation petitions that are consistent with orderly annexation agreements with Benton Township and Dahlgren Township.

B. Regional Development Framework

The Metropolitan Council's *Development Framework* is a growth strategy for the region that identifies future areas for development and investments in regional infrastructure, such as highways, sewers, parks, and airports. The *Development Framework* divides the region into geographic planning areas. Cologne is designated a "Rural Center" (see **Figure 1**). Rural Centers are older communities with municipally-owned wastewater treatment facilities that developed with urban densities and business centers, serving a larger agricultural population. Rural Centers with growth potential are also referred to as "Rural Growth Centers."

Upon completion of the *Development Framework*, the Metropolitan Council prepared "System Statements" for all communities. The System Statements identify local planning issues of relevance to the four Metropolitan Systems: sewer, transportation, airports and parks. Among the information included in the System Statements are 2010-2030 forecasts for population, households, and employment.

The City and Metropolitan Council have worked together in estimating future growth in Cologne. In 2005, the Metropolitan Council released initial population, household, and employment forecasts for all communities in the metropolitan area. The forecasts for Cologne are based on recent development and infrastructure investments in the City and regional transportation plans and system improvements. **Table 9** illustrates the March, 2006 revised 2010-2030 forecasts for population, households and employment for the City of Cologne.

The forecasts illustrate major growth and changes for Cologne. The number of households are expected to increase ten-fold from 2000-2030. Nearly half of the anticipated growth is included within residential and mixed-use developments already approved. The balance of growth will require development within orderly annexation areas in Benton Township around the perimeter of the existing City boundary.

TABLE 9

2030 Population, Household, and Employment Forecasts

	<u>2000</u>	<u>2006</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Population	1,012	1,355	3,060	5,500	9,440
Households	385	507	1180	2200	3,840
Employment	294	305	300	400	450

Source: US Census; Metropolitan Council; DEED

C. Future Land Use Plan

The future land use plan components identify the specific land use categories and strategies for growth management in Cologne. The land use categories are the framework upon which the official controls, such as the Zoning Ordinance and Subdivision Ordinance, are based and provide implementation for growth management strategies. The plan elements contain the regulatory concepts for residential growth, business development and environmental protection.

The ability to manage growth in Cologne, while retaining its rural/small town qualities, is the City's primary challenge. Growth management is dependent on a variety of land use strategies, including planned utility improvements, contiguous development patterns, housing alternatives, planned recreational facilities, Central Business District renovation, commercial expansion and anticipated fiscal considerations.

Cologne has identified land contiguous to the City which is necessary for 2030 growth and development. The Future Land Use Plan (**Figure 5**) illustrates future land uses in a transition area around the City. Cologne is negotiating an orderly annexation agreement (OAA) with Benton Township for all of this area. The interim use of the land will remain in agriculture until annexation. The residential density of the transition area will remain at one home per quarter-quarter section. **Table 10** includes the land use acreages in the 2030 Land Use Plan.

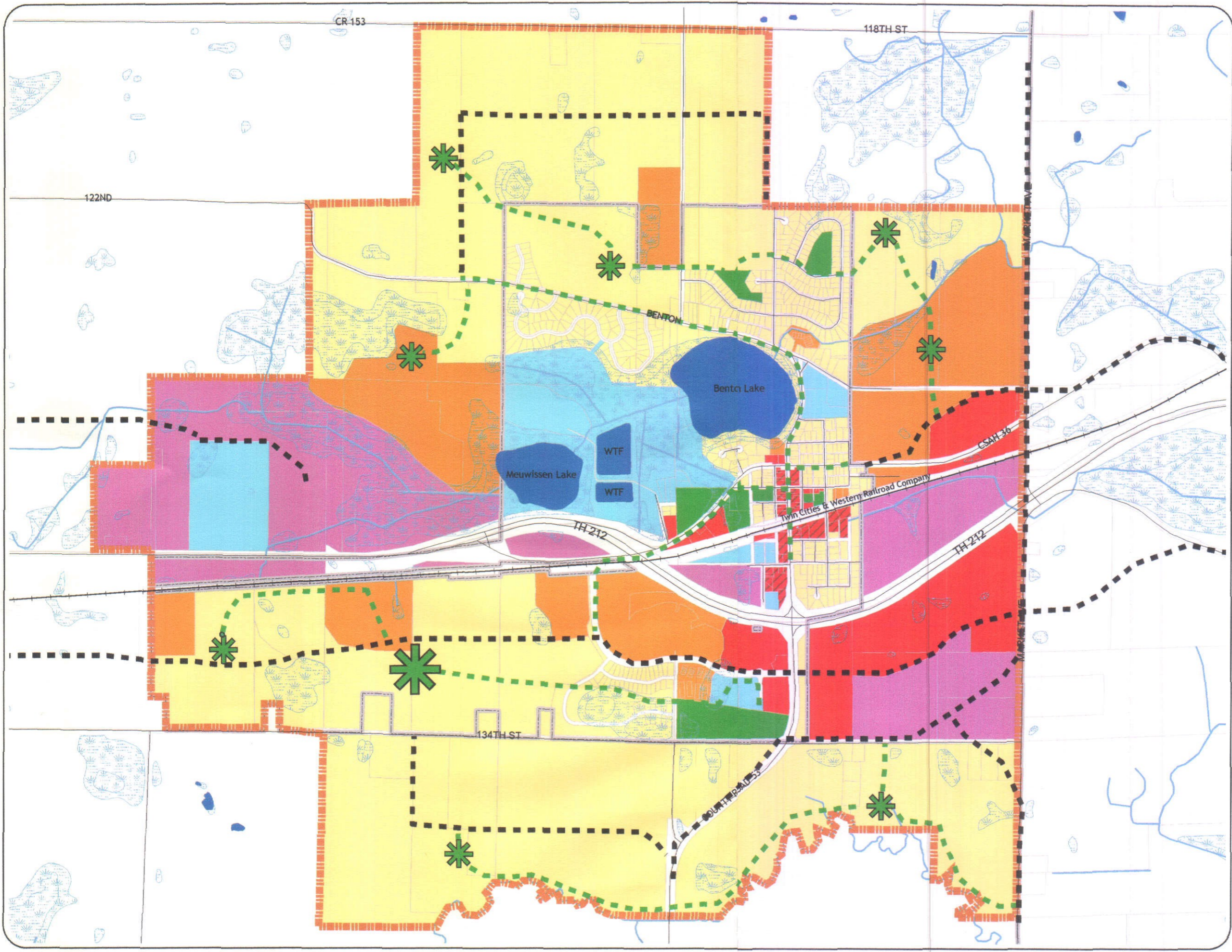
Depending on the timing of continued improvements to TH 212 including the interchange at TH 212 and Market Avenue, future growth of the City will continue to expand eastward. While not presently included in the 2030 Land Use Plan, the City has examined development potential east of Market Avenue in Dahlgren Township. The City will pursue orderly annexation discussions with Dahlgren Township as development conditions and transportation improvements warrant. At the present time such detailed discussions are premature.

City of Cologne
Carver County, MN

Figure 5
Future Land Use

Land Use Designation

- Low Density Residential (3 units/acre)
- Medium Density Residential (6 units/acre)
- Commercial
- Central Business District
- Light Industrial
- Park
- Public/Institutional
- Future Park Concept
- Road/Trail Corridors
- Trail Corridors
- NWI Wetlands
- water
- streams



Continued communication and coordination between Cologne, Benton Township, Dahlgren Township, and Carver County will heighten opportunities for effective growth management in the region. Such coordination will reduce speculation on development in rural areas and preserve land values conducive to continued agricultural uses, while planning for sufficient areas of urban expansion within the City.

Table 10

2030 Land Use Acreages (City of Cologne and Benton Township OAA)

Category	City of Cologne				Benton Twp OAA			
	Gross Acres	Gross %	Net Acres	Net %	Gross Acres	Gross %	Net Acres	Net %
Low Density Residential (3 units per acre)	574.08	47.5%	502.66	41.6%	1052.09	58.1%	973.72	53.8%
Medium Density Residential (6 units per acre)	115.62	9.6%	112.24	9.3%	247.18	13.7%	214.17	11.8%
Commercial	28.37	2.3%	27.30	2.3%	126.64	7.0%	122.94	6.8%
Mixed Use	13.79	1.1%	12.33	1.0%				
Industrial	45.50	3.8%	38.64	3.2%	338.82	18.7%	241.69	13.4%
Parks and recreation	42.75	3.5%	37.42	3.1%				
Public Institutional	141.09	11.7%	47.65	3.9%	44.96	2.5%	41.40	2.3%
Right of Way	164.27	13.6%	163.84	13.6%				
Wetland/ Floodplain		0.0%	183.39	15.2%		0.0%	215.77	11.9%
Lakes	82.86	6.9%	82.86	6.9%	0.31	0.0%	0.31	0.0%
Total	1208.33	100%	1208.33	100%	1810.00	100%	1810.00	100%

Source: Carver County GIS; Resource Strategies Corporation

1. Agriculture

Cologne has historically served as a rural trade center to surrounding townships, providing retail and agricultural services, educational opportunities, recreation and housing alternatives within the region. While agriculture has been a dominant force in the development of the community, it has not been a significant land use within the City itself.

The City has expressed desires to retain its small town atmosphere and rural characteristics. Agricultural preservation efforts and Carver County development policies in unincorporated areas around Cologne enhance the City's ability to retain its current rural lifestyle in the 2030 planning horizon. Future growth and development within Cologne will continue to support and function as an agricultural service center; however, inner-community growth will be suburban in character.

Rural Growth Centers are intended to provide agricultural and non-agricultural services and higher density housing alternatives within an agricultural or non-urban region. To this extent, Cologne is not targeting any long-term agricultural use within City boundaries. Agricultural land use is referenced here as a temporary existing land use in transition to urbanization.

2. Low Density Residential

The Low Density Residential category is the largest land use category. As a Rural Center, the majority of existing residential development is low density as is the majority of planned residential development. Over 1500 acres, including the Benton Township OAA, is designated Low Density Residential in the Future Land Use Plan.

The corresponding zoning district for Low Density Residential is the R-1 Single Family Detached Residential District. The R-1 District allows detached residences at a density of three dwelling units per acre. The minimum lot size in the R-1 District is 10,000 square feet, which will accommodate three dwelling units per acre.

The City of Cologne allows Planned Unit Development (PUD) zoning for all residential districts. Through the PUD procedure lot sizes and densities may be varied, commensurate with site design features and amenities, such as extraordinary parks and trails provisions, architectural design, and natural features protection. The PUD procedure may also permit individual developments to incorporate attached housing in low density areas, provided the overall density remains at three dwelling units per acre and site design incorporates appropriate neighborhood design and transitions between housing types.

Cologne emphasizes pedestrian orientation within neighborhoods and connectedness between neighborhoods. The City promotes safe and healthy neighborhoods with sidewalks and off-street trails, connecting parks, business centers, and other community destinations. The City also encourages greenway corridors and natural trails as a means of maintaining inner-community connection.

3. Medium Density Residential

Only 12% (47 units) of the housing stock was attached single family or multiple family housing in 2000. The Future Land Use Plan identifies considerable new opportunities and several locations for Medium Density Residential development (over 360 acres including the Benton Township OAA). The corresponding zoning district for Medium Density Residential is the R-2 Single Family Attached Residential District. The R-2 District allows single family attached residences at a density of six dwelling units per acre.

The City allows PUD zoning for the R-2 District. Through the PUD procedure building sizes and densities may be varied, commensurate with site design features and amenities, such as extraordinary parks and trails provisions, architectural design, and natural features protection. The PUD procedure may also permit individual developments to include

multiple family housing in medium density areas, provided the site design incorporates appropriate neighborhood design and transitions between housing types.

The R-3 Multiple-Family Residential District allows a maximum density of 16 units per acre. The existing senior citizen housing development near the CBD and Benton Lake is the only property currently zoned R-3. This site is included within the Medium Density Residential Area. The City will consider additional higher density housing opportunities near business centers and transportation-oriented developments in the Medium Density Residential area through the PUD process.

4. Housing Plan

The Metropolitan Council has identified the need for Cologne to provide up to 211 affordable housing units between 2011 and 2020. The potential for meeting that goal is most likely to occur in the Medium Density Residential area and within the Village at Cologne PUD. The Village at Cologne PUD has been approved to include up to 200 future multiple family units at a density of 28 units per acre. Land use acreages and densities are illustrated in Appendix C.

Cologne coordinates all housing assistance programs with the Carver County Community Development Agency (CDA). The City and HRA have previously coordinated the development of senior subsidized housing and a subsidized single family detached residential subdivision. The City will continue to work with the CDA to provide housing assistance, affordable housing, and life cycle housing opportunities in Cologne.

The CDA offers the following current programs: Homebuyer Education, Foreclosure Prevention Counseling Section 8 Rental Assistance, Transitional Housing, Rental Rehabilitation Grants and Loans, and Single Family Rehabilitation Grants and Loans. The CDA also coordinates with the Minnesota Housing Finance Agency (MHFA) for additional programs, including MHFA Single Family Fix-Up Fund, MHFA Single Family Rehabilitation Loan Program, MHFA HOME Rental Rehab Program, and additional owner and renter assistance programs.

5. Central Business District

As an older rural community, Cologne developed with a traditional downtown or central business district (CBD). The area developed along the Dakota and Hastings Railroad (now Twin City & Western) and eventually became the junction of TH 284 and TH 212. This area included several businesses and original homes, three of which are included in the National Register of Historic Places.

Once thriving, the CBD has lost much of its retail focus within the region and has experienced a transition of uses common with other older, rural cities. TH 212 was relocated around the downtown area and TH 284 has not been a major transportation corridor. The CBD is now a mixed-use area with service businesses, offices and converted residential uses.

Cologne wishes to preserve the CBD function and even expand it over time. A CBD zoning district has been established which allows existing residences, but focuses on continued retail and service uses, as well as accessory residential uses. The City envisions a community focal point and cultural center remaining in the CBD, expanding with restaurants, offices, and neighborhood retail. As the community grows the opportunities for revitalization and investment will be enhanced.

6. Commercial

Two primary future commercial areas are identified in the Future Land Use Plan: CSAH 53 south of TH 212 and Market Street on either side of the proposed new interchange at TH 212. The CSAH 53 area is already initiated within the Village at Cologne PUD. This area includes approximately 200,000 square feet of planned retail and service business on the west side of CSAH 53. This area is an extension of the CBD and will serve as the primary commercial area in Cologne until TH 212 is closed at the intersection with CSAH 53/TH 284.

Commercial expansion is planned along the south side of TH 212 between CSAH 53 and Market Avenue. This area will be served by the extension of the Village Parkway south of TH 212 to Market Avenue. The timing of development is also dependent on a new lift station and water service extensions. The timing of commercial development along Market Avenue on either side of TH 212 will coincide with the construction of the new interchange on TH 212 and area infrastructure improvements. Market Avenue will become the new alignment for CSAH 53.

7. Light Industrial

Industrial development is one of the primary needs identified in the visioning process in Cologne. There is very little industry in Cologne at the present time. Three new areas have been identified in the Future Land Use Plan: west of Market Avenue between TH 212 and the TCW RR; west of Market Avenue and south of Village Parkway; and at the west end of the City north of TH 212, which includes the Carver County Public Works facility. A thin strip of industrial land is also identified south of TH 212 and north of the TCW RR.

While the locations are appropriate for light industrial development, the timing of the development is dependent on area lift stations and new water service in each location. The sewer sequencing plan indicates that development of industrial uses is likely to occur sooner in the Market Avenue locations than at the west end of the City. All industrial areas are also dependent upon future annexation.

8. Historic Preservation

Three buildings in Cologne are included on the National Register of Historic Places: the Paul Morbacher House (1900) located on Paul Avenue; the Philip Guettler House (1902)

located at Mill Street and Adams Avenue; and the John Knotz House (1905) located at Mill Street and Paul Avenue. The City will coordinate efforts to preserve all cultural resources in Cologne with the Carver County Historical Society and Minnesota Historic Preservation Office.

9. Solar Protection

The Cologne Zoning Ordinance currently establishes adequate setback requirements and height restrictions to protect access for solar systems. The City will continually review dimensional standards and performance standards to ensure that solar access protection is maintained.

D. Parks And Trails Plan

The City does not currently have a parks and trails master plan. A park dedication fee study and trails fee study were completed in 2005, which identified community needs, but a comprehensive plan for future parks and trails has not been developed. Potential future parks and trail corridors are identified on the Future Land Use Plan. At the present time the focus on new park land will be neighborhood parks located at approximately one-half mile intervals in newly developing areas.

Cologne emphasizes trail corridors and connecting neighborhoods with parks, natural features and amenities, schools, business centers, and other community destinations. Residential developments and business centers will be designed with pedestrian orientation to promote safe neighborhoods, business recreation opportunities, and healthy living alternatives. Sidewalks and trails will be required in all new developments. A master parks and trails plan is a priority for Cologne in the next several years.

A 3500-acre regional recreation park facility is located seven miles northeast of Cologne. Carver County Regional Park Reserve offers a wide variety of activities including hiking, biking, cross country skiing, camping, boating, swimming, fishing and naturalist programs.

Cologne is located near other Carver County parks, offering a variety of recreational opportunities. Lake Waconia Regional Park is located on the southeast shoreline of Lake Waconia. This park offers leisure activities such as picnic grounds, grills, a shelter and a swimming beach.

Baylor Regional Park is located north of Norwood Young America. It offers 50 camp sites and an RV campground with 30 utility site. Other activities include a swimming beach on Eagle Lake, large picnic shelters, tennis courts, two play lots, a ball field, volleyball courts, horseshoe pits and five miles of hiking/cross country skiing trails, including a floating boardwalk marsh trail.

Lake Minnewashta Regional Park is located in northwestern Chanhassen. Facilities include a swimming beach with bathhouse, four large picnic areas, three shelters with

water and electric service, field games area, play area and over five miles of hiking/cross country skiing trails.

The Metropolitan Council and Carver County Parks have identified the TCW Railroad corridor as a possible regional trail (see **Figure 4**). The TCW is an active railway system and currently has no plans of terminating service. Long range (beyond 2030) regional park and trail system concepts include the search area for a regional park located near Miller Lake, located 1.5 miles east of Cologne in Dahlgren Township. A second search area includes a potential regional park south of Cologne on the Minnesota River. A potential trail corridor is also identified which would connect Lake Waconia Regional Park with the Miller Lake park and Minnesota River park.

E. Public Utility Plan

The City owns and operates the Cologne wastewater treatment facility (WTF), consisting of three stabilization ponds. The original facility, consisting of one pond was constructed in 1963. Two additional stabilization ponds were constructed in 1982. The plant was upgraded in 1997 and currently (2009) has sufficient capacity for approximately 550 new households or residential equivalent connections.

The sanitary sewer collection system currently includes five lift stations: three are located north of Benton Lake, one is located in the Village at Cologne development south of TH 212, and the main lift station is located near the WTF. The older part of the City has aging and often undersized sewer pipes.

The water system consists of three municipal wells, water treatment facilities, two water towers, and water main distribution system. The water tower in the central business district is a 150,000 gallon storage tank. A new 500,000 gallon tower has recently been constructed in the Village at Cologne, south of TH 212. The existing water distribution system is made up of a series of trunk and lateral mains.

The current stormwater system consists of limited facilities in the older part of the City. All developments since the early 1990s have incorporated stormwater conveyance systems and treatment ponds serving individual needs. Cologne adopted a local stormwater management plan in 2006, which identified existing stormwater issues in the City, strategies to correct deficiencies, and a future development focus on regional ponding storage and treatment facilities. The plan was updated in early 2009 and has been forwarded to the Metropolitan Council for comment and to Carver County for approval.

Future development in Cologne is dependent upon annexation of land in Benton Township on all four sides of the City. Cologne and Benton township have entered into an Orderly Annexation Agreement (OAA) for all of the potential growth area. In the review and approval of the Village at Cologne PUD, the City designed the public utility infrastructure system to include over sizing of utilities to serve areas south and east of the current City boundary. As part of the update of this Plan, the City has identified basic

trunk utility needs and boundaries to allow growth on the north, west and east sides of the City.

The Cologne WTF will be expanded after the addition of approximately 550 residential equivalent connections. The future improvement to the WTF will include a second final clarifier and an expansion of the chlorine contact basin. It is anticipated that this WTF expansion will create capacity for an additional 1000 residential equivalent connections. The timing of the WTF expansion is dependent on the actual rate of growth in the City.

Based upon the population, household, and employment forecasts in Cologne the future WTF improvement will not be sufficient to serve all of the City's 2030 growth. It is anticipated that additional wastewater treatment capacity will be needed by 2030. The City and the Metropolitan Council Environmental Services (MCES) have held discussions on long term regional sewer service options in central Carver County. It is expected that Cologne will request and negotiate MCES sewer service after the planned expansion of the Cologne WTF approaches capacity. MCES is examining alternatives for regional sewer service to all of western Carver County.

Portions of the older part of the City include sewer lines and manholes that potentially allow infiltration in the sanitary sewer systems. Inflow from storm drains, sump pumps and other stormwater sources are prohibited by ordinance. Cologne has not analyzed the sanitary sewer system for potential inflow and infiltration (I/I) problems, but will authorize a feasibility study to identify potential sources of I/I and remedies to reduce I/I.

The 2030 growth implications in Cologne, as illustrated on the Future Land Use Plan, will require the addition of localized trunk sewer lines and three regional lift stations located on the east, southeast, and south sides of the City. Growth in the north and west sides of the City can be accommodated through localized trunk sewer lines and the existing network of lift stations. **Figure 6** illustrates the Sewer Sequencing Plan for the 2030 growth area. Sewer flow forecasts are illustrated in **Table 11**.











Table 11

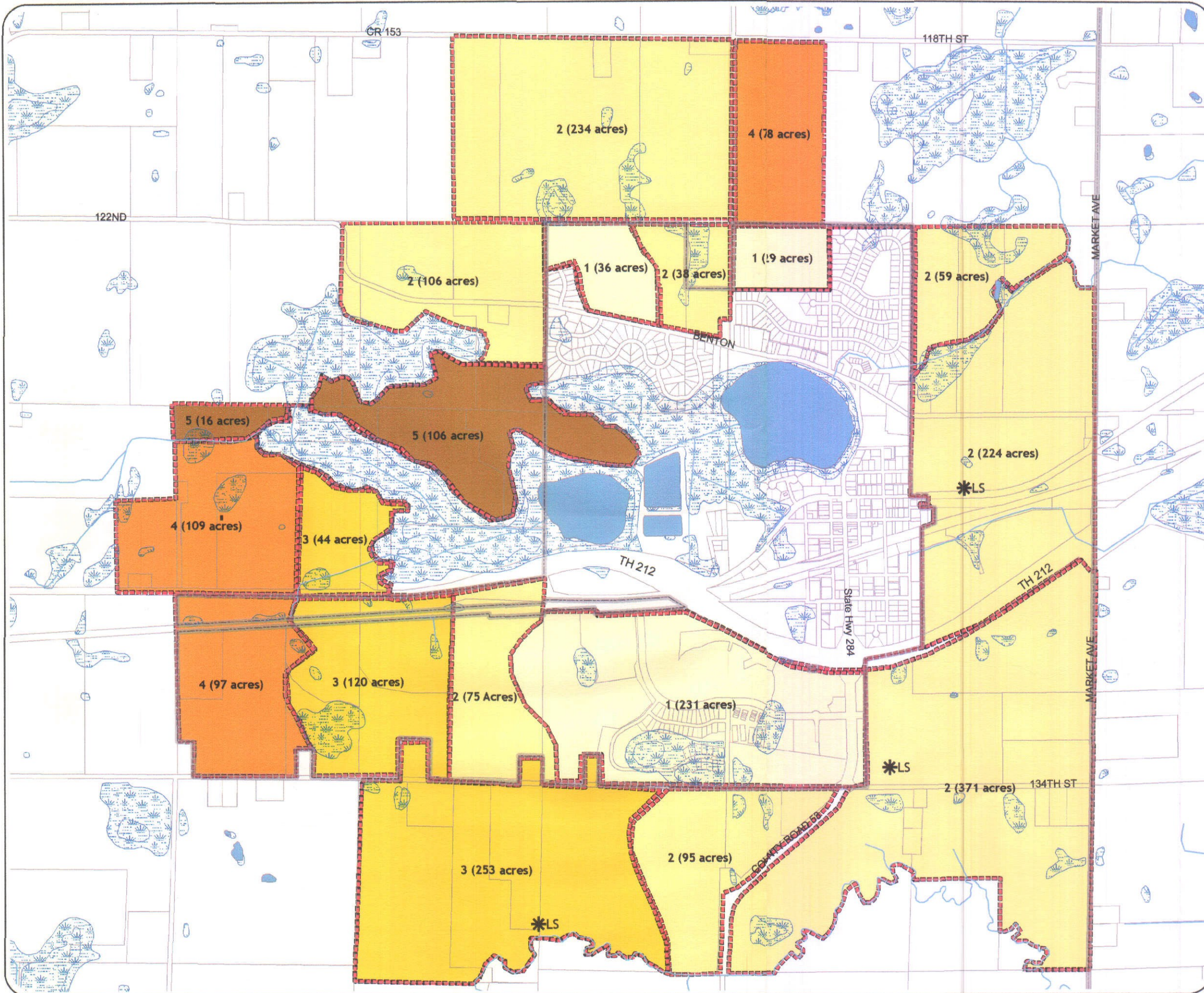
2010-2030 Annual Sewer Flows

Year	Residential Flows (mgd)	Commercial Flows (mgd)	Cumulative Flows (mgd)
2008	0.127	0.007	0.134
2010	0.275	0.011	0.286
2015	0.385	0.013	0.398
2020	0.495	0.014	0.509
2025	0.672	0.015	0.687
2030	0.850	0.016	0.866

City of Cologne
Carver County, MN

Figure 6
Sewer Sequencing

-  Existing
-  1 2010
-  2 2015
-  3 2020
-  4 2025
-  5 2030
-  * Future Lift Stations
-  NWI Wetlands
-  water
-  streams



0 500 1,000 2,000 Feet

Carver County GIS May 2009



Future water system improvements needed to serve the 2030 growth area include two or three new wells (one is currently under construction) providing a total pumping capacity of 1500 gallons per minute (gpm). The City is proposing to construct a water treatment plant with an initial capacity of 1000 gpm and ultimate capacity of 1500 gpm within the planning period. A second water tower with 500,000 gallon capacity will also be required before 2030. The City updated it's Water Supply Plan in 2007 (see Appendix D).

F. Transportation Plan

1. Highway System

The existing transportation system is described in Section II.I. and illustrated on **Figure 4**. Cologne is served by TH 212, a 4-lane divided Principal Arterial. Future improvements to TH 212 include a 4-lane expansion from TH 312 in Chaska to Cologne and from Cologne through western Carver County. TH 212 will become an expressway, with access restrictions throughout the corridor. A new interchange is planned at Market Avenue on the east side of Cologne.

The existing intersection at TH 212 and TH 284/CSAH 53 at the Cologne downtown will be closed when TH 212 is improved and the new interchange is completed. The existing ramps to TH 212 at CSAH 36 will remain functional. CSAH 53 is planned to be re-aligned to the east at the Market Avenue interchange. The timing of the TH 212 improvements is subject to future funding.

The draft 2030 Carver County Transportation Plan includes several proposed changes in the roadway functional classification system in and around Cologne. TH 284 is identified as a potential turnback and is reclassified from an A-Minor Arterial to a Major Collector. Market Avenue north of TH 212 is identified an A-Minor Arterial (CSAH 53 connection to CSAH 30). County Road (CR) 153 between TH 284 and 122nd Street is reclassified from a minor Collector to a Major Collector. CR 153 west of Cologne (south of 122nd Street) is identified as a potential turnback. 134th Street will become a Major Collector between CSAH 53 and CSAH 51 to the west. 118th Street is identified as a Major Collector between TH 284 and Market Avenue. CR 152 south of Cologne is identified as a potential turnback.

Proposed 2030 highway improvements in Cologne, identified in the draft 2030 Carver County Transportation Plan, include the 2-lane realignment of CR 53, south of TH 212 to Market Avenue at TH 212, and the 2-lane reconstruction/connection of Market Avenue and Little Avenue to CSAH 10. Another County scenario identifies the need for a 4-lane Market Avenue improvement between TH 212 and CR 153. CSAH 41 is proposed to be reconstructed to a 2-lane urban section between TH 212 and CSAH 36. TH 284 is proposed to upgraded to a 4-lane rural section from the north Cologne boundary to CR 153.

Future highway functional classifications and eventual transportation improvements will provide Cologne with an excellent area-wide transportation system. The system of

anticipated City collector streets and trail corridors is illustrated on **Figure 5**. Existing traffic trips and 2030 traffic trip forecasts prepared by Carver County in the draft 2030 Transportation Plan are illustrated on **Figure 4**. The 2030 Cologne growth area identified on the Future Land Use Plan is all located within Traffic Assignment Zone (TAZ) 130. The 2010-2030 household, population, and employment forecasts are illustrated in **Table 9**.

The draft 2030 Carver County Transportation Plan includes access spacing guidelines and right-of-way preservation needs for all County highways and functional classifications. Cologne will consider incorporating the guidelines into the City Code by reference for coordination of access management and right-of-way preservation with Carver County and MnDOT.

2. Transit

Cologne is located outside of the metropolitan transit taxing district, in Market Area IV. Other than a connecting round trip to Southwest Metro in Chaska, there is no regular or special route bus service available in Cologne. Transit services include ridesharing, volunteer driver programs, and dial-a-ride. Carver Area Rural Transit (CART) is the dial-a-ride bus service operated by Carver County open to the public but serving primarily seniors or physically and economically disadvantaged persons. The nearest metropolitan area transit services are provided by Southwest Metro, serving the communities of Chaska, Chanhassen, and Eden Prairie.

While not shown in the Metropolitan Council's 2030 Transportation Policy Plan for 2030 implementation, Carver County has identified the TCW Railroad corridor as a long range potential transit corridor. It is not anticipated the transit service enhancements will occur in the City in the 2030 planning period. Cologne will work with the Carver County Highway Department and MnDOT to review and implement potential park and pool sites on the highway system for ride-sharing opportunities.

3. Aviation

There are no metropolitan airports in the immediate Cologne area. The nearest airport to Cologne within the regional airport system is the Flying Cloud Airport located in Eden Prairie, approximately 20 miles east of Cologne. The airport poses no potential impacts on Cologne and there are no airspace restrictions affecting development in the City. Facility operation, maintenance, and improvements at Flying Cloud are provided by the Metropolitan Airports Commission (MAC). Height restrictions in the Cologne Zoning Ordinance provide adequate protection to navigable airspace. Any potential future air space obstructions over 200 feet will require notification of the Federal Aviation Administration by the City.

G. Water Resources Management Plan

Cologne is located in the Carver Creek Watershed and Bevens Creek Watershed, which are part of the Carver County Water Resource Management Area (CCWRMA). The

Carver County Watershed Management Organization (WMO) is managed by the Carver County Board of Commissioners. The Carver County WMO adopted the Carver County Water Management Plan for the CCWRMA in 2000.

Cologne prepared a local water management plan in 2005 for review by the County WMO and Metropolitan Council. The City Council adopted the Cologne Storm Water Management Plan in 2006. The City updated the Storm Water Management Plan as a part of the 2030 Comprehensive Plan Update and is subject to review by the Metropolitan Council and approval by the Carver County WMO. The plan incorporates goals and policies, issues, standards, and implementation strategies for stormwater management and improving water quality.

The goals of the Cologne Plan include the following:

Runoff Water Quality New Development

Maintain or enhance the water quality of the Cologne area lakes wetlands and watercourses. Enhance pond design criteria and work with the County to achieve its goal of regional ponding. This includes the implementation of infiltration areas to aid in storm water volume reduction as required by Carver County.

Runoff Water Quality Existing Sewer System

Preserve maintain and expand where possible the storm water storage and detention systems to control excessive runoff volumes and rates prevent flooding protect public health and safety and minimize public capital expenditures. Funding for these issues may be currently unavailable but potential sources are identified.

Wetlands

Adhere to the Minnesota Wetland Conservation Act WCA in attempting to avoid impact on wetlands whenever possible limit the impact on wetlands when impact is unavoidable and requiring mitigation of wetlands where affected by growth in accordance with state law. Through this plan, the City will establish a wetland buffer policy to help protect existing wetlands and improve the effectiveness of newly constructed wetlands.

Erosion and Sediment Control

The City will continue to review development plans for conformance with City requirements and implicitly County and NPDES requirements and confirm conformance through the construction inspection process. Ultimately, within the next 35 years it is the City desire to be the sole enforcer of projects within its boundary eliminating duplicate review and inspection by various agencies. This effort is anticipated to protect the existing capacity of the city stormwater management system by:

- ◆ Preventing sediment buildup

- ◆ Preventing flooding
- ◆ Maintaining water quality of the runoff
- ◆ Correcting existing erosion and sedimentation problems
- ◆ Groundwater Protect the quality and quantity of groundwater resources

Individual Sewage Treatment Systems (ISTSS)

As the City expands properties with ISTSSs may be annexed. These properties will be connected to the City sanitary sewer as soon as possible. Until then all ISTSSs are regulated by Carver County, consistent with MPCA requirements, through Chapter 56 of the Carver County Code of Ordinances. Carver County manages the triennial ISTS pumping and inspection requirements in Cologne, including all enforcement provisions for ISTS compliance.

Feedlots As the City Expands

Properties containing feedlots may be annexed. If left unchecked these feedlots could contaminate groundwater and surface water sources in the area. The City will continue to rely on the County for enforcement of its feedlot ordinance and permitting requirements.

Recreation Habitat and Shoreland Management

Protect and enhance fish and wildlife habitat and recreation opportunities
Maintain existing Shoreland ordinance in agreement with state regulations.

Education and Public Involvement

Increase public awareness understanding and involvement in water and natural resource management issues through cooperation with the County program.

Cologne has not implemented the Storm Water Management Plan with an updated stormwater management ordinance. This issue is noted in the implementation section.

IV. IMPLEMENTATION

The implementation of the Comprehensive Plan does not end with adoption. The City's official controls, such as the zoning ordinance and subdivision regulations, will ensure day to day monitoring and enforcement of the plan. The regulatory provisions of these ordinances, as revised, will provide a means of managing development in the City in a manner consistent with the Comprehensive Plan. Over time, the Comprehensive Plan may require amendments to address community priorities and changing conditions. A Capital Improvements Plan will guide capital expenditures needed for growth to be programmed and implemented in a timely and cost effective manner.

A. Official Controls

As part of the planning process, the City will evaluate its land use controls and consider amendments to existing ordinances which eliminate inconsistencies with the Comprehensive Plan, enhance performance standards, protect public and private investments, conform to mandatory State and Federal regulations and make it an understandable document. Appendix B contains a copy of the existing Zoning Map, District Standards table, and PUD provisions.

The plan identifies a number of specific changes to the ordinances which need to be considered by the City. Some of these changes include:

- Update of the stormwater management ordinance to implement the 2005 Storm Water Management Plan, as amended.
- Updating the Zoning Ordinance and Subdivision Ordinance to ensure consistency of statutory provisions and definitions, consistency with this Plan, and general modernization.
- Incorporating Carver County access spacing guidelines and right-of-way guidelines in the City Code as the planning guide for future access management and highway right-of-way needs.
- Completing an Inflow and Infiltration feasibility study to determine the extent of I/I problems in the City and appropriate remedies.
- Development of a Parks and Trails Master Plan.

B. Capital Improvements Plan

The City budgets for any capital improvements on an ongoing basis and will annually review capital expenditures that may arise as a result of implementing the Comprehensive Plan. The capital improvements plan should include public investments in infrastructure, park expenditures, infrastructure repair and replacement, building maintenance and repair, equipment, and other planned capital expenditures.

Like the Comprehensive Plan, the capital improvements planning process is ongoing and subject to modification, as appropriate. **Table 12** identifies the current 5-year capital

improvements plan expenditures, including anticipated long term public sewer and water expenditures.

Table 12
2009-2013 Capital Improvements Plan

PROJECT	Fund	2009	2010	2011	2012	2013	>2013	FUNDING
4 door Pick up Truck/	fire		50,000					grants/ donations
1923 Lafrance restore	fire			57,000				grants/don.
Industrial Floor Coating	fire				45,000			grants/don.
Class A Uniforms	fire		45,000					grants/don.
Fire Hall Roof Replacement	fire			60,000				general [257,000]
estimated FD Equipment Reserves @ \$22,000/yr - no funds used		99,493	121,493	143,493	165,493	187,493	209,493	
Street Sweeper	general			150,000				General Fund
PW Building Addition	general				400,000			General Fund
Equipment Storage bldg	general							General Fund
Pickup ('97 replacement)	general		47,500					General Fund
Pickup ('03 replacement)	general						30,000	General Fund [647,500]
Lawn Mower	Parks			20,000				
Meadow Park Equipment	Park							Park Fees
Park Play structures	Park	50,000		50,000	75,000	50,000		Park Fees
Mule Park vehicle w/bed	Park		9,500					Park Fees
Trail System	park	189,000		96,388	82,709		695,441	Gen/Park [1,298,038]
I & I Reduction (CIPP)	sewer		500,000					Sewer fund
Generator	sewer	50,000						Sewer/VAC
Jetter/vacuum Truck	sewer		150,000					Enterprise
Tractor - TN75 New Holland/Flal mower	sewer						40,500	Sewer fund
WWTP Expansion	sewer		250,000		2,300,000		4,000,000	Sewer/trunk
Main Lift Replacement	sewer		250,000					Sewer/trunk
I & I (televising)	sewer	16,000						Sewer fund [7,556,500]
Water Meters - North	water	5,000	5,000	5,000	5,000	5,000	5,000	Water fund
Water Treatment Plant	water						2,700,000	Water fund [2,730,000]
Totals		409,493	1,428,493	581,881	3,073,202	242,493	\$7,680,434	13,173,503

The Capital Improvements Plan currently includes approximately \$1,341,020 in reserve funding. Capital improvements are ranked and prioritized each year and budgeted within department categories, rather than specific line items. Capital Improvement Plan funds may be shifted between departments and programs based upon priority needs or emergency expenditures, by direction of the City Council. Fire Department grants come

through a variety of County, State and federal programs, while donations sources are typically local service organizations.

C. Plan Amendment Process

The Comprehensive Plan is intended to be general and flexible; however, formal amendments to the Plan will be required when land use elements or growth policies are revised. Periodically, the City should undertake a formal review of the plan to determine if amendments are needed to address changing factors or events in the community. While a plan amendment can be initiated at any time, the City should carefully consider the implications of the proposed changes before their adoption.

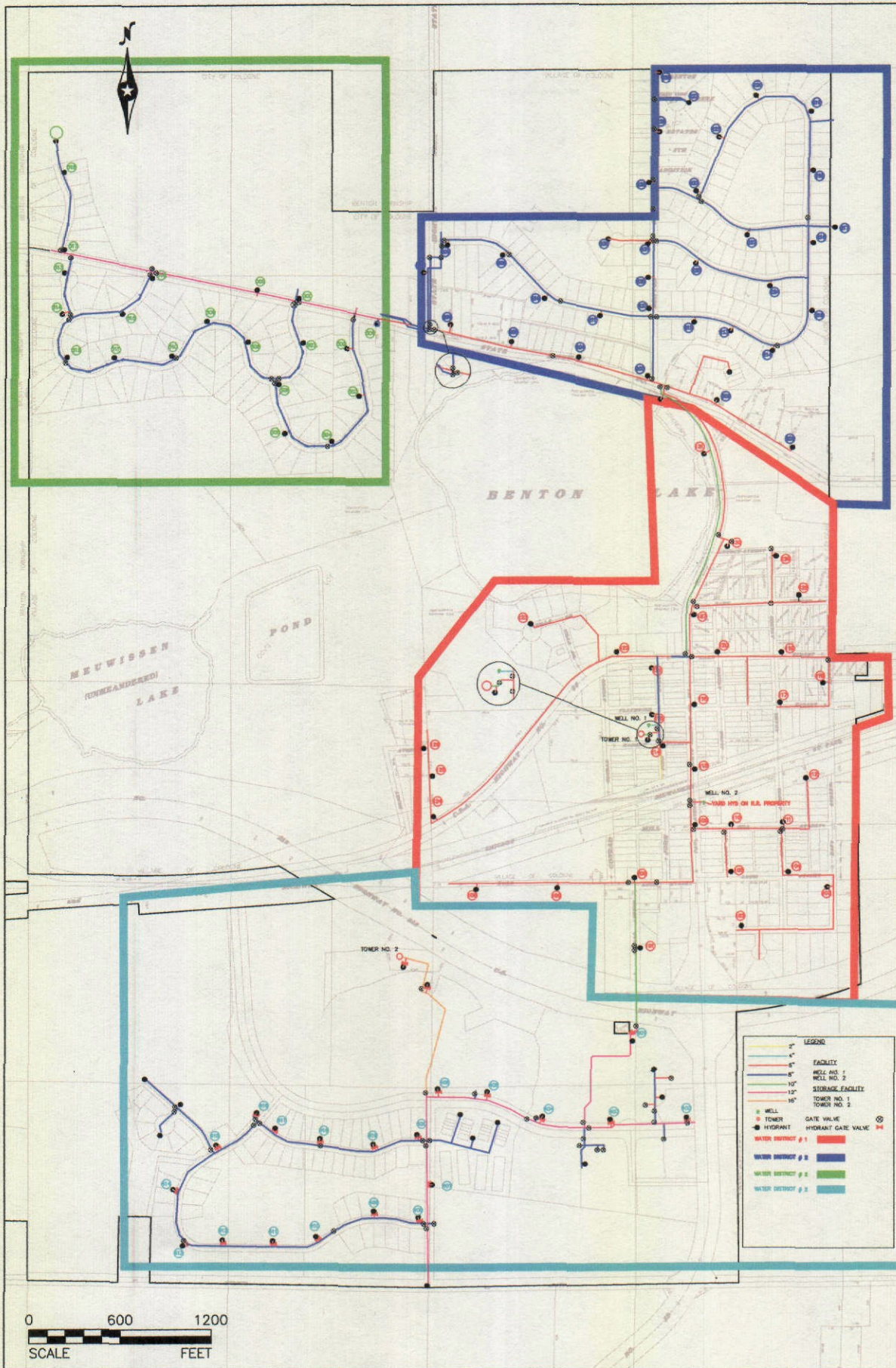
When considering amendments to this plan, the City will use the following procedure:

1. Landowners, land developers, the Planning Commission or the City Council may initiate amendments.
2. The Planning Commission will direct staff or the planning consultant to prepare a thorough analysis of the proposed amendment.
3. Staff or the planning consultant will present to the Planning Commission a report analyzing the proposed changes, including their findings and recommendations regarding the proposed plan amendment.
4. The Planning Commission will decide whether or not to proceed with the proposed amendment. If a decision to proceed is made, a formal public hearing will be held on the proposed amendment.
5. Following the public hearing the Planning Commission will make a recommendation to the City Council.
6. The City Council will receive the recommendation from the Planning Commission and make a final decision on whether to adopt the amendment.
7. All amendments must be submitted to area review jurisdictions and the Metropolitan Council for review prior to implementation.

Appendix A

Existing Watermain Distribution System (Figure No. 1)

Existing Sanitary Sewer Collection System (Figure No. 2)



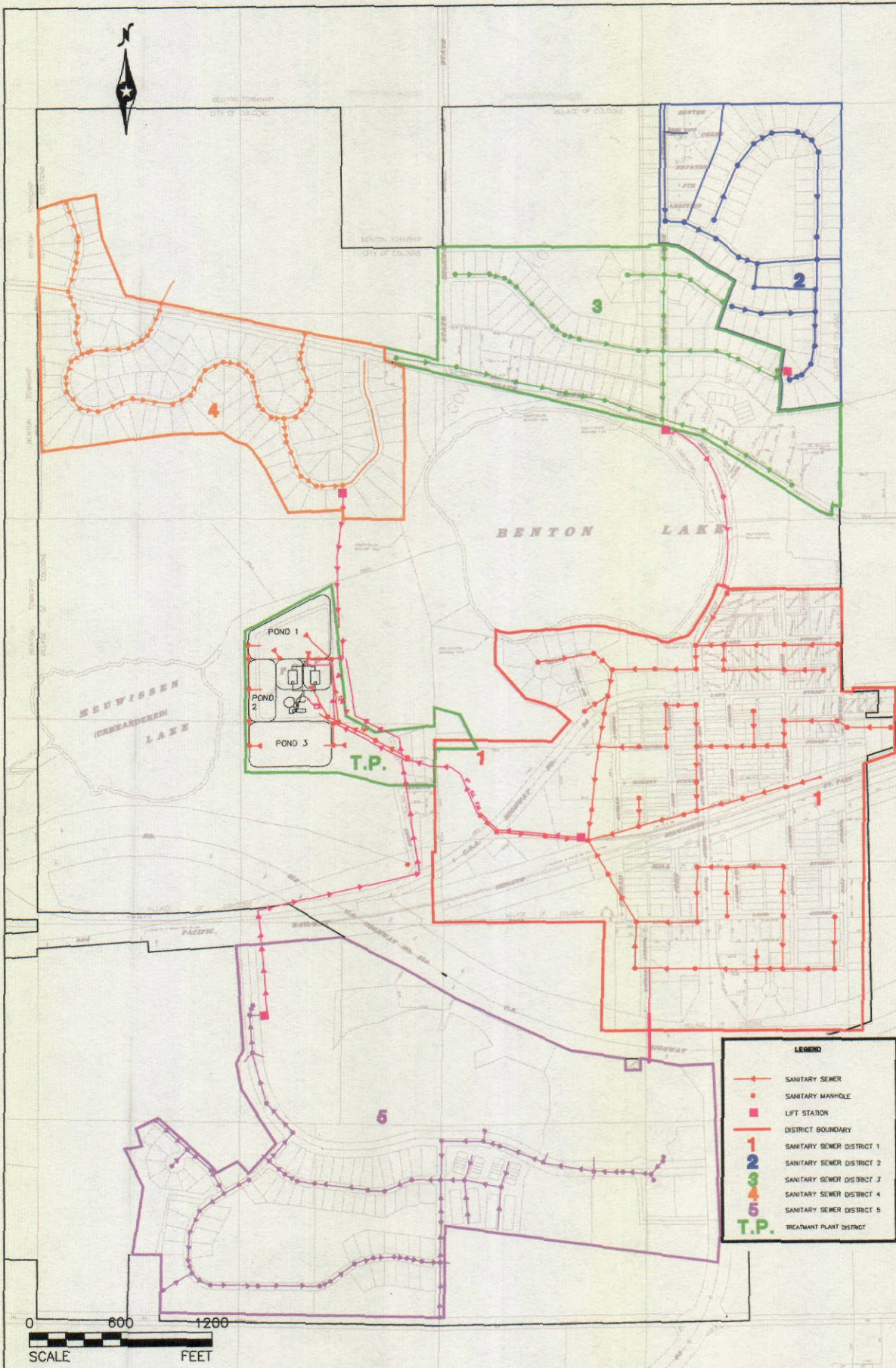
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SCALE FEET

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CITY OF COLOGNE
WATER SYSTEM MAP

JUNE, 2008

FIGURE NO. 1



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**CITY OF COLOGNE
 SANITARY SYSTEM MAP**

JUNE, 2008

FIGURE NO. 2

Appendix B

Zoning Map

Appendix C

Land Use Staging/Density Tables

Existing and Planned Land Use Table in 5 Year Stages)

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	3	3	160.79	292.77	1015.2	1327.32	1466.66	1468.59	1307.8
Medium Density Residential	6	6	4	68.69	198.74	227.87	242.27	325.03	321.03
Mixed Use Primarily Residential*			6.17	6.17	6.17	6.17	6.17	6.17	0
C/I Land Uses									
Commercial			7.53	27.31	122.94	122.94	122.94	122.94	115.41
Industrial			17.25	17.25	143.29	189.54	259.36	274.61	257.36
Mixed Use Primarily C/I*			6.16	6.16	6.16	6.16	6.16	6.16	0
Public/Semi Public Land Uses									
Institutional			33.16	38.62	44.08	44.08	85.48	94.52	61.36
Parks and Recreation			21.02	37.42	53.82	53.82	53.82	53.82	32.8
Roadway Rights of Way			163.84	163.84	163.84	163.84	163.84	163.84	0
Subtotal-developed			419.92	658.23	1754.24	2141.74	2406.7	2515.68	2095.76
Undeveloped (City of Cologne)			522.14	283.83	196.94	99.69	0	0	-522.14
Subtotal Sewered			942.06	942.06	1951.18	2241.43	2406.7	2515.68	1573.62
Outside Urban Service Area (Unsewered)									
	Minimum lot size	Maximum lot size	Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
Agricultural 40+ acres (Benton Twp OAA)			1593.92	1593.92	584.8	294.55	129.28	20.3	-1573.62
Protected Areas (Cologne and Benton Twp OAA)									
Wetlands	--	--	399.16	399.16	399.16	399.16	399.16	399.16	0
Open Water, Rivers and Streams	--	--	83.17	83.17	83.17	83.17	83.17	83.17	0
Subtotal Protected			482.33	482.33	482.33	482.33	482.33	482.33	0
Grand Total			3018.31	3018.31	3018.31	3018.31	3018.31	3018.31	

* Note: above figures reflect future land use, not existing land use.