



***Hutchinson
Community
Plan
March 12, 2002***

ACKNOWLEDGEMENTS

The City of Hutchinson acknowledges the work of its citizens on this document:

City Council

Marlin Torgerson, Mayor
Jim Haugen
Kay Peterson
Duane Hoversten
John Milnar

Economic Development

Authority

Tim Ulrich - President
Bob Windel - Vice
President
Jim Haugen - Secretary/
Treasurer

Don Walser
Jeff Haag
Duane Hoversten
Keith Fischer

Hutchinson Joint

Planning Board

Bill Arndt
Jon Christensen
Larry Karg
Grant Knutson
LeRoy Schmandt
Carl Runke

Planning Commission

Bill Arndt
Jim Haugen
Brandon Fraser
Dean Kirchoff
Jeff Jones
Jason Olsen
Lynn Otteson

Park and Recreation

Board

Jay Beytien
Mark Cormier
Rev Todd Ertsgaard
Mary Inlis
Deb Koglin
Bernie Miner
John Milnar
Bruce Peterson
Richard Pettet
Brett Rasmussen
Mike Schiesl

Focus Topic Meeting

Participants

Robert Anderson
T.A. Burich
Mike Cannon
Kevin Compton
Al Cotter
Deane Dietel
Cheryl Dooley
Don Erickson
Ron Erpelding
Jim Fahey
Frank Fay
Larry Fraser
Phil Graves
Anne Hahn
Beth Hepola
Brad Jacobson
Jerry Jones
Steve Jansick
Connie Lambert
Cary Linder
AJ McGraw
Brian Mohr
Frank Mott

Bob Peterson
Dewayne Peterson
Dan Prochnow
Jon Radtke
Linda Remucal
Gene Setram
Thor Skeie
Roger Stearns
George Quast
Rich Westlund
Jack Yates

Joan Arndt
Jim Bartels
Bruce Baumetz
Cheryl Beilke
Steve Cook
Tom Daggett
Terry Davis
Norma Elrod
Julie Flaata
Kathy Hanneman
Dave Johnson
Brad Jacobson
Mark Ludowese
Mark Meyers
Nina Myers
Wayne Oliva
John Olson

ACKNOWLEDGEMENTS

City Staff:

Julie Wischnack, AICP, Director of Planning/Zoning/Building
John Rodeberg, Director of Engineering
Dolf Moon, Director of Parks/Recreation/Community Education
Steve Madson, Chief of Police
Ken Merrill, Director of Finance
Christie Rock, Director of EDA
Mark Schnobrich, City Forester
Jean Ward, HRA
Barry Greive, Building Official
Heather Bienick, Planning Coordinator
Marilyn Swanson, Building Secretary
Bonnie Baumetz, Planning Coordinator

Planning Consultants

Dahlgren, Shardlow, Uban, Inc.
Jay Blake, Senior Planner
Craig Roob, Planner

TABLE OF CONTENTS

HUTCHINSON COMPREHENSIVE PLAN

INTRODUCTION	1
Community Setting	
Planning Process	
Strengths/Opportunities	
Weaknesses/Threats	
Executive Summary	
Community Wide Vision Statement	
BACKGROUND REPORT	10
Demographic Characteristics	
Housing	
Economic Overview	
Land Use & Growth Management	
Environmental Features	
Downtown	
Infrastructure	
GOALS AND STRATEGIES	71
Formulation of Goals and Strategies	
General Goals and Strategies	
Land Use Goals and Strategies	
Transportation Goals and Strategies	
Housing Goals and Strategies	
Economic Development Goal and Strategies	
Downtown Goal and Strategies	
Parks and Open Space Goal and Strategies	
Environmental Protection Goal and Strategies	
LAND USE AND DEVELOPMENT PLAN	88
Planned Growth Areas	
Land Use Guide Plan	
Transportation Plan	
APPENDICES	
Appendix A Strengths and Weaknesses Exercise	
Appendix B AUAR Executive Summary	
Appendix C 1998 Hutchinson Transportation Plan Excerpts	
Appendix D Survey of Visual Preferences	
Appendix E Financing Hutchinson's Growth	

TABLE OF CONTENTS

LIST OF FIGURES

Figure 1	Community Location Map.....	4
Figure 2	Community Base Map	5
Figure 3	Population Change 1990 to 2000.....	12
Figure 4	Median Age in 2000.....	20
Figure 5	Existing Land Use Map	41
Figure 6	Existing Land Cover	46
Figure 7	Existing Zoning Map	49
Figure 8	Environmental Features Map.....	59
Figure 9	Transportation Classification.....	60
Figure 10a	Future Land Use Plan (Northwest Quadrant)	91
Figure 10b	Future Land Use Plan (Northeast Quadrant)	92
Figure 10c	Future Land Use Plan (Southwest Quadrant)	93
Figure 10d	Future Land Use Plan (Southeast Quadrant)	94
Figure 11	Staging Plan	95
Figure 12	Transportation Plan.....	98

LIST OF TABLES

Table 1	Population Trends.....	13
Table 2	Population Projections Minnesota and McLeod County	18
Table 3	Population by Age 2000.....	21
Table 4	Household Characteristics Hutchinson Area 1980-2000.....	26
Table 5	Household Projections Minnesota and McLeod County	27
Table 6	Place of Work – Workers 16 & Over Hutchinson	31
Table 7	Major Employers City of Hutchinson 2001	32
Table 8	Six Largest Manufactures Hutchinson 2001.....	33
Table 9	EDA Past Projects and Activities	34
Table 10	EDA Accomplishments 2001	35
Table 11	EDA Future Goals.....	35
Table 12	Existing Land Use 2001	40

TABLE OF CONTENTS

Table 13	Industrial Land Use Comparison	43
Table 14	Vacant Land by Zoning Districts	50
Table 15	Agricultural Use by Zoning District within the City	51
Table 16	Water Bodies Designation	54
Table 17	Functional Classification	61
Table 18	Average Daily Traffic Counts	63
Table 19	Bicycle and Pedestrian Friendly Routes	64
Table 20	Infrastructure Improvements 2002-2006	65

LIST OF CHARTS

Chart 1	Population History	14
Chart 2	Population Land Consumption	15
Chart 3	Persons Per Acre	16
Chart 4	Dwelling Units Per Acre	17
Chart 5	Population Projection 1990-2010	19
Chart 6	Population by Age Minnesota 2000	22
Chart 7	Population by Age McLeod County 2000	23
Chart 8	Population by Age Hutchinson 2000	23
Chart 9	Hutchinson Area Median Age 2000	25
Chart 10	Average Household Size 1980-2000	26
Chart 11	Hutchinson New Housing Construction 1992-2001	37
Chart 12	Hutchinson Total Housing Construction 1992-2001	38
Chart 13	Construction Value 1990-2001	38