

Stearns County Comprehensive Plan

Appendix A: Cluster Plan Summaries

Introduction

Stearns County's size – 1,394 square miles – and its 54-mile length from east to west make it a diverse county with a wide variety of communities and environments, ranging from urban to rural. Many townships have adopted their own zoning ordinances, which may be more restrictive, but not less restrictive, than the County's ordinance. Most townships have also developed their own comprehensive plan maps, or "growth maps," which served as interim updates to the 1998 Comprehensive Plan.

As part of the outreach process for the Comprehensive Plan, townships and cities within the County were grouped into five clusters, as shown below and in Figure 2.10, Chapter 2. (The metro-area cities of St. Cloud and Waite Park were not included in these groupings.) Two series of meetings with township and city officials were conducted within each cluster. Townships were asked to revisit and update their growth maps after the first set of meetings (August 2006). These maps were reviewed as part of the "township growth scenario" during the Comprehensive Plan update. In addition, Environmental Services staff surveyed or met with city staff to discuss city utilities and expansion plans.

Cluster	Cities	Townships
1 – Northwest	Freeport, Greenwald, Meire Grove, Melrose, New Munich, St. Rosa, Sauk Centre	Ashley, Getty, Grove, Millwood, Oak, Melrose, Raymond, Sauk Centre
2 – Northeast	Albany, Avon, Holdingford, St. Anthony, Sartell, St. Joseph, St. Stephen	Albany, Avon, Brockway, Collegeville, Holding, Krain, LeSauk, St. Joseph, St. Wendel
3 – Southwest	Belgrade, Broosten, Elrosa, Lake Henry, Roscoe, St. Martin, Spring Hill	Crow Lake, Crow River, Lake George, Lake Henry, North Fork, St. Martin, Spring Hill, Zion
4 – South Central	Cold Spring, Eden Valley, Paynesville, Richmond, Rockville	Eden Lake, Farming, Munson, Paynesville, Wakefield
5 – Southeast	Kimball, St. Augusta	Fair Haven, Luxemburg, Lynden, Maine Prairie

This appendix summarizes ongoing planning activities and demographic information and trends within each of the five cluster areas. It also includes a future land use map with a natural resources overlay for each cluster area (an enlargement of Figure 3.5, Land Use Plan).

Cluster Plan Summaries

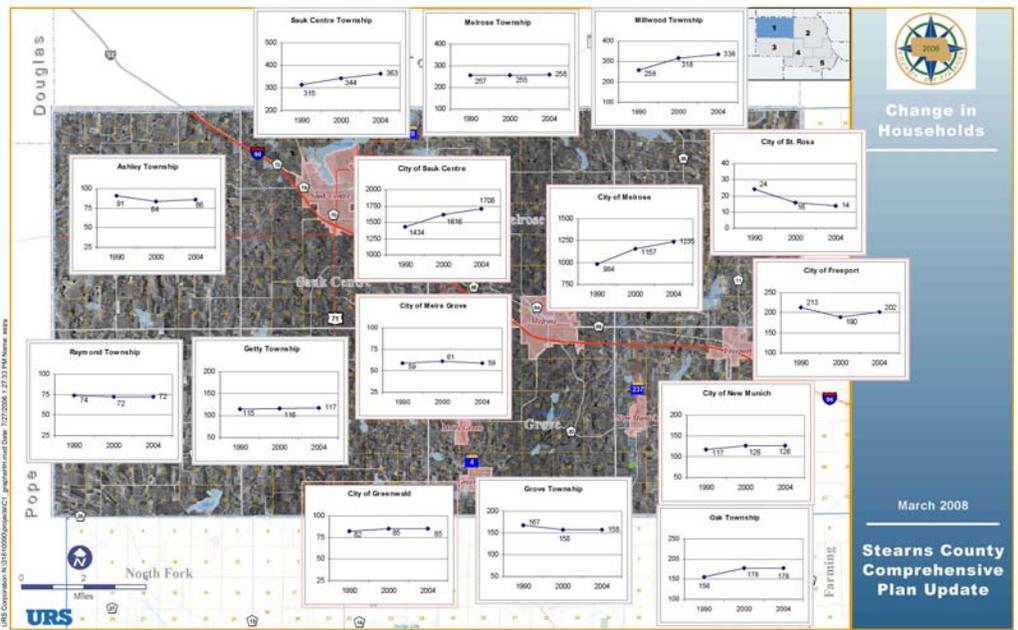
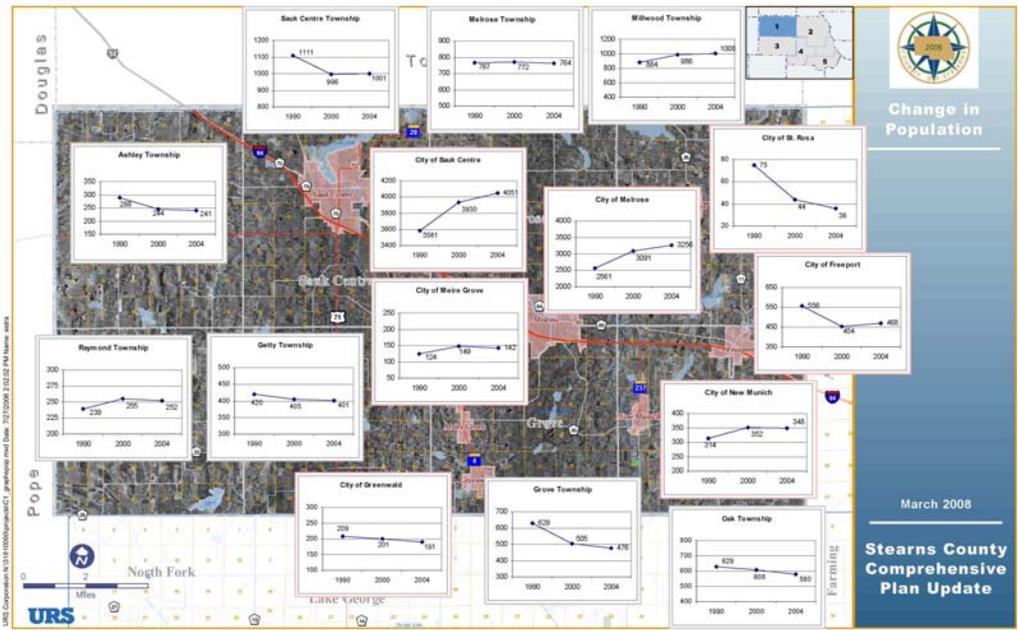
The planning activities summarized here include the townships' updates of their previous growth maps, memoranda of understanding between townships and the County, major differences between township and County zoning, orderly annexation agreements and joint planning efforts between cities and townships, utility extensions and other infrastructure investments. Additional information on city and township utilities (sewer and water systems) is summarized in Appendix B. Planning activities and infrastructure investments are constantly evolving, but the descriptions in the following sections have been updated through February 2007. Stearns County Environmental Services will continue to track local planning activities with periodic updates.

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Cluster 1: Northwest

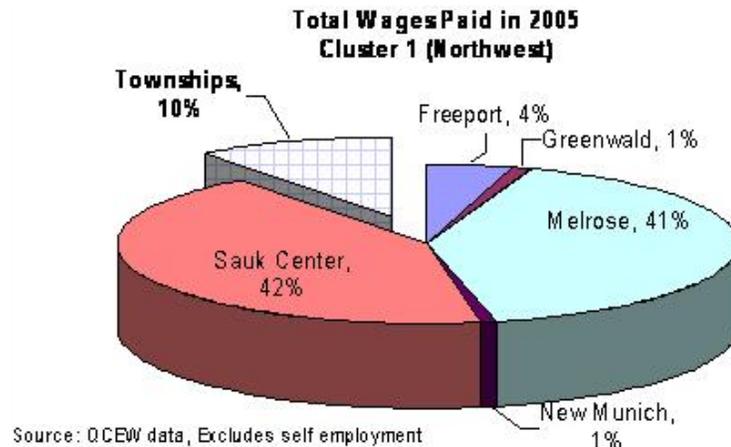
Demographic Summary

Most housing and population growth is occurring within and around the larger cities along the I-94 corridor, particularly Sauk Centre and Melrose. The smaller cities and most townships show slightly declining populations but relatively stable numbers of households. The agricultural economy remains strong in this area. As shown in the following figures, population and households increased within the two largest cities while holding relatively steady or decreasing elsewhere (sometimes decreases in townships are due to annexation).



Cluster Plan Summaries: Cluster 1

As shown in the following chart, most wage-paying jobs (excluding agriculture) are concentrated in the largest cities of Sauk Centre and Melrose.



Planning Activities: Townships

Ashley Township. Ashley Township is primarily agricultural and is zoned A-160. Township officials reviewed their comprehensive plan map in August 2006, and reaffirmed their position that the Township wants limited residential growth.

- Memorandum of Understanding with County: 5/20/04
- Zoning Ordinance: 5/21/04 – *includes additional setback standards for feedlots, manure management standards, manufactured home district prohibited; minimum lot size of 5 acres, single-family dwelling*
- Limited Growth map approved by Town Board 3/8/05; reaffirmed August 2006

Getty Township. Getty Township recently affirmed its agricultural nature by adopting a comprehensive plan map that only allows limited growth. The entire township is zoned A-160.

- Memorandum of Understanding with County: 4/24/01
- Zoning Ordinance: 4/4/01 – *little difference from County ordinance*
- Limited Growth map approved by Town Board 1/12/06; reaffirmed August 2006

Grove Township. Grove Township has had some discussions with the City of Melrose and Environmental Services Department staff, regarding establishing a growth area adjacent to the City of Melrose. The City is currently updating its Comprehensive Plan. Most of the township is considered a limited growth area.

- Memorandum of Understanding with County: 4/26/01
- Zoning Ordinance: 4/26/01 – *little difference from County ordinance; larger setbacks for accessory buildings*

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Melrose Township. Melrose Township developed its own comprehensive plan in 1995-96, and has continued to follow a path of limited growth. Most of the Township is currently zoned A-40, with the exception of properties abutting Little Birch Lake in the northeast corner of the township.

- Memorandum of Understanding with County: 8/1/02
- Zoning Ordinance: 8/1/02 – *prohibits cluster and open space development; prohibits billboards, vending machines. Minimum lot sizes larger than County's: R-40 – 40 acres; R-5 – 7 acres; allowed uses more limited than County ordinance.*

Millwood Township. Millwood Township has not adopted any zoning authority, so the County is responsible for the complete administration of land use regulations. The Township Board, in cooperation with Environmental Services staff, developed a comprehensive plan map that anticipated some residential development adjacent to the City of St. Rosa, and along Big Birch Lake. The remainder of the township is a mix of A-80 and A-40 zoning districts. The plan map was updated in August 2006. Growth areas have been slightly adjusted, and some additional shoreland residential areas added adjacent to Long Lake and King Lake.

- Growth map approved 2/17/04; reaffirmed August 2006

Oak Township. Oak Township is primarily agricultural in nature, with the vast majority of the township being zoned A-80. Development pressure is primarily adjacent to the City of Freeport. The Township developed a proposed comprehensive plan map in August 2006 showing corridors of commercial, residential and mixed development along I-94 west of Freeport and along township's western boundary surrounding New Munich, with residential areas shown surrounding Lake Maria and west of Uhlenkolts Lake.

- Memorandum of Understanding with County: 7/29/04
- Zoning Ordinance: 7/29/04 – *no TDRs into township, minimum lot size of 40 acres in A-160, A-80, A-40; industrial, EE and manufactured home park districts prohibited*
- Orderly Annexation agreement with City of New Munich (1 acre site north of city), 5/1/06

Raymond Township. Raymond Township is primarily agricultural in nature and is zoned entirely A-160, with the exception of the rural townsite of Padua. In March of 2005, the township, in cooperation with staff of the Environmental Services Department, adopted a comprehensive plan map that affirms the limited residential nature of the township. Map was reviewed and reaffirmed in October 2006.

- Memorandum of Understanding with County: 6/6/01
- Zoning Ordinance: 8/1/01 – *feedlot standards: max. 700 AU; 1/2 mile setback from existing feedlots; same for new residential units; 1/4 mile setback between residential units in any Agricultural District.; additional setbacks*

Cluster Plan Summaries: Cluster 1

- Limited Growth Map approved by Town Board: 2/24/05; reaffirmed October 2006

Sauk Centre Township. Sauk Centre Township, exclusive of the area adjacent to the City of Sauk Centre and the area around Sauk Lake, is primarily agricultural in nature and is zoned A-160, A-80 and A-40. The Township, working with Environmental Services staff, adopted a comprehensive plan map that includes some concentrated development (R-1) along Sauk Lake and some moderate development (R-5 or R-10) north of State Highway 28 and to the Todd County line. The rest of the township is in a limited growth area, which is reflective of its agricultural nature. The Township requested some minor updates or corrections to the map in October 2006 (removing moderate residential area). The City of Sauk Centre completed updates to its Comprehensive Plan in 2000, so no planning is currently underway. Further discussions with the city are recommended.

- Memorandum of Understanding with County: 2/12/02
- Zoning Ordinance: new residential units in any district – *setback ¼ mile from existing feedlots; additional setbacks for new feedlots of 1,000 feet from cities, schools, churches, parks; 500 feet from public waters, wetlands. Allows limited rural businesses as interim uses in most districts.*

Planning Activities: Cities

City of Freeport. Both the Comprehensive Plan and the zoning ordinance used by the City of Freeport are over 20 years old. On November 8th, 2006, Oak Township and the City of Freeport signed a Declaration of Cooperation indicating they will “strive to create cooperative land use planning that benefits our community”. The City and Oak Township intend to work together in 2007 on an orderly annexation agreement. The City also sees a need to develop an orderly annexation agreement with Millwood Township, located on the north, west and east of the City.

Utilities:

- Will need new water town within 5-10 years;
- Can add 115 homes on current wastewater;
- Applying for a grant with the Sauk River Watershed District to conduct a diagnostic study for Getchell Creek, located east of Freeport;
- Stormwater a concern – old clay tiles, infiltration – are concentrating on commercial/industrial areas;
- Minor limitations to sewer expansion to the south where a lift station is required.

Expansion areas:

- The City sees industrial growth to the southwest and residential growth to south central (50 undeveloped, platted residential lots) and north(15 shoreland lots);

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- Would like to use ag. notification language for city lots – 2 farms remain in city.

City of New Munich. New Munich has no Comprehensive Plan but does have a 1980s zoning ordinance. A Planning and Zoning Committee is conducting preliminary studies that could lead to the development of a Comprehensive Plan.

- Orderly annexation agreement with Oak Township (see above).

City of Melrose. Melrose completed updates to their Comprehensive Plan in 1996 and again in 1998 and another is currently underway. They have cooperatively completed several annexations in Melrose Township over the past several years, and have discussed expansion with the township and the County Environmental Services Department, but do not have an orderly annexation agreement in place. The City believes that such an agreement would be a functional piece of the update to their plan. Melrose has indicated that several property owners have contacted them in regard to possible annexation. To the North, in S. 26, the Duffner property is a possible expansion area, and in S. 35, the Weichmann property is a possible expansion area. To the Southwest, the Klaphake property in S. 33 is likely to be included in future industrial expansions. Sections 2 and 3 in Grove Township seem as likely expansion areas, but again, no orderly annexation agreement is in place.

Utilities:

- Wastewater capacity up to speed to handle growth, but at limit for food processing plants in City;
- May need new water treatment plant in future;
- Stormwater a big issue – City requires developers to maintain systems;
- 1998 plan shows east/west expansion (sandy soils); problems with feedlots in these areas – also extensive wetlands and floodplain adjacent to the Sauk River;
- Plan for involvement of township in future annexations, currently looking at redevelopment;
- Looking for a transportation connector between Twp. Rd 170 and Co. 13 between Sections 27 and 34.

City of Sauk Centre. Sauk Centre completed updates to its Comprehensive Plan in 1988 and most recently in December of 2000. David Drown and Associates completed the update for the City. Plan does not appear to show much expansion outside municipal boundaries, but this issue needs to be explored further. Currently, the City is working with Loucks and Associates to update their zoning ordinance, zoning map and subdivision ordinance. In recent talks with the City, their water and wastewater systems are designed to be extended in all directions. Some of the properties discussed for annexation include land in Sections 4 and 5 to the NW, the Otte property to

Cluster Plan Summaries: Cluster 1

the East and south along the Hwy 71 and 28 area. Talks with the Township have not yet taken place, however.

Utilities (from Comprehensive Plan):

Wastewater: Sauk Centre Public Utilities Commission provides wastewater service.

- Collection system dates from 1920s and has history of inflow/infiltration problems.
- WWTP in SE corner of city north of I-94 along the Sauk River. Average daily capacity of 660,000 GPD, 800,000 GPD wet weather flow. Heavy rains strain the system.
- Per comprehensive plan, no plans to expand wastewater treatment plant, but may address I & I problems and consider upgrades to the WWTP in July of 2007.
- Improvements will be needed for redevelopment of former MN Correctional Facility campus and development of surrounding areas – lift station and force main.
- System has phosphorus removal capabilities.

Water system: also managed by PUC.

- Water supply and distribution plan by Bonestroo in 1996
- Wellhead protection plan, 1996;
- New treatment facility, 1999. 5 wells draw water from a drift aquifer.
- Total usable storage of 1 million gallons;
- Considered adequate for next 20 years;
- Improvements will be needed for redevelopment of former MN Correctional Facility campus and development of surrounding areas.

Other utility issues:

- Airport Zoning District Overlay needed for airport in S. 22/23
- County Rd. 186 in City needs some work

City of Greenwald. The City of Greenwald adopted a com-prehensive plan in October of 2000 and adopted a corresponding zoning ordinance in the same year.

City of Meire Grove. The City of Meire Grove has no com-prehensive plan but does have a zoning ordinance which was developed in the 1980s. No plans are underway to revamp the existing ordinance.

Wastewater Utilities: Cities of Greenwald, Elrosa (Cluster 3) and Meire Grove share the GEM Sanitary District. Design flow is 80,900 gpd; discharge is to County Ditch 9.

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INSERT FIGURE A.1, LAND USE PLAN, CLUSTER 1

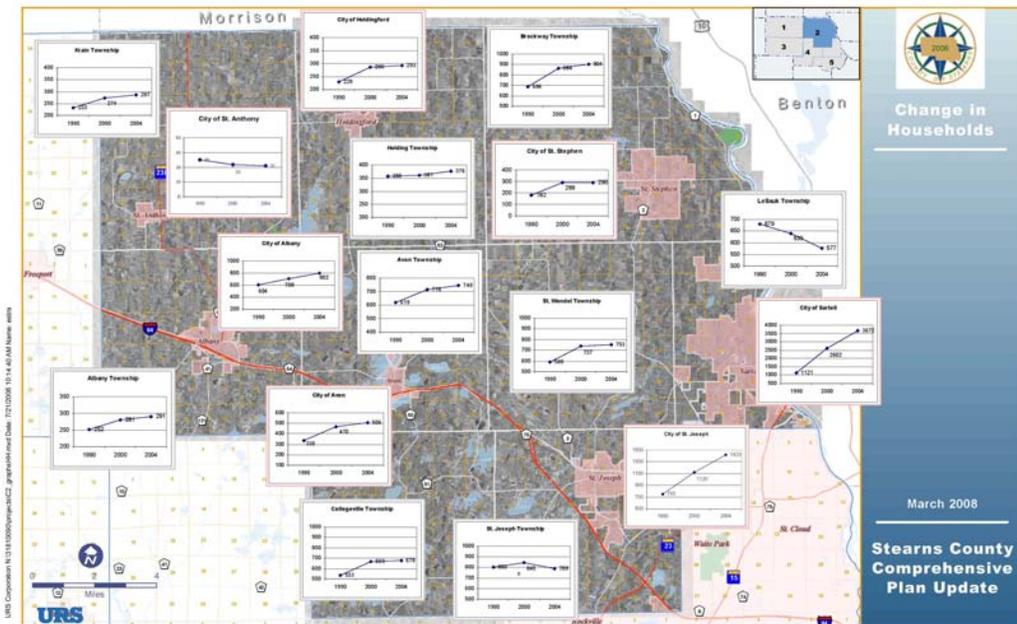
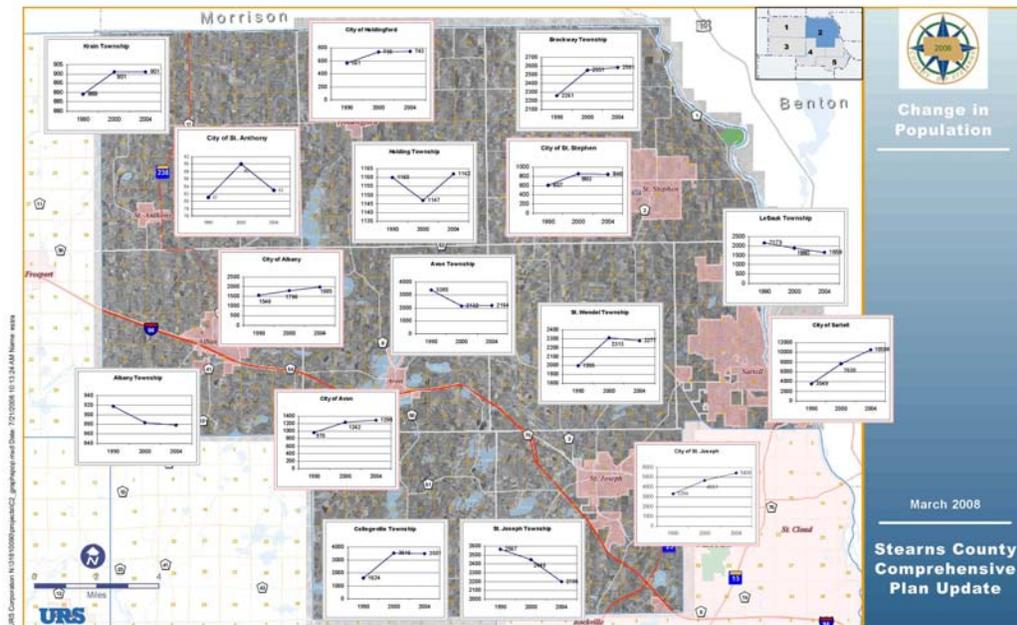
Cluster Plan Summaries: Cluster 1

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Cluster 2: Northeast

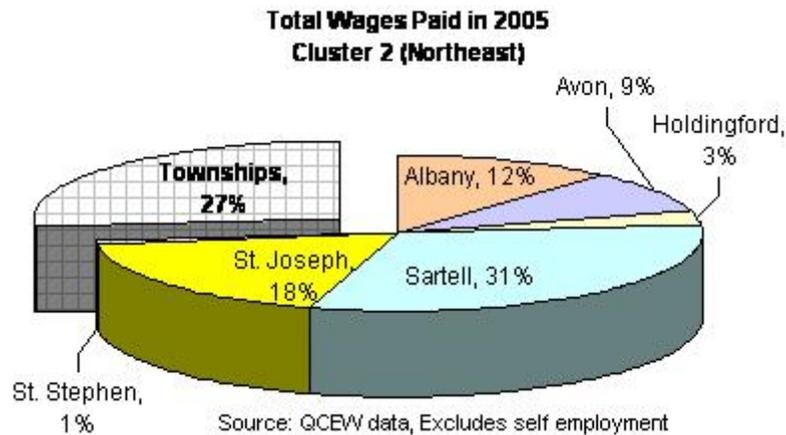
Demographic Summary

Substantial growth is occurring within both cities and townships at the edge of the Metro area, and along both the Mississippi River corridor and the I-94 corridor, including the cities of Sartell, St. Joseph and Avon, and Brockway and Collegeville townships. Other townships remained fairly stable or lost population as land area was annexed by adjacent cities. The wooded landscape and the scenic resources of the Avon Hills continue to attract residents. As shown in the charts below, the cities of Sartell and St. Joseph, Collegeville and St. Wendel Township all show increases in population and households.



Cluster Plan Summaries: Cluster 2

As shown in the chart below, wage-paying jobs (excluding agriculture) are concentrated in the cities of Sartell, Albany and St. Joseph. However, townships also provide a large number of jobs, primarily due to one major employer, St. John's University in Collegeville.



Planning Activities: Townships

Albany Township. Most of Albany Township is zoned A-40, which reflects its primary agricultural orientation. The township, City of Albany and the County have had some discussions regarding planned growth areas, but without any resolution to date. On December 12, 2006 Albany Township and the City of Albany met regarding growth areas around the City. OAA discussions started in 2003 and while an agreement has not been signed, the purpose of the agreement is to limit rural large-lot development near the City while protecting farmland. A map was developed and agreed on by both parties

- Zoning Ordinance: updated 1/30/06 – *no cluster development, minimum lot size of 2 ac. in A-160, A-80, A-40 and R-5 districts. T-20, R-20, R-10, GI and LI districts prohibited.*
- Subdivision Ordinance: 1/30/06
- Memorandum of Understanding with County 4: 2/27/06

Avon Township. Avon Township adopted a comprehensive plan map on March 23, 2004 which outlines concentrated growth adjacent to the City of Avon, some moderate growth around Pelican and Pine Lakes, and the majority of the township in limited (A-40) growth. The map was updated in August 2006, adding open space protection areas. The City of Avon recently annexed approximately 300 acres of land lying west of Middle Spunk Lake, north of I-94 and south of County Road 54. An orderly annexation agreement is in place.

- Memorandum of Understanding with County: 6/25/02
- Zoning and Land Use Ordinance: 5/31/02 – *minimum lots size of 1 acre in all zoning districts; R-10 and R-20 prohibited*

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- Township Growth Map approved 3/23/04
- Joint Planning Board MOU: 1/10/06
- Orderly Annexation Agreement with City, 8/11/05 – covers 300-acre area noted above.

Brockway Township. Brockway Township recently updated its Comprehensive Plan with assistance from 1000 Friends of Minnesota and Community Growth Institute. Comprehensive plan map designates western two-thirds of township for rural preservation/agriculture. Eastern one-third along County Road 1 is designated mainly as neighborhood residential, with “advanced sewage treatment” overlay district. Policies require community sewage treatment for developments of over 10 units. Township is exploring incorporation.

- Memorandum of Understanding with County: 9/28/05
- Zoning Ordinance: 11/28/05 – *cluster developments not eligible for density bonus; no Open Space Development; minimum lot size 1 acre; centralized sewer requirements for developments of 10+ units < 2 acres in R-20, R-10, R-5 and R-1 districts.*

Collegeville Township. The Township is recommending an area south of County Road 160 in Sections 35 and 36 for future growth area due to the proximity of the City of St. Joseph and City of Cold Spring. They plan on updating their Comprehensive Plan in the next year. Township Growth Area Committee is interested in limiting second-tier development around lakes, limiting height of structures on smaller lots around the lakes, and possible elimination of T-20 zoning.

- Memorandum of Understanding with County: 6/11/04
- Zoning Ordinance: 4/23/04 – *adds Planned Unit Residential Development to Cluster standards; densities of 1 unit per 5 or per 2.5 acres; sophisticated site analysis standards. R-20, GI, LI and RMH districts prohibited.*

Holding Township. Most of Holding Township is zoned A-40. When Stearns County adopted its zoning ordinance in 2002, the township repealed their zoning ordinance and turned over administration of all zoning matters to the County.

- Recent annexations of 3 parcels by City of Holdingford, totaling 122 acres.

Krain Township. Krain Township has not adopted any zoning authority. The entire township is zoned A-40, with very limited residential development to date. Township considered future growth patterns in August 2006, and tentatively recommended designating a quarter-mile on either side of MN 238 and County Roads 10, 17, 152 and 153 as growth corridors. Type of development was unspecified.

Cluster Plan Summaries: Cluster 2

The City of St. Anthony lies in Krain Township, but there is very little development occurring there, and the City has no water or wastewater infrastructure.

- Orderly annexation agreement with City of St. Anthony, May 2004, for a small area in Section 32.

LeSauk Township. The entire township is under an orderly annexation agreement with the City of Sartell. The County's involvement in land use issues is limited to individual sewage treatment, wetlands, feedlots, shoreland and stormwater and erosion control. This involvement is detailed in a MOU between the County and the Sartell/LeSauk Joint Planning Board. The township also adopted an orderly annexation agreement with City of St. Cloud for 157 acres just north of city boundary, 6/11/01.

St. Joseph Township. St. Joseph Township is in a very rapidly growing area of the County with the City of St. Joseph on the north, the City of Waite Park on the east and the City of Rockville on the south. The township has orderly annexation agreements with the City of St. Joseph, the City of Waite Park, and the City of Rockville. Within those areas, a Joint Planning Board has authority for administering land use controls. However, to ensure consistency, share resources and make efficient use of staff, the two Joint Planning Boards have entered into Memoranda of Understanding with Stearns County to provide land use administration services until the areas of the township are actually annexed into the respective cities. The township is planning cooperatively with adjoining jurisdictions. In order to make compact future development possible and to make the extension of municipal services affordably, most of St. Joseph Township is zoned A-40.

The township updated its comprehensive plan map in August 2006, designating identified annexation areas as Urban Expansion, plus an additional commercial/industrial area west of the city boundary, between I-94, C.R. 2 and C.R. 3.

- Zoning Ordinance #3: 7/22/03 – *adds some additional conditional uses; few major differences with County.*
- Memorandum of Understanding with County: 3/27/02
- MOU with City of St. Joseph: 4/26/04
- Orderly Annexation Agreement with City of St. Joseph, 1/1/97. Establishes a 20-year annexation area with three tiers: 1-5 years, 6-10 years and over 10 years. Encompasses northwest quadrant of township north of Sauk River and I-94.
- MOU with Waite Park: 8/24/04
- Orderly Annexation Agreement with Waite Park, 4/2/04. Establishes 4 zones, 1-5 years, 6-10 years, 11-15 years and over 15 years.

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Planning Activities: Cities

City of Albany. The City's Comprehensive Plan was recently updated in May 2006. Albany's last Comprehensive Plan was adopted in 1994. Approximately 80% of the land identified as future City growth area in that plan has been annexed by the City. Current plan shows annexation to the edges of the sections where the City is located. Land north of the Lake Wobegon Trail is designated residential; land to the south of I-94 is designated commercial (or business park). In 2006, 27 permits were issued for new home construction compared to the peak year of 2003/2004 when 44/49 permits were issued. OAA discussions started in 2003 with the intent of limiting rural large lot development near the city while protecting farmland. A proposed agreement was sent by the City to the Township in May 2006 with no response to date.

Utilities:

- Plant was expanded in 1986 from 2 cells to 4 cells and in 2003 an aeration pond was installed; designed to accommodate additional development and industries. Three lift stations. The City is requesting from MPCA an expansion of the wastewater treatment facility to increase the design flow from 456,000 gallons per day to 552,000 gallons per day which will accommodate 450 additional homes. The City's comprehensive plan shows sanitary sewers within city boundaries, with one extension north on 13th St. Plan states that "general extension of trunk lines northeast and northwest are possible."
- The water system that will be operational in 2007 can treat 2 million gallons.
- A detailed Stormwater Management Plan was adopted in 2002 and implementation of plan elements with construction of retention ponds is occurring. Improvements to the stormwater system that would improve flooding of the golf course and to residents of Two Rivers Lake are still needed; possible suggestions are retention ponds and/or restored wetlands to reduce the rate of discharge.

City of Avon. The City adopted an updated comprehensive plan in 2005. Plan addresses coordination with Avon Township to help determine future growth areas. The plan indicates a primary and a secondary annexation area, comprising about two sections of land north and west of the City. One orderly annexation agreement with the Township was completed in 2005 for the 300-acre annexation mentioned above. Updates to the City's zoning ordinance are contemplated once the Comprehensive Plan update is completed.

Utilities: (Plan does not address these)

- New sewer plan in 2003 has doubled capacity
- Adequate water supply; 2 new wells with 1,200gpm capacity and a backup well with 300 gpm

Cluster Plan Summaries: Cluster 2

- Considering trunk sewer expansion

City of St. Stephen. The City's comprehensive plan was updated by Municipal Development Group in 2005, with community visioning as part of the planning process and a corresponding zoning ordinance. St. Stephen is still very much agricultural in nature, with vast areas of the City still available for growth. No map was provided with the plan, but the land use plan does not appear to call for expansion outside current city boundaries. There have been discussions with Brockway Township in the past, but no immediate plans to explore orderly annexation agreements or merger with the township.

City of Holdingford. Holdingford has a very old and outdated zoning ordinance. The City and Holding Township have cooperated on annexations, but there is no formal orderly annexation agreement. The City worked with the Initiative Foundation on a "Healthy Communities Partnership" plan, which resulted in the City's Comprehensive Plan, adopted November 2006. With another grant from the Initiative Foundation, the City is now in the process of updating its zoning ordinance, a process which could take up to a year.

Utilities:

- New well being constructed; well #1 will be abandoned; capacity for 20 years planned growth
- No increase in water usage since 1970's; using 65,000 gpd on average; 200,000 gal water tower
- Upgraded WWTP 12 years ago; oxidation ditch which discharges to South Two Rivers River – 20-25 years capacity
- New trunk sewer extends south; also extends to the east; however the plans for development of 40 acres are currently on hold. There are no plans to service the industrial development on the south side of town at this time.
- Recent annexations of 3 parcels in Holding Township (see above)

City of St. Anthony. The City of St. Anthony has no Comprehensive Plan and no zoning ordinance. No plans to adopt either one are contemplated. Orderly annexation agreement with Krain Township, May 2004.

City of Sartell. The City participates in a Joint Planning Board with LeSauk Township. Its orderly annexation agreements with the Township (1992, 1996) designate almost all of the township as annexation area (except for small area under an OAA with the City of St. Cloud). The City also has an OAA with Sauk Rapids in Benton County (1998).

City of St Joseph. City's Comprehensive Plan was completed in 2002. Note OAA with St. Joseph Township. Since plan was completed, annexations have occurred in Sections 15, 16 and 22 south of city.

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Utilities:

- Wastewater – contracts with St. Cloud Area Sewer District for wastewater treatment. Contracted capacity is 600,000 gpd of wastewater conveyance and treatment, and 1.5 million gpd of conveyance space only.
 - Several businesses operate own ISTS
 - Additional treatment capacity may be needed to serve additional industrial users.
 - New trunk sewer to north toward Sauk River
- Water supply is drawn from 3 wells, with 1,000 gpm capacity. New 500,000 gallon storage facility was constructed in 1993. College of St. Benedict has its own storage facility. Some private wells still in use.
 - City has reached treatment capacity in summer months. Water treatment plant will expand to 3.5 million GPD; plan a new water tower in 5 years
- Meeting notes: “City will be capable of growing in any direction.”

City of St Cloud. City’s Comprehensive Plan was completed in 2003. Note OAA with LeSauk Township, for 157 acres just north of city boundary, 6/11/01, and with Minden Township (Benton County) and Haven Township (Sherburne County). A future OAA plan with Lynden Township for industrial growth and a future OAA with Le Sauk Township/City of Sartell is anticipated in the near future.

Utilities:

- Wastewater treatment facility services the City of St. Cloud, Sauk Rapids (Benton County), St. Augusta, St. Joseph, Waite Park, Sartell.
- Facilities Master Plan adopted in May 2006 indicates a future wastewater treatment facility expansion from 15 million gallons per day by 2010 to 17.5 million gallons per day by 2030. Projections are based on the 2000 St. Cloud Joint Area Plan.
- Water supply is the Mississippi River. Current treatment and appropriations allow 16 million gallons per day.
- To meet the City’s stormwater goals, they are developing a non-degradation plan for their input into the Sauk River and Mississippi River. New and re-developments will be required to integrate elements of the non-degradation plan. A stormwater utility fee (\$2/month) has been collected since 2004 and pays for staff, street sweeping and planning efforts.

Cluster Plan Summaries: Cluster 2

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INSERT FIGURE A.2, Land Use Plan, Cluster 2

Cluster Plan Summaries: Cluster 2

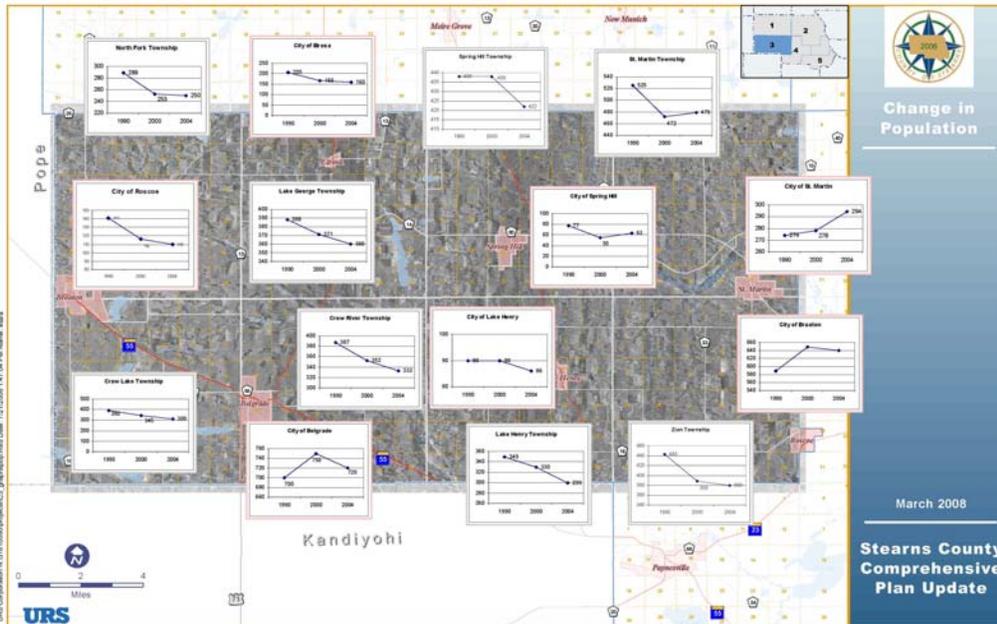
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Stearns County Comprehensive Plan

Cluster 3: Southwest

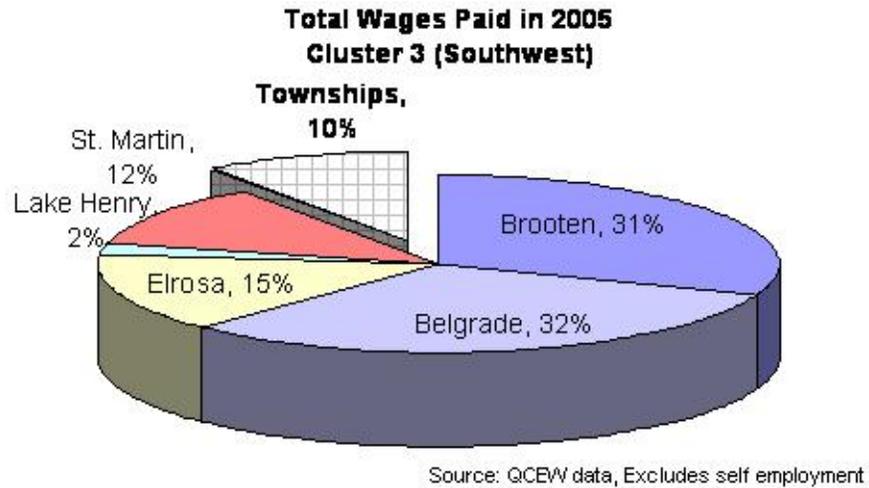
Demographic Summary

This area of the County is dominated by agriculture, largely row and vegetable crops, and shows a pattern of declining population and household numbers. Most townships and cities have small populations, and residents of the area are concerned with maintaining viable communities.



Cluster Plan Summaries: Cluster 3

As shown in the following chart, townships contribute a significant portion of non-agricultural wages, primarily because of one large employer, Bayer Built, located north of Belgrade.



Planning Activities: Townships

Crow Lake Township. Crow Lake Township has very little residential development pressure and is primarily agricultural in nature. The entire township is currently zoned A-40. Limited growth around the cities of Belgrade and Brooten has also kept growth pressures low in the Township. The Township updated its comprehensive plan map in August 2006, adding narrow corridors of rural residential development along County Roads 19 and 200, and a corridor of mixed use development along Highways 55 and 71.

Crow River Township. Crow River Township has very little residential development pressure and is primarily agricultural in nature. The entire township is currently zoned A-40, except for a portion south of Belgrade along U.S. Highway 71. Future discussions with Belgrade should be considered. The Township updated its comprehensive plan map in August 2006, designating much of the land south of C.R. 19 and immediately north of Belgrade as Rural Residential and Mixed Use.

- Memorandum of Understanding with County: 2/18/04
- Zoning Ordinance: 4/6/04 – *no major differences from County ordinance*

Lake George Township. Lake George Township is, for the most part, zoned A-80. The exceptions are two sections around George Lake, which are zoned A-40 and a quarter section adjacent to the City of Elrosa, which is zoned R-1. There is very little residential development occurring in the City or the Township. The township has not adopted zoning authority. The Township reviewed its comprehensive plan map in August 2006 and stated that no changes were necessary.

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- Limited Growth agreement, 2/05

Lake Henry Township. Lake Henry Township is primarily agricultural in nature and is almost entirely zoned A-80. Very little residential development is occurring in either the City of Lake Henry or in the Township. The Township Board recently affirmed its agricultural nature by adopting a Comprehensive Plan Map indicating that only limited growth would be allowed.

- Memorandum of Understanding with County: 10/4/01
- Zoning Ordinance: 10/4/01 – *churches and schools prohibited in Ag districts; minimum lot size 10 acres for new feedlots.*
- Town Board approved a Limited Growth plan, 2/8/05

North Fork Township. North Fork Township worked with staff of the Environmental Services Department to develop a Comprehensive Plan Map in January of 2005. This township is primarily agricultural in nature, and is primarily zoned A-80. There is some residential zoning adjacent to the City of Brooten. While not growing at a very rapid rate, County and Township officials should work closely with the City of Brooten to develop future growth boundaries and corresponding orderly annexation agreements. At cluster meeting, Township representatives indicated they had no desire to update their map.

- Town Board approved Growth Map 1/20/05

St. Martin Township. St. Martin Township is primarily agricultural in nature, and is zoned A-80 and A-40. In February of 2005, the township, in cooperation with the Environmental Services Department, adopted a Comprehensive Plan Map which reflects the limited residential growth philosophy of the township and County. Map was reconfirmed in August 2006.

- Approved Limited Growth Map 2/24/05; no public hearing was held.

Spring Hill Township. Spring Hill is primarily agricultural in nature, and is zoned A-160 in its entirety. There is little, if any development pressure, and no need to develop a growth plan. Township Board anticipates no changes to current A-160 pattern (memo 9/28/06).

- Memorandum of Understanding with County: 6/11/01
- Zoning Ordinance: 6/19/01 – *minimum lot size of 5 acres for single-family dwellings.*

Zion Township. Zion Township is primarily agricultural in nature and is zoned A-80 in its entirety. Little development is occurring here so there is no immediate need to develop growth boundaries. There may be some future need to coordinate plans with the City of St. Martin should annexation become an issue.

Cluster Plan Summaries: Cluster 3

- Memorandum of Understanding with County: 8/28/01
- Zoning Ordinance: 8/16/01 – *minor differences (setbacks) from County Ordinance.*

Planning Activities: Cities

City of Belgrade. Belgrade is operating with a Comprehensive Plan and corresponding zoning ordinance which were both adopted in 1999. The City is in the process of updating their zoning ordinance, but not their Comprehensive Plan. The City has completed annexation of the Menard's property located at the City's southern boundary. The annexation was approved by the Township. The City does see some limited need for future annexation to accommodate residential growth and the extension of water and wastewater infrastructure, and plans on entering into talks with both Crow River and Crow Lake Townships for the purpose of developing orderly annexation agreements. However, the cost of extending services is a hindrance to the city and it has been difficult to attract viable developers that are willing to cover the cost of services. Menards may be wanting to expand, and that may necessitate further annexation and extending services. Housing availability is limited, with approximately 3 homes being constructed each year. About 12 residential lots are currently available. The City cites drainage problems at the intersection of Highways 71 and 55.

City of Brooten. Brooten's Comprehensive Plan and zoning ordinance were adopted in the mid-1970s. According to the City Clerk, residential growth is not a major issue for the City, but there is concern among City leaders that economic development is lagging, and there is some interest in updating the City's economic development plan. Unfortunately, the City is not on a popular transportation corridor, and that may hinder plans for economic growth. There are no plans at the present to update the City's Comprehensive Plan. There are no formal orderly annexation agreements in place with either North Fork or Crow Lake Townships. The City cites County Road 18/56 as a drainage problem and indicates that County 56 needs an overlay, and hopes to coordinate repair of water line improvements at the same time as the road work is completed.

City of Elrosa. The City of Elrosa adopted a Comprehensive Plan and a corresponding zoning ordinance in 2004.

City of Lake Henry. Lake Henry has no comprehensive plan and no zoning ordinance and no immediate plans to develop either one.

City of St. Martin. The City of St. Martin adopted a Comprehensive Plan in 2003 and a corresponding zoning ordinance in 2004. Approximately 70% of the city's land is in agricultural or open space uses. Major concerns of the City are transportation needs, lack of nearby medical services and no library. Growth patterns include industrial growth to the north and residential growth to the north and south. The City would encourage trail connections

Stearns County Comprehensive Plan

through the City and Sauk River area to the Lake Wobegon Trail to the north and the Rice Lake/Crow River to the south. There are plans to coordinate with the Zion Township on annexation areas.

Utilities:

- Wastewater pond treatment system located south of city. Currently expanding pond system; have combined stormwater and sanitary sewers. Flow meters will be installed in 2007 to measure gallons per day which will assist in sizing the upgrade to the wastewater facility. The City of St. Martin secured \$2.4 million in the 2006 Legislative Session for the upgrade.
- Public water system upgraded in 1997. Two wells (one well failed) on east end of town, tower with 75,000 gallon capacity. May consider a new well in the future.
- Emergency management planning is necessary for the rural communities surrounding St. Martin and the City has a building in mind that could serve in the event of a natural disaster.

City of Spring Hill. The City of Spring Hill has no Comprehensive Plan and no zoning ordinance.

Utilities: problem with irrigation treatment system; phosphorous removal

City of Roscoe. The City of Roscoe has no Comprehensive Plan and no zoning ordinance and no immediate plans to develop either one.

Cluster Plan Summaries: Cluster 3

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Stearns County Comprehensive Plan

INSERT FIGURE A.3, LAND USE PLAN, CLUSTER 3

Cluster Plan Summaries: Cluster 3

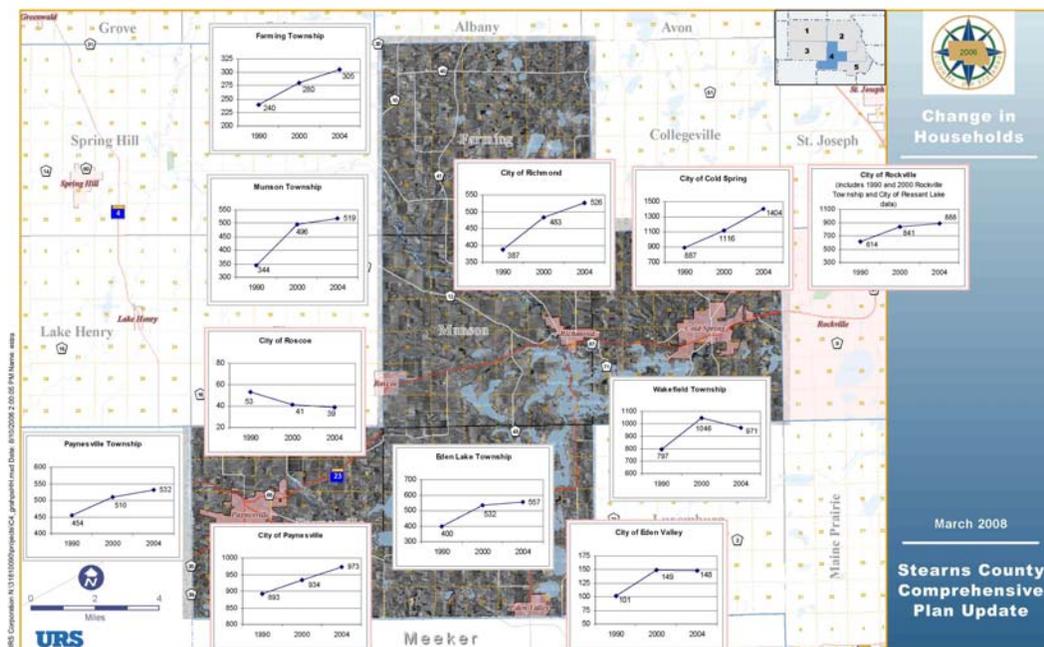
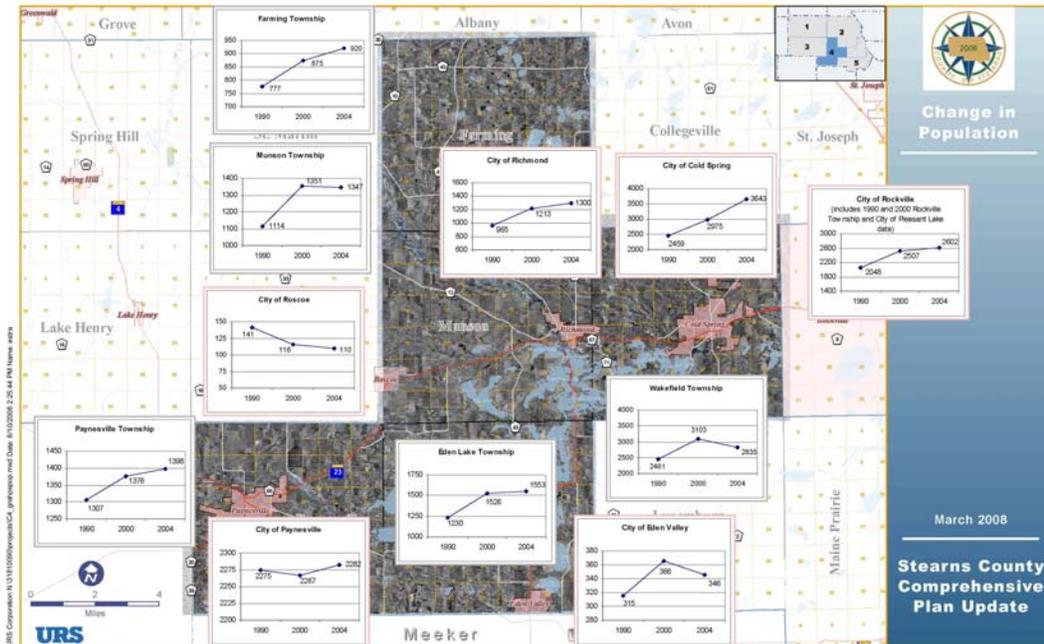
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Stearns County Comprehensive Plan

Cluster 4: South Central

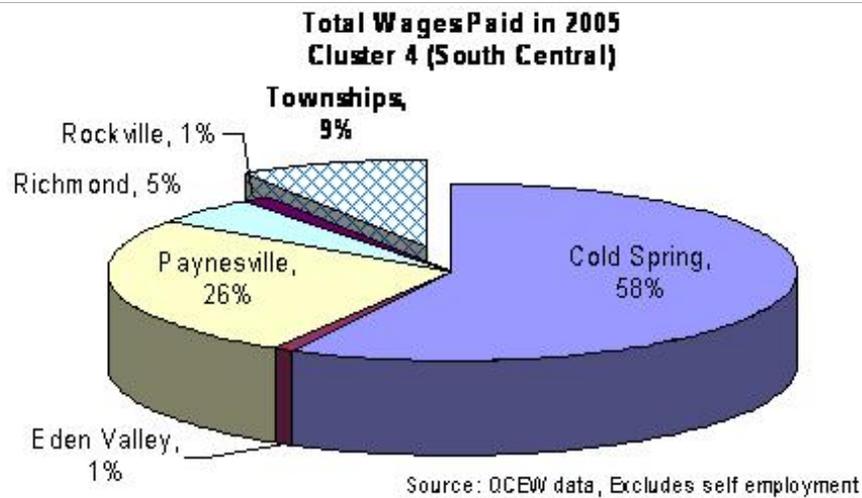
Demographic Summary

This area includes the recreational amenities of the Sauk River Chain of Lakes, as well as urban centers along MN Highway 23, including Paynesville, Richmond and Cold Spring. Most cities and townships are experiencing increases in population and households.



Cluster Plan Summaries: Cluster 4

As shown in the chart below, wage-paying jobs (excluding agriculture) are concentrated in the cities of Cold Spring and Paynesville, but also include almost 10 percent in exurban townships.



Planning Activities: Townships

Eden Lake Township. Eden Lake Township is presently considering the development of a Comprehensive Plan in order to address growing development pressure and the agriculture/residential conflict that occurs when residential development occurs in otherwise agricultural areas. The township has approached the County regarding development of the plan and intends on involving the County in their planning process. An initial draft of a future land use map was prepared for discussion in Spring 2006. County staff and consultants sent the Township a memo commenting on the map, 9/25/06. Revised future land use map received in November, 2006, shows additional shoreland residential and rural residential development around the lakes parallel to Co. Rd. 9, around Rice Lake and in the northwest corner of the Township.

- Memorandum of Understanding with County: amended 3/2/06
- Zoning Ordinance: 3/2/06 – *standards for storage sheds in shoreland overlay; no major differences from County ordinance*

Farming Township. Farming Township is a mix of some very limited rural residential uses but is primarily agricultural in nature. The majority of the township is zoned A-40, with some scattered residential zoning which reflects past development patterns.

- Memorandum of Understanding with County: 2/22/01
- Zoning Ordinance: 9/30/03 – *setback from Township roads; no major differences from County ordinance*
- Growth map approved 11/22/05

Munson Township. Munson Township has a complex makeup which makes for many challenges in administering land use controls. Highway 23

Stearns County Comprehensive Plan

bisects the lower third of the township, and that major transportation corridor brings with it considerable development pressure. Much of the southeastern corner of the township is encompassed by the Horseshoe Chain of Lakes and Big Lake. That area is fairly well built out from previous residential developments. The City of Richmond lies just north of the Chain, and is experiencing significant development pressure that is sure to grow with the upgrade to the MN Highway 23 transportation system. The areas north of Highway 23 and the southwestern corner of the township are primarily agricultural in nature and are zoned A-80 and A-40. The comprehensive plan map developed in 2004 provides for some moderate growth just north of the Richmond city limits. Currently, Munson Township, Wakefield Township and the City of Richmond are working on a Joint Future Land Use Plan, and the three entities approved a future land use map in October 2006.

- Memorandum of Understanding with County: 5/12/04
- Zoning Ordinance: 1/3/06 – *limits size of feedlots within 2 miles of city boundaries; 1½ mile of residences and water bodies. Regulates placement of campers, restoration of mining sites; other property management issues.*
- Growth map approved 1/20/04

Paynesville Township. The transportation corridors of Highways 23 and 55 and the presence of large water resources in the form of Lake Koronis, Rice Lake, Mud Lake and the North Fork of the Crow River all are factors contributing to the development pressure being experienced by the township. The initial zoning for Paynesville Township allowed for a considerable amount of residential growth. Growth areas were established in October 2005, which identifies additional area for residential and commercial growth. Planning being done by the City indicates expansion into the township (see below under Orderly Annexation Agreement and City of Paynesville Comp Plan).

- Memorandum of Understanding with County: 11/24/04
- Zoning Ordinance: amended 11/15/04 – *2 acre minimum lot size for single-family dwellings; additional requirements for storage sheds in shoreland areas.*
- Growth map approved 10/25/05
- Orderly Annexation Agreement with City of Paynesville, 10/7/05, for 1,260 acres in about 6 tracts around existing City boundaries; largest extension is to east and north.
- Airport Zoning Ordinance: established 6/8/00 by Paynesville Joint Airport Zoning Board, also including City of Paynesville and Roseville Township (Kandiyohi County).

Wakefield Township. Wakefield Township is similar to Munson Township in that it is bisected by MN Highway 23, has a share of the Horseshoe Chain of Lakes, has a growing city (Cold Spring) and has significant agricultural resources. Wakefield Township was the first township to develop a growth boundary in cooperation with the County, in 2003. That growth boundary

Cluster Plan Summaries: Cluster 4

included areas both north and south of the City of Cold Spring, and included areas that the City identified as ultimate utility service areas. Cooperate with the City of Cold Spring will continue to be needed. Currently, Munson Township, Wakefield Township and the City of Richmond are working on a Joint Future Land Use Plan.

- Memorandum of Understanding with County: 6/29/01
- Zoning Ordinance: 6/29/01 – *standards for accessory buildings outside shoreland overlay; setbacks between residential buildings and feedlots; variations in LESA review system and point scale for non-farm dwellings – conditional in A-40. No transfers of development rights in A40; other differences in permitted and conditional uses.*
- Growth map approved 3/22/05

Planning Activities: Cities

City of Cold Spring. Cold Spring adopted its current Comprehensive Plan in 1999, and the plan is in need of major revisions. (The plan's land use map shows residential development in a "Joint Planning Area" surrounding the city in all directions.) Recent upgrades to MN 23 have spurred residential growth and growth of both commercial and industrial developments. In 2003, the City, Wakefield Township and Stearns County Environmental Services Department staff worked to develop a short term growth boundary plan for the City. This plan is tied to the expansion of water and wastewater services, but does not currently include an orderly annexation agreement with Wakefield Township.

The City recently completed annexation of some commercial/industrial property just north of the City and has plans to begin further talks with the township for the purpose of establishing an orderly annexation agreement. The City updated its Zoning Ordinance in 2006 and is currently updating its Comprehensive Plan with completion in 2007.

Utilities: City provides services to City of Rockville for wastewater conveyance and treatment. Cold Spring system is currently being expanded to a capacity of 1.79 mgd.

- Wastewater treatment facility is currently at about 45%;
- Use a mechanical system;
- Any new developments since the 1980s have treated stormwater – does not flow directly to the river.

City of Eden Valley. Eden Valley is located on the Stearns/Meeker county boundary. The City completed an update to its Comprehensive Plan in 2001. The plan does not indicate any expansion of the City. However, the City owns several tracts north of the city boundary, used for irrigation as part of the wastewater treatment system. The plan states that some of this property may be considered for residential development in the future. There is no orderly annexation agreement with either of the surrounding townships. The

Stearns County Comprehensive Plan

City followed the update to its Comprehensive Plan with an update of the zoning ordinance in 2003.

Utilities: The City uses a 4 pond system with spray irrigation. It is currently at 50% capacity with an average of 84,000 gpd. The City is planning some rehabilitation of the sewer and streets and is currently doing a study on rapid infiltration.

City of Richmond. The City's comprehensive plan update completed in early 2006 (Municipal Development Group). The plan envisions expansion of City boundaries into Wakefield and Munson Townships, encompassing about six sections of land adjacent to current City boundaries. The plan shows an extensive highway commercial district extending along MN Highway 23 through most of this area. An industrial district is identified north and south of Highway 23 to the east of the city. Other major road corridors are designated for multi-family development.

Currently, Munson Township, Wakefield Township and the City of Richmond are working on a Joint Future Land Use Plan. A map was approved by the three entities in October 2006. They are discussing the possibility of adopting an orderly annexation plan. Now that the Comprehensive Plan update is complete the City plans on updating its 1984 vintage zoning ordinance.

Utilities:

- New wastewater treatment plant (oxidation ditch) 90% complete as of December 2006. Discharge to Sauk River. After completion, will be operating at ½ capacity.
- Pipe stubbed south of Hwy 23, but nothing hooked up yet. This may require a lift station. Development there is currently on ISTS.
- Hemmesch property (east of town) proposed for annexation.
- Water facilities consist of two wells and a treatment plant, two storage towers. Currently are operating at capacity with the filters they have.
- Plan proposes expansion of water facilities to serve currently unserved areas. Are in the process of looking for another well location, although all sites studied within the City lack the quantity and quality required.
- Stormwater management facilities consist of 3 retention ponds on east end of town and 3 on west end for the newer development. Existing development is about ½ curb and gutter with water going to a retention pond with overflow into the Sauk River.

City of Roscoe. The City of Roscoe has no Comprehensive Plan and no zoning ordinance and no immediate plans to develop either one. The City is exploring adoption of the State Building Code.

Cluster Plan Summaries: Cluster 4

Utilities:

- The City does have wastewater treatment facility, built in 2004. The system consists of 25 tanks serving clusters of homes. The waste then flows through a gravity collection system and ultimately into chambered trenches.
- Operating at approximately 50% capacity.
- Water facilities consist of one well and that adequately serves City's needs.
- The only stormwater management within the City is what exists along County Road 68. There are culverts that eventually end up in the creek. County Road 68 is scheduled for resurfacing in 2007, so the stormwater management along this road may change.

City of Paynesville. The City of Paynesville completed an update to their Comprehensive Plan in 2003 with the aid of the planning firm of DSU. The plan indicates substantial commercial, industrial and mixed use development north and west of existing City boundaries; relocation of the municipal airport, and various options for relocation of MN Highway 23. Annual reviews of the plan are conducted, and Paynesville Township is included in the process. There is also ongoing review of the City's zoning ordinance. The City has worked with the Township to develop a future land use map. (Note that land under Orderly Annexation Agreement of 10/7/05 extends north and south of Future Land Use plan boundaries.) Municipal boundary needs to be updated on zoning map due to recent annexations.

Utilities:

- Wastewater treatment plant upgraded in 1985; consists of 7-cell stabilization pond system with spray irrigation. Spray sites total 1,139 acres.
- Water treatment facilities treats water from six public wells; however only 5 are online and one is being monitored by the MPCA due to water quality issues.
- Comp plan does not recommend major expansions.
- Stormwater is managed by 8 ponds for the new developments. Stormwater from older development goes straight to North Fork Crow River.
- Services were recently extended to Ampe and Dombrovski properties on east side of town. Proposed development on north side of town (Ferche property) however services not extended there yet.

City of Rockville. Rockville encompasses the former Rockville Township and the former City of Pleasant Lake. The City adopted an update to its Comprehensive Plan in 2005 through a contract with Municipal Development Group. MDG did analyze the St. Cloud Area Joint Planning District Plan as part of this update. The plan shows a development 'corridor' extending from Grand Lake along the Sauk River to Pleasant Lake, but preserves much of the existing farmland surrounding the developed city as

Stearns County Comprehensive Plan

Agricultural Preserve. While there is no formal orderly annexation agreement in place, the City has had discussions with St. Joseph Township in regard to possible future annexation of land between the northern boundary of the City and the Sauk River. The City also recently adopted the final version of their zoning ordinance. Rockville is contracting with Stearns County for consultation services in administering the shoreland and animal feedlot portions of the City's zoning ordinance.

Utilities: City contracts with City of Cold Spring for wastewater conveyance and treatment. Cold Spring system is currently being expanded to a capacity of 1.79 mgd.

- Rockville contracts for 75,000 gpd of capacity, but will expand to 271,000 gpd once utilities are installed in Grand and Pleasant Lake neighborhoods.
- Additional capacity to be purchased as city grows.
- Water system serves primarily the downtown area; 275 current hook-ups. Comprehensive Water Study completed in 2004 by SEH. Study recommends new filtration plant, additional wells, storage, etc. Also recommends Wellhead Protection Plan.

Cluster Plan Summaries: Cluster 4

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Stearns County Comprehensive Plan

INSERT FIG A.4, LAND USE PLAN, CLUSTER 4

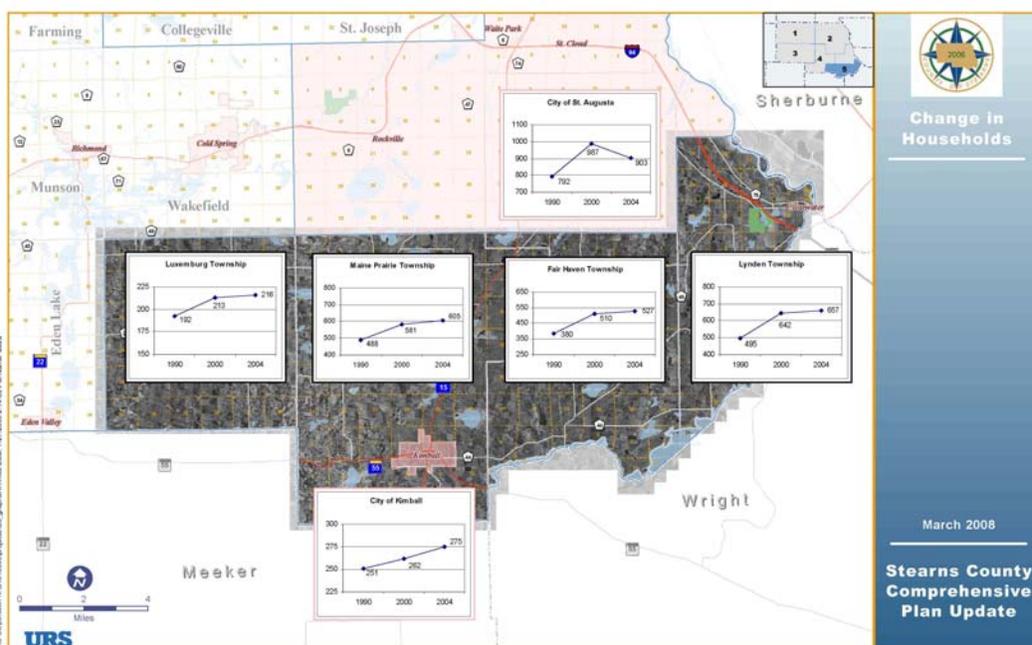
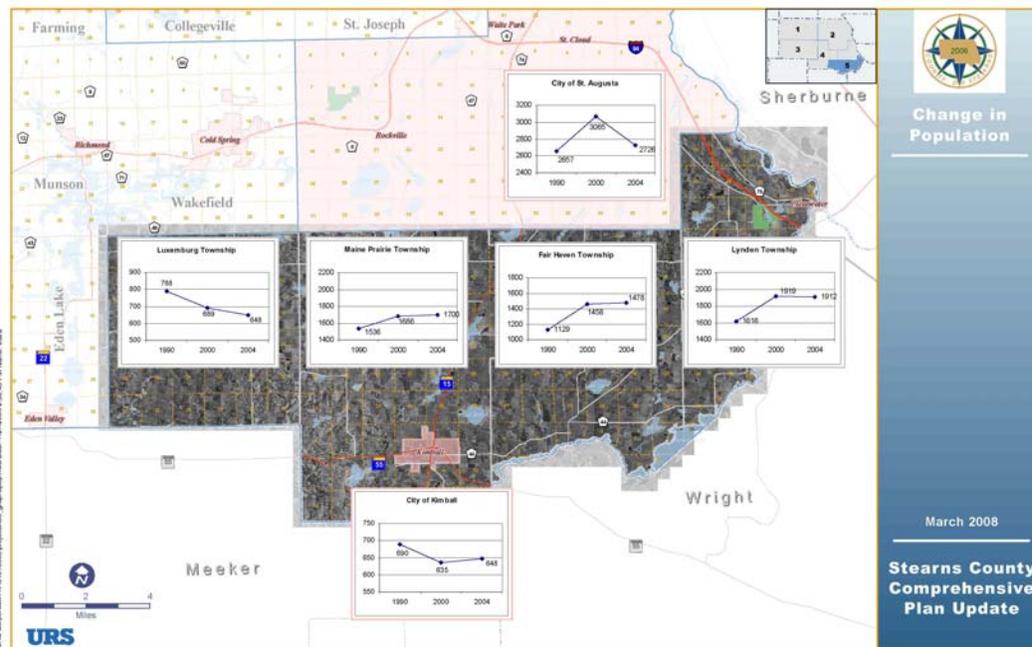
Cluster Plan Summaries: Cluster 4

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Cluster 5: Southeast

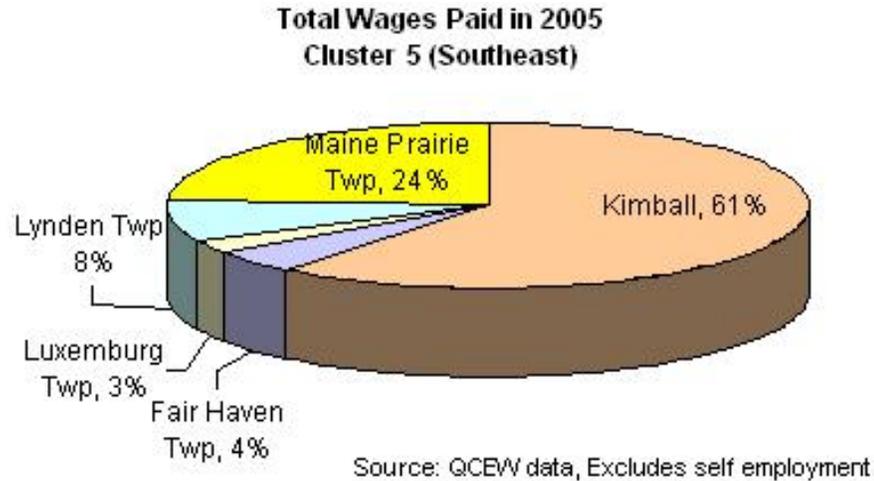
Demographic Summary

This area is affected by the presence of the Mississippi and Clearwater rivers and by development pressure along the I-94 corridor. Most townships and the City of Kimball are experiencing modest growth in household numbers, and some are seeing population growth as well.



Cluster Plan Summaries: Cluster 5

As shown in the following chart, wage-paying jobs are divided between the City of Kimball and the townships, particularly Maine Prairie.



Planning Activities: Townships

Fairhaven Township. Fairhaven Township adopted a growth plan in March of 2005. Most of the growth in this township is planned to occur in the southern sections of the township, primarily around the lakes that border Wright County, including the Fairhaven townsite. The remainder of the township is zoned A-80 and A-40. The township reconfirmed its comprehensive plan map in August 2006.

- Memorandum of Understanding with County: 9/17/01
- Zoning Ordinance: 10/10/01 - *1,000-foot separation of residential dwellings from feedlots; minimum lot size 4 acres for farm animals; animal density standard. TDRs prohibited.*

Luxemburg Township. Luxemburg Township is primarily agricultural in nature. The Township Board recently affirmed that fact by adopting a comprehensive plan map that will allow for only very limited residential development. The entire township is zoned A-80. Township reviewed map in August 2006 and recommended no changes.

- Memorandum of Understanding with County: 6/20/01
- Zoning Ordinance: 6/18/01 – *minimum lot size of 2 acres, all districts; increased setbacks from township roads*

Lynden Township. Lynden Township is one of the only townships that has adopted a Comprehensive Plan. The Township Board of Supervisors is very active in planning and zoning activities and works proactively and cooperatively with the County in administering land use regulations. The township worked with County staff to develop a growth plan and Comprehensive Plan Map which was approved in October of 2002. Township reviewed map in August 2006 and recommended no changes.

- Memorandum of Understanding with County: updated 5/24/05

Stearns County Comprehensive Plan

- Zoning Ordinance: 12/17/01 – *Animal density regulations; minimum lot size of 5 acres in Agricultural districts; buffer standards for commercial/industrial.*

Utilities – 2 community systems, owned/operated by Clearwater Watershed District – Hidden River and Clearwater Harbor. Looked at options for piping to closest city – new regional plant to St. Cloud.

- Grass Lake – 82 hookups
 - Hidden River – 34 hookups
 - Rest-a-While Shores – 8 hookups
 - Wandering Pond – about to accept 12 hookups
- Treatment plant in Luxemburg

Maine Prairie Township. While primarily agricultural in nature, Maine Prairie Township does have some residential development pressures around the City of Kimball and around the lake areas. An update to the township's Comprehensive Plan Map was completed in February of 2005 that reflects moderate growth plans for the areas around the townsite of Marty and the areas adjacent to School Section Lake. The majority of the township is zoned A-80.

- Memorandum of Understanding with County: 6/9/01
- Zoning Ordinance #2: 2/24/05 – *Driveway access permit; limitations on number and size of accessory buildings; minimum lot size of 2 acres, all districts; increased setbacks from township roads*

Planning Activities: Cities

City of Kimball. The City of Kimball has had a zoning ordinance since 1988, and is currently working with a consultant to develop its first Comprehensive Plan. Although there is no orderly annexation agreement, the City has cooperatively worked out several annexations with Maine Prairie Township, and sees the need to develop an orderly annexation agreement in the future.

Utilities: purchase of land for irrigation in process; treatment facility needs expansion

- Development limited – 92 units currently approved
- Could serve up to 150 units at capacity; still looking at upgrading
- Testing for rapid infiltration – reason more land needed for irrigation
- No limits on municipal water system – just replaced wells
- Clearwater Watershed District advises city on new development; city street development, road extensions

City of Clearwater. No information. Developed portions of City are in Wright County. No current annexation interest in Lynden Township.

City of St. Augusta. St. Augusta's Comprehensive Plan was first adopted in 1995, with updates to both the Comprehensive Plan and zoning ordinance in 2001. There is currently an update to the plan, the zoning ordinance and

Cluster Plan Summaries: Cluster 5

subdivision ordinance being completed by the planning firm NAC. Additionally, the City has imposed a temporary moratorium on new developments while the plan is being completed. The main factor driving the need for these updates is the sprawl being created by new developments in the City. The City is not looking at the St. Cloud Area Joint Planning District Plan as part of their update.

Saint Cloud Metro Area

Waite Park. Comprehensive Plan by Municipal Development Group, 2006. See Orderly Annexation Agreement with St. Joseph Township; work of Joint Planning Board. The comprehensive plan indicates annexation of an area in St. Joseph Township between Sauk River and I-94, over a more than 15-year period. Future land uses in this area include low-density residential, highway-oriented commercial and business park. The City is part of the St. Cloud Area Sanitary Sewer District.

The **St. Cloud Area Sanitary Sewer District** serves the cities of St. Cloud, Waite Park, Sartell, Sauk Rapids, and St. Augusta.

- Mechanical plant with capacity of 13 million GPD and average demand of 9.5 million GPD.
- Master planning is underway for system expansion.
- Each municipality operates its own collection system.
- For planning purposes, SEH estimates 2,000 gallons per acre per day for commercial/industrial properties.

Stearns County Comprehensive Plan

INSERT FIG A.5, LAND USE PLAN, CLUSTER 5

Cluster Plan Summaries: Cluster 5

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