

**CITY OF CHATFIELD PLANNING & ZONING COMMISSION**  
**AGENDA**  
**City Council Chambers - 21 SE Second Street, Chatfield, MN 55923**  
**December 1, 2025, 7:00 P.M.**

Notice is hereby given that some members may be participating in the meeting by interactive technology.

- I. Open Meeting
- II. Minutes
  - A. [Meeting Minutes 10.6.25](#)  
Motion to Approve
- III. Public Hearing Items
- IV. Non-Public Hearing Items
  - A. [Review 2025 Comprehensive Plan Update](#)  
Review and motion to approve to present to council.
  - B. [City Owned Property Discussion](#)  
Review city owned properties
- V. Adjourn
- VI. Next Meeting



**PLANNING & ZONING COMMISSION MEETING STAFF REPORT**

**Meeting Date:** December 1, 2025

**Agenda Item:** Meeting Minutes 10.6.25

**Subject | Summary:**

**Agenda Category:**

**Submitted By:** Alison Bentley

**Recommended Motion:** Motion to Approve

**Community Engagement and Outreach:**

**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

**Background:**

**Attachments:**

[2025-10.6 PZ Meeting Minutes.pdf](#)

# CITY OF CHATFIELD

## PLANNING & ZONING COMMISSION MEETING MINUTES

### Monday, October 6, 2025

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The Planning & Zoning Commission of the City of Chatfield met in regular session on Monday, October 6. Kent Whitcomb presided as Chair and called the meeting to order at 6:57 PM.

| Present | Absent | Name   |
|---------|--------|--|
| ■       |        | Commissioner Wayne Halvorson                               |
| ■       |        | Commissioner Rich Bakken, Vice Chair                       |
| ■       |        | Commissioner Terry Bradt                                   |
| ■       |        | Commissioner Josh Broadwater                               |
|         | ■      | Commissioner Jeremy Aug                                    |
| ■       |        | Commissioner Kent Whitcomb, Chair                          |
| ■       |        | Commissioner Ben Fredrichs                                 |
|         | ■      | Logan Tjossem, Planner and Zoning Administrator (via Zoom) |
| ■       |        | Alison Bentley Community Development Director              |

#### Prior Meeting Minutes

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**Motion:** To approve the September 2, 2025, minutes by Commissioner Fredrichs.  
**Second:** Commissioner Bakken.  
**Amendments:** None.  
**Ayes:** Unanimous.  
**Nays:** None.  
**Abstention:** None.  
 Motion carried.

#### Non – Public Hearing Items

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- A. Review drafted Sidewalk ordinance.
  - a. Attorney Suhler provided a Draft- Sidewalk ordinance, removing the specific engineering specs, as those could change.
  - b. Whitcomb asked about having a specific Trail Ordinance, with Broadwater stating that the trail would not need its own ordinance, it will fall under that engineering specs.

**CITY OF CHATFIELD**  
**PLANNING & ZONING COMMISSION MEETING MINUTES**  
**Monday, October 6, 2025**

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**Motion:** To bring forth the proposed ordinance to city council by Commissioner Halvorson.  
**Second:** Commissioner Bradt  
**Amendments:** Unanimous.  
**Ayes:** None.  
**Nays:** None.  
Motion Carried

**B. Future Land Use Maps**

- a. Review future land use maps and review from talking points from our joint EDA/ P&Z Combined meeting.
- b. Commissioners discussed the possibility of getting additional information on infrastructure costs to the properties below. Bentley will investigate the obtaining approximate costs and further information on the properties.
- c. County Road 10 is owned by the city, but it does come with parameters from the original purchase.
  - i. Land apply for bio solids
- d. Commissioners also discussed moving forward with the possibility of selling parkland- specifically Shady Oak and Floyd Mohawk. Bentley will continue to get information on selling, costs of utilities and parameters around buildable lot recommendations. (Think of parameters similar to Outlot C- homes under \$350K, need to build within 1 year, could be a twin home)

Discussion Points:

- Either build water & sewer up to CTY 10 property or sell it. Great potential for residential up there.

Fillmore County Future industrial: (Need some more industrial lots/zones)

- 250051000
- 250047000

Fillmore County Future residential:

- 250043070 – PC Holdings

Olmsted Future Residential Locations:

- 523644060354 - County 30
- 523614039548 - Extending Orchard Ridge Rd NW
- 523611039546 - Off of Mill Creek Road NW
- 522541073840 - Off Highway 52 adjacent to the mobile home park
- 513044088517 - State of Minnesota- Behind Margaret Street/Temar Street NE
- 512931079107 - County 10

# CITY OF CHATFIELD

## PLANNING & ZONING COMMISSION MEETING MINUTES

### Monday, October 6, 2025

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- 512942032500 - County 10
- 513121085123- Chatfield Mobile Village LLC- possible Burr Oak Extension
- 513121087429- possible Burr Oak Extension
- 513113048718- City of Chatfield (Property adjacent to Ron Henry- Burr Oak)
- 513113048719-
- 513114000111- below city property on County 10

**Motion:** To adjourn at 7:47 pm by Commissioner Bradt.  
**Second:** Commissioner Broadwater  
**Amendments:** None  
**Ayes:** Unanimous.  
**Nays:** None.  
Motion carried



**PLANNING & ZONING COMMISSION MEETING STAFF REPORT**

**Meeting Date:** December 1, 2025

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**Agenda Item:** Review 2025 Comprehensive Plan Update

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Alison Bentley

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**Recommended Motion:** Review and motion to approve to present to council.

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

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**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

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**Background:**

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**Attachments:**

[2-Comprehensive Plan 2015 with 2025 updates FINAL DRAFT.pdf](#)



# City of Chatfield

2025 Comprehensive Plan Update





# Chatfield Comprehensive Plan

## 2015

This document was prepared by the City of Chatfield, Minnesota. The document constitutes an amendment of the adopted Comprehensive Plan of 2008.

### MAYOR

Russell Smith

### CITY COUNCIL

Ken Jacobson  
Paul Novotny  
Dave Frank  
Robert Pederson  
Mike Urban

### PLANNING COMMISSION

Terry Bradt, Chairman  
Lee Amundson, Vice-Chair  
Dave Frank  
Dan Tuohy  
Mary Peterson  
Jerry Barry  
Bob Cole

### CITY CLERK

Joel Young

### CONSULTANT

Kristi L. Clarke, AICP, PMP Bolton & Menk, Inc.  
Consulting Engineers & Surveyors Rochester, MN 55901

## Acknowledgements

*The document was prepared by the City of Chatfield, Minnesota.*

*The document constitutes an amendment of the adopted Comprehensive Plan of 2015. (\*The data within this document reflects COVID years 2020 to 2022.)*

### MAYOR:

*John McBroom*

### CITY COUNCIL MEMBERS:

*Pam Bluhm*

*Josh Broadwater*

*Dave Frank*

*Paul Novotny*

*Mike Urban*

### PLANNING and ZONING BOARD MEMBERS:

*Jeremy Aug*

*Rich Bakken*

*Terry Bradt*

*Josh Broadwater*

*Ben Frederichs*

*Wayne Halvorson*

*Kent Whitcomb*

### CITY STAFF:

*Michele Peterson, City Administrator*

*Alison Bentley, Community Development Director*

### CONSULTANTS:

*Logan Tjossem, AICP - Widseth*

### PHOTOS BY:

*Alison Bentley, Community Development Director*

**THANK YOU TO THE CITIZENS AND COMMUNITY LEADERS OF THE CITY OF CHATFIELD WHO PARTICIPATED AND WERE ENGAGED IN THE PROCESS TO MAKE THIS YOUR COMPREHENSIVE PLAN.**

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CITY OF CHATFIELD COMMON COUNCIL MEETING MINUTES

Monday, March 9, 2015

The Common Council of the City of Chatfield met in regular session on Monday, March 9, 2015. Mayor Russell Smith presided and called the regular meeting to order at 7:00 p.m.

Members Present: Mayor Russell Smith, Councilor Dave Frank, Councilor Mike Urban, Councilor Paul Novotny, and Councilor Robert Peterson.

Members absent: Councilor Ken Jacobson.

Others Present: Joel Young, Fred Suhler, Kristi Clarke, Craig Manahan, Tony Lammers, and Shane Fox.

Councilor Novotny entered a motion, with a second by Councilor Frank, to approve the adoption of the Comprehensive Plan Update. The Resolution to adopt the Chatfield Comprehensive Plan is as follows:

Whereas, the City of Chatfield operates under the guidance and direction of a Comprehensive Plan, and

Whereas, the City’s Planning and Zoning Commission drafted and reviewed the Plan, held a public open house, and public hearing to review the existing policies, goals and plans in order to develop the new Comprehensive Plan, and

Whereas, representatives from various from governmental agencies, including surrounding townships, Chatfield School Board, Minnesota Department of Transportation, and Olmsted and Fillmore County Planning Departments were notified for the public review period, the open house, and the public hearing to receive comments on the Plan, and

Whereas, the Plan includes guidelines, goals and policies relating to the future growth of the community,

Now, therefore, be it resolved that the City of Chatfield approve and adopt the Chatfield Comprehensive Plan and Land Use Plan as presented.

Ayes: 5-0.

Nays: None

Motion carried.

# City of Chatfield

## Vision Statement

**Chatfield's Vision Statement** is a short statement that conveys our community's hope for the future and clarifies the beliefs and governing principles of the City. This Vision Statement should be broad enough to include diverse local perspectives, concise, outcome-oriented, and inclusive.

**Public Participation:** The Vision Statement was created by conducting numerous public forums with residents to gather ideas, thoughts, and opinions about how they would like to see the community transformed. A community survey and a Joint City Council, Economic Development Authority, and Planning Commission Meeting was also held on September 22, 2014 that helped to draft this Chatfield's Vision Statement.

**Our goal** is to use this vision statement to help members of our community focus towards the common purpose of developing a safe and healthy community through collaborative planning, community action and policy advocacy by connecting people, ideas, and resources.

Chatfield Minnesota . . . is a full service community with a small town feeling and close neighborhoods for young adults, families, and seniors with amenities that provide a vibrant atmosphere to live in and housing opportunities that accommodate individuals and families throughout their lifetime.

.... a community where; people want to stop and stay a while where employment opportunities exist to keep our young families here and attract new residents while maintaining a strong connection to Rochester with a vibrant downtown full of small unique shops that complement the Art Center, tourists and residents.

... a regional recreation destination known for dynamic and abundant public outdoor spaces that draws regional visitors to experience art, culture, and family activities for all age groups. Where a multi-use trail system is used by residents and visitors to connect neighborhoods, recreational facilities, commercial districts, and other cities.



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Summary



## Summary

### The Comprehensive Plan

*The Comprehensive Plan for the City of Chatfield embodies the community's aspirational vision for its future while serving as a strategic guide to safeguard the elements most valued by its residents. This Plan is designed to shape and direct land use development over the next two decades through 2045, consolidating key physical planning considerations – including land use, parks, transportation, and related components – into a unified, actionable document.*

It will also guide city staff, the Planning Commission, the City Council and private developers in decisions related to preservation and development in the City.

### City Data Profile

**Location:** The City of Chatfield is located in southeastern Minnesota. The northern portion of the city is adjacent to Elmira and Orion Townships in Olmsted County. The southern portion of the city is adjacent to Chatfield and Jordan Township in Fillmore County.

*Population: Chatfield's total population was 3,023 as estimated in 2024 by City Population. The city is projected to grow to 3,200 people in the next 20 years, or about 5.9%.*

**Government:** Chatfield operates under its own charter and elects a mayor and five city council members.

### Housing:

- *Approximately 1,150 residential homes are located in Chatfield*
- *Median home value in 2023 was \$364,597*
- *75% of the housing is single family homes*
- *25% of the housing is 75 years old or older*
- *88% of the housing stock is owner occupied*

### Education:

- *96.7% of Chatfield residents have a high school degree or higher*
- *38.5% of residents have a bachelor's degree or higher*
- *927 students were enrolled in public education (preschool-12) in the 2023-24 school year at Chatfield Public School*
- *17 students were enrolled in private education (preschool-8th grade) in the 2023-24 school year*

### Parks/Open Space:

- *64 acres of parkland are dedicated in nine community, neighborhood, or mini parks*
- *25% or 409 total acres of the total land use within the city is open space, recreational, or semi-public recreational space*
- *2.1 miles of Mill Creek and 0.6 miles of Root River corridor is within Chatfield's city limits*

### Culture:

- *Veteran's Memorial Museum*
- *The Chatfield Historical Society and Pease Museum*
- *Chatfield Brass Band Music Lending Library*
- *Potter Auditorium*
- *Chatfield Center for the Arts*

#### Proximity to larger cities:

- 18 miles to Rochester
- 96 miles to St. Paul/Minneapolis

#### Proximity to other cities of interest:

- 48 miles to LaCrosse, Wisconsin
- 42 miles to Decorah, Iowa

#### Medical Centers/Clinics

- 21 miles to St. Mary's Hospital
- 23 miles to Methodist Hospital
- 0 miles to Olmsted Medical Clinic

#### Airports:

- 18 miles to the Rochester International Airport
- 65 miles to LaCrosse Municipal Airport

#### College/Universities:

##### Rochester, Minnesota

- 22 miles University of Minnesota
- 23 miles Winona State University- Rochester
- 17 miles Rochester Community & Technical College

##### Winona, Minnesota

- 39 miles Saint Mary's University of Minnesota, Winona MN
- 31 miles Winona State University, Winona, MN
- 31 miles Minnesota State College SE

##### Out of State

- 42 miles Luther College, Decorah, Iowa
- 48 miles University of Wisconsin-La Crosse, Wisconsin

## Summary of Key Land Uses

### Housing

Single family homes are the dominate land use type, with more than 75% of the residential dwellings in the area. This Plan encourages continued development of traditional subdivisions similar to the existing ones where appropriate. The existing homes are in fair to good condition and will remain so through continued maintenance by owners. In the past 10 years, a few townhomes have been constructed. In general, these are near existing commercial areas or along the major roadways. Future expansion areas for single-family development are located within the City's serviceable areas along the eastern side of the existing Chatfield City limits.

### Commercial & Industrial

Existing commercial development, for the most part, is clustered along the northern end of Highway 52 and several blocks of the downtown area along Highway 52. Industrial land uses are clustered at the southern end of Highway 52. The Plan promotes the orderly development of additional commercial, professional office, and industrial uses in the areas presently zoned for this type of land use. In addition, expansion of light commercial land uses have been located along Industrial Drive and Mill Creek Road. Additional industrial uses have been located along County Road 10.

### Public Facilities

Public facilities in Chatfield include parks, schools, a fire station, police station, ambulance service, churches, a library, four museums, the Thurber Building, Chatfield Center for the Arts, and open space. These facilities must be maintained and improved, in addition to creating areas to meet the growing City's needs.

*Currently, there are nine dedicated city parks in Chatfield with approximately 64 acres of land. These parks include: two community parks, six neighborhood parks, one mini park, and a public swimming pool. Recreational trails in Chatfield include a mixed-use trail along Mill Creek and the Root River corridors. City trails are located throughout the city, using sidewalk and local streets within the city boundaries. The Chatfield Public School District owns and maintains approximately 103 acres of land which includes many athletic fields and playground areas. The Chosen Valley Country Club also maintains 41 acres which is developed as a nine-hole golf course.*

**Transportation**

The extent of the City’s major street system has already been constructed. Planning efforts will focus on monitoring traffic volumes along these routes. Improving the general safety for automobile, bicyclists, and pedestrians and keeping roads in good repair are continuous programs provided by the City of Chatfield. Improvements should be implemented before they become serious problems.

*As defined by the 2004 Thoroughfare Plan, Highway 52 is designated as a principal arterial. Highway 30, Highway 30/74, County Road 2, County Road 5, and County Road 10 are designated as minor arterials. Several collector roads are proposed which would help connect minor arterials to local streets.*

*Rochester City Lines provides city residents with Mayo employee commuter options picking up riders at Sunshine Foods.*

*Traffic circulation is heavy along Highway 52 and expected to increase in the future. With projected traffic volumes of between 5,000 to 7,000 daily vehicles traveling north and south through downtown.*

**Public Participation**

The Planning & Zoning Commissioners directed the Comprehensive Plan update process. A community survey was distributed by mail to every home or business and was also placed in the City’s monthly newsletter, the Community Link and City Website. Planning staff meet with various community groups throughout the year in 2014 to better understand community issues. On September 22, 2014, a special meeting was held with the combined elected and appointed boards including, City Council, Planning & Zoning Commissioners, and the Economic Development Authority. During this meeting we discussed the City’s long-term goals and policies and vision. On January 20, 2015 an Open House was held. On March 2, 2015 a Public Hearing was held for further community comment.

**Purpose of the Plan**

This plan is intended to be in effect for approximately five years. It is a flexible document and not to be followed strictly for every land use question. However, it represents a comprehensive study of the City of Chatfield and should be followed unless compelling information is presented that is not considered in the plan.





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## Community Context



## Community Context Introduction

The Chatfield Comprehensive Plan is a statement of community goals and policies that direct a city’s physical development into the future. The Plan looks to the future, anticipates change, and provides specific guidance for legislative and administration actions. The Plan is intended to be an information source for land use decisions to guide citizens, developers, and elected officials in the decision making process and to provide a base from which a balance between competing land uses can be maintained.

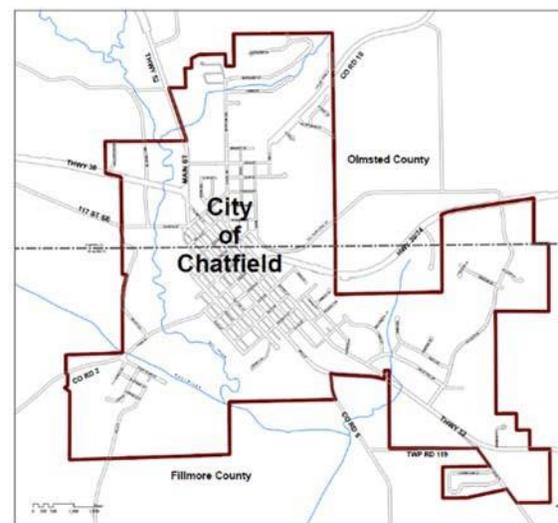
### City of Chatfield Setting

The City of Chatfield is located on the southern edge of Olmsted County and the northern edge of Fillmore County. The City is surrounded by four townships: Orion and Elmira to the north, and Jordan and Chatfield to the south. Chatfield is located along Highway 52 and the Root River and Mill Creek. Chatfield’s total land area is approximately 1,660 acres or 2.59 miles.

### Area History

Chatfield was claimed by Thomas Twiford in 1853. The town was named in honor of Judge Andrew Chatfield. The first homes of the settlers were most likely log cabins, with frame houses soon following. Most of the brick buildings on Main Street were built between 1870 and 1900. Some of the first enterprises included a sawmill, a brickyard, flour mills, a woolen mill, an iron foundry, and a broom and cheese factory. A major hotel called the Medary House was built in town and, during its time, it was considered one of the best hotels in the country. The streets were platted between the hill and the Root River and Mill Creek. The original plat also set aside a “public square” which was to be community space. The first church in Chatfield was established in 1856. The first school, the

Chatfield Academy, opened in a two-story building in 1858. Chatfield is the home of the world’s only free music lending library; founded by the Chatfield Brass Band in the late 1960s.



## Population

In the last 50 years, from 1970 until 2020, Chatfield's population has increased by about 60%. In 1970, the total population was 1,885. In 2020, the total population was 2,997. (See Figure 1).

The City of Chatfield grew by 218 residents or 7.8% between Census 2010 and Census 2020. The Minnesota State Demographer estimates that the population for Chatfield in 2024 was 3,023. As you can see in the graph below, Chatfield is projected to grow to 3,200 by 2045 which is roughly a 5.9% increase of city residents in a 20-year time frame.

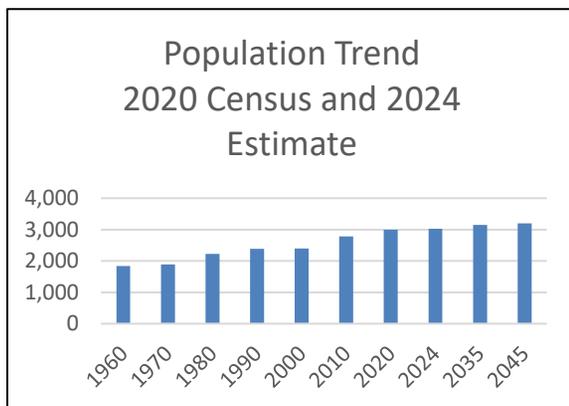


Figure 1: Source – Census 2020, MN State Demographer

As you compare Chatfield's population to Olmsted and Fillmore County between 2015 and 2025, a wide range exists between Chatfield's 7.8% growth and Fillmore County's slight decrease. However, as you look towards 2030 and 2045, Olmsted and Fillmore County as well as Chatfield are projected to converge near a 1-2% rate of growth. (See Figure 2)

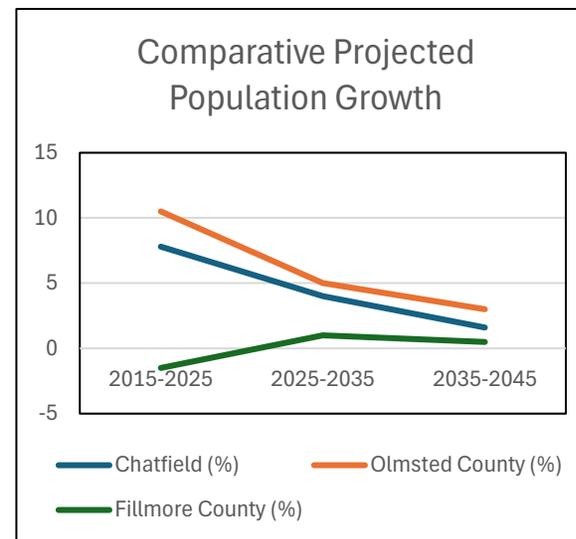


Figure 2: Source – Census 2020, MN State demographer

## Demographic Changes

The aging baby boomers will significantly increase the numbers of citizens over the age of 60 in the next 20-30 years. This will result in necessary changes in housing, land use, transportation, medical needs, and parks and recreational facilities.

As you can see in the 2010 Population Composition Chart, our largest age groups are under 9 and 45 to 49 years of age with a significant number of citizens that are 80 years old or older.

As we look at the changes in Chatfield's male and female composition, we see the curve created by the baby boomers starting at age 40 and growing in numbers as they age for both men and women. Males experienced a drop in numbers at age 20-24. Females experienced a drop in numbers between the age of 75-79. (See Figure 3)

Both men and women lost numbers after the age of 65. However, as the baby boomers start to retire, the number of Chatfield’s seniors over 65 will increase significantly.

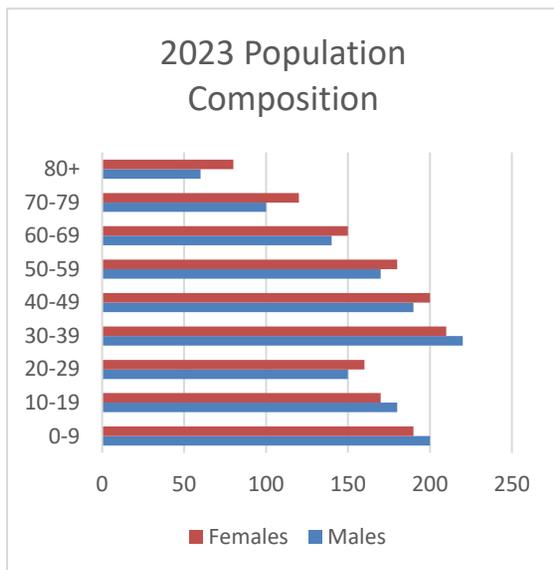


Figure 3: Source – Census 2020

### Housing

Single-Family detached and townhomes are the dominate home types, totaling more than 82.7% of the residential units in the city. The Comprehensive Plan encourages continued development of traditional subdivisions similar to existing ones where appropriate. The existing homes are in fair to good condition and will remain so through continued maintenance by owners. (See Figure 4)

There are about 100 apartments in studio, one, two, and three bedroom styles available in Chatfield. For seniors, there are 20 assisted living units, 78 nursing home beds, and 15 independent living units. As our population ages, more senior housing will need to be constructed.

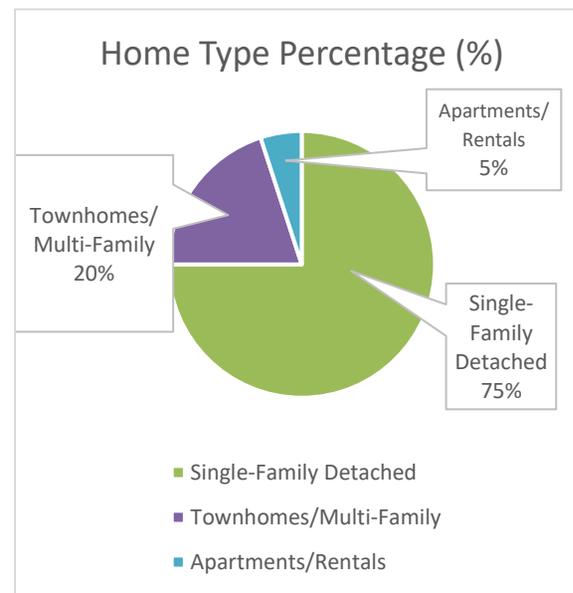


Figure 4: Source – Census 2020

### Household Composition

Figure 5 summarizes the changes from 2010 to 2020 among the different types of households. The overall growth in households is 8%. The number of non-married families increased by the greatest margin at 20%. Although the projected numbers of citizens living alone, and over 65 are expected to increase significantly in the future, they are currently slightly below the family household percentages at 12% and 11%. These types of households will most likely rely more heavily on transit, walkable neighborhoods, passive recreational facilities, and townhome or apartment style housing.

The total household size grew by 100 between 2010 and 2020 while home ownership increased slightly and renter occupied homes decreased. The vacancy rate also decreased from 7% to 5% in 2020. (See Figure 5 and 6)

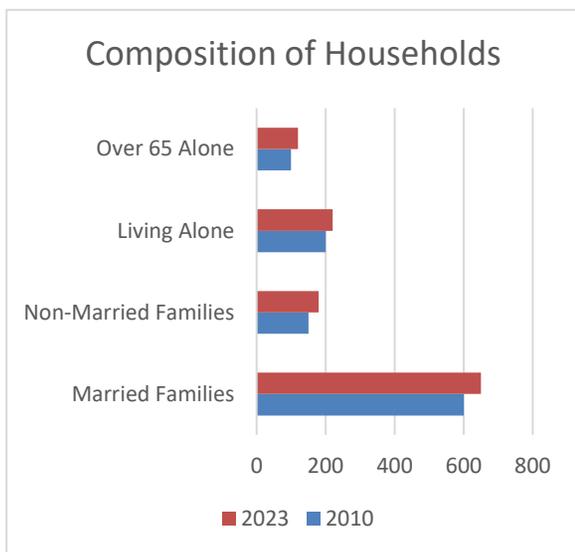


Figure 5: Census 2020, American Community Survey 2018-2022

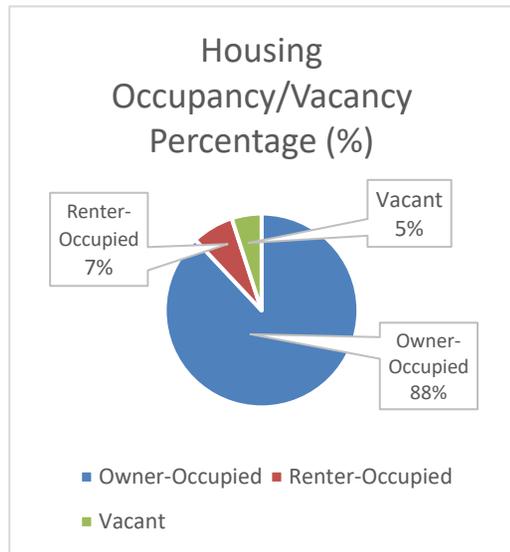


Figure 6: Census 2020, American Community Survey 2018-2022

### Age of Housing

As of 2023, there were 1,150 residential units in Chatfield. This includes single family homes, townhomes, and apartments. As shown in Figure 7, about 25% of Chatfield's housing is 75 years or older. The second largest housing is between 5 and 14 years old with 25% residential unit. There have been 300 homes built since 2000.

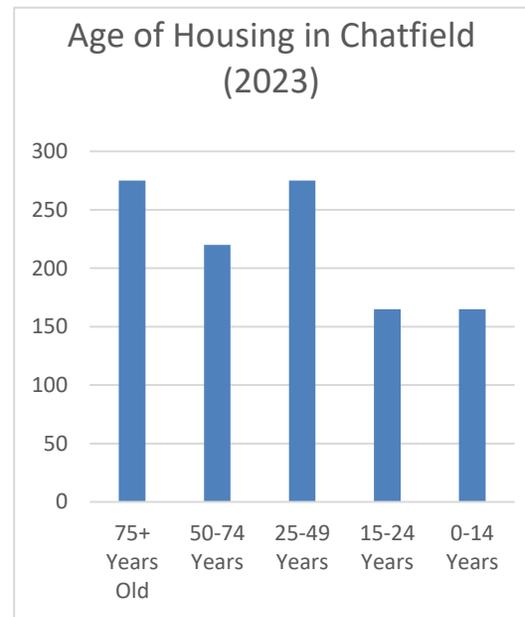


Figure 7: Census 2023, City of Chatfield Building Records



### Residential Building Permit Trend

Figure 8 summarizes a 10-year residential building permit trend for the City of Chatfield. Between 2014 and 2024 an average of 8 homes were built each year. The peak home building year was 2015 with 20 homes. However, since 2020 home construction has become slower. The 10-year average home value is \$300,000 and the home value trend is on the rise since 2020. In 2024, six new homes were built with an average home value of \$350,000.

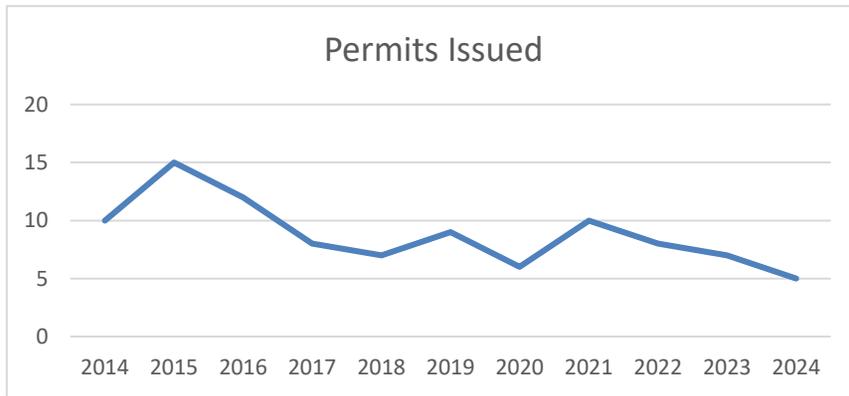


Figure 8: Source –City of Chatfield Building Records



### Education

Public- The Chatfield Independent School District #227 has two public school facilities in Chatfield. These include the Elementary School which includes the Preschool-Early Childhood and Family Learning School located at 11555 Hillside Drive SE and the Junior-Senior High School located at 205 Union Street. The total 2023-2024 Chatfield School District enrollment was 927 students. (See Figure 9)

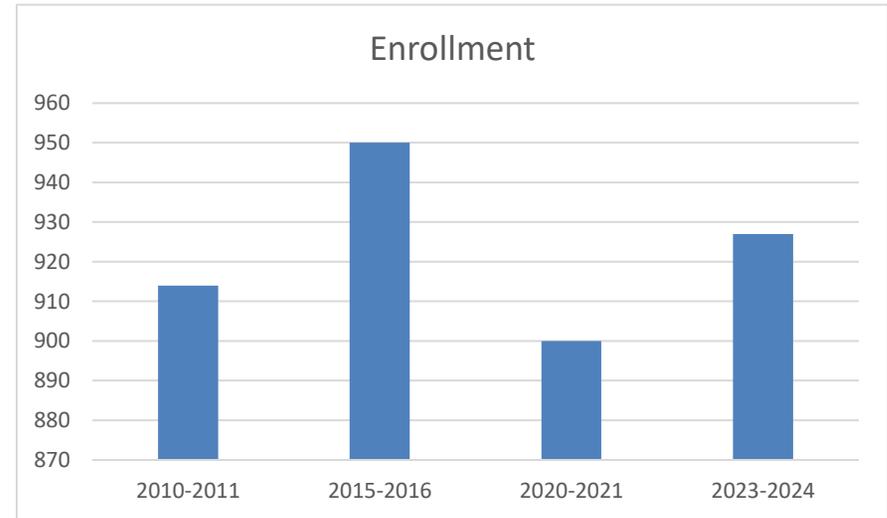


Figure 9 - Source – Chatfield Public School District #227

Looking at the past 14 years, the Chatfield Public School System had the highest number of enrolled students in the 2015-2016 year with 950 students. The lowest number of enrolled students was in the 2020-2021 school year with 900 students. During the last 14 years, school enrollment trends have remained steady with only a 5% student variance.

| Attainment Level      | Chatfield (%) | Olmsted (%) | Fillmore (%) |
|-----------------------|---------------|-------------|--------------|
| High School or Higher | 94.7          | 95.0        | 93.0         |
| Associate or Higher   | 69.2          | 70.0        | 65.0         |
| Bachelor's or Higher  | 31.6          | 45.0        | 25.0         |

Figure 10: Source – American Community Survey 2018-2022

Figure 10 shows the comparison in educational attainment between Chatfield, Olmsted and Fillmore County residents. 94.7% of Chatfield residents completed high school and 31.6% completed a bachelor's degree or higher.



## Existing Land Use

Chatfield has developed land into eight different land use types and encompasses 1,660 acres or 2.59 square miles. Of that land, the following land uses have been or are being developed:

| Land Use Type     | Acres | Percentage (%) |
|-------------------|-------|----------------|
| Residential       | 500   | 30             |
| Commercial        | 200   | 12             |
| Industrial        | 150   | 9              |
| Public/Open Space | 409   | 25             |
| Other             | 401   | 24             |

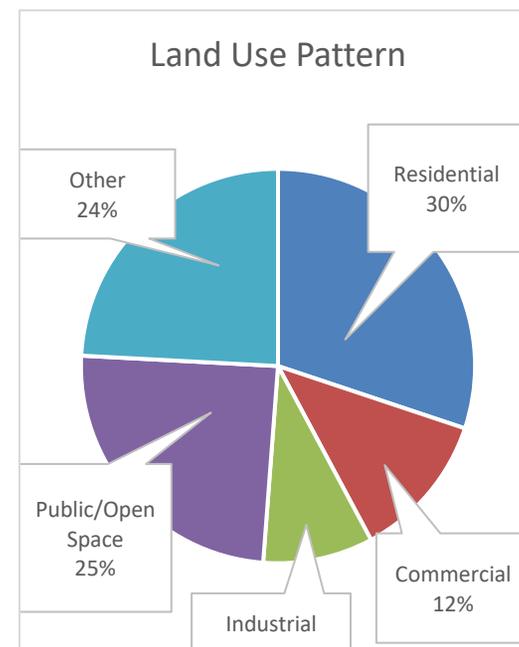


Figure 11: Source – American Community Survey 2018-2022

## Existing Zoning

Zoning is a method that cities utilize to control how and where land uses can develop. The Planning & Zoning Commission is given the responsibility for Chatfield’s planning, zoning ordinance administration, policy recommendations, and oversees variances, conditional use permits, and re-zoning. The current zoning district and their intended purpose are as follows:

RR – Rural Residential - The rural residential district is intended to promote orderly development of formerly rural areas, where city water and sewer services are not available.

R-1 – Single Family Residential District. The purpose of this district is allow low-density development of single-family dwelling units in developing portions of the city where sewer and water is available.

R-2 – Multifamily Residential District. The purpose of this district is to provide for the development of desirable residential neighborhoods, characterized by a higher density of development.

B-1 – General Commercial District - This district is intended to encourage the continuation of a viable downtown and concentrated commercial areas.

B-2 – Neighborhood Commercial District - This district is intended to accommodate those uses which are oriented to automobile travel and require highway access.

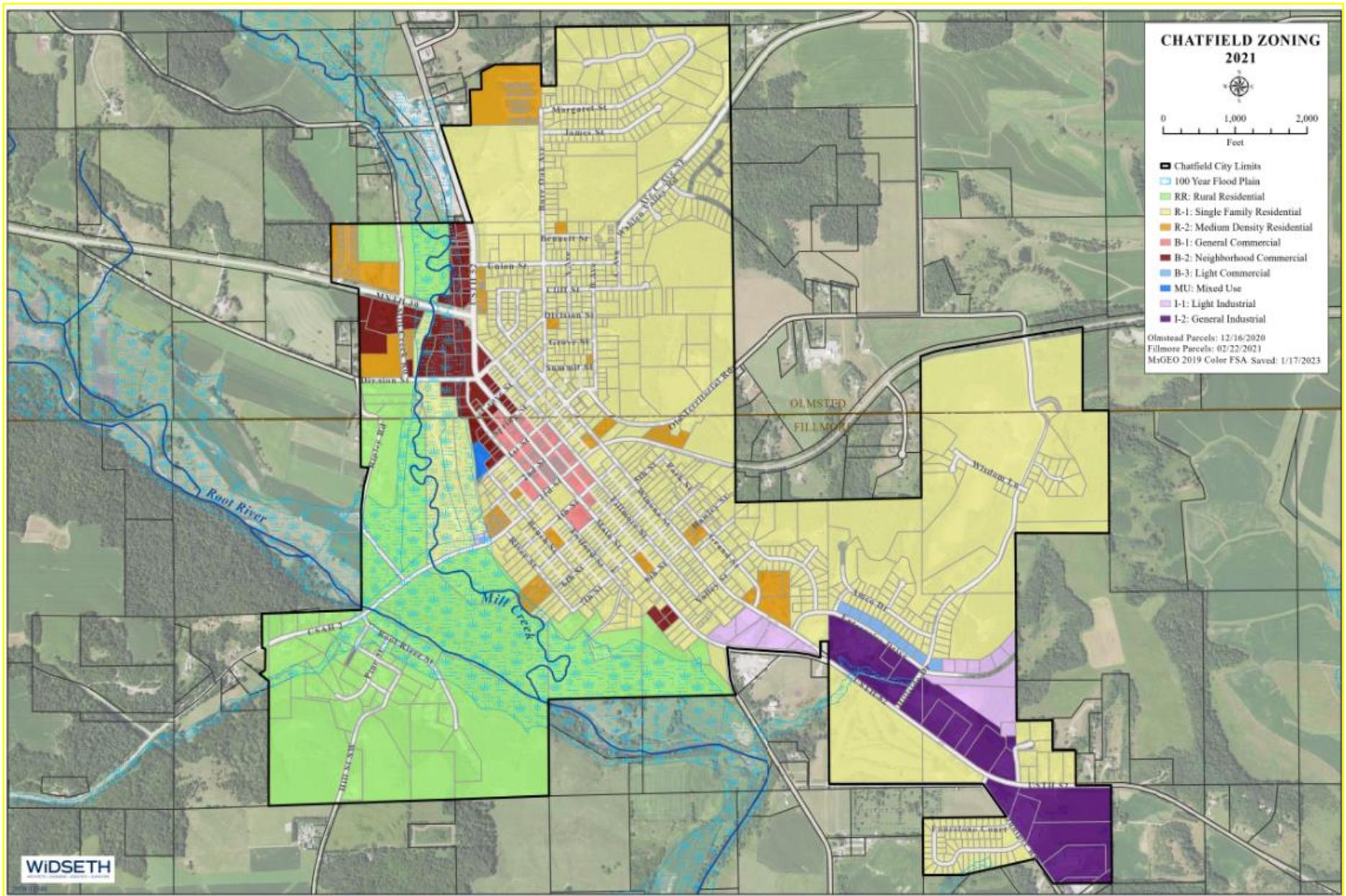
B-3 – Light Commercial District - This district is intended to accommodate less intense commercial uses that would be compatible with adjacent residential uses.

I-1 – Light Industrial District- This district is intended to provide for industrial uses that may also be suitably located in areas that are relatively close to nonindustrial development.

I-2 – General Industrial District- This district is intended to provide for the establishment of heavy industrial and manufacturing uses which require isolation from residential or commercial uses.

Chatfield’s zoning districts are illustrated in Map 1. Although Chatfield’s land uses do not exactly follow the zoning boundaries, the zoning map provides a general guide to land uses in the City. The City’s zoning regulations should be reviewed to see what land uses are permitted and performance standards are required in each zoning district.





## Economic Development

The occupational and professional choices of Chatfield residents are highly diverse. A report in 2024 determined that there are ten major employers in Chatfield generating a total of 900 jobs. Including minor employers, adds another thirteen employers and 200 jobs for a total job base of 1,100 within the City of Chatfield.

The American Community Survey data tells us that 95% of Chatfield residents commute to work with 5% of the work force working at home. 70% of residents drove alone, 15% carpooled, 5% walked, and 5% used public transportation. The mean travel distance to work is 23 miles.

Where Chatfield workers live – According to US Census Bureau all jobs are located at the following distances from Chatfield:

- 500 - Less than 10 miles
- 600 - 10 to 24 miles
- 100 - 25-50 miles
- 70 - Greater than 50 miles

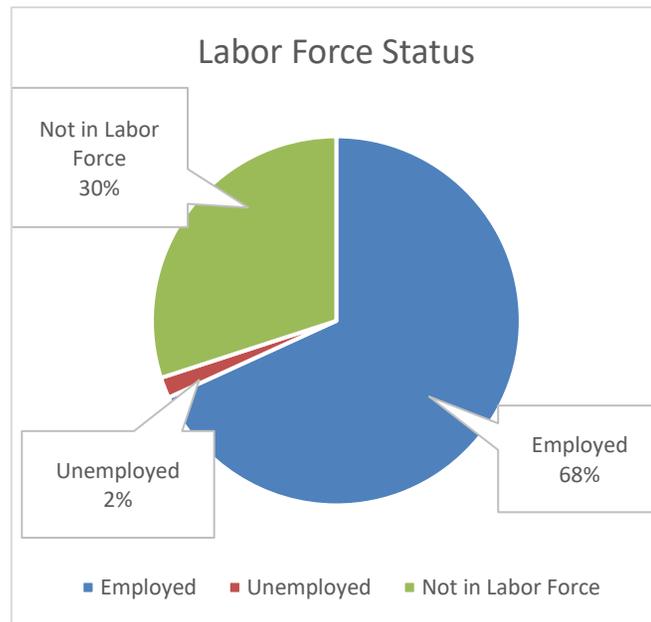


Figure 12: Source – American Community Survey 2018-2022, Population Over 16.

The American Community Survey 2018-2022 reveals that there are 2,200 people over the age of 16. Of that population, 1,500 people are employed. About 30% of the total population is not in the labor force. (See Figure 12)

Approximately 903 employed residents work in Chatfield but live outside the city. 983 employees live in Chatfield but are employed outside of the City and 157 employees live and work in Chatfield. (See Figure 13 and Map 2)

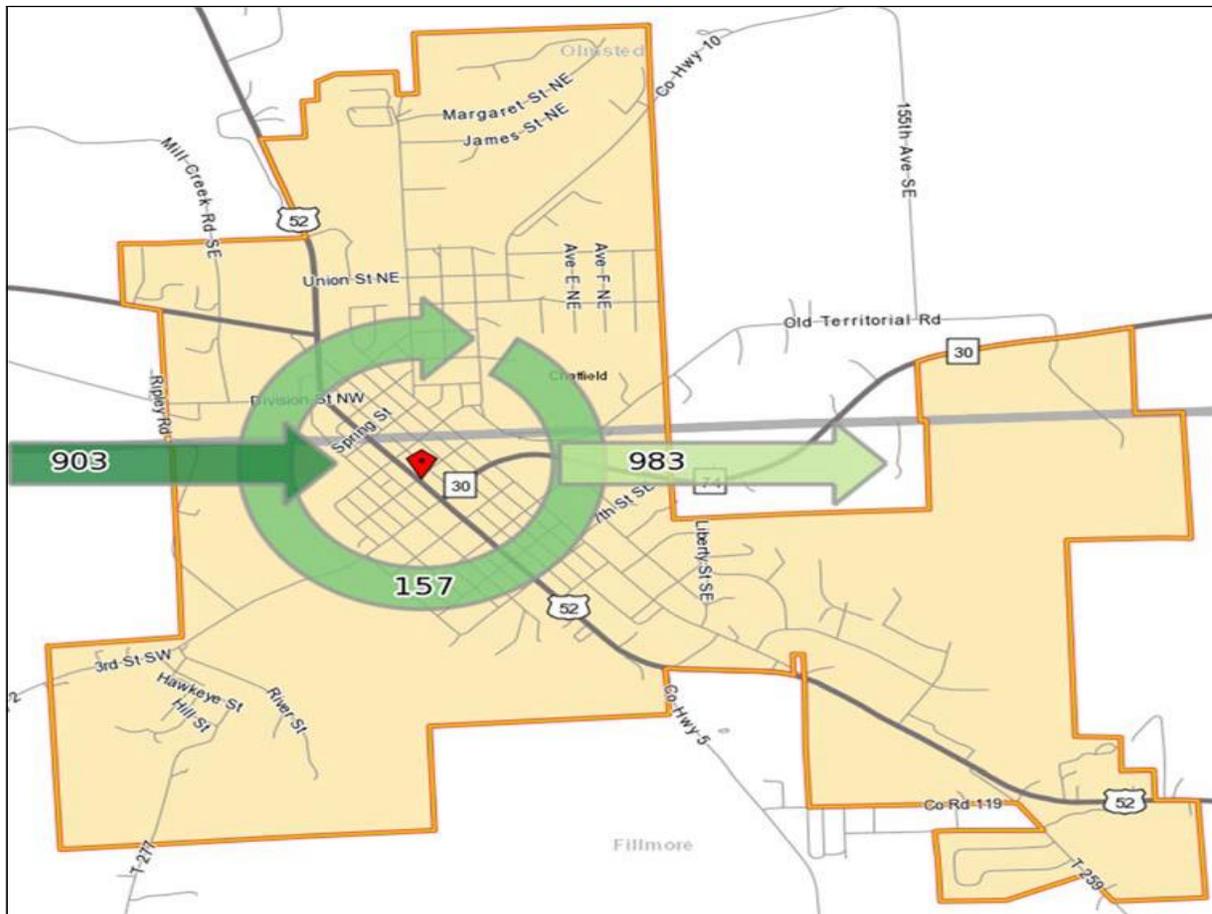
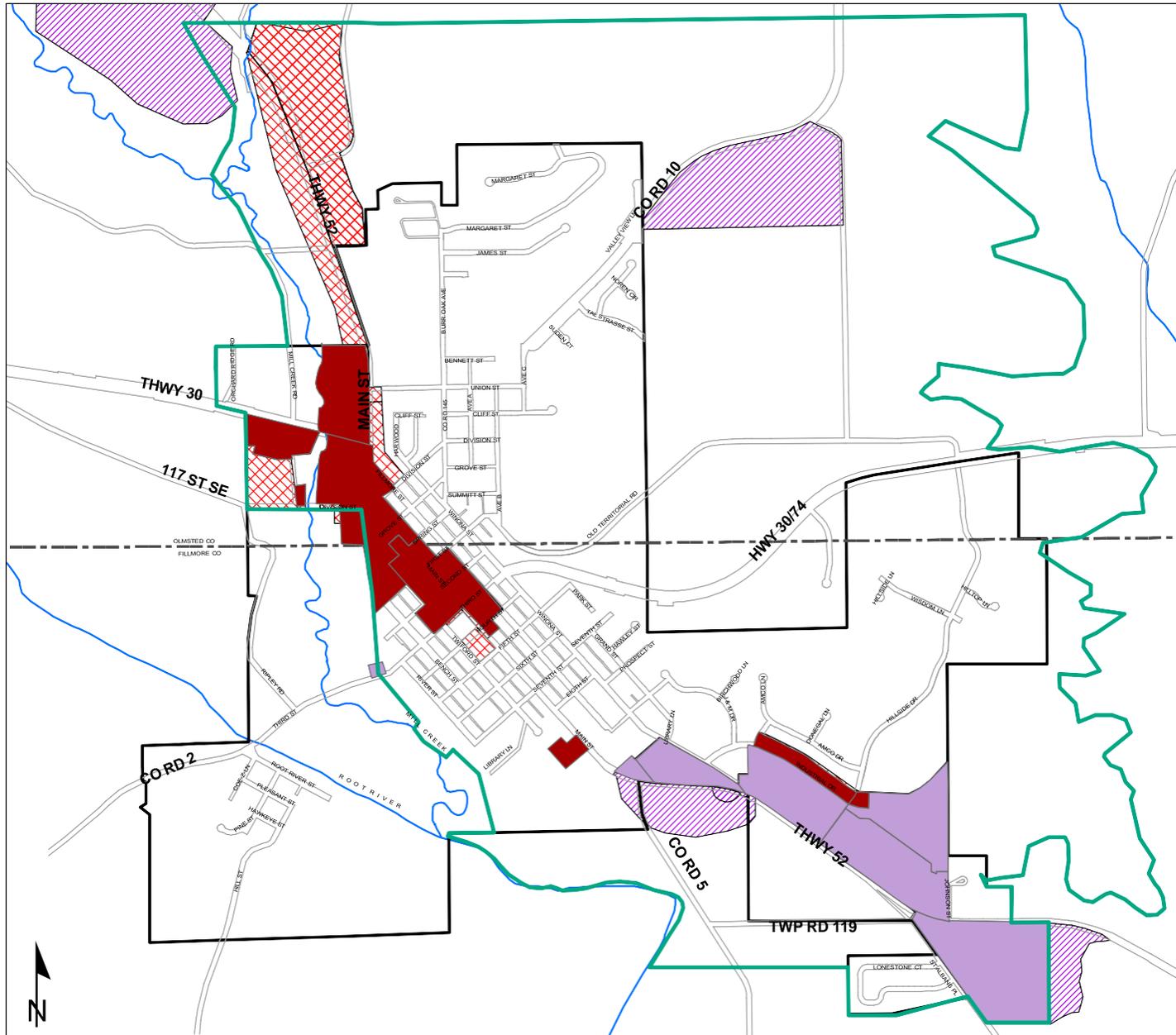


Figure 13: Source US Census.gov



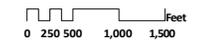
# Map 2 Commercial & Industrial Map



### Legend

- Commercial Property
- Industrial Property
- Future Commercial
- Future Industrial
- Urban Service Area

- Chatfield City Limits
- County Line
- Major Streets and Highways
- Stream



## Community Facilities

The City of Chatfield is well served by public facilities. These facilities include: schools, libraries, churches, ambulance, fire, and police protection, and several museums. Map 3 shows the existing community facilities in Chatfield.

**Chatfield Public Library** – The Chatfield Public Library is located at 314 Main Street and provides a wide range of services and materials to the public. The Library is also home to the Veterans Memorial Museum which displays veteran uniforms, medals, and wartime posters.

**Police Services** – The Chatfield Police Department is located in the Thurber Building at 21 SE Second Street and has 4 full time police officers. The department responds to calls within Chatfield and assists the local fire and ambulance departments, and the Olmsted and Fillmore County Police Department.

**Chatfield Fire Department** – The Chatfield Fire Hall is located at 322 Main Street South. The Fire Hall houses six fire trucks and uses 24 volunteer fire fighters. The station provides fire protection for the City and large sections of rural Olmsted and Fillmore County.

**Ambulance Services** – The Chatfield Ambulance Service is located in the Thurber Building at 21 SE Second Street. The department has 20 volunteer emergency medical technicians, two full-time staff and two volunteer drivers. The service area is about 200 square miles and includes the City and all or part of townships in Olmsted and Fillmore County. In 2024, the Ambulance Service transported 332 patients with a total of 417 calls for aide.

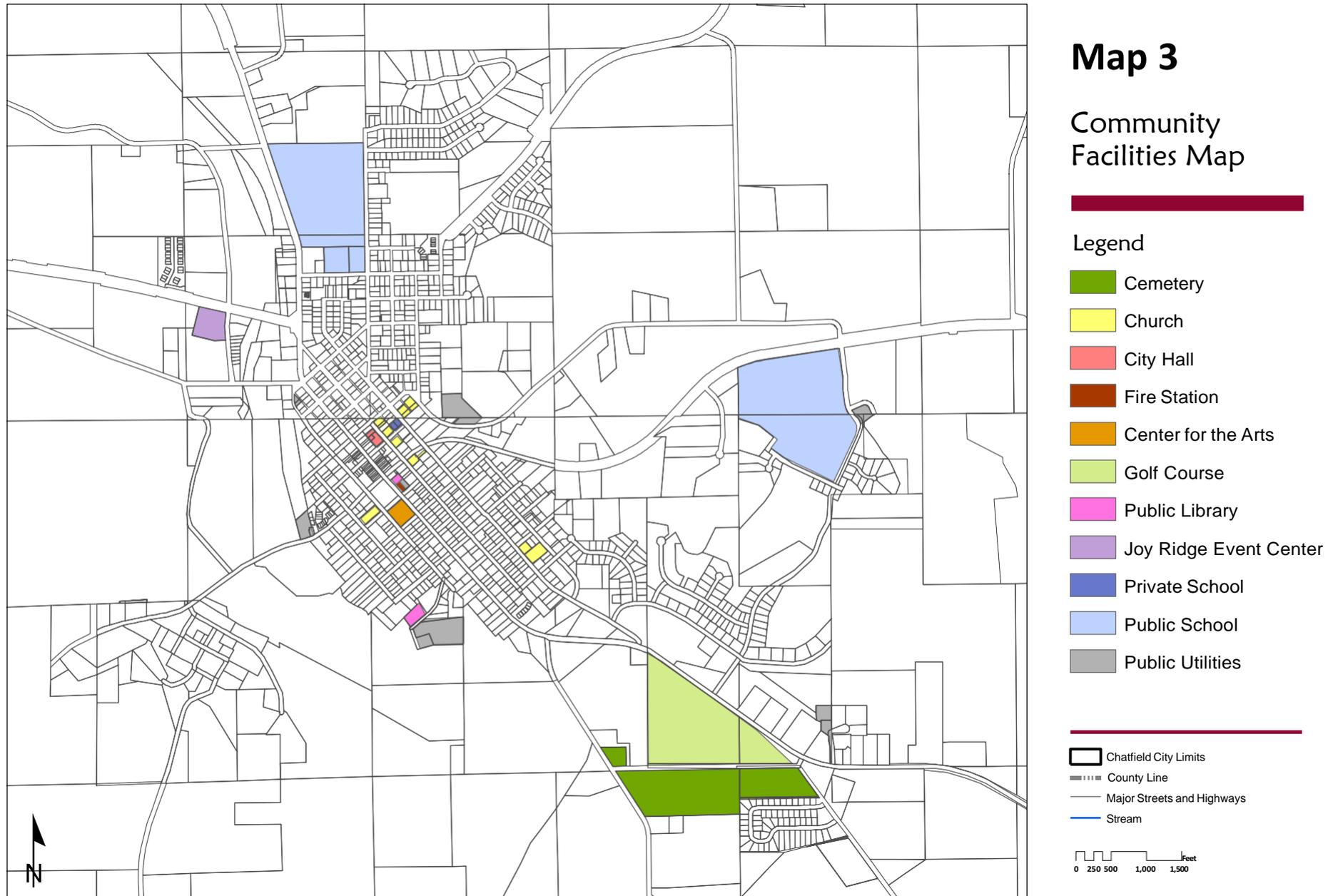
**The Chatfield Historical Society Museum and the Pease Museum** – These museums are located in the Thurber Building at 21 SE Second Street and display a wide variety of historical artifacts including mounted animals, sports trophies, costumes, art exhibits, tools and journals.

**Chatfield Brass Band Lending Library** – The Lending Library is located at 81 Library Lane and has collected and cataloged more than 50,000 pieces of music prints. The library lends music to bands and musicians from all over the world.

**Cable Television Access** – Local cable Channel 11 (CCTV) tapes and produces sporting events, concerts, and other events, like the Junior/Senior Prom Grand March and the CHS Graduation ceremony. Many civic events are covered too, such as parades, Memorial Day ceremonies, and local school board and city council meetings.

**Internet Access** - Chatfield residents have several internet, cable and satellite TV providers. Public internet access is available at City Hall, the Library, the Center for the Arts, and the Tourism Center in City Park which can be used throughout City Park. The Chatfield High School and Elementary School also provides guest access to the internet. Cell towers are located on Old Territorial Road and on 155<sup>th</sup> Avenue SE in Olmsted County. A new cell tower will be constructed on Hill Street in Fillmore County in the near future. A high-speed internet connection is in place atop the water tower on Hillside Drive.

**Center for the Arts** - The Chatfield Center for the Arts is a true public private partnership. The Economic Development Authority owns the building and the Chatfield Center for the Arts Inc., a volunteer organization, runs the historic facility. The Chatfield Center for the Arts is made up of performance spaces, conference rooms, and multipurpose rooms. Potter Auditorium, a key performance space, was built in the 1930's and is a historic landmark of national significance.



## Public Utility Facilities

**Water Facilities** – *The water utility is currently supplied from two City wells with an average demand of 250,000 gallons per day and a peak demand of 450,000 gallons per day for the year 2023.*

The City maintains three water storage reservoirs: one 400,000-gallon and one 100,000-gallon tank on Old Territorial Road and one 200,000-gallon storage reservoir on Johnson Street. A new water tower was constructed in 2009. The tower contains 300,000 gallons of water and supplies public water to the Hilltop Estates subdivision and surrounding area.

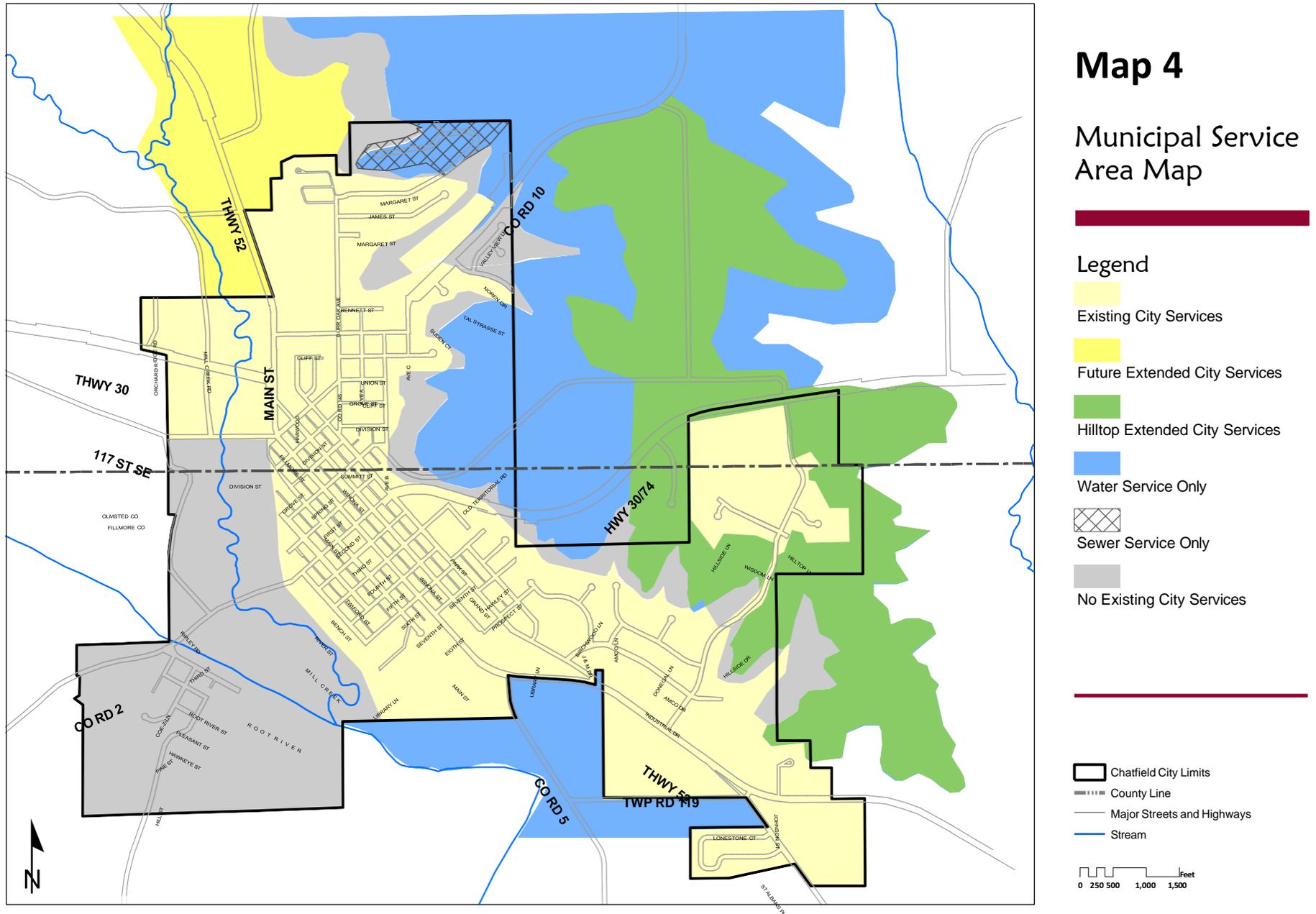
Watermains are located throughout the city’s roadways and vary from 4” to 12” lines. Some of the older lines were constructed with materials which have potentially deteriorated over the years and may soon reach the end of their service life. It will be important in the coming years to maintain and replace these watermains as budget allows in order to continue to provide adequate and reliable water supply to the city users. Water pressure in a few properties on the eastern end of Margaret Street, James Street, Tal Strasse, and the Chatfield High School could be improved with a mid-level water service connection to the Hilltop Estates Water Tower.

**Sewer Facilities** - *The sewer utility features a mechanical treatment plant that treats an average of 360,000 gallons per day on a dry weather day and 490,000 gallons per day on a wet weather day. The average daily flow in 2023 was 310,000 gallons. Maximum water treated in a single day was 700,000. The total water treated in 2023 was 113,000,000 gallons.*

Sanitary sewer lines are located throughout the city’s roadways. A 15” sewer trunk lines extends from the sewer treatment plant to the Mill Creek corridor and south to Hillside Drive. Most of the local sewer line connections are constructed with 8” lines.

The municipal utility service limits are shown on Map 4. The existing city service area include the main valley portion of the city. Future city services could extend northward to include areas along Highway 52. *Water and sewer fees per household using an average of 5,000 gallons of water per month would have a monthly utility bill of approximately \$125.00 dollars.*





## Public Parks & Recreation

**Public Parks** - The current city limits include approximately 1,660 acres of land, of which 64 acres of this area is dedicated as nine city-owned parks. These parks include; two community parks: Mill Creek Park and Groen Park, six neighborhood parks: City Park, Mohawk Park, Jaycee Park, Shady Oak Park, Lonestone Park, Hilltop Park; one Mini-Park, Hendricks Park. Map 5 illustrates the location of these parks.

**Recreational Trails**— The Trail Map shown in Map 6, shows three city trail areas including, trails through Mill Creek and Groen Park north to Highway 30, a trail surrounding Chatfield High School, and a trail on the south side of Hillside Drive from Highway 52 to the Elementary School. A proposed creek trail will extend the city trails in Mill Creek Park northward beyond city limits and from Groen Park southward along the Mill Creek and Root River corridor to County Road 5 and beyond. The plan also proposes to re-stripe a portion of the existing rights-of-way along Division Street and Third Street to connect the downtown areas to the trails system. Longer jogging, biking, and running trails starting within the city limits loop or extend 15-20 miles outside of the city. Parking is available at Mill Creek and Groen Park, along public roadways, or at public school grounds for recreational users. Map 7 shows both the existing and proposed trails and sidewalk plans.

**Lost Creek Trail**- The Lost Creek Hiking Trail was built in 2011 and is maintained by the Bluff Country Hiking Club, a private organization. The trail runs approximately 6 miles one way with trailheads in Groen Park and Ninebark Road. The trail is open to the public for hiking and snowshoeing only. (See Map 6)

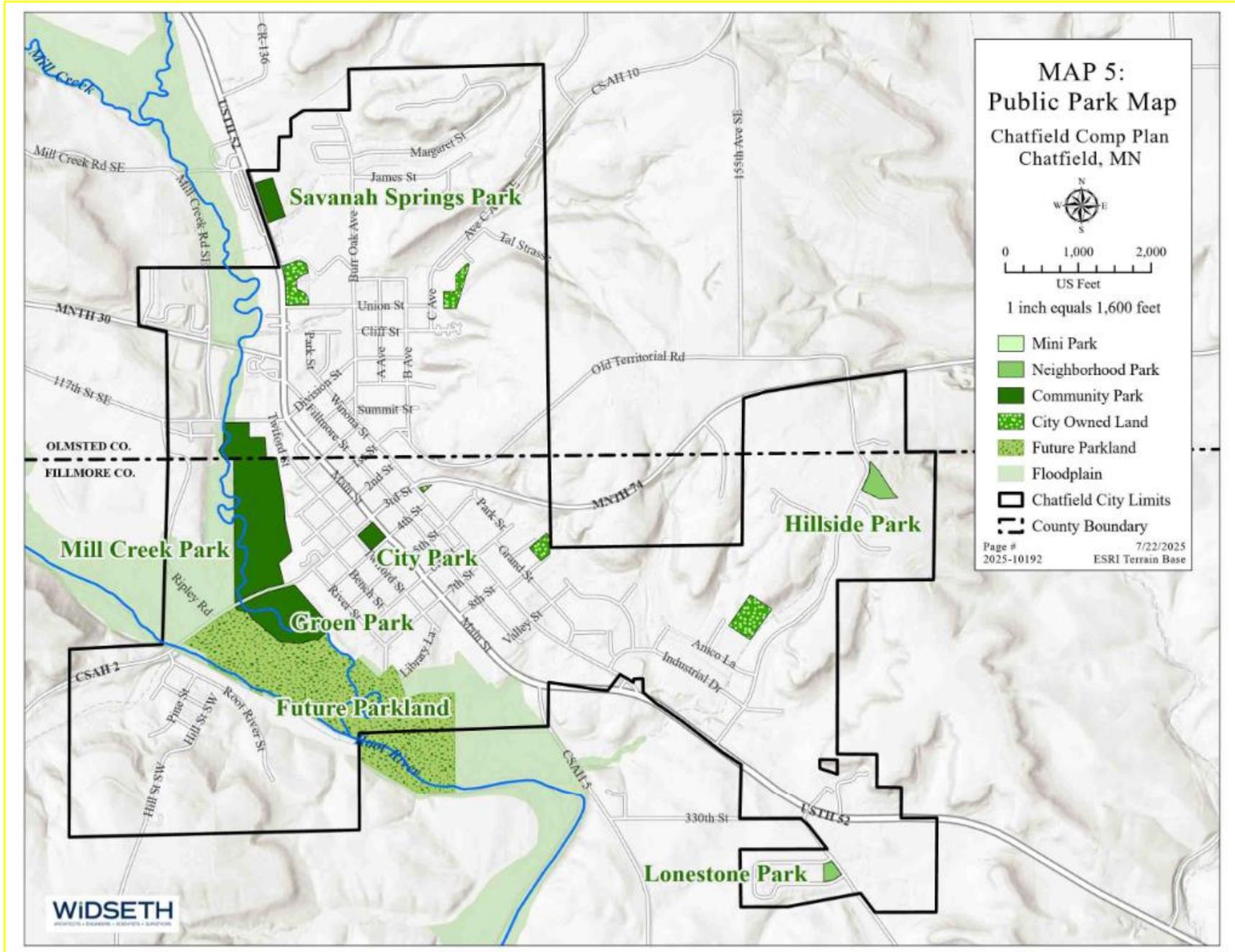
**Mill Creek and Root River Corridor** – Approximately two miles of Mill Creek and 0.6 miles of the Root River lies within the Chatfield city

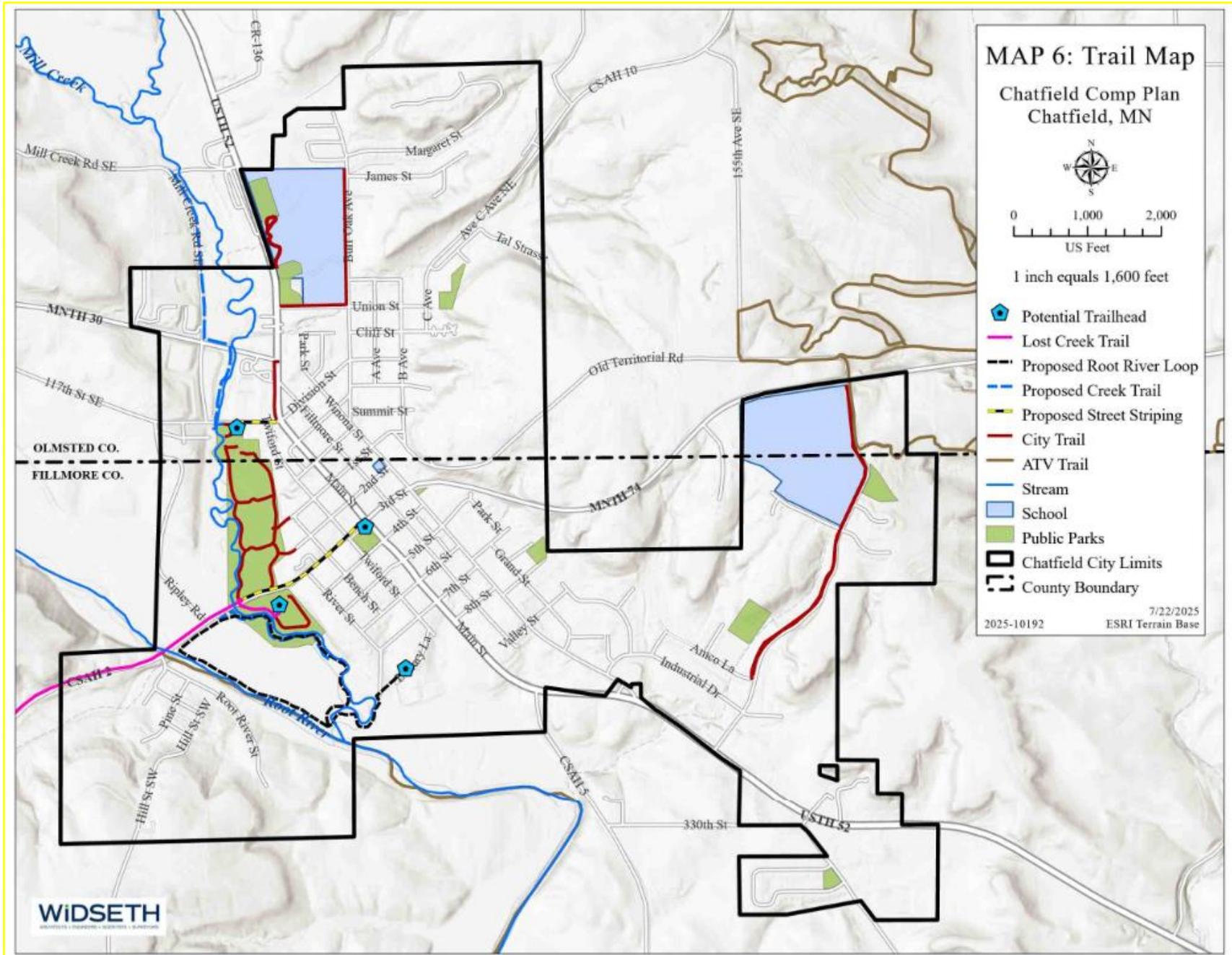
limits. These areas provide residents and visitors with recreational uses such as fishing and canoeing.

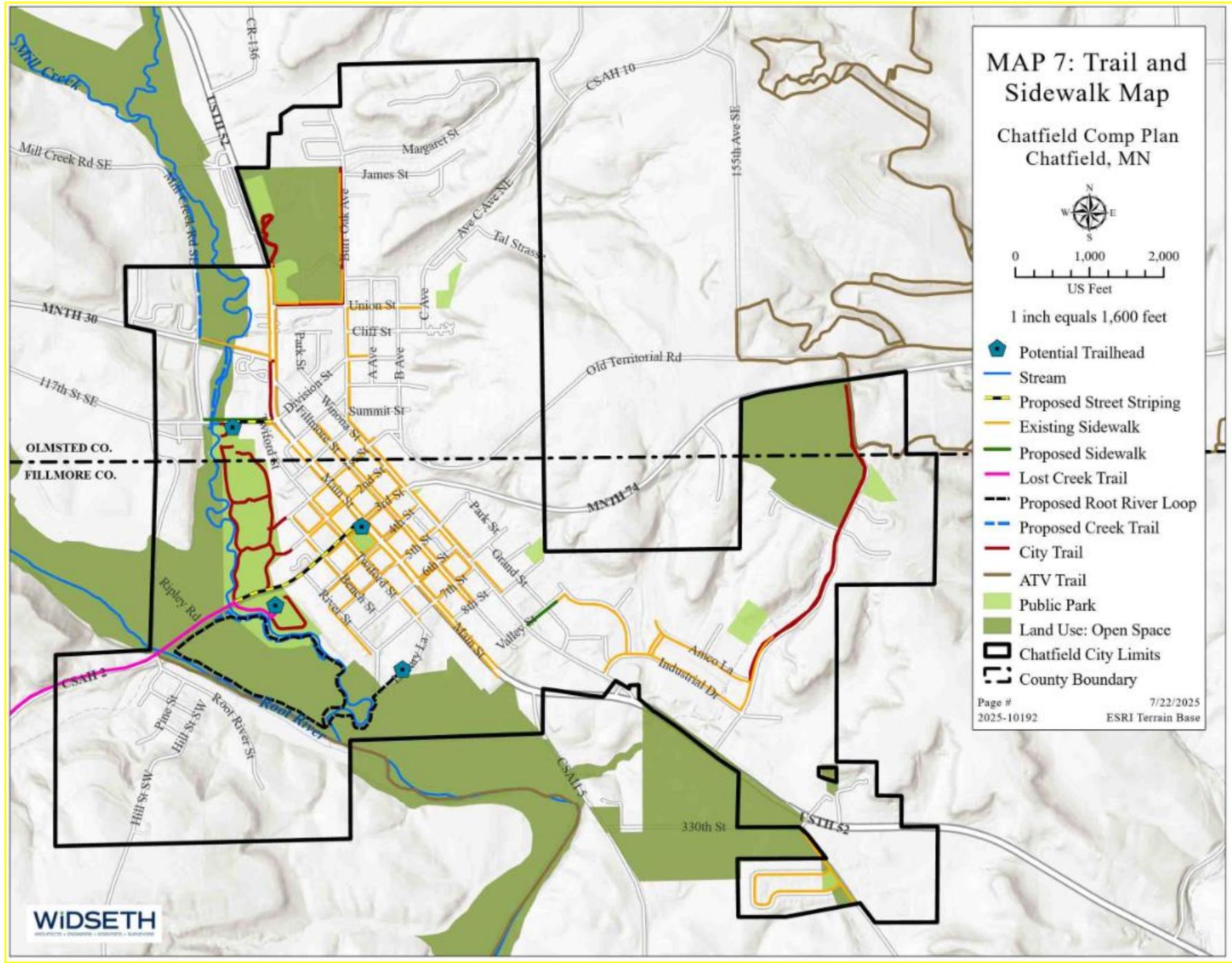
**Chatfield School Open Space** - The Chatfield School District owns and maintains approximately 101 acres of land including the Chatfield Junior-Senior High School and the Elementary School on Hillside Drive. Their facilities include several playgrounds, softball fields, a baseball field, football field, track, and tennis courts. The Savanna Spring Nature Area is also located within the high school property.

**Golf Course** - The Chosen Valley Country Club owns approximately 41 acres which is developed into a nine-hole golf course. The combined acreage of city park land, public school land, the Chosen Valley Country Club, and other public facilities within the city limits of Chatfield is approximately 409 acres of public/semi-public recreational or open space or approximately 25% of the total acreage within the city.









## Transportation

Transportation serves residential, recreational, and commercial and industrial uses. Chatfield, located along Highway 52, is a major connection for Fillmore County and Olmsted County.

**Roadway Classifications** - Within the city, roadways can be divided into four categories; arterials, minor arterials, collectors, and local roadways. Arterials are defined as urban streets designed to carry large volumes of traffic long distances with few interruptions.

Collectors are streets carrying traffic from local streets to the arterials and providing access to the abutting properties. Local streets provide access to residential properties and should not carry high volumes of traffic or permit high speeds. The major streets have been categorized based on width and average daily vehicle counts and are shown on Map 8.

**Current and Forecasted Traffic** - The latest AADT (Average Daily Traffic) counts and Intersection Analysis areas are shown on Map 9. MnDot completed the US 52 Traffic Forecast and Growth Analysis in April 2012. MnDot reviewed seven key intersections within Chatfield in the 2.6 mile corridor. Based on their results and analysis, MNDot determined that between 2011 and 2037 the corridor studied would grow by 1% per year or 26% total growth by 2037.

*Commute Traffic- The American Community Survey data tells us that 95% of Chatfield residents commute to work with 5% of the work force working at home. 70% of residents drove alone, 15% carpoled, 5% walked, and 5% used public transportation. The mean travel time to work is 23 miles.*

**Proposed Street Improvements & Roadways** - The Thoroughfare Plan adopted in 2004, outlined several proposed minor arterials and collector routes that will provide increased "links" for Chatfield. See Map 8 to review these proposed routes. Other future projects include; replatting the north end of Twiford Street and repaving the street,

reconstructing and repaving Bench Street from First Street to Sixth Street, and repaving St. Albans Place, Root River Street, Pine Street, Pleasant Street, and a portion of Hill Street.



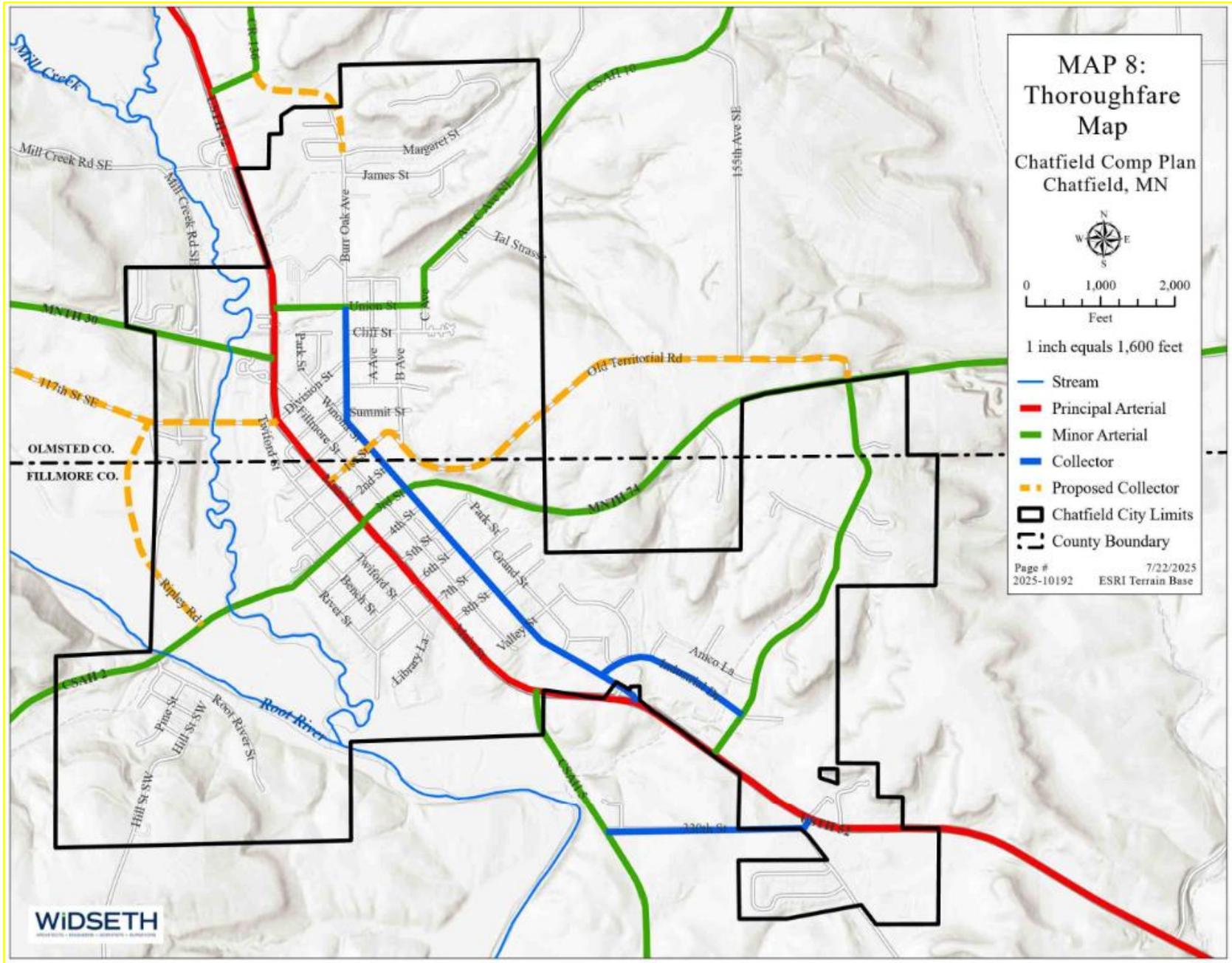
*Public Transportation - Rochester City Lines operates one regular bus route within Chatfield. (See Map 10) The bus route travels along Highway 52, stopping at Sunshine Foods. Rochester City Lines take commuters to either St. Mary's Hospital or downtown Rochester for the shift of 8am to 5pm.*

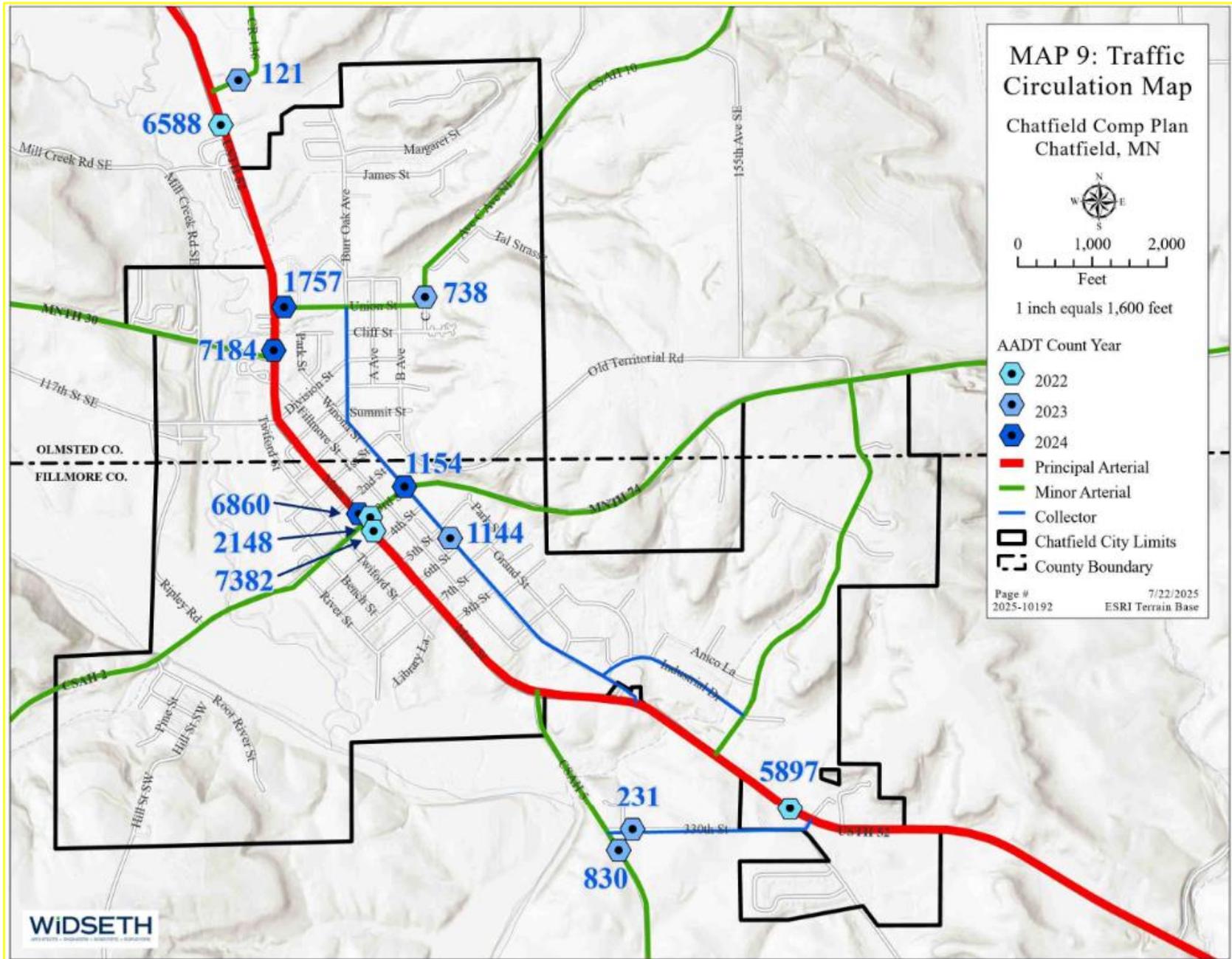
Other Public/Semi-Public Transportation - SEMCAC provides meals on wheels for seniors in both Fillmore and Olmsted County and transport some "medical" only patients to the Rochester area hospitals. The Fillmore County Veterans Service Office also provides some transportation to Rochester on an as needed basis as does the Chatfield Care Center. Rolling Hills Transit provides curb to curb local transportation to the general public.

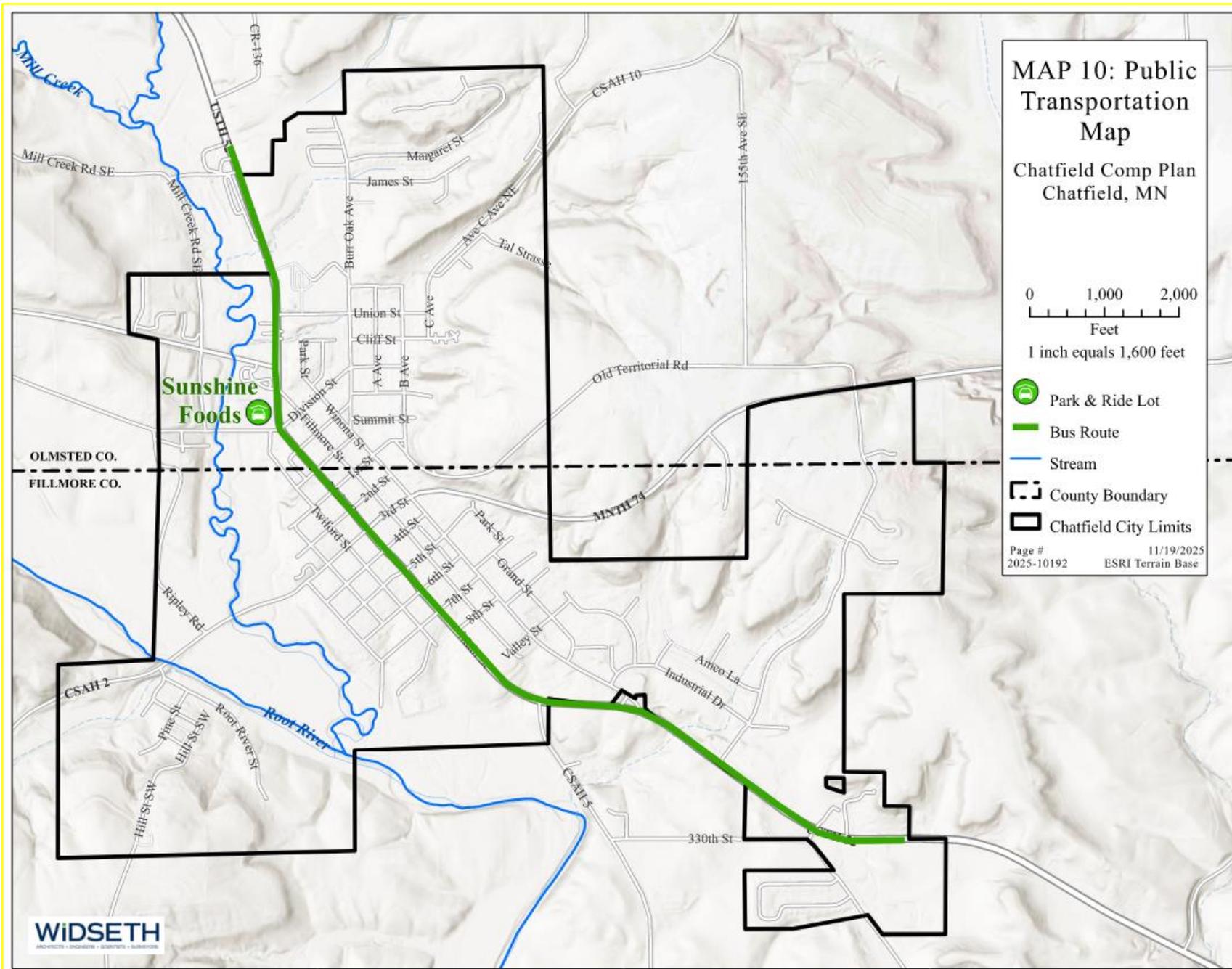
Pedestrian Traffic - Pedestrian circulation provides an important public service in Chatfield. The City of Chatfield promotes community health through its sidewalks and trails.

*Sidewalks - Many of Chatfield's roadways have existing sidewalks. There are also several crosswalks downtown at busy intersections along Highway 52/ Main Street. Twelve additional sidewalk sections are proposed to be constructed along existing roadways to improve pedestrian circulation in town. Several new subdivision areas, will construct sidewalks (and trails) as the developments are platted. See Map 7 to review the Trail and Sidewalk Map.*









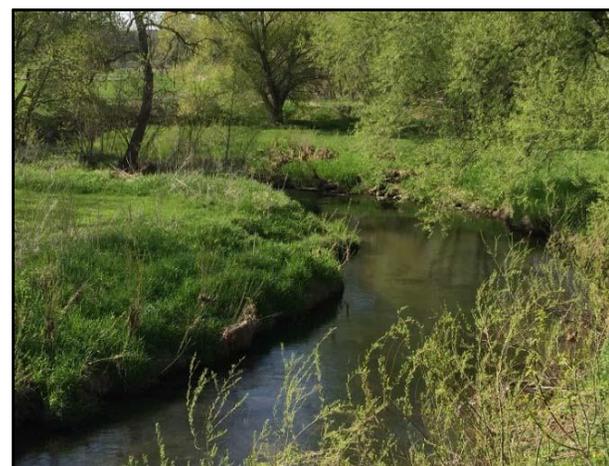
## Environmental Constraints

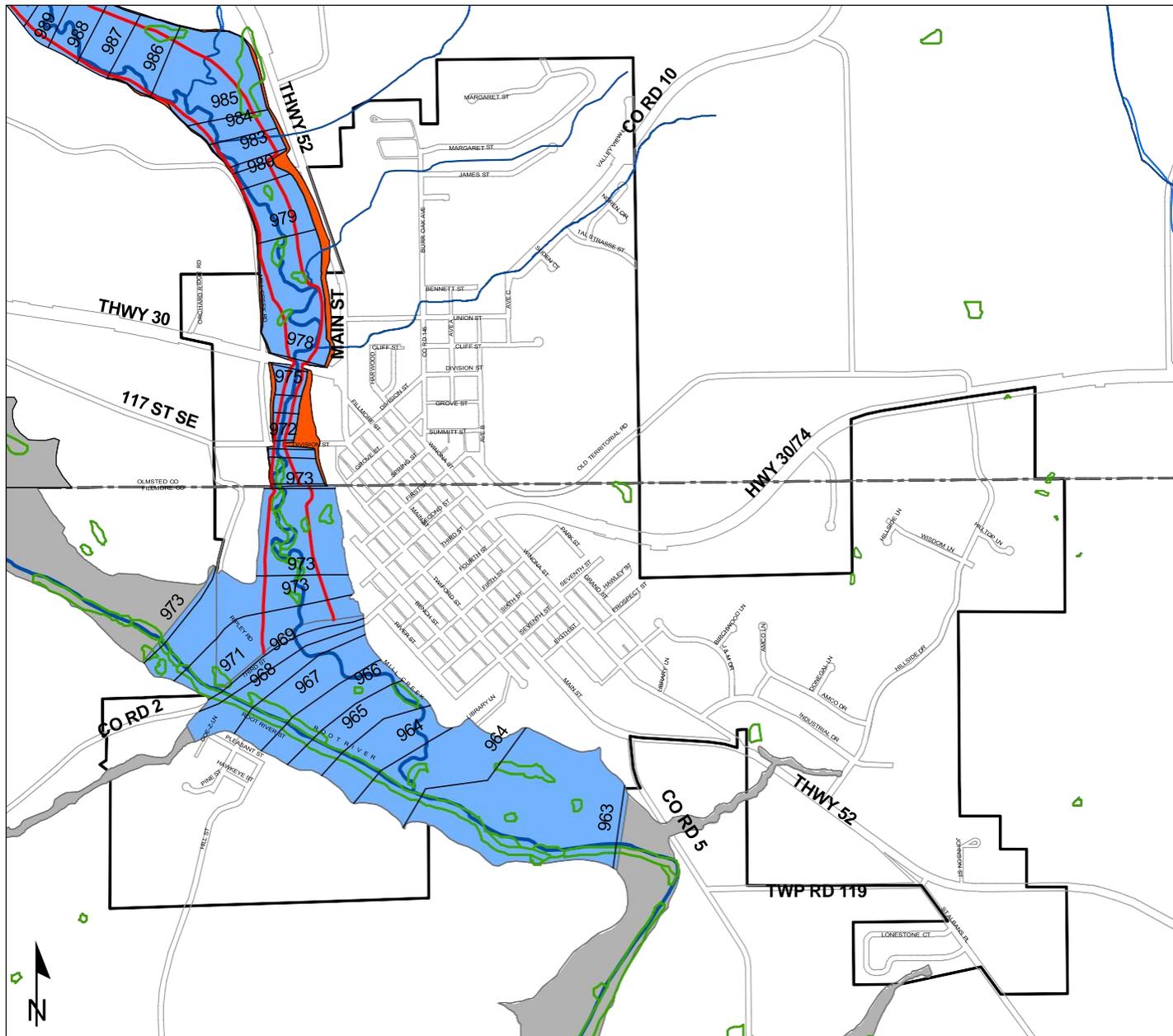
Topography - Chatfield lies within what is known as the Chosen Valley. The original residential and commercial properties were platted and built in the valley along the Mill Creek and Root River. As the city's population grew, residential properties expanded into the foothills above the valley floor. Development along the northeastern foothills of the city began a number of years ago with the construction of James Street, Margaret Street and residential construction along County Road 10. More recently, construction of Hillside Drive S.E. will connect the southeastern valley floor above the foothill connecting Highway 52 to Highway 30/74.

Two unique geologic conditions that must be carefully identified when developing along the foothills above Chatfield are sinkholes, created by karst conditions, and Decorah soils. Karst topography is a combination of natural water flows and highly soluble limestone that is near the surface. Sinkholes are commonly found in karst topography. Decorah soils shrink and expand during wet and dry periods and must be properly managed if roadway construction, underground utilities, or buildings are proposed to occur within these soils.

Soils - Floodplain soils are present along the Mill Creek and Root River corridors and along smaller drainageways from the foothills to the valley floor. Soils having high rates of infiltration are also located along the steeper sections of the foothills. Potential Decorah soils are

located at the crest of the foothills along both the western and eastern edges of the City's valley floor. Figure 25 shows the location of these soil types along with both the Fillmore County Soil Survey and the Olmsted County Soil Survey soil types mapped in and around the City of Chatfield. (See Map 13)





## Map 12

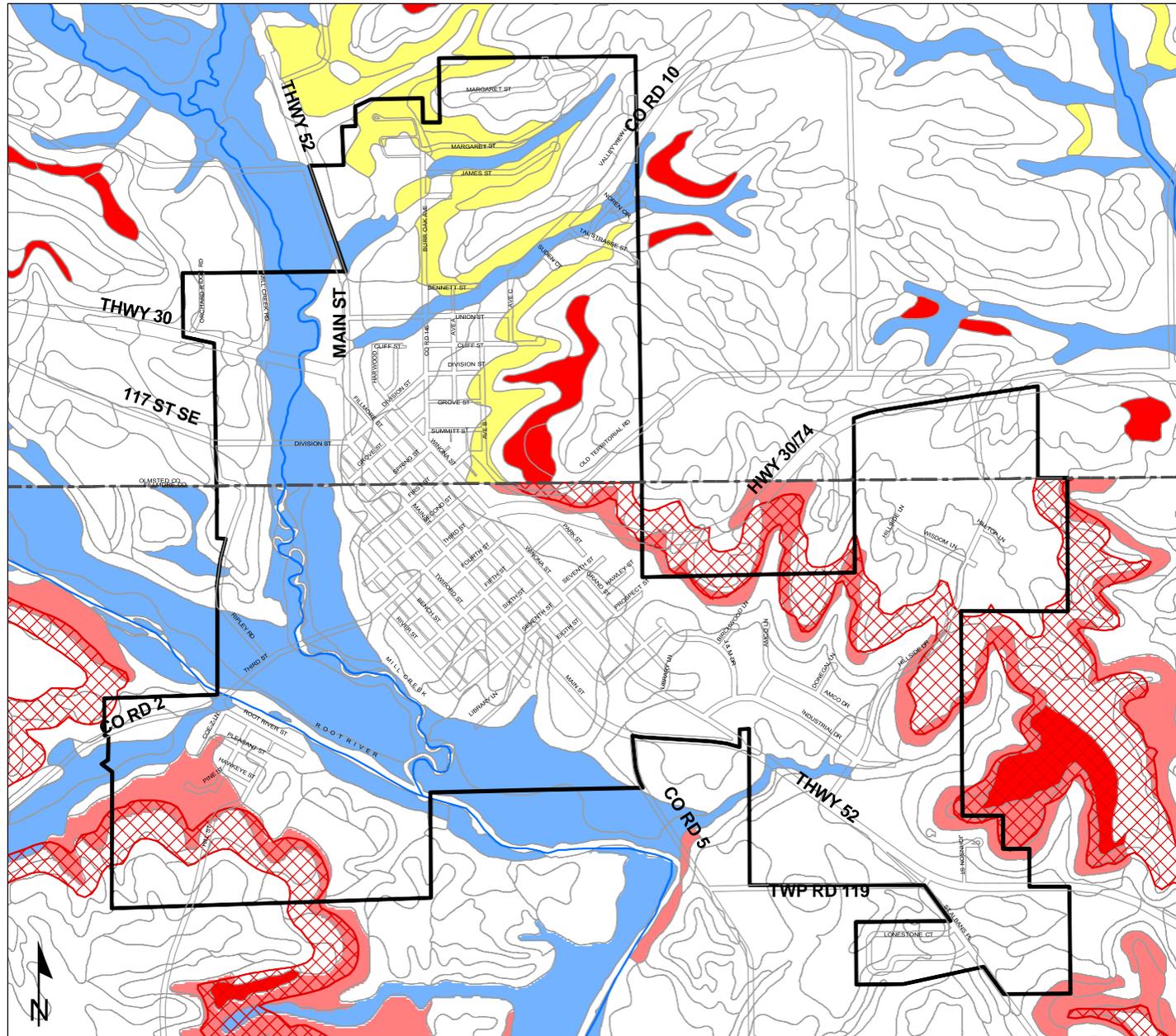
### Floodplain & Wetland Map

#### Legend

- AE Zone
  - A Zone
  - 500-Year Floodplain
  - FLOODWAY
  - Base Flood Elevation
  - Wetlands
- 
- Chatfield City Limits
  - County Line
  - Major Streets and Highways
  - Stream
- 
- 0 250 500 1,000 1,500 Feet

# Map 13

## Soil Map



### Legend

- Decorah Soils
- Potential Decorah Soils
- Floodplain Soils
- Infiltration Areas
- Fillmore Co. Decorah Overlay Zone
- Chatfield City Limits
- County Line
- Major Streets and Highways
- Stream

0 250 500 1,000 1,500 Feet



3

*Historic Preservation*



## Historic Preservation

### Introduction

Chatfield recognizes the importance of the past while preparing itself for the future and the city strives to provide a level of heritage preservation services that sets it apart from other communities. State law (Minnesota Statutes 471.193) provides for the creation of municipal heritage preservation programs and the establishment of heritage preservation commissions. Basic standards for local government heritage preservation programs have been developed by the U.S. Department of the Interior. As a Certified Local Government (CLG) under the National Historic Preservation Act of 1966, as amended, the City of Chatfield is able to exercise greater autonomy in implementing the National Register of Historic Places program and is eligible to receive federal grants-in-aid from the Historic Preservation Fund administered by the Department of the Interior. The city’s preservation ordinance reflects the community’s strong commitment to responsible heritage conservation practices and adopts the Secretary of the Interior’s standards for archaeology and historic preservation as the “best management practices” to be used by city officials. The city also works closely with the State Historic Preservation Office (SHPO) of the Minnesota Historical Society to prepare and implement its plans for heritage preservation.

The City of Chatfield has adopted a heritage preservation ordinance that provides for the establishment of a Heritage Preservation Commission (HPC) to oversee the preservation program. The HPC is specifically authorized to identify historically significant buildings, sites, structures, objects, and districts which are worthy of preservation, and to nominate properties for designation as Chatfield Heritage Landmarks (the local government equivalent of the National Register of Historic Places) by the City Council. The heritage landmark

designation is a form of overlay zoning that regulates particular kinds of activities that may affect heritage resources. The preservation ordinance also sets forth the procedures used to review city permits for various types of development projects, including demolition and new construction, to evaluate their potential effects on heritage preservation resources.

The city heritage preservation program is organized around six core program areas:

Preservation planning. The process of establishing goals, policies and priorities for the preservation, protection and use of heritage resources; also, the development of management plans for individual heritage preservation resources.

Identification of heritage resources (i.e., survey). The process of locating and documenting historic buildings, sites, structures, objects, and districts to produce an inventory containing information about individual heritage preservation resources.

Evaluation of heritage resources. The process of determining whether identified properties meet defined criteria of historical, architectural, archaeological or cultural significance that would make them eligible for designation as Chatfield Heritage Landmarks.

Designation of heritage landmarks. The Chatfield Heritage Landmark registry is a form of overlay zoning for properties that have been determined historically significant.

Design review. The process of certifying the appropriateness of development activities that may have an impact on significant heritage preservation resources.

Public education. Activities that interpret the city's history, architecture, landscapes, and archaeology to residents and visitors, promote sound heritage resource management practices, and disseminate useful information about the city's preservation program to property owners, policy makers, educators, students, and the general public.

### Purpose

The purpose of the Heritage Preservation Plan is to provide city officials, property owners, and citizens with the information needed to make wise decisions about the preservation, protection, and use of heritage resources. It is the comprehensive heritage preservation plan for the City of Chatfield. Within the framework of the comprehensive plan, the preservation plan provides the basis for merging heritage resource management with other city planning by providing basic information about the city preservation program; delineating a range of historic contexts as the organizational framework for decisions about the identification, evaluation, and treatment of heritage landmarks; establishing goals and policies for heritage preservation activities; and outlining a vision for future preservation program initiatives. This particular version of the plan replaces the Historic Preservation element of the 2008 Comprehensive Plan.

### Conceptual Underpinnings

The primary objective of the city preservation program is to ensure that no significant heritage preservation resources are destroyed or damaged as a result of any activities funded, permitted, licensed, or

supported by the City of Chatfield. The following basic concepts provide philosophical consistency for the city's preservation program:

- Historic buildings, sites, structures, objects, and districts represent scarce, non-renewable cultural resources that should be treated as critical assets for community development.
- Heritage preservation is an important public service and a legitimate responsibility of city government.
- Not everything that is old is worth preserving: protective measures should focus on significant heritage resources.
- Saving significant heritage resources for the benefit of future generations is always in the public interest; and
- Effective heritage preservation policies are those which create a partnership between the owners of heritage resources and city government.



### Preservation Goals & Priorities

#### Goals

1. Identify, preserve and protect significant heritage resources within the city limits.
2. Prevent the destruction of heritage preservation resources by activities permitted, funded, licensed, or assisted by the City of Chatfield.
3. Identify and evaluate all buildings, sites, structures, objects and districts over 50 years old to determine their historical, architectural, archaeological, and cultural significance.
4. Designate significant heritage resources as Chatfield Heritage Landmarks.
5. Encourage appropriate management and treatment of heritage preservation resources.
6. Promote heritage preservation as an economic development tool and provide incentives that encourage it.
7. Create public awareness and appreciation for the value of Chatfield's heritage resources to empower a diverse and growing constituency for heritage preservation.
8. Integrate heritage preservation with other city planning for community development, housing, parks and recreation, utilities and public works.

#### Policies

1. Preservation program activities will be carried out in a manner consistent with the goals and policies established by the Heritage Preservation Plan.
2. The Heritage Preservation Commission shall periodically review and update the Heritage Preservation Plan.
3. Heritage preservation will be integrated with other city planning for community development.
4. The Heritage Preservation Commission shall develop master plans for the preservation, protection and use of city-owned heritage resources.
5. The preservation planning process shall include public participation at every step, with the Heritage Preservation Commission providing a forum for open discussion of issues to ensure early and continuing citizen involvement in decision making, rather than public review of decisions already made.
6. The City of Chatfield will continue to participate in the federal-state-local government preservation partnership as a Certified Local Government pursuant to the National Historic Preservation Act of 1966, as amended.
7. The results of heritage resource surveys will be integrated into the preservation planning process to ensure that evaluation decisions are based on the best available information.
8. All heritage resources identified by survey will be evaluated against the eligibility criteria for designation as Chatfield Heritage

Landmarks. The Heritage Preservation Commission may issue a finding of significance for any property which it determines eligible for designation as a heritage landmark.

9. The Heritage Preservation Commission will maintain an inventory of heritage resources worthy of preservation, including all properties designated or determined eligible for designation as Chatfield Heritage Landmarks, and will make this information available to city officials and the public.
- 10 In determining whether or not a heritage resource is eligible for heritage landmark designation, its age or date of construction shall not be the primary factor in evaluating its historical significance.
11. Except in extraordinary circumstances, no property will be designated a Chatfield Heritage Landmark without the consent of the owner. In the case of historic landmark districts, consent of a majority of the property owners within the district boundaries may be required.
12. The City Planner shall record the locations of all designated Chatfield Heritage Landmarks on the official zoning map.
13. Public access to information on the precise location of archaeological sites may be restricted in cases where the city has reason to believe that the integrity of the resource may be threatened by the release of such information.\
14. The City will demand excellence in the stewardship of publicly-owned heritage preservation resources.
15. The Heritage Preservation Commission shall be afforded a reasonable opportunity to review and comment on all plans for

public works and other development projects for their potential effects on significant heritage resources.

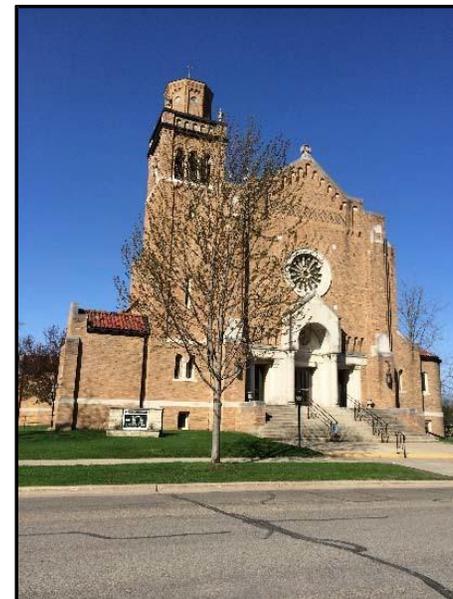
### Implementation Benchmarks

By the year 2025, the City will have accomplished the following strategic objectives:

- Raised the visibility of the city heritage preservation program.
- Provided more technical assistance to owners of historic properties.
- Undertaken archaeological surveys to identify sites associated with the heritage of Native Americans.
- Developed voluntary, non-regulatory guidelines for the treatment of heritage resources, applicable to projects that do not require design review.
- Adopted architectural standards for new construction in historic commercial and residential neighborhoods.



- Developed a comprehensive strategy to promote heritage tourism and the development of cultural and recreational enterprises based on local heritage resources.
- Adopted innovative zoning regulations that encourage rehabilitation and adaptive reuse of older buildings by increasing land use flexibility and redevelopment options in the city's older residential and commercial districts.
- Developed user-friendly, sustainable financial assistance and economic incentive programs for the rehabilitation, maintenance, enhancement, and adaptive reuse of heritage resources.
- Improved the condition of the older buildings within the Main Street commercial historic district through building maintenance and façade improvement programs.
- Increased media coverage for heritage preservation activities.
- Updated the heritage resources inventory to meet current preservation standards and make the information more widely accessible.





4

## Goals & Policies



## Goals & Policies

### General Statement

This Comprehensive Plan is a reflection of the wants and desires of the Chatfield residents. The planning process has created broad public support by involving the Chatfield Planning & Zoning Commissioners, City Council members, area residents, property owners, developers, and the City of Chatfield staff. The genuine interest and efforts by all of the groups involved have been of great assistance in the preparation of this plan. The main components of the plan are the goals and policies. Through individual discussions, City Staff, and the Planning & Zoning Commission, major opportunities, strengths, weaknesses, and threats were fleshed out and have provided the basis for the Goals and Policies Statements in this plan.

### General

#### Goal 1 Encourage orderly and harmonious development through the enforcement of sound plans and implementation programs.

- Policy Improve the overall land use relationships throughout the City by addressing specific issues through zoning ordinance amendments and other means.
- Policy Carefully consider both the needs of the individual property owners and the needs of the public at large in the development and implementation of plans and controls relating to land use.
- Policy Convey a clear understanding of land use issues among all affected units of government which benefits the city, county, schools, state agencies and townships.
- Policy Growth should occur in conjunction with municipal services and facilities.

- Policy Allow for future development by identifying areas where the land use is best suited.
- Policy Plan and develop the community on a neighborhood basis rather than individual developments based on physical barriers or similar land use characteristics.
- Policy Insure that as land use activity and development intensifies, there is corresponding support of city facilities such as parks, utilities, and infrastructure.
- Policy Plan for future development in areas not currently serviced by municipal water and sewer. If municipal utilities need to be extended to serve private development, they should be done in accordance with the policies of the City and in agreement with the neighboring townships.
- Policy Encourage development and redevelopment in areas currently served by municipal utilities.
- Policy All properties outside the City that are proposed for development with municipal services shall be required to concurrently petition for annexation of the property to be served and shall comply with all city, township, county, and state rules and regulations.
- Policy Owners who have sites and buildings that have historical or architectural significance should work with the Historical Preservation Commission and be preserved.
- Policy Development in the 100-year floodplain should be regulated and limited to uses that are properly flood protected.

## Housing

### Goal 1 Provide for an orderly expansion of residential development.

Policy: Strongly encourage residential development in areas within the Urban Service Area that are best suited for future residential development where existing infrastructure is accessible.

Policy: Prioritize in-fill residential development within vacant lots.

Policy: Discourage scattered “leap-frog” residential development

Policy: Zoning and subdivision ordinances and building code regulations should be consistently enforced and updated as needed.

Policy: Current residential properties located at the north end of the city limits along Highway 52 should transition in an orderly fashion to discourage or prevent land use conflicts.

Policy: Eliminate improper zoning and land use conflicts where possible.

Policy: Sufficient open space or an equivalent cash value shall be dedicated in each new development for the benefit and enjoyment of the residents.

### Goal 2 Encourage the preservation of structures that have historical significance in the community.

Policy: Encourage programs and economic incentives to promote the rehabilitation of historic homes.

Policy: Owners of historically significant sites should use the Chatfield Heritage Preservation Commission as a resource and advisor in any exterior alterations.

### Goal 3 Construct an adequate number and variety of residential housing types based on the demand to meet the needs of the citizens of all income levels while providing a safe and aesthetically pleasing living environment.

Policy: Encourage an adequate supply of housing in a wide range of prices, types and location.

Policy: Complete a periodic study that analyzes the City’s housing supply and future needs.

Policy: Construct housing developments that are compatible with existing and anticipated future land uses.

Policy: Support developers by providing flexibility in planning and zoning standards through the PUD process and financial assistance programs to provide a wide-range of housing.



**Goal 4 Create opportunities for multi-family and senior housing.**

Policy: Encourage a sufficient supply of rental to accommodate the needs of residents of all income and age groups.

Policy: Integrate medium and high density residential development with low density residential areas.

Policy: Encourage the development of housing that meets the needs of an aging population including both market-rate units and assisted living accommodations.

**Goal 5 Support existing home owners to maintain and improve their properties.**

Policy: Improve or remove blighted or hazardous homes by abating nuisances on residential properties.

Policy: Residential buildings and properties shall comply with all State building codes and City ordinances to provide the highest possible quality and character.

Policy: Regulate exterior storage, fencing, home occupations and accessory structures through the Zoning Ordinance to maintain residential character.

**Business & Economic Development**

**Goal 1 Provide for continued expansion of commercial and industrial activities in an orderly fashion to serve the community.**

Policy Develop and maintain an inventory of public and private lands and buildings that are suitable for development or redevelopment that are consistent with the City’s policies.

Policy Encourage in-fill commercial and industrial development where municipal services and infrastructure can easily be provided

Policy Identify sites for industrial development that minimize nuisances, maximize the use of existing infrastructure, and enhance compatibility with existing land uses.

Policy Work to relocate businesses with activities that are substantially incompatible with surrounding uses.

**Goal 2 Promote a community where employment opportunities exist to keep and attract new residents and families and maintain a strong connection to Rochester.**

Policy Create and update a community profile and promotional brochure to encourage new business.

Policy Efforts should be taken to have the available technology and telecommunication services for local businesses.

Policy Diversify the local economic base by attracting new retail stores and manufacturing firms, while encouraging and facilitating the expansion of existing firms in the community

Policy Promote a diversified tax base offering a large number and wide variety of employment opportunities at different education and skill levels.

Policy Financing tools such as tax increment financing, tax abatement, revolving load funds and state and federal programs should be offered to businesses to expand business opportunities and promote job creation.

Policy Networking and partnerships should occur between the City, regional, and state economic development agencies to provide and promote economic development.

Policy The City should coordinate with other business related organizations in supporting economic growth in the community.

**Goal 3 Ensure that commercial and industrial development is functional, safe and exhibits attractive qualities of design and display.**

Policy Commercial and industrial development shall be constructed to minimize conflict with surrounding land uses. Adequate screening, fencing, and landscaping should be required to minimize conflicts with adjacent uses where appropriate.

Policy Enforce the sign ordinance to enhance the appearance of Chatfield’s commercial and industrial areas.

Policy Encourage restoration and adaptive re-use of historic buildings.

**Goal 4 Support and promote a vibrant downtown commercial area that serves the Chatfield Center for the Arts, tourists, and residents.**

Policy Actively seek new retail businesses, entertainment facilities and restaurants to strengthen the downtown business area and improve the marketing ability of the City.

Policy Provide strong pedestrian and visual links between the downtown commercial area, City Park and Center for the Arts, and Mill Creek Park and Groen Park.

Policy Promote and protect the synergy of the City’s downtown and recreational areas through consistent application of land use regulations and education of the development community.

Policy Seek for partnerships on all levels, state, regional, and county-wide, to promote tourism.

Policy Encourage new businesses and industrial developments related to recreation and tourism industries.



## Transportation and Public Facilities

**Goal 1** Provide a safe, economical, direct, multi-modal transportation system that provides access and mobility in accordance with the Thoroughfare Plan while also taking into account environmental context and impacts.

**Policy** Minimize access points onto arterial and higher order roadways to provide for safe and adequate distance between intersections.

**Policy** Increase opportunities and expand facilities for residents and visitors to use public transportation.

**Policy** Consideration should be given to aging and disabled residents when designing and improving streets, sidewalks and trails.

**Goal 2** Develop financially responsible infrastructure plans that best allocates available resources.

**Policy** Consider long term solutions to public facility needs and avoid short term, least cost solutions.

**Policy** Develop solutions to the existing storm drainage problems created by storm water runoff.

**Policy** Review and update the Capital Improvement Plan to assess all future capacity needs for public facilities

**Policy** Determine expansion needs to support the Land Use Plan.

**Policy** Work with Olmsted and Fillmore Counties, the Chatfield School District, and other governmental bodies to conduct joint projects to reduce the duplication of efforts on similar projects.

**Goal 3** Support and develop access to internet services through the cost-effective use of technological advances.

**Policy** Monitor advances in technology and employ them if the City can financially and functionally accommodate them.

**Policy** Include technological considerations when updating all major planning and capital improvement plans.

**Policy** Promote coordination between local businesses, residents, and internet providers to continue to develop improved connections throughout the City.

**Policy** Where feasible, make public and private internet and services available to residents that might not otherwise take advantage of these advances.



## Recreation/Culture

**Goal 1 To develop and maintain attractive parks and recreational open spaces for all seasons that are safe and healthful.**

- Policy Maintain an equitable distribution of parks and open space throughout the community with sufficient facilities tailored to suit the residents they serve.
- Policy Provide both passive and active recreational areas.
- Policy Encourage and promote a diverse range of recreational activities for every season.
- Policy The City should work with local and regional organizations to encourage tourism.
- Policy Continue to develop indoor facilities for recreational purposes and prioritize activities requiring improvements.
- Policy Locate and develop acceptable sites for short-term campers.
- Policy Expand the Joint Powers Board to fill the gap between the park sites and how they are used, improve communications and direction for parks, equipment, and manpower necessary for a more efficient and cohesive park & recreation system for the entire city.

**Goal 2 Develop a continuous, interconnected, and comprehensive system of bikeways and trails. To connect to local schools, parks, neighborhoods, and other communities.**

- Policy Construct pedestrian and bicycle facilities as shown on the Trail and Sidewalk Plans.

Policy Enhance maintenance of all sidewalks and trails, and improve maintenance strategies.

Policy Increase use and safety of the trail and sidewalk network.

Policy Increase public awareness and education related to sidewalks and trails.

Policy Continue to obtain easements for future trails along the Mill Creek and Root River corridors.

**Goal 3 Develop and market Groen and Mill Creek Park as a regional recreational area with unique amenities and recreational facilities.**

Policy Mill Creek and Groen Park’s designation as a trout stream should be recognized as a regional attraction and supported in the redevelopment of those areas adjacent to the creek.

Policy Maximize the recreational opportunities within the existing parks and semi-public spaces within the community whenever possible.

Policy Utilize local service clubs and other organizations to assist fundraising efforts for development of recreational facilities.

**Goal 4 Promote development and display of the fine arts.**

Policy Promote the Bandtown USA theme which reflects band activities since the 1880’s and continue support of band concerts in the park.

Policy Support theatrical groups by promoting Potter Auditorium as a home to a theater group.

**Goal 2** Create an urban forest management plan that would create standards for tree selection, installation, maintenance and removal within the park system including boulevard trees throughout the community.

## Natural Resources

**Goal 1** Promote land management practices that protect the natural resources in the City including streams, rivers, wetlands, woodland, floodplains, and bluffs.

Policy Reduce the impact and prohibit the planting invasive plant species within the City's landscape.

Policy Identify and manage the development of sensitive areas, such as floodplain, hillsides, etc., through special zoning or easement control.

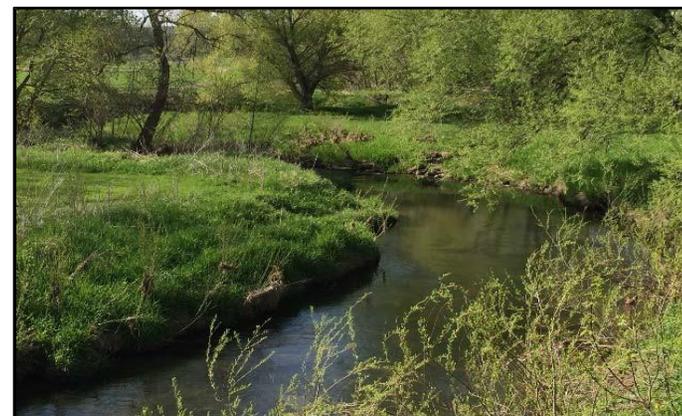
Policy Consult State and Federal natural resource agencies on proposals where soil, slope, sewage disposal and other environmental concerns exist.

Policy Carefully regulate urban or rural development on steep bluffs to minimize soil erosion.

Policy Encourage alternative stormwater management techniques that reuse infiltration and reduce infrastructure costs.

Policy Define and preserve all national, state and regionally significant natural and scientific resources in the City.

Policy Preserve and enhance the natural amenities within each city park.





5

Plan & Implementation



## Land Use Plan

The purpose of land use planning is to provide a consistent set of policies specific to the City of Chatfield that will guide the future growth and development of the City and provide a basis for land use decisions. The Land Use Plan will provide the public with information related to the long-range goals of the City. Land use decisions made by the public sector will affect the use of private lands. Land use decisions, in part, will have an effect on the need for public expenditures, environmental quality, energy consumption, and natural resources.

The Land Use Plan for the City of Chatfield is intended to provide for the orderly development and redevelopment of the city. The plan identifies a generalized pattern of land use.

The Land Use Plan is a compilation of policy statements, goals, growth guidelines, locational criteria, use designations, and maps. These are the basis for determining the proposed locations of major types of land uses.

Presented below is a list of the growth guidelines, locational criteria, use designations and the Land Use Map.

### Growth Guidelines

1. Growth should occur in conjunction with municipal services and facilities. Municipal service areas should be well defined and expanded to accommodate and encourage orderly development.
2. The City should allow for future development needs by identifying the long-term growth needs in areas where the land use is best suited.
3. Medium and high-density housing should be developed in close proximity to commercial, industrial and institutional centers.

4. Provide for continued diversity and growth of businesses in the commercial business districts through redevelopment, preservation, and building and property improvements.
5. Concentrate industrial development in industrial parks with existing or planned public facilities and services.
6. Preserve land which has a unique recreational, geological, environmental significance, or good agricultural land.
7. Protect and preserve properties of historical, architectural, and cultural significance by designating buildings, sites, structures, and districts as heritage preservation sites.
8. Development in the 100-year floodplain should be regulated and limited to uses which are properly flood-protected or do not have a detrimental effect on the floodplain.
9. Adopt regulations that encourage residential and commercial planned unit developments, cluster subdivisions, common interest communities, provisions for common open space, subdivision innovation and other similar provisions which provide for flexibility in development design and an opportunity to mix dwelling types and commercial uses.
10. Ensure the recreational facilities are adequately provided as the City continues to experience population growth. Encourage and promote joint cooperation and planning of school and park facilities. Locational Criteria

**Locational Criteria**

**Residential Use**

- a. Low density residential uses are most suitable in areas that contain the following characteristics.
  - i. Variation in terrain lying outside floodplain areas with slopes under fifteen (15) percent.
  - ii. Areas surrounded by major local or higher order streets.
  - iii. Buffered from high density residential areas, commercial and industrial land use activity
  - iv. Served by parks, schools and other public facility systems, and have the ability in the future to connect to municipal sewer and water.
  
- b. Medium density residential uses are most suitable in areas that contain the following characteristics:
  - i. Level to fairly rolling terrain, lying outside floodplain areas or areas with steep slopes.
  - ii. In close proximity to commercial areas, employment centers, recreational areas, or other neighborhood support facilities.
  - iii. Having good access by means of collector, arterial, and expressway streets to employment centers, commercial areas, and community facilities.
  - iv. Buffered from commercial, industrial and other incompatible activities.



**Long Range Residential Use**

The plan identifies future long range residential uses both within and outside the city limits. The applicable locational criteria shall be either low density or medium density residential as determined in the future as the specific land use is determined for these areas.

**Commercial Uses**

The commercial designation on the plan includes a variety of uses. These uses vary in the amount and type of traffic generated, the size of the service area, the compatibility with surrounding land uses, and the needs of the residents. Based on the different levels of commercial land use, separate criteria have been developed as follows:

- a. Light Commercial, Historic Downtown Commercial, and Highway Commercial - This designation on the Plan encompasses a wide range of uses such as, hardware stores, restaurants, sporting goods, medical facilities, professional offices, grocery stores, and personal services that are most suitable in areas with the following characteristics:
  - i. Located along a collector or higher level street.
  - ii. Having relatively level terrain.
  - iii. Having good vehicular and pedestrian accessibility.
  - iii. Compatible with surrounding land uses or can be buffered so as not to adversely affect adjoining land uses.
  
- b. Highway Commercial Uses- Highway Commercial Uses are uses that are oriented primarily to automobile travel and need highway access. *Uses typically include convenience stores, gas stations, drive-in restaurants, truck stops, motels, and large*

*frontage uses like farm implement and car dealerships, and are most suitable in areas with the following characteristics:*

- i. Located on major highway approaches with access to a frontage road or established access to the highway. Request for new access openings to the major highway shall be reviewed for compliance with the Management Access Plan prepared by the Minnesota Department of Transportation.
- ii. Having relatively level terrain.
- iii. Provides for a concentration of similar uses.
- iv. Served by municipal utilities.
- v. Not detrimental to the safety or appearance of the surrounding area.

#### Industrial Uses

The industrial use designation on the proposed Plan provides for such activities as manufacturing, transportation, communications, and public utilities, warehousing, and construction industries. Although the types of uses in the industrial areas may differ significantly with respect to the potential effect on the surrounding uses, the locational requirements are similar. Sites for industrial uses shall contain the following characteristics:

- a. Level terrain with slopes of five (5) percent or less.
- b. Adequate access to transportation corridors such as collector roads, expressways, or other designated roadways such as trunk highways.
- c. Adequate area available for industrial expansion and bufferyards where needed to protect adjacent residential uses.
- d. Served by municipal and public facilities.

## Land Use Districts

The plan designates several types of land use based on the general policy statements, goals, locational criteria, and growth guidelines. The types of land use areas designated and the uses considered appropriate for these areas are as follows:

**Long Range Residential:** These areas are located primarily outside of the existing city limits. They are intended for future use as low density residential.

**Low Density Residential:** Low density residential areas are intended primarily for single family residences and related uses such as churches, parks and schools. The overall average density should be consistent in character with existing residential neighborhoods. Opportunities for in-fill development exist in certain areas of the community. In-fill areas shall be developed similar to the low density characteristics of the surrounding area.

**Medium Density Residential:** Medium density residential areas are intended to provide for a higher density of development including multi-family, townhomes, condominiums, and manufactured housing projects.

**Limited Low Density Residential:** Several homes and agricultural businesses are currently located west of the Root River corridor. These properties cannot be provided city water or sanitary sewer services at this time. Until services are available to serve this area, limited residential growth is expected.

**Mixed Use:** Mixed use areas can include a mixture of commercial and higher density residential uses and are located in close proximity to community services, parks, pedestrian facilities, and bus stops. These areas should promote walking, bicycling, and transit uses while also accommodating automobiles. Mixed-use buildings with residential uses above ground with retail and services uses on the street level are encouraged in mixed use areas.

**Open Space:** Parks, open space, floodplains, and recreation areas are designated on the plan as Open Space where existing and future uses have a public or semi-public recreational use.

**Light Commercial:** Light Commercial areas are intended primarily for less intense commercial uses that would fit in with adjacent residential uses. Typical uses would include: professional offices, daycare facilities, funeral homes, business services, small equipment services, and personal services.

**Historic Downtown Commercial:** The Historic Downtown Commercial area is intended primarily for commercial businesses that need fewer customer parking stalls and smaller facilities. Typical uses include: business services, clothing services, equipment sales and services, food markets, restaurants, barbers and beauty shops, and retail sales.

**Highway Commercial:** The Highway Commercial areas are intended primarily for automobile-oriented commercial businesses that are related to retail, medical facilities, lodging, business and professional services, restaurants, convenience stores, finance, insurance, real estate and office uses. Commercial uses may vary in intensity with differing noise levels, traffic generation, and appearances.

**Industrial:** Industrial areas are intended primarily for manufacturing, transportation facilities, communication, warehousing, contractor storage yards, and wholesale businesses. Commercial uses of an

auxiliary nature to industrial uses are also appropriate in this designation.

**Floodplain (FP):** Floodplain areas have been designated to indicate locations of floodways and 100-year flood boundary limits. These areas should be protected from development.



## Land Demand and Assumptions

It should be understood that the projections in Figure 14 and 15 are general estimates. The actual land demand will most likely be different than the projections below. This is due to a number of factors including the difficulty of preparing accurate population, housing, and employment projections for cities. Also, changes in the assumptions used will result in different projections. However, even with these limitations of the projections, they still provide a framework for estimating the amount of land the City will need to accommodate future growth.

### Residential Land Demand

| Household Projections                     |       |       |       |       |
|---|-------|-------|-------|-------|
|   | 2010  | 2020  | 2030  | 2040  |
| Fillmore County - Chatfield               | 546   | 557   | 558   | 558   |
| Olmsted County - Chatfield                | 546   | 639   | 722   | 802   |
| Total                                     | 1,092 | 1,196 | 1,280 | 1,360 |
| Minnesota State Demographic Center, 04/13 |       |       |       |       |

Figure 14: Source – Census 2012, MN State Demographer

*Chatfield has a total of 1,150 households as of 2023 with approximately 80% single family and 20% multi-family/rental. Rental property is predominantly single-family homes. To maintain that trend into 2045, the following acreages would be needed to reach Chatfield's housing demands assuming that 50% of the multi-family/rental households will develop with single family densities.*

- 2030 (50 total households) 45 single family/5 multi-family-rental
- 2040 (40 total households) 36 single family / 4 multi-family-rental
- 2045 (30 total households) 27 single family / 3 multi-family-rental

Single family homes are assumed to develop at 1.4 units per acre which includes steep slopes, soils, parkland, and infrastructure. Typical multi-family units develop at 4.9 units per acre. Therefore chatfield will need the following acreage for residential development:

|         |                              |
|---------|------------------------------|
| 2030 =  | 32 Acres (SF) / 1 Acres (MF) |
| 2040 =  | 26 Acres (SF) / 1 Acres (MF) |
| 2045 =  | 19 Acres (SF) / 1 Acres (MF) |
| Total = | 77 Acres (SF) / 3 Acres (MF) |

### Commercial & Industrial Land Demand – (Chatfield Residents Only)

| Industries                          | Employment Projections |       |       |       |
|-------------------------------------|------------------------|-------|-------|-------|
|                                     | 2010                   | 2020  | 2030  | 2040  |
| Forestry, Fishing, Agri.            | 20                     | 25    | 23    | 28    |
| Construction                        | 46                     | 65    | 91    | 128   |
| Manufacturing                       | 319                    | 331   | 344   | 357   |
| Wholesale & Retail                  | 118                    | 130   | 143   | 157   |
| Transportation, Warehousing         | 107                    | 136   | 173   | 220   |
| Information, Finance, Insurance     | 38                     | 40    | 42    | 44    |
| Professional, Scientific            | 46                     | 57    | 70    | 86    |
| Educational/Health                  | 365                    | 463   | 587   | 745   |
| Arts, Entertainment, and Recreation | 68                     | 75    | 83    | 91    |
| Public Admin, Other                 | 37                     | 38    | 39    | 40    |
| Total Employment                    | 1,164                  | 1,360 | 1,595 | 1,896 |

Figure 15: Source – MN Dept. of Employment and Economic Development (DEED – 2020 Only)

Projected new employees through 2020 are estimated by the Minnesota Department of Economic Development (DEED). The 2030 and 2040 employment numbers were generated by the Chatfield Planning Department with the general guidance of DEED staff. There is also an estimated in-flow of approximately 903 employees from outside Chatfield that commute to the City for employment. These employees have been added into the Employee Growth Table by using the same percentages from specific industries found in the Employment Projection Table to project these additional jobs into the Employment Growth Projections found in Figure 16.

| Employee Growth Projections |      |      |      |
|-----------------------------|------|------|------|
|                             | 2020 | 2030 | 2040 |
| Commercial/Retail           | 37   | 55   | 85   |
| Commercial Office / Service | 159  | 140  | 177  |
| Total Commercial            | 196  | 195  | 262  |
| Total Industrial            | 73   | 76   | 97   |

Figure 16: Source – MN Dept. of Employment and Economic Development (DEED – 2020 Only)

- Commercial/Retail employees need approximately 500 square feet (SF) per employee
- Commercial Office/Service need approximately 275 SF per employee
- Industrial needs approximately 530 SF per employee

During the 2010 Census, 40% of Chatfield residents worked in Chatfield and 60% of residents were employed outside of Chatfield. If we assumed that the same ratio or 40/60 trend were to be maintained we would need the following additional commercial and industrial acreages:

| Commercial Acreage: | Industrial Acreage: |
|---------------------|---------------------|
| 2030 = 20,000 (SF)  | 2030 = 13,000 (SF)  |
| 2040 = 25,000 (SF)  | 2040 = 15,000 (SF)  |
| 2045 = 30,000 (SF)  | 2045 = 10,000 (SF)  |
| Total = 75,000 (SF) | Total = 38,000 (SF) |

### Recreational Land Demand

The Chatfield Subdivision Code Section 111-221 states that 0.1 acres per residential dwelling unit shall be developed in conjunction with every residential subdivision. Public land can include parkland, recreational facilities, playgrounds, trails, wetlands, or open spaces. At least 50% of the dedicated public area has to have less than a 4% slope and not be located in a wet area.

With a total of 182 acres of residential development projected, the City would need to have an additional 18.2 acres of parkland by 2040.



## Land Use Growth Areas

Chatfield's Urban Service Area encompasses about 3,000 acres or 4.68 square miles. The growth potential between the City boundary in 2015 and the future 'serviceable' area is about 1,340 acres. However, this acreage still includes a significant amount of property that will remain undeveloped due to steep slopes, wetlands, difficult physical access, soil constraints, or limited public utilities.

The Land Use Plan maintains with the same land use types and the same general balance between uses from 2015 to our predicted horizon of 2035.

**Low Density Housing:** Single family homes will continue to fill vacant lots in existing subdivisions and larger undeveloped parcels. There are four platted subdivision that are shovel-ready for single family development and several large tracts of land that have approved General Development Plans or preliminary plats that can be developed in the future.

**Limited Low Density Residential:** Minimal residential development in West Chatfield should be constructed until city water or sanitary sewer services can be extended to this area.

**Medium Density Housing:** Additional medium density residential properties has been proposed for sites such as the property between Bennett Street and north of James Street, the Mixed Use areas, properties along Highway 30 on the west side of town, and the Old Cement Plant site. These properties are close to downtown commercial and city services and public transportation.

**Commercial:** Commercial areas are located predominantly along Main Street (Highway 52) from the north side of Chatfield south to the

Center for the Arts. These commercial areas provide both automobile accessible uses and traditional downtown, pedestrian-scaled uses.

**Industrial:** Future industrial properties are proposed within the City-owned County Road 10 property and along the northern and southern edge of Chatfield.

**Transportation:** The transportation system for Chatfield should be multi-usable and City Council should strongly consider adopting the Complete Streets concept. All future construction projects should consider provisions for access by automobiles, public transit, handicapped citizens, bicycles and pedestrians.

**Parks, Recreation, Open Space and Trails:** By 2035, approximately 25% of the city's total land area will be dedicated as public and semi-public land use available for citizens of Chatfield. Part of this open space includes the potential combined regional park between Mill Creek and Groen Park including properties within the floodplain for a total land area of 113 acres, over 10 miles of trails, and 35 acres of fishing easements. Throughout this Comprehensive Plan update, staff as received tremendous support for Chatfield's open space, parks, trail, fishing, and hiking, from the survey, visioning process, and one-on-one interviews

Given this support, a new direction and vision has been initiated for the City of Chatfield- a vision of "Being better Connected". Map 15, the Pedestrian Route Map, outlines major and minor routes to connect every subdivision in Chatfield either by trail, sidewalk, or designated street pedestrian lane. Only a portion of these routes are built, so it also represents a rather bold goal for Chatfield.

**Zoning:** The Chatfield Comprehensive Plan is a general guide. The Chatfield Zoning Ordinance and accompanying map, by contrast, are specific, immediate and focused on control of private land development.

Since it provides controls over almost every aspect of development, the zoning ordinance is the most important tool for carrying out the plan. It must ensure high development standards without restricting private initiative or creating undue costs for developers or to the public.

**Subdivision Review:** As discussed earlier, Chatfield has a number of vacant tracts that will be developed into new subdivisions. These developments are subject to the Chatfield Subdivision Ordinance and are submitted to the City and other County and State agencies for review. The ordinance should be followed to ensure that any special problems connected with the sites can be handled.

**Implementation:** If any comprehensive plan is to be successful or viable, its recommendations must be implemented if possible. This plan indicates the type, quality, pattern, and density of development that should occur in the City of Chatfield. The plan is intended as a guide to citizens, developers, community organizations, planning commissions, and city council members in making land use decisions.

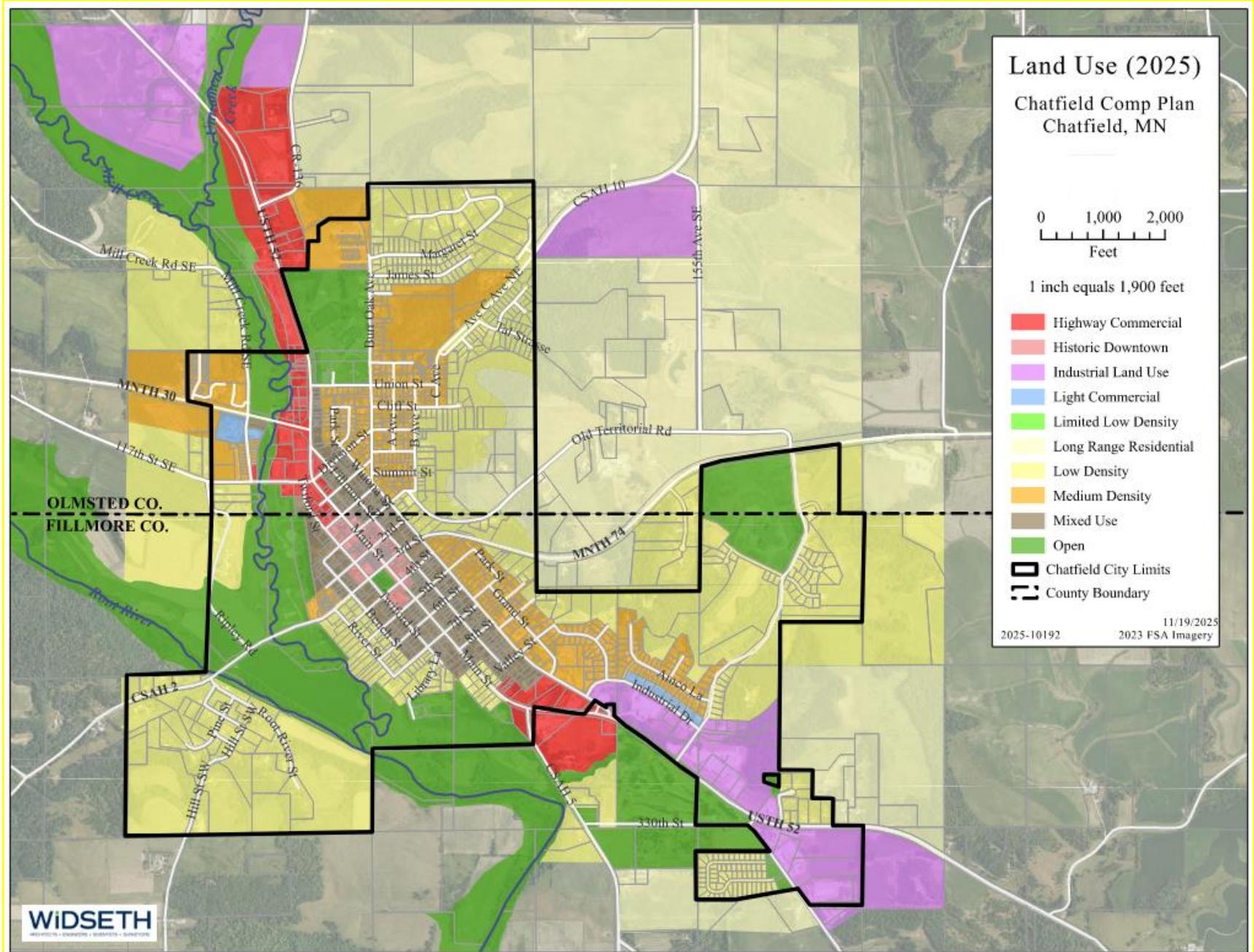
The Plan's greatest value is informational and educational. It's benefits derive mainly from the fact that it is based on a comprehensive land use study and input from residents. Every time the plan is used, it becomes more beneficial because development has been steered in the right direction. However, the plan must be flexible and not be considered the final work on every land use question. If the needs of the community or circumstances change, exceptions may be appropriate.

Some regulatory measures may be needed to implement the plan. These include:

**Amended the Plan:** The Comprehensive Plan cannot be an effective guide over a long period of time unless it is flexible. It must respond to changing conditions and changing ideas of the citizens as to what they want the community to become. A review and amendment process should occur every five years. Amendments, and eventually a comprehensive revision, should be approved by the same process used in creating the plan itself. Input should be received from community representatives and changes approved by the Planning Commission and the City Council.

**Citizen Participation:** The citizens of Chatfield are encouraged to participate in the hearings and open houses to provide input on this comprehensive plan and on the plans and proposals growing out of this document. Active citizens' support will be a great impetus for city departments and officials to act expeditiously on the various recommendations.







**PLANNING & ZONING COMMISSION MEETING STAFF REPORT**

**Meeting Date:** December 1, 2025

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**Agenda Item:** City Owned Property Discussion

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**Subject | Summary:**

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**Agenda Category:**

**Submitted By:** Alison Bentley

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**Recommended Motion:** Review city owned properties

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**Community Engagement and Outreach:**

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**FISCAL IMPACT:**

**Amount:**

**Ongoing Cost :**

**One-Time Cost :**

**Included in Current Budget?:**

---

**FISCAL DETAILS:**

**Fund Name(s) (Operations | Capital):**

**Account Code:**

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**Background:**

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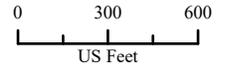
**Attachments:**

[Proposed\\_Uilities\\_CoRd10\\_DRAFT.pdf](#)

[County Road 10 Cost Estimate, 11-26-25.pdf](#)

PROPOSED UTILITIES

Chatfield, MN



- Existing Watermain
- Proposed Watermain
- Existing Sanitary
- Proposed Sanitary

2025-10056

11/26/2025

DRAFT

County Rd 10 SE

155th Ave SE

Old Territorial Rd

Proposed Sanitary Sewer  
Estimated Cost - \$335,000

Proposed Water Main  
Estimated Cost - \$1,340,000

**Sewer and Water Estimates**

| Category                        | Item                          | Unit price      | Qty                  | Cost                   |
|---------------------------------|-------------------------------|-----------------|----------------------|------------------------|
| <b>Restoration/Misc</b>         | Mobilization                  | \$ 50,000.00 ls | 1                    | \$ 50,000.00           |
|                                 | Silt Fence                    | \$ 3.00 lf      | 3450                 | \$ 10,350.00           |
|                                 | Seeding                       | \$ 2,500.00 ac  | 6.5                  | \$ 16,250.00           |
|                                 | Class 5 Aggregate             | \$ 26.00 cy     | 1250                 | \$ 32,500.00           |
|                                 | Traffic Control               | \$ 6,000.00 ls  | 1                    | \$ 6,000.00            |
|                                 | R&R Fence                     | \$ 3.00 ln ft   | 4600                 | \$ 13,800.00           |
|                                 | Clearing and Grubbing         | \$ 20,000.00 ls | 1                    | \$ 20,000.00           |
|                                 | Bit Street Restoration        | \$ 10.00 sf     | 500                  | \$ 5,000.00            |
| <b>Water main</b>               | 12" PVC                       | \$ 125.00 lf    | 4600                 | \$ 575,000.00          |
|                                 | 8" PVC                        | \$ 95.00 lf     | 200                  | \$ 19,000.00           |
|                                 | 6" PVC                        | \$ 90.00 lf     | 150                  | \$ 13,500.00           |
|                                 | 12" GV                        | \$ 6,000.00 ea  | 6                    | \$ 36,000.00           |
|                                 | 8" GV                         | \$ 3,500.00 ea  | 4                    | \$ 14,000.00           |
|                                 | 6" GV                         | \$ 2,500.00 ea  | 4                    | \$ 10,000.00           |
|                                 | Hydrant                       | \$ 8,200.00 ea  | 4                    | \$ 32,800.00           |
|                                 | Fittings                      | \$ 16.00 lbs    | 600                  | \$ 9,600.00            |
|                                 | Rock Excavation               | \$ 55.00 cy     | 2500                 | \$ 137,500.00          |
|                                 | Granular backfill             | \$ 25.00 cy     | 540                  | \$ 13,500.00           |
| <b>Sanitary Sewer</b>           | 8" PVC                        | \$ 65.00 lf     | 1960                 | \$ 127,400.00          |
|                                 | Sanitary Manhole              | \$ 8,000.00 ea  | 7                    | \$ 56,000.00           |
|                                 | Rock Excavation               | \$ 55.00 cy     | 875                  | \$ 48,125.00           |
|                                 | Granular Fill                 | \$ 25.00 cy     | 350                  | \$ 8,750.00            |
| <b>Sewer and Water Subtotal</b> |                               |                 |                      | \$ 1,255,075.00        |
|                                 | Contingency (15%)             |                 |                      | \$ 188,261.25          |
|                                 | Easements (Estimated)         |                 |                      | \$ 30,000.00           |
|                                 | Design (8%)                   |                 |                      | \$ 100,406.00          |
|                                 | Construction Services (8%)    |                 |                      | \$ 100,406.00          |
|                                 | <b>Estimated Project Cost</b> |                 |                      | <b>\$ 1,674,148.25</b> |
|                                 | <b>Estimated Water Cost</b>   |                 |                      | <b>\$ 1,339,318.60</b> |
| <b>Estimated Sewer Cost</b>     |                               |                 | <b>\$ 334,829.65</b> |                        |